

MapNum	PIN	ZOR Land Use	Nbr Units	Wing Gross SqFt	Yr Built	ZONE CODE	ADJ_ID	GIS_SQFT	ESA_SQFT	NetCOM	NetPO	NetIND	NetRES	MRKT COM	MRKT PO	MRKT IND	MRKT RES	
763893100830	IND	0	125,584	1978	TL 100			289,375	289,375	0	510,457	-125,584	85					
773893100819	IND	0	96,418	1974	TL 100	530		303,537	0	535,439	-96,418	60						
783893100855	IND	0	11,600	1969	TL 100			37,800	0	66,880	-11,600	8						
793893100920	IND	0	46,089	1963	TL 10E	511		129,107	129,107	0	251,049	-46,089	0					
803893100925	IND	0	21,040	1969	TL 10E			42,648	42,648	0	81,591	-21,040	0					
813893100976	IND	0	5,405	1968	TL 10E			30,546	0	59,873	-5,405	0						
823893100930	IND	0	74,610	1971	TL 10E	520		166,597	166,597	0	326,240	-74,610	0					
833893100984	IND	0	1,600	1985	TL 100			27,893	0	48,851	-1,600	8						
843893100963	IND	0	26,238	1969	TL 100			40,357	0	71,189	-26,238	9						
853893101000	IND	0	1,850	1971	TL 10E			6,489	0	12,719	-1,850	0						
863893101003	IND	0	3,450	1987	TL 10E			6,598	6,598	0	12,993	-3,450	0					
1282826059091	IND	0	17,920	1977	TL 108			50,129	0	18,925	0	701						
873826059007	WI	200	125,576	1977	TL 1B			375,235	375,235	0	0	0	1,065					
883276059002	PO	0	97,824	2008	TL 7B	540		438,306	438,306	0	58,035	123,342	0					
893276059103	PO	0	15,963	1981	TL 7B	535		30,697	0	35,146	26,665	0						
903826059026	PO	0	17,240	1987	TL 1B			43,215	0	-17,200	0	145						
913826059008	PO	0	11,142	1983	TL 1B			34,858	34,858	0	-11,142	0	117					
923826059041	PO	0	11,924	1983	TL 4B			20,534	0	6,037	18,261	0	16					
933826059079	PO	0	1,350	1982	TL 6A			11,819	0	3,475	-1,350	0	31					
943826059095	PO	0	16,198	1993	TL 1A			48,753	0	79,357	0	0						
953826059096	PO	0	3,283	1989	TL 6E			5,231	5,231	1,588	-3,281	0	14					
963826059111	PO	0	62,575	1983	TL 1A			139,693	0	211,224	0	0						
973826059140	PO	0	3,840	1982	TL 1B			34,995	0	-5,840	0	118						
983826059209	PO	0	11,264	1981	TL 1B			47,716	47,716	0	-11,264	0	161					
993826059320	PO	0	13,882	1984	TL 1A			42,190	0	78,438	0	0						
1003826059121	PO	0	13,192	1986	TL 1A			37,286	0	58,883	0	0						
1013826059231	PO	0	10,164	2009	TL 4B			38,978	0	11,659	47,133	0	30					
1023291400010	PO	0	14,492	1983	TL 1B			59,036	0	-24,492	0	399						
103391400020	PO	0	31,210	1985	TL 1B	540		100,512	0	33,120	0	339						
1043890600140	PO	0	29,876	1990	TL 10A			123,499	0	60,895	0	0						
1053890600160	PO	0	39,724	1991	TL 10A	513		150,795	150,795	0	71,120	0	0					
1063893100961	PO	0	18,480	1974	TL 10D			46,583	0	63,692	0	10						
1076928400011	PO	0	12,684	1975	TL 1A			31,919	0	49,878	0	0						
1086928400012	PO	0	14,554	1971	TL 1A	535		71,363	0	118,925	0	0						
1096928400015	PO	0	84,302	1972	TL 1A	509		243,147	0	393,265	0	0						
1106928400022	PO	0	5,164	1972	TL 1A			22,281	0	38,500	0	0						
1116928400026	PO	0	9,257	1981	TL 1A			34,083	0	57,506	0	0						
1123826059181	SI	3	0	1967	TL 10A	528		44,494	44,494	0	32,703	0	-3					
1133826059181	UTI	0	17,032	1965	TL 10A			229,091	0	67,354	0	0						
											510,595	9,887,228	-1,098,731	11,812	466,825	8,895,505	987,859	7,5376

1143276059806	VAC	0	0	0	TL 7B			3,141	0	1,077	923	0						
1153276059807	VAC	0	0	0	TL 7B			94,785	94,785	0	32,523	27,867	0					
1163276059818	VAC	0	0	0	IMA 3.6			227,364	227,364	0	0	0	53					
1173276059807	VAC	0	0	0	TL 7B			8,869	8,869	0	2,316	2,015	0					
1183276059143	VAC	0	0	0	TL 7B	529		53,591	0	18,382	15,758	0						
1193826059004	VAC	0	0	0	TL 5B			79,089	79,089	0	0	16						
1213826059071	VAC	0	0	0	TL 4C			34,397	0	4,231	23,163	0	11					
1223826059098	VAC	0	0	0	TL 8B	533		24,554	24,554	2,219	0	0	64					
1233826059110	VAC	0	0	0	TL 7B			21,609	21,609	0	7,412	6,533	0					
1243826059149	VAC	0	0	0	TL 6A			39,023	0	0	0	0	89					
1253893100964	VAC	0	0	0	TL 10D			26,122	0	46,079	0	3						
1276928400010	VAC	0	0	0	TL 1A			29,258	0	17,345	0	0						
											11,451	186,326	52,918	260	10,879	177,010	50,272	387

Evergreen Hospital										0								
Totem Lake Mall										308,937	144,000			225				
											308,937	144,000	0	226	308,937	144,000	0	226

Totem Lake - Total Capacity											839,083	10,217,533	-1,045,812	13,738	786,641	9,318,514	-930,985	10,599	38,855	10,089
											NetCOM	NetPO	NetIND	NetRES	MRKT COM	MRKT PO	MRKT IND	MRKT RES	New Emp	New HH

TaxpayerName	Appr ImpVal	Appr LandVal	Max Den	FAR	FAR PO	FAR IND	FAR Res	FAR Total	Min Lbl	Unit	Allow SF Calc	ReDev SF Calc	ReDev Calc	ReDev Res	ReDev Flag
HILCREST CORPORATION	4,912,100	9,988,200	10	0	1.8	0	0	0	0	0	0.00	0.00	0.00	0.22	Redevelopable NonRes FSA
SCHAFFER FAMILIES LLC	3,236,000	6,541,400	10	0	1.8	0	0	0	0	0.00	0.00	0.00	0.18	Redevelopable NonRes FSA	
RUBENS GARY J	657,000	567,000	10	0	1.8	0	0	0	0	0.00	0.00	0.00	0.18	Redevelopable NonRes FSA	
G T S DRYWALL SUPPLY CO	2,160,000	2,450,000	0	0	2	0	0	0	0	0.00	0.00	0.00	0.18	Redevelopable NonRes FSA	
VANDER HOEF CORPORATION	1,839,600	676,500	0	0	2	0	0	0	0	0.00	0.00	0.00	0.25	Redevelopable NonRes FSA	
BERKMAN DENNIS E	63,000	429,300	0	0	2	0	0	0	0	0.00	0.00	0.00	0.09	Redevelopable NonRes FSA	
SHU PING FAMILIES LLC	4,419,100	2,548,600	0	0	2	0	0	0	0	0.00	0.00	0.00	0.22	Redevelopable NonRes FSA	
ESPLAND HAYS T	28,300	414,800	10	0	1.8	0	0	0	0	0.00	0.00	0.00	0.09	Redevelopable NonRes FSA	
UNITED ASSOCIATED PROPERTH	1,666,900	570,000	10	0	1.8	0	0	0	0	0.00	0.00	0.00	0.15	Redevelopable NonRes FSA	
RYAN MICHAEL CHEATHAM RW	227,500	88,500	0	0	2	0	0	0	0	0.00	0.00	0.00	0.14	Redevelopable NonRes FSA	
MARKSTER LARRY R + MARGARET	428,500	81,500	0	0	2	0	0	0	0	0.00	0.00	0.00	0.26	Redevelopable NonRes FSA	
SHU YI DANIEL														Planning Add	
SP TOTEM LAKE LLC	10,801,700	9,312,300	150	0	0	0	0	0	0	0.00	0.00	0.00	0.11	Redevelopable NonRes FSA, PLD	
ASTRONICS ADVANCED ELECTRON	8,867,100	9,988,200	0	0	0.35	0.3	0	0.65		0.00	0.00	0.00	0.22	Redevelopable NonRes, Mixed, Planning Add	
TERRA PROPERTIES	1,817,000	1,831,300	0	0	0.35	0.3	0	0.65		0.00	0.00	0.00	0.22	Redevelopable NonRes FSA	
NORTHSTAR PROPERTY MGMT	2,694,000	991,800	350	0	0	0	0	0	0	0.00	0.00	0.00	0.13	Redevelopable NonRes FSA	
A C S INVESTMENTS INC	1,231,600	801,400	150	0	0	0	0	0	0	0.00	0.00	0.00	0.11	Redevelopable NonRes FSA	
A & S VENTURES LLC	1,127,300	468,500	33	0	0.3	0.3	0	0.7	2.5		0.00	0.00	0.23	Redevelopable NonRes FSA	
KD PROPERTIES LLC	111,400	250,400	120	0	0	0	0	0	2.2	2.5		0.00	0.00	0.23	Redevelopable NonRes FSA
LAKE SHORE CLINIC	2,674,400	1,121,000	0	0	2	0	0	0	0	0.00	0.00	0.00	0.17	Redevelopable NonRes FSA	
TOTEM LAKE OFFICE CENTER	221,400	399,800	120	0.3	0										



CITY OF KIRKLAND

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Development Capacity Analysis 02/06/2014

Under the Growth Management Act, Kirkland is required to plan for 20 year housing and employment growth targets allocated by the King County Countywide Planning Policies. The City must document that the Comprehensive Plan and development regulations allow the targets to be met. This development capacity analysis, prepared by the City's Geographic Information System (GIS) and Planning Departments, provides the methodology and data used to determine that Kirkland can meet its allocated growth targets.

Growth Targets

Kirkland has been assigned housing and employment growth targets through the King County Countywide Planning Policies (CPP's). The Growth Management Act requires the City to plan to accommodate the targets. The assigned targets per the CPP's are for the period 2006-2031. Since a significant portion of that period has passed and since the 20 year planning period of the Comprehensive Plan extends beyond 2031 to 2035, the assigned targets have been adjusted to reflect the period 2013- 2035. The adjustment involved extending the targets for three years by an amount equal to the average growth rate represented by the targets and subtracting the growth that already occurred between 2006 and 2012. The resulting targets are:

Housing Target: 8,361 units

Employment Target: 22,435 jobs

Summary of Analysis

The land capacity analysis documented by the [Development Capacity Chart](#) shows that the City has more than enough capacity to accommodate the growth targets:

Housing Capacity: 9,516 housing units

Employment Capacity: 22,944 jobs

Furthermore, using an alternative methodology developed by King County for designated Urban Centers, additional capacity was calculated for the Totem Lake Neighborhood. This resulted in the following city-wide capacity:

Housing Capacity: 15,831 housing units

Employment Capacity: 51,758 jobs

Methodology

The capacity analysis was prepared as a computer program using the City's Geographic Information System and was based largely on King County Assessor's data (updated where errors were found). Following is a summary of the inputs used in the analysis:

- Certain parcels were entirely eliminated from consideration, for example:
 - Parks and public lands;
 - Access and utility tracts;
 - Churches;
 - Condominium developments, regardless of density;
 - Parcels less than 2500 SF;
 - Parcels with a width < 25 ft.
 - Parcels completely contained in wetlands and stream buffers; and
 - Developed waterfront parcels

- Remaining parcels were divided into three categories:
 - Vacant – parcels with no existing development;

 - Redevelopable – parcels that are developed at less than the full zoned potential and which are considered likely to redevelop.
 - In mixed use zones, redevelopability is determined by the value of improvements relative to the value of the land. Parcels are categorized as redevelopable if the assessed improvement value is <50% of land value. For example, a parcel with a land value of \$1,000,000 would be considered to be redevelopable only if the improvement value is less than \$500,000.
However, for the Totem Lake zones, an alternative methodology, developed by King County for Urban Centers, was also used. In this alternative, property is considered redevelopable if the intensity of existing development is less than or equal to 25% of the development intensity allowed by the zoning. As noted previously, this alternative yields a far greater capacity.
 - Single family parcels were redeveloped regardless of improvement value if the parcel is large enough to be subdivided into three or more lots. Properties large enough to be divided into two lots were only redeveloped if the improvement value is <50% of land value.
 - Multi-family parcels were only redeveloped if existing density is \leq 60% of the zoned density, regardless of improvement and land value. Properties with condominiums were not redeveloped regardless of density;

 - Developed – currently developed and not likely to redevelop.

- For each zoning district, a likely level of development was established based on zoning regulations and recent development history. The development levels are expressed in floor area ratios (for nonresidential uses), units/acre (for multifamily and some single family residential) and minimum lot sizes (for other single family). For redevelopable parcels, the existing development was subtracted from the total new development to determine the net new development;

- Density was reduced on all parcels with mapped environmentally sensitive areas and buffers;
- For single family zones, lands with slopes >25% were eliminated before calculating the potential for subdivision;
- Prior to calculating the capacity for each parcel, the parcel size was reduced to account for estimated average right of way dedications and land acquisition for parks or other public facilities: 5% for single family parcels, 2% for all others.
- To account for the likelihood that not all potentially redevelopable land will be made available for redevelopment due to "market factors", the number of vacant parcels was reduced by 5% and the number of redevelopable parcels was reduced by 10%.
- Employees were calculated as follows:
 - For office and commercial (retail) uses, employees were calculated assuming: 4 employees/ 1000 SF for office uses, and 2 employees/ 1000 SF for commercial uses. No parcels were developed with industrial uses since office uses are the typical form of new development in industrial zones.
 - For institutional uses (Evergreen Health, Lake Washington Institute of Technology and Northwest University), employees were determined based on conversations with the institutions.
 - For home based businesses, employees were calculated based on the current number of employees reported in home occupation business license applications as a ratio to existing housing units.

Allocating Growth to Transportation Analysis Zones

After calculating capacity, it was necessary to allocate growth to Transportation Analysis Zones (TAZs). TAZs are small geographical areas best suited to analyzing traffic. Since capacity is calculated at the parcel level, it is a simple matter to aggregate capacity from parcels to TAZs. However, rather than assume that development in 2035 will occur at capacity levels, for planning purposes it is assumed that growth will occur at target levels. Therefore, in distributing growth to TAZs it was also necessary to adjust the capacity figures to target levels. The process used included the following steps:

- The capacity figures used were those derived from the more conservative methodology common to all neighborhoods, rather than the special methodology for Totem Lake;
- The capacity figures were reduced by 5% to account for presumed vacancies. This resulted in 704 more dwelling units and 585 fewer jobs than the targets;
- The 704 excess dwelling units were removed to TAZs proportionately to TAZ capacity;
- The entire 585 jobs shortage was added to TAZs in Totem Lake since the special capacity methodology for Totem Lake showed excess capacity there.