

**Table A3-4 2001 Supply of Developable Non-Residential Land in the City of Woodinville**

	COMMERCIAL			INDUSTRIAL
	CBD	GB	NB	I
<b>Vacant Land</b>				
Gross Acres	1.97	21.23	5.94	33.26
- Critical Areas	(0.47)	(6.09)	(1.33)	(4.87)
- 10% Rights-of-Way	(0.15)	(1.51)	(0.46)	(2.84)
- 5% Public Purposes	(0.08)	(0.76)	(0.23)	(1.42)
Total Deductions	(0.70)	(8.36)	(2.02)	(9.13)
Net Reduction	1.27	12.87	3.92	24.13
- 15% Market Factor	(0.19)	(1.93)	(0.59)	(3.62)
<b>Net Vacant Acres</b>	<b>1.08</b>	<b>10.94</b>	<b>3.33</b>	<b>20.51</b>
	<b>15.35</b>			<b>20.51</b>
Total Vacant Non-Residential Land	<b>35.86</b>			
<b>Redevelopable Land</b>				
Gross Acres	44.91	31.85	19.13	77.51
- Critical Areas	(4.10)	(5.61)	(0.00)	(9.29)
- 10% Rights-of-Way	(4.08)	(2.62)	(1.91)	(6.82)
- 5% Public Purposes	(2.04)	(1.32)	(0.96)	(3.41)
Total Deductions	(10.22)	(9.55)	(2.87)	(19.52)
Net Reduction	34.69	22.30	16.26	57.99
- 20% Market Factor	(6.94)	(4.46)	(3.25)	(11.60)
<b>Net Redevelopable Acres</b>	<b>27.75</b>	<b>17.84</b>	<b>13.01</b>	<b>46.39</b>
	<b>58.60</b>			<b>46.39</b>
Total Redevelopable Non-Residential Land	<b>104.99</b>			
<b>NON-RESIDENTIAL DEVELOPABLE ACRES</b>				
	<b>COMMERCIAL</b>			<b>INDUSTRIAL</b>
	<b>73.95</b>			<b>66.90</b>
<b>Total Supply</b>	<b>140.85</b>			