

Table A3-6 2001 Employment Carrying Capacity Under the Existing Comprehensive Plan/Zoning Code⁵

	<i>Acres Required per Remaining Allocation</i>	<i>Market Safety Factor³</i>	<i>Total Acres Required</i>	<i>Vacant Acres Available</i>	<i>Redevelopable Acres Available</i>	<i>Total Acres Available⁴</i>	<i>Surplus</i>
City of Woodinville							
Industrial ¹	16.77	4.19	20.96	20.51	46.39	66.90	45.94
Commercial ²	6.99	1.75	8.74	15.35	58.60	73.95	65.21
Total	23.76	5.94	29.70	35.86	104.99	140.85	111.15

Notes:

¹ Includes Manufacturing and Wholesale Transp., Comm., & Utilities.

² Includes Retail Trade, FIRE, Services, and Government/Education.

³ A market safety factor of 25% additional land is used to avoid artificial constraint on real estate values, as defined by *Providing Adequate Urban Area Land Supply*, WA Dept. of Community, Trade and Economic Development, March 1992.

⁴ Includes I, CBD, GB, and NB Zones.

⁵ Updated information is not available for the Grace area.

Source: City of Woodinville 2000 Land Use Survey.

Acreages were calculated from GIS coverages and rounded to the nearest whole number

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