

**Table A3-2 2001 Residential Carrying Capacity Under Existing Comprehensive Plan/Zoning Code**

				City Method 1		Buildable Lands Method 2	
	Acres	Acres	X	Min. Density Factor	Housing Unit Capacity	Assumed Future Density	Housing Unit Capacity
<b>Low Density Residential</b>							
<b>R-1 Vacant</b> Gross Acres		114.83					
Critical Areas	(10.62)						
15% Rights-of-Way	(15.63)						
5% Public Purposes	(5.21)						
Total Reductions		(31.46)					
Net Acres		83.37					
15% Market Factor		(12.51)					
Adjusted Net Acres		70.86		1.0	71	0.97	68
<b>R-1 Redevelopable</b> Gross Acres							
Critical Areas	(18.92)						
10% Rights-of-Way	(22.65)						
5% Public Purpose	(11.32)						
Total Deductions		(52.89)					
Net Acres		192.51					
20% Market Factor		(38.50)					
Adjusted Net Acres		154.01		1.0	154	0.97	90
<b>R-4 Vacant</b> Gross Acres							
Critical Areas	(54.02)						
15% Rights-of-Way	(11.24)						
5% Public Purposes	(3.75)						
Total Deductions		(69.01)					
Net Acres		59.93					
15% Market Factor		(8.99)					
Adjusted Net Acres		50.94		3.0	153	5.40	275
<b>R-4 Redevelopable</b> Gross Acres							
Critical Areas	(16.79)						
10% Rights-of-Way	(6.62)						
5% Public Purposes	(3.31)						
Total Deductions		(26.72)					
Net Acres		56.24					
20% Market Factor		(11.25)					
Adjusted Net Acres		44.99		3.0	135	5.40	222
<b>TOTAL NET ACRES</b>		<b>320.80</b>					
<b>TOTAL DWELLING UNIT CAPACITY LOW DENSITY RESIDENTIAL</b>					<b>513</b>		<b>655</b>
<b>Moderate Density Residential</b>							
<b>R-6 Vacant</b> Gross Acres		16.26					
Critical Areas	(12.47)						
15% Rights-of-Way	(0.57)						
5% Public Purposes	(0.19)						
Total Decuctions		(13.23)					
Net Acres		3.03					
15% Market Factor		(0.45)					
Adjusted Net Acres		2.58		4.5	11.61	6.84	17
<b>R-6 Redevelopable</b> Gross Acres							
Critical Areas	(22.34)						
10% Rights-of-Way	(13.71)						
5% Public Purposes	(6.86)						
Total Deductions		(42.91)					
Net Acres		116.56					
20% Market Factor		(23.31)					
Adjusted Net Acres		93.25		4.5	420	6.84	581
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				City Method 1		Buildable Lands Method 2	
	Acres	Acres	X	Min. Density Factor	Housing Unit Capacity	Assumed Future Density	Housing Unit Capacity
<b>R-8 Vacant Gross Acres (Greenbrier Development)</b>		21.68					
Critical Areas	(6.02)						
15% Rights-of-Way	(0.96)						
5% Public Purposed	0.00						
Total Deductions		(6.98)					
Net Acres		14.70					
15% Market Factor		(2.21)					
Adjusted Net Acres		12.49		6.8	85		170
<b>TOTAL NET ACRES</b>		<b>108.32</b>					
<b>TOTAL DWELLING UNTI CAPACITY MODERATE DENSITY RESIDENTIAL</b>					<b>517</b>		<b>768</b>
<b>High Density Residential</b>							
<b>R-24 Redevelopable Gross Acres</b>		0.68					
Critical Areas	(0.33)						
10% Rights-of-Way	(0.04)						
5% Public Purposes	(0.02)						
Total Deductions		(0.39)					
Net Acres		0.29					
20% Market Factor		(0.06)					
Adjusted Net Acres		0.23		16.8	4	20.00	4
<b>R-48/O Vacant Gross Acres</b>		24.14					
Critical Areas	(6.10)						
15% Rights-of-Way	(2.71)						
5% Public Purposes	(0.90)						
Total Deductions		(9.71)					
Net Acres		14.43					
15% Market Factor		(2.16)					
Adjusted Net Acres		12.27		31.2	383	42.36	520
<b>TOTAL NET ACRES</b>		<b>12.50</b>					
<b>TOTAL DWELLING CAPACITY HIGH DENSITY RESIDENTIAL</b>					<b>387</b>		<b>524</b>
<b>TOTAL RESIDENTIAL NET ACRES</b>		<b>441.62</b>					
<b>TOTAL RESIDENTIAL CARRYING CAPACITY</b>					<b>1417</b>		<b>1947</b>
<b>Remaing GMA Allocation</b>					<b>1149</b>		<b>1149</b>
<b>Net Surplus</b>					<b>268</b>		<b>798</b>

1. Assumes a minimum required number of units per acre per zone based on Woodinville Municipal Code Title 21.12.030.  
 2. Assumes future densities based on actual past development densities (See Table A3-3 for additional information)



