

## 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. Distinct methods were 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 methodology employed by individual jurisdictions can be obtained by contacting the county or cities in question. See Chapter III for a description of the countywide methodology, including general discussion of parcel definitions.

Jurisdiction	Vacant Land	SF Redevelopable	MF Redevelopable	C/I/MU Redevelopable
Algona	"Vacant" per KC Assessor and improvement value < \$5,000	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. 3x existing DUs/ac	Allowed DUs/ac > 3x existing DUs/ac	Improvement value / land value < 0.75, with significantly higher thresholds used in downtown zones
Beaux Arts Village	"Vacant" per KC Assessor and improvement value < \$5,000	Parcel area > 20,000 sq. ft.	NA	NA
Bellevue	Parcel entirely undeveloped or with minimal improvement value; also existing use is SF residential in commercial zone	Existing use SF and parcel area > 3 x minimum lot area, allowing at least 2 additional units	Improvement to land value ratio < .5, with additional screen based on uses and densities	Improvement to land value ratio < .5, with additional screen based on uses, parcel utilization, and other factors
Black Diamond	"Vacant" per KC Assessor and improvement value < \$5,000 and were selected as "vacant" last BL Report	Allowed DUs/ac > 3 x existing DUs/ac	Allowed DUs/ac > 2 x existing DUs/ac	Improvement value / land value < 0.5
Bothell	"Vacant" per KC Assessor and improvement value < \$5000	Parcel area > 2.5 x minimum allowed	Existing use SF or improvement value / land value < 0.5	Existing use SF or improvement value / land value < 0.5
Burien	"Vacant" per KC Assessor or improvement value < \$5000	Parcel area > 2.5 x minimum allowed	Existing DUs/ac / allowed DUs/ac < .375	For land in Downtown area: improvement value / land value < 1 For all other commercial land: improvement value / land value < 0.5
Carnation	Large unplatted parcels, greater than 1 ac.	Subdivision potential per staff analysis.	Improvement value / land value < 0.5	Improvement value / land value < 0.5
Clyde Hill	"Vacant" per KC Assessor and improvement value < \$5,000	Parcel area > 2 x minimum allowed	NA	NA

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Covington	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 2.5 x existing DUs/ac	Allowed DUs/ac > 2.5 x existing DUs/ac	Improvement value / land value < 0.5
Des Moines	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 2.75 x existing DUs/ac	Existing use is SF residential	Improvement value / land value < 0.5
Duvall	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	Allowed DUs/ac > 3 x existing DUs/ac	Improvement value / land value < 0.5
Enumclaw	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	"Single Family" per KC Assessor were considered "Redevelopable"	Improvement value / land value < 0.5
Federal Way	Improvement value < \$1,000	Parcel area > 2.5 x minimum allowed	Existing use is SF or existing use commercial where improvement value / land value < 0.5	Improvement value / land value < 0.5
Hunts Point	"Vacant" per KC Assessor and improvement value < \$5,000	NA	NA	NA
Issaquah	No structures or structures valued at < \$1000	Allowed DUs/ac > 2.5 x existing DUs/ac	Allowed DUs/ac > 2 x existing DUs/ac, or existing use is SF residential	Improvement value / land value < 0.5
Kenmore	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	Improvement value / land value < 0.5 or an existing use of "Single Family" per KC Assessor	Improvement value / land value < 0.5 or an existing use of "Single Family" per KC Assessor
Kent	"Vacant" per KC Assessor and improvement value < \$5,000 and check against last BL analysis	Allowed DUs/ac > 2.5 x existing DUs/ac	Improvement value / land value < 0.5 or an existing use of "Single Family" per KC Assessor	Improvement value / land value < 0.5 (< 1 in urban center)
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	"Vacant" per KC Assessor and improvement value < \$5,000 and check against last BL analysis	Parcel area > 3 x minimum allowed	Parcel-by-parcel assessment	Parcel-by-parcel assessment
Maple Valley	"Vacant" per KC Assessor and improvement value < \$5,000 and review of last BL analysis	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 improvement value < \$5,000	Allowed DUs/ac > 2 x existing DUs/ac	NA	NA

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Mercer Island	Improvement value < \$5000	Parcel area > 2.5 x minimum allowed	Allowed DUs > 2.5 existing DUs and improvement value / land value < 0.5	Improvement value / land value < 0.5 with parcel by parcel assessment in downtown area
Milton	“Vacant” per KC Assessor and improvement value < \$5,000	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	n/a	Improvement value / land value < 1 with additional parcel-by-parcel assessment based on staff assessment of development potential under current zoning and design guidelines.
Normandy Park	“Vacant” per property records, aerial photos	Parcel area > 3 x minimum allowed	Parcel by parcel assessment	Parcel by parcel assessment
North Bend	“Vacant” per city LU inventory	Parcel area > 0.5 ac	Existing use is SF residential	Existing use is SF residential
Pacific	“Vacant” per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	“Single Family” per KC Assessor were considered “Redevelopable	Improvement value / land value < 0.5
Redmond	“Vacant” per city LU database	Allowed DUs/ac > 2.5 x existing DUs/ac	Existing use is SF residential or significantly underdeveloped MF uses	Existing use is SF residential or Improvement value / land value < 0.5 (with exceptions) Informed by downtown and Overlake planning studies
Renton	“Vacant” per KC Assessor, no building present, aerial photos, improvement value < \$ 5000	Allowed DUs/ac > 2 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
Sammamish	“Vacant” per KC Assessor and minimal improvement value	Allowed DUs/ac > 3 x existing DUs/ac	NA	NA
SeaTac	Improvement value < \$1,000 and aerial photo screen	Parcel area > 2 x minimum allowed	NA	Improvement value / land value < 0.5
Seattle	Vacant per KC Assessor or Imp Val < \$1000 and no building present) Industrial zones— improvement to land value ratio < 0.1	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

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Shoreline	GIS data indicated minimal floor area per land area OR vacant per aerial photo interpretation	Parcel area > 2x minimum allowed AND verification of subdivision potential through aerial photo interpretation	Allowed dus on parcel > 2x existing dus	FAR < 0.17 OR existing commercial buildings > 25 years old
Skykomish	"Vacant" per KC Assessor and improvement value < \$5,000 and check against last BL analysis	NA	NA	NA
Snoqualmie	"Vacant" per KC Assessor and improvement value < \$5,000	"Residential Constrained" zoned parcels are "redevelopable" if area > 10 acres		Improvement value / land value < 0.5
Tukwila	Res-no sf Com-Imp val < 5000	Parcel area > 2.5 x minimum allowed	Existing use SF	Improvement value / land value < 0.5
Woodinville	Vacant per KC Assessor and Improvement Value < \$5000 and lot size > 5000 sf	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 and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	NA	NA
Uninc. King County	"Vacant" per KC Assessor and improvement value < \$5000	Allowed DUs/Ac > 2.5 x existing DUs/Ac	Allowed DUs/Ac > 2.5 x existing DUs/Ac	Improvement value/land value <.5