

Appendix A: Definitions of Vacant and Redevelopable Land

The table below summarizes the technical definitions used by each jurisdiction to identify vacant and redevelopable parcels of land. Multiple columns reflect different methods used to screen for redevelopability in single-family (SF) residential, multifamily (MF) residential, and commercial, industrial, and mixed/multiple-use (C/I/MU) zoning designations. Further detail about the methodologies employed by individual jurisdictions can be obtained by contacting the county or cities in question. See *Reference Guide II: Land Supply Inventory* for more detailed discussion of definitions and methods to identify potentially developable parcels.

Jurisdiction	Vacant Land	SF Redevelopable	MF Redevelopable	C/I/MU Redevelopable
Algona	"Vacant" per KC Assessor and improvement value < \$10,000	Allowed DUs/ac > 2.5 x existing DUs/ac	Allowed DUs/ac > 2.5 x existing DUs/ac	Improvement value / land value < 0.5
Auburn	Improvement value < \$1,000	Allowed DUs/ac > approx. 2 x existing DUs/ac	Allowed DUs/ac significantly > existing DUs/ac (precise criteria varied by zone)	Improvement value / land value < 0.5, or, for some zones, existing use is SF, duplex, or triplex residential
Beaux Arts Village	NA	Parcel area > 2 x minimum allowed	NA	NA
Bellevue	Parcel entirely undeveloped or with minimal improvement value; also existing use is SF residential in commercial zone	Parcel area > 3 x minimum allowed	Allowed DUs/ac > 2 x existing DUs/ac	Expected FAR > 2 x existing FAR
Black Diamond	"Vacant" per KC Assessor	Allowed DUs/ac > 4 x existing DUs/ac	Allowed DUs/ac > 3 x existing DUs/ac	Improvement value / land value < 1
Bothell	Improvement value < \$5,000	Parcel area > 2.5 x minimum allowed	Allowed DUs/ac > 3 x existing DUs/ac	Improvement value / land value < 0.5
Burien	"Vacant" per KC Assessor and improvement value < \$1000	Parcel area > 2.5 x minimum allowed	Allowed DUs/ac > 3 x existing DUs/ac	For land in Downtown area: improvement value / land value < 1 For all other commercial land: improvement value / land value < 0.5
Carnation	"Vacant" per KC Assessor and improvement value < \$10,000	Parcel area > 2 x or > 3 x minimum allowed, depending on zone	Existing use is SF residential	Improvement value / land value < 0.5
Clyde Hill	"Vacant" per KC Assessor	Parcel area > 2 x minimum allowed	NA	NA
Covington	Per consultant analysis for comprehensive plan	Per consultant analysis for comprehensive plan	Per consultant analysis for comprehensive plan	Per consultant analysis for comprehensive plan
Des Moines	"Vacant" per KC Assessor and improvement value / land value < 0.05	Allowed DUs/ac > 2.5 x existing DUs/ac and year built < 1996 and improvement value < \$400,000	Existing use is SF residential	Improvement value / land value < 0.75

Jurisdiction	Vacant Land	SF Redevelopable	MF Redevelopable	C//MU Redevelopable
Duvall	Improvement value < \$5,000	Parcel area > 2 x minimum allowed	Parcel-by-parcel assessment	Parcel-by-parcel assessment
Enumclaw	Undeveloped or limited development	Allowed DUs/ac > 2 x existing DUs/ac	Parcel-by-parcel assessment	Parcel-by-parcel assessment
Federal Way	Improvement value < \$1,000	Parcel area > 2.5 x minimum allowed	Existing use is SF or duplex residential	Improvement value / land value < 0.5
Hunts Point	Local knowledge	NA	NA	NA
Issaquah	"Vacant" per KC Assessor and improvement value = \$0	Allowed DUs/ac > 2 x existing DUs/ac	Allowed DUs/ac > 2 x existing DUs/ac, and existing use is SF residential	Improvement value / land value < 0.5
Kenmore	"Vacant" per Kenmore Inventory, or Parcel area > 1 acre and improvement value < \$10,000	Parcel area > 4 x minimum allowed	Existing use is SF residential or commercial or mobile home park	Existing use is SF residential or park-n-ride lot; designated Downtown Plan areas
Kent	"Vacant" per KC Assessor or improvement value < \$1,000	Parcel area > 3 x minimum allowed (> 2 x in downtown)	Allowed DUs/ac significantly > existing DUs/ac (varied by zone)	Improvement value / land value < 0.5 (< 1 in downtown)
Kirkland	"Vacant" per LU Inventory	Parcel area > 2 x minimum allowed and > 3,600 sq. ft.	Allowed DUs/ac > 1.33 x existing DUs/ac, excluding condominiums	Improvement value / land value < 0.5
Lake Forest Park	Improvement value / land value < 0.001	Parcel area > 3 x minimum allowed	Parcel-by-parcel assessment	Parcel-by-parcel assessment
Maple Valley	"Vacant" per city LU Inventory	Allowed DUs/ac significantly > existing DUs/ac (varied by zone)	Allowed DUs/ac significantly > existing DUs/ac (varied by zone)	NA
Medina	"Vacant" per KC Assessor and minimal improvement value	Parcel area > 2 x or > 3 x minimum allowed, depending on area of city	NA	NA
Mercer Island	No structure or address associated with site	Parcel area > 3 x minimum allowed	NA	Parcel-by-parcel assessment
Milton	"Vacant" per KC Assessor	Parcel area > 3 x minimum allowed	Existing use is SF residential	Improvement value / land value < 0.5
Newcastle	"Vacant" per KC Assessor and improvement value < \$15,000	Parcel area > 3 x minimum allowed	Parcel-by-parcel assessment based on parcel size and use	Parcel-by-parcel assessment based on valuation and existing uses
Normandy Park	"Vacant" per KC Assessor	Parcel area > 3 x minimum allowed	NA	Improvement value / land value < 0.5
North Bend	"Vacant" per city LU inventory	Parcel area > 0.5 ac.	Existing use is SF residential	% of parcels where existing use is SF residential
Pacific	"Vacant" per KC Assessor and minimal improvement value	Parcel area > 3 x minimum allowed	Parcel-by-parcel assessment	Improvement value / land value < 0.5
Redmond	"Vacant" per LU Inventory	Allowed DUs/ac > 1.5 x existing DUs/ac	Existing use is SF residential	Improvement value / land value < 0.5 (with exceptions)
Renton	"Vacant" per KC Assessor, aerial photography, valuation	Allowed DUs/ac > 3 x existing DUs/ac; parcel-by-parcel assessment	Existing use is SF residential; parcel-by-parcel assessment	Parcel-by-parcel assessment utilizing GIS map layers and orthophotography

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Sammamish	"Vacant" per LU Inventory	Allowed DUs/ac > 4 x existing DUs/ac	Allowed DUs/ac > 4 x existing DUs/ac	NA
SeaTac	No structure or improvement value < \$1,000	Parcel area > 2 x minimum allowed	NA	Improvement value / land value < 0.5
Seattle	"Vacant" per LU inventory	Parcel area > 2 x minimum allowed	For Lowrise zones: Allowed DUs/ac significantly > existing DUs/ac (varied by zone) For Midrise and Highrise zones: Improvement value / land value < 0.5	Commercial zones: Improvement value / land value < 0.5 Industrial zones: NA
Shoreline	"Vacant" per KC Assessor and improvement value = \$0	"RDV Factor" based on existing and expected FAR, improvement value / land value, tax classification		
Skykomish	"Vacant" per KC Assessor or improvement value < \$10,000	NA	NA	NA
Snoqualmie	"Vacant" per city LU data or improvement value < \$1,000	Allowed DUs/ac > 3 x existing DUs/ac	Improvement value / land value < 0.5	Improvement value / land value < 0.5
Tukwila	"Vacant" per KC Assessor or improvement value < \$3,000	Parcel area > 3 x minimum allowed	Existing use is SF residential or allowed DUs/ac is significantly > existing DUs/ac (depending on zone)	Improvement value / land value < 0.5 or < 0.25 (depending on zone)
Woodinville	Parcel without structure	Allowed DUs/ac > 2 x or 3 x existing DUs/ac (depending on zoning)	Improvement value / land value < 0.5 or existing use is commercial	Improvement value / land value < 0.5
Yarrow Point	"Vacant" per KC Assessor	Parcel area > 2 x minimum allowed	NA	NA
Uninc. King County	"Vacant" per KC Assessor or improvement value < \$10,000	Parcel area > 2 x minimum allowed	Parcel > 1 acre, with potential for additional units	Improvement value / land value < 0.5