

Errata for Final City of Woodinville Sustainable Development Study – R-1 Zone
 Attachment B, page 36: additions shown as underlined & deletions shown as ~~strikethrough~~
 Distributed at 3-5-07 City Council Public Hearing

Neighborhood Character in the R-1 Zone

Table 1. Housing Allocation and Permits Issued

Housing Allocations and Permits	Housing Units
2001 – 2022 Housing Allocation	1,869
2001 – 2006 Housing Permits Issued	-538*
Housing Allocation Balance	1,331

*Includes both Residential Zone Projects and known Commercial Zone Projects

Using as a base line the 2001 Residential Carrying Capacity analysis, the following table indicates there remains sufficient capacity to accommodate the remaining Housing Allocation under current zoning.

Table 2. Residential Capacity Analysis

Residential Carrying Capacity*	R-1	R-4	R-6	R-8	Multi-Family (R-12 thru R-48/O)	Commercial Zones	Totals
A. 2001 Dwelling Unit Capacity**	158	497	598	170	524	y***	1,947 + y
B. 2001 – 2006 Permitted Units (capacity consumed)	50	77	191	120	1	99	538
Current Capacity (A minus B)	108	420	407	50	523	z (y minus 99)	1,409 + yz

*Capacity = land available for development or redevelopment current zoning

**2001 Carrying Capacity Analysis conducted for the 2002 Comprehensive Plan Update

***y = Undetermined capacity in Commercial Zones (CBD & TB)

As Table 3 below indicates, with a current ~~capacity~~ of capacity of 1409 housing units (Table 1) in all residential zones and an allocation balance of 1331 (Table 2) this leaves a surplus capacity of 78 housing units not including any residential capacity in any commercial zone.

Table 3. ~~Housing Allocation~~ Carrying Capacity Surplus

Current Carrying Capacity	1409
Housing Allocation Balance	-1331
Housing Allocation Carrying Capacity Surplus	78

Neither the 2001 analysis nor the table above identify the capacity in the Central Business District (CBD) and Tourist Business (TB) zones to accommodate housing units. Both of these zones allow residential development. Since 2002, 99 units have been permitted for three relatively small projects located in the CBD zone. There are