

Schroader, Kathy



From: Orjiako, Oliver
Sent: Tuesday, November 24, 2015 9:40 AM
To: Schroader, Kathy
Subject: FW: Revised Exhibit 1 from Excel for Testimony on Nov 24, 2015
Attachments: Alt LPA potential homesites.xlsx
Importance: High

FYI and for the record Thanks

From: Heidi Owens [<mailto:heidi.owens@comcast.net>]
Sent: Tuesday, November 24, 2015 9:38 AM
To: Tilton, Rebecca
Cc: Orjiako, Oliver; McCauley, Mark; Madore, David; Stewart, Jeanne; Mielke, Tom; chris.cook@clark.wa.gov
Subject: Revised Exhibit 1 from Excel for Testimony on Nov. 24, 2015
Importance: High

I apologize, given the short amount of time available to digest, interpret and create this document, I have not had a chance to verify the readability of my PDF. An Excel file is attached without the PDF header.

From: Heidi Owens [<mailto:heidi.owens@comcast.net>]
Sent: Tuesday, November 24, 2015 9:28 AM
To: 'rebecca.tilton@clark.wa.gov' <rebecca.tilton@clark.wa.gov>
Cc: 'oliver.orjiako@clark.wa.gov' <oliver.orjiako@clark.wa.gov>, 'mark.mccauley@clark.wa.gov' <mark.mccauley@clark.wa.gov>, 'david.madore@clark.wa.gov' <david.madore@clark.wa.gov>, 'jeanne.stewart@clark.wa.gov' <jeanne.stewart@clark.wa.gov>, 'tom.mielke@clark.wa.gov' <tom.mielke@clark.wa.gov>, 'chris.cook@clark.wa.gov' <chris.cook@clark.wa.gov>
Subject: Exhibit 1 for Testimony on Nov. 24, 2015

Attached please find the exhibit showing potential home sites for a RVBLM based on Planning Assumption Choices Rev 1.09. This document was generated from the Nov 19 staff report and has been fact checked.

Thank you

Exhibit 1: Potential home sites from the proposed column B assumptions of Exhibit A - Planning Assumption Choices Rev 1.09 (11/18/2015)			
Data source: Provided by GIS staff and recorded in the Staff Report on Rural Vacant Land Model & Planning Assumptions, November 19, 2015.			
	Alt-1 Capacity Per DSEIS	Alt-4 Capacity Per DSEIS	Alt-LPA
Gross potential home sites	7073	12401	6638
7.5% Market Factor			-498
Potential home sites as identified by Mr. Madore	7073	12401	6140
Potential home sites from inaccurate or invalid assumptions			
Table 1 #3B: Environmentally constrained parcels of less than an acre should not count as developable.			3594
Table 1 #4B: 30% of dividable parcels with homes will not develop			1157
Table 1 #4B: 10% of vacant dividable parcels will not develop			407
Table 1 #6B: 90% of nonconforming parcels with at least an an acre of unconstrained			597
Table 1 #7B: Misapplication of market factor			498
Total potential home sites without ordinances to limit.			6253
TOTAL POTENTIAL HOME SITES	7073	12401	12393
<p>Note: Some parcels are influenced by more than one factor. Furthermore, the number of excluded cluster lots are unidentified, and there is no reliable data on if these lots can, in fact, be developed or not.</p>			

Constrained Land Stats in Rural Development	# of Properties	
With existing housing unit(s)	20,567	80%
With existing housing unit(s) on constrained land	16,432	
Less than 1 unconstrained acre	8,135	77%
Less than 1 unconstrained acre w/existing Housing unit(s)	6,270	