

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

The table below summarizes the methodology and assumptions made by each jurisdiction to account for several factors that were assumed to reduce the supply of land that is suitable for development. For each jurisdiction, the following factors 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. All jurisdictions accounted for both critical areas and buffers consistent with their adopted critical areas ordinances, and, in several cases, Shoreline Master Program restrictions as well.
- **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 Chapter III for a description of the countywide methodology, including general discussion of land supply deductions and discounts.

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Algona	ST, WL, SL Data: NWI, KC GIS layers Methodology: % discount per parcel based on maps and local knowledge	5%-10%	5%-10%	15% for vacant land 20% for redevelopable land
Auburn	WL, SL, ST Data: City GIS layers for critical areas, KC data Method: GIS overlay analysis with % discounts applied at zoning level	10%-15% for SF zones 0%-5% for all other land	5%-10% for SF zones 0%-10% for all other land	10%-15% for vacant land 15% for redevelopable land
Beaux Arts Village	NA	0%	0%	0%

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Bellevue	WL, ST, SH, SL Data: City critical areas maps, orthophotography, development files Method: % discounts at zone level based on GIS analysis, plat analysis, and other methods	Residential: 2-10% in SF zones; 2-3% in MF/MU zones Non-Residential: 0%	Residential: 2-10% in SF zones; 2-3% in MF/MU zones Non-Residential: 0%	10-20% for vacant land 10-20% for redevelopable land 0-15% for downtown zones
Black Diamond	Designated Open Space, SL Data: Black Diamond GIS data, KC GIS data Method: GIS overlay analysis	8%-15% for SF zones 5% for all other land	8%-15% for SF zones 5% for all other land	15%-20% for vacant land 20%-25% for redevelopable land
Bothell	SL, ST, WL Data: City GIS layers Method: GIS overlay analysis, with additional % discount	1%-8%	2%-6%	10% for vacant land 15% for redevelopable land
Burien	WL, ST, SL, SH Data: KC GIS layers, City CAD/GIS data, other data Method: GIS overlay analysis	9%-11% in SF zones 1%-5% on all other land	0%-4%	10% for vacant land 15% for redevelopable land
Carnation	SL, FH, WH Data: Hard copy maps based on KC, city, and other data sources Method: Staff discounted buildable land on a parcel by parcel basis based on map review	18% for SF zones allowing < 7du/acre 0% all other land	18% for SF zones allowing < 7du/acre 0% all other land	15% for vacant land 20% for redevelopable land
Clyde Hill	NA	0%	0%	10% for vacant land 15% for redevelopable land
Covington	WL, ST Data: City of Covington GIS data Method: GIS overlay analysis	5%-10%	5%-10%	15% for vacant land 20% for redevelopable land
Des Moines	WL, SL, ST, SH Data: KC GIS layers, city GIS data, NWI Method: GIS overlay analysis at parcel level	15% for SF zones 5% on all other land	15% for SF zones 5% on all other land	10% for vacant land 15% for redevelopable land
Duvall	ST, SH, SL, WL Data: KC GIS data, Method: GIS overlay analysis for ST and SL, and % discounts for SH and WL	15% for SF residential land 5% for MF/MU residential land 1%-8% for non-residential land	6% for SF residential land 5% for MF/MU residential land 1%-5% for non-residential land	15% for vacant land 20% for redevelopable land

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Enumclaw	WL, ST, SL Data: KC GIS data, NWI, City of Enumclaw Method: GIS overlay analysis	15% for SF zones allowing < 7du/acre 2%-5% all other land	15% for SF zones allowing < 7du/acre 2%-5% all other land	10% for vacant land 20% for redevelopable land
Federal Way	SL, WL, ST Data: City GIS layers Method: GIS overlay analysis	15% for SF zones 2%-15% on all other land	10% for SF land 0%-5% on all other land	10% for vacant land 15% for redevelopable land
Hunts Point	NA	0%	0%	0%
Issaquah	WL, SL, ST Data: KC and city data layers Method: GIS overlay analysis	0-15%	0-5%	10% for vacant land 15% for redevelopable land
Kenmore	ST, WL, SL, Data: KC GIS data, NWI, AAI, city data Method: GIS overlay analysis	0-15%	0-10% on SF zones 0% on all other land	10% for vacant land 15% for redevelopable land
Kent	SH, WL, ST, SL Data: City GIS data, KC GIS data Method: GIS overlay analysis	5%-20% for SF zones 0%-5% all other zones	0%-10% for SF zones 0%-5% all other zones	10% for vacant land 15% for redevelopable land
Kirkland	WL, ST Data: City GIS layers Method: GIS overlay analysis with % discounts per parcel Buffers per city CAO, variable by basin type	2%-10% on vacant land 5% on redevelopable land	0%-5% on vacant land 0% on redevelopable land	10% for vacant land 15% for redevelopable land
Lake Forest Park	SL, ST, WL Data: KC GIS data, city data Method: % discount per zone based on map review	4%	1%	10% for vacant land 15%-20% for redevelopable land
Maple Valley	SL, WL, ST Data: KC GIS data Method: GIS overlay analysis	2%-15%	2%-15%	15% for vacant land 20% for redevelopable land
Medina	NA	0%	0%	20% for vacant land 40% for redevelopable land
Mercer Island	SL, ST, SH Data: City GIS data Methodology: GIS overlay of all land in each zone as basis for % discounts at zone level; parcel-by-parcel assessment in non-SF areas	1-14% for SF zones 0% all other land	0%-1%	20%

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Milton	WL, SL Data: KC GIS layers, NWI, EIS for major redevelopment site Method: % discount per parcel	2%-12% for residential land 0% for non-residential land	2%-5% for residential land 0% for non-residential land	0%-10% for vacant land 15% for redevelopable land
Newcastle	WL, SL, ST Data: City critical areas data, KC slopes data Method: GIS overlay analysis	15% for SF zones 5% all other land	12% for SF zones 5% all other land	10% for vacant land 15% for redevelopable land
Normandy Park	SH, SL, ST, WL Data: KC GIS layers, NWI, city wetland mapping Method: GIS overlay	0%-7%	0%	20%- 50% in SF zones 15%-20% all other land
North Bend	FH, ST, WL Data: City wetlands map, FEMA, KC Sensitive Areas folio Method: GIS overlay analysis	15% for SF zones 10% all other land	15% for SF zones 10% all other land	15% for vacant land 20% for redevelopable land
Pacific	WL, SL, ST Data: City wetlands inventory, KC GIS data Method: GIS overlay analysis	5%-15% for residential land 0% for non-residential land	0%-15%	10%-40% for vacant land 10%-15% for redevelopable land
Redmond	WL, ST, SL, FH Data: City sensitive areas mapping, FEMA Method: GIS overlay with buffers per CAO	10%-24% for residential land 0% for all other land	0%-10% for residential land 0% for all other land	0%-10% for vacant land 0%-15% for redevelopable land
Renton	SL, WL Data: City data models Method: GIS overlay analysis based on Renton critical areas definitions	0%-15%	0%-12% for residential land 0%-1% for non-residential land	10% for vacant land 15% for redevelopable land
Sammamish	ST, WL, SL Data: KC data with revisions by city Method: GIS overlay	18%	16%	15% for vacant land 20% for redevelopable land
SeaTac	SL, WL, ST Data: KC GIS layers, City slopes layer Method: GIS overlay at parcel level	0%-5%	0%-5%	10% for vacant land 15% for redevelopable land
Seattle	N/A. Full density transfer allowed. Most CAs located in SF zones with highest transfer potential.	N/A. Seattle is effectively already fully platted with ROWs in place.	N/A. Seattle is effectively already full platted. Land for drainage or other public uses is not needed.	5% for vacant land 10% for redevelopable land
Shoreline	SL, SM, WL, ST, FH Data: KC GIS, FEMA, city GIS layers Method: GIS overlay analysis	0-5%	0-5%	15% for vacant land 20-25% for redevelopable land

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Skykomish	WL, SL, ST, FH Data: KC GIS layers, local knowledge, field checks Method: % discount per parcel	5%	5%	20%
Snoqualmie	WL, ST, SL, FH, SH Data: City critical areas mapping Method: GIS overlay to inform parcel selections and other assumptions	0%-15% for residential land 5% for non-residential land	0%-15% for residential land 5% for non-residential land	15% for vacant land 20% for redevelopable land
Tukwila	WL, SL, ST Data: City sensitive area inventory Method: GIS overlay	0%-5%	5% in SF zones 0% all other land	10% for vacant land 15% for redevelopable land
Woodinville	WL, ST, SL Data: City GIS layers for CAO Method: GIS overlay of parcels	5%-20%	5%-10%	10%-15% for vacant land 15% for redevelopable land
Yarrow Point	NA	0%	0%	10% for vacant land 15% for redevelopable land
Uninc. King County	WL, ST, SL Data: King County GIS layer and aerials Method: GIS overlay	5%-20%	5-30%	10%-15% for vacant land 25-30% for redevelopable Land