

## Appendix B: Deductions for Critical Areas, ROWs, Public Purposes, and Market Factors

The table below summarizes the methodology used by each jurisdiction to account for several factors that were assumed to reduce the supply of land that is theoretically developable (i.e., meets the criteria summarized in Appendix A). For each jurisdiction, the following are shown:

- **Critical areas.** The top line lists the types of critical areas considered in the analysis, including streams and rivers (ST), wetlands (WL), slopes and slide and erosion hazards (SL), flood hazards (FH), seismic hazards (SM), wildlife habitat (WH), and shorelines (SH). The “data” line lists the sources of environmental data. “Methodology” describes, in brief, the technical approach to quantifying the amount of land constrained for environmental reasons.
- **Future Rights-of-Way.** Percentages shown are assumptions about the proportion of land, which is not constrained by critical areas, that will likely be needed for future rights-of-way to provide access to future land uses.
- **Future Public Purposes.** Percentages shown are assumptions about the proportion of land, which is not constrained by critical areas, that will likely be needed for future public uses, such as drainage facilities, parks, etc.
- **Market Factors.** Percentages shown are assumptions about the proportion of land, which is not constrained by critical areas and not needed for future ROWs or public purposes, that is not likely to be available for development during the planning period.

Further detail about the methodology 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 descriptions of the land supply deductions.

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
<b>Algona</b>	ST, WL, SL Data: NWI, KC GIS layers Methodology: % discount per parcel based on maps and local knowledge	2%-5%	2%-5%	10% for vacant land 15% for redevelopable land
<b>Auburn</b>	WL, SL Data: City CA GIS data and local site-by-site knowledge Method: GIS overlay analysis with % discounts	10% for SF zones 5% for all other zones	5%	25% for vacant mixed-use land 15% for other vacant land 25% for redevelopable land
<b>Beaux Arts Village</b>	NA	NA	NA	25%
<b>Bellevue</b>	SL, WL Data: City CA maps, orthophotography Method: Parcels coded for degree of constraint	10%-20% discount in SF zones, 5% discount in MF zones, for ROWs and public purposes combined. Site-by-site discounts for ROWs and public purposes in commercial and industrial zones.		0%-10% for vacant land 20% for redevelopable land 0% for downtown zones
<b>Black Diamond</b>	ST, WL, SL Data: Digitized comp plan map of open space/CAs Method: GIS overlay analysis	15% for SF zones 5% for all other land	5%	25% for redevelopable and vacant mixed-use land 50% for all other vacant land

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
<b>Bothell</b>	SL, ST, WL Data: City GIS layers Method: GIS overlay analysis	18%	2%	15%
<b>Burien</b>	WL, ST, SL Data: KC GIS layers, City CAD/GIS data Method: GIS overlay analysis	11% for SF zones 1%-2% for all other land	4% for single-family land 1%-2% for all other land	5%-10% for vacant land 10%-15% for redevelopable land
<b>Carnation</b>	WL, FH, ST Data: KC GIS layers, FEMA maps Method: % discount per parcel as per hard copy maps	5%	5%	25%
<b>Clyde Hill</b>	NA	NA	NA	20% for vacant land 25% for redevelopable land
<b>Covington</b>	WL, ST, SL, FH, SM Data: KC GIS layers Method: GIS overlay analysis	Combined discount of 20% for ROWs and public purposes.		25%
<b>Des Moines</b>	FH, SM, WL, SL, ST, SH Data: KC GIS layers, city GIS data, NWI Method: % discount per zone based on composite GIS layer	10% for SF zones 5% for MF residential and non-residential zones	5%	10% for vacant land 15% for redevelopable land
<b>Duvall</b>	ST, SH, SL, WL Data: KC Sensitive Areas Folio Method: 15% discount on vacant land, 10% discount on redevelopable land	12% for SF residential land 5% for MF residential and non-residential land	5%	5%-10% for vacant land 15% for redevelopable land
<b>Enumclaw</b>	WL, ST Method: 30% discount	5%-10%	30% in PUD zone 5% in all other zones	10% for vacant land 15% for redevelopable land
<b>Federal Way</b>	SL, WL, ST Data: City GIS layers Method: GIS overlay analysis	15% for SF zones 10% for MF zones 5%-15% for commercial and mixed-use zones	10% for SF land 2% for commercial land 0%-2% for mixed-use land	10% for vacant land 17% for redevelopable land
<b>Hunts Point</b>	NA	NA	NA	NA
<b>Issaquah</b>	WL, SL, ST Method: 15% discount per LCTF recommendation	10%	5%	10%
<b>Kenmore</b>	ST, WL, SL, FH Data: KC GIS layers, with city updates Method: % discount per zone and TAZ	5%-20% Varied by zoning and analysis zone	2.5%-10% Varied by zoning and analysis zone	0%-10% for vacant land 0%-42% for redevelopable land
<b>Kent</b>	SH, WL, ST, SL Data: City GIS layers, KC GIS layers Method: GIS overlay analysis	10%-13%	5%	10% for vacant land 15% for redevelopable residential land 20% for redevelopable com/ind/mu land

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
<b>Kirkland</b>	WL, ST Data: City GIS layers, KC GIS layers Method: GIS overlay analysis with % discounts per parcel	2%-5%	5%	5% for vacant residential land 10% for redevelopable residential land and all non-residential land
<b>Lake Forest Park</b>	SL, ST, WL, SH Data: KC GIS layers Method: % discount per zone	5%	5%	10% for vacant land 15% for redevelopable land
<b>Maple Valley</b>	SL, WL, FH, SM Data: KC GIS layers Method: GIS overlay analysis	20%-30% discount for ROWs and public purposes combined		10%-20% for vacant land 40% for redevelopable land
<b>Medina</b>	SH, SL Data: KC GIS layers Method: % discount per zone	NA	NA	20% for vacant land 60% for redevelopable land
<b>Mercer Island</b>	SL, ST, SH Data: City GIS data Methodology: GIS overlay of all land in each zone as basis for % discounts	8%-10% for single-family residential land	3%-5% for residential and commercial land 10% for mixed-use land	25%-50% for residential and commercial land 10%-15% for mixed-use land
<b>Milton</b>	WL, SL Data: KC GIS layers, NWI, EIS for major development site Method: % discount per zone	5% for redevelopable MF residential land and for commercial land 14% for mixed-use land	5% for residential and commercial land 14% for mixed-use land	10% for vacant land 15% for redevelopable land 0% for mixed-use land (single project site)
<b>Newcastle</b>	WL, SL, ST Data: KC Folio on wetlands, NWI, City GIS layers for streams and slopes Method: GIS overlay analysis and additional % discounts	10%-20% discount for residential land 5%-10% discount for commercial land	5%	10% for vacant land 15% for redevelopable land
<b>Normandy Park</b>	SH, SL, ST, WL Data: KC GIS layers, NWI Method: % discount per zone	2%-10% discount for residential zones	0%-5% for residential 0%-25% for commercial	10% for vacant land 15% for redevelopable land
<b>North Bend</b>	FH, ST, WL Data: City wetlands map, FEMA, KC erosion/landslide hazards and streams Method: GIS overlay analysis	15%-20% discount for both ROWs and public purposes		15% for vacant land 20% for redevelopable land
<b>Pacific</b>	WL, SL, ST Data: City wetlands inventory, KC Sensitive Areas Folio Method: % discount per zone	5% for single-family land 10% for multifamily land 5%-10% for commercial 15% for industrial land	5% for residential land 10%-15% for commercial and industrial land	5%-15% for vacant land 10%-20% for redevelopable land
<b>Redmond</b>	WL, ST, SL Data: City sensitive areas mapping Method: GIS overlay analysis	15% for SF zones 10% for multifamily land 0%-1% for commercial 0%-5% for industrial zones	15% for single-family land 10% for multifamily land 0%-1% for commercial and industrial land	5%-10% for residential land 5%-20% for commercial and industrial zones Varied by zone; higher m.f. for redevelopable land

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
<b>Renton</b>	SL, WL Data: City data models Method: GIS overlay analysis	15%-20% for single-family land 1%-10% for multifamily land 0%-5% for commercial, industrial, and mixed-use land	5%	0%-15% for vacant land 0%-50% for redevelopable land Varied significantly by zone
<b>Sammamish</b>	ST, WL, SL, FH Data: KC SA Folio, aerial photography, local knowledge Method: Parcels coded for degree of constraint	15% discount for ROWs and public purposes combined		25% for both vacant and redevelopable land
<b>SeaTac</b>	SL, WH, WL, ST Data: KC GIS layers, City slopes layer Method: Parcel-by-parcel % discount	0% for SF residential zones 10% for all other zones	5%	10% for vacant land 15% for redevelopable land
<b>Seattle</b>	NA	NA	NA	NA
<b>Shoreline</b>	SL, SM, WL, ST, FH Data: KC GIS, FEMA, city GIS layers Method: GIS overlay analysis.	10%	5%	10% for vacant land 15% for redevelopable land
<b>Skykomish</b>	WL, SL, ST, FH Data: KC GIS layers, local knowledge, field checks Method: % discount per parcel	NA	NA	10%
<b>Snoqualmie</b>	WL, ST, SL Data: City wetlands map, subarea analyses and comp plan maps Method: Parcel-by-parcel % discount	5%-10% for residential land 0%-10% on land in other zones	0%-5%	0%-80%, varied widely by zone and land supply category
<b>Tukwila</b>	WL, SL, ST Data: City sensitive area inventory Method: % discount by subarea	5%-10%	NA	5% for vacant land 10% for redevelopable land (with slight variation in several zones)
<b>Woodinville</b>	WL, SL, ST Data: KC GIS layers Method: Parcel by parcel estimated deductions based on visual analysis of GIS data	10% to 15% discount, depending on land supply category	5%	15% for vacant land 20% for redevelopable land
<b>Yarrow Point</b>	NA	NA	NA	20% for vacant land 50% for redevelopable land
<b>Uninc. King County</b>	WL, SL Data: KC GIS layers Method: GIS overlay analysis	Discounts of 10% (residential land) and 15% (com/ind land) for ROWs	0% -- removed at parcel selection	10% - 20% for vacant land 50% for redevelopable land