



City of Snoqualmie Urban Growth Area Analysis

Part II: Baseline Analysis and Inventory of Land Uses

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Executive Summary

This phase of the Urban Growth Area (UGA) Study included two main parts: 1) Quantifying the amount of buildable land for non-residential uses in the City of Snoqualmie, and 2) Creating an inventory of land uses in the City and UGA. Key assumptions not included in the main body of this section are included as Appendix A, Key Buildable Land Assumptions. Maps were created for both phases, which indicate total buildable land as well as present uses. These maps are included as Appendix B and Appendix C, respectively, at the end of this section.

The buildable lands analysis was undertaken in order to provide a baseline for how much buildable land exists for non-residential uses in the City, classified as “vacant – buildable” and “under-developed” (also referred to as “redevelopable” throughout this report). The analysis used City-provided GIS information (including data originating from King County databases, such as Assessor data) as well as existing analysis completed by the City. The analysis contained in this report is meant to supplement similar work undertaken by the City of Snoqualmie pursuant to the review and evaluation program (including an inventory of buildable lands) under the Growth Management Act (RCW 36.70A.215).

In order to develop the methodology for this study, CollinsWoerman interviewed Snoqualmie City staff and took into consideration the methodology used by the City to produce a total of the City’s buildable lands. We then adapted this methodology for the purposes of this project. This included, for example, clarifying buildable land, existing uses, and permitted or expected uses in the Snoqualmie Ridge Planning Areas, which consist almost entirely of mixed-use zoning.

This study found 141.3 acres of vacant, buildable land in the City and UGA zoned for or anticipated to be zoned for non-residential uses (e.g., planned commercial/industrial zoned land, parcels planned for schools, hospitals, and other public uses). This land includes both unconstrained developable land and land constrained in part by the floodplain. Our analysis also found 71.4 acres of non-vacant, under-developed land in non-residential zones.

The following table is a summary of the findings of buildable land analysis in this phase of work. A full description of the methodology used to define and quantify each category is included following this section.

Table 1: Summary of Buildable Land Analysis for Institutional and Other Non-Residential Land Uses

Vacant – Buildable	Under-Developed	Total Buildable
141.3 Acres	71.4 Acres (Does not include buildable land classified as vacant)	212.7 Acres (Vacant buildable land plus under-developed land)

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The second part of this phase of work focused on identifying current land uses, classifying these uses according to specific categories, and quantifying the amount of land in specific uses. This included a detailed review of most-current available parcel data cross-checked with a number of other data sources including the King County iMap/Parcel Viewer, county land records, ownership data, aerial imagery, City land use designations, City maps and policy documentation, and input from City of Snoqualmie staff. A documentation of the methodology used to determine current land uses is provided in the section below.

Methodology

Buildable Lands Analysis – Institutional and Other Non-Residential Land Uses

This buildable lands analysis considered land within the City of Snoqualmie limits as well as land within the Urban Growth Area, classifying land as “vacant – buildable” and an estimation of the amount of land considered “under-developed,” in the City of Snoqualmie.

Along with CollinsWoerman’s analysis of buildable land, existing data and analysis were also used for this portion of the project. Because the scope of this project is focused on quantifying land available for institutional and other non-residential uses, we completed a buildable lands analysis for areas of the City with developable land in zoning other than residential. City of Snoqualmie staff provided additional analysis of buildable land for all areas of the City and UGA, the results of which were used to verify and/or supplement the CollinsWoerman analysis. City staff were consulted on an ongoing basis to identify any inconsistencies in our respective analyses, and revisions were made as appropriate.

Another key objective of supplementing the City’s buildable lands analysis was to provide clarity for how much buildable land exists in areas of the City zoned “Mixed Use”. Snoqualmie Ridge I & II and Snoqualmie Falls Planning Areas have significant areas zoned Mixed-Use. All of the areas in the City with Mixed-Use zoning are subject to an approved “Mixed Use Final Plan” which specifies the land use plan and other conditions of approval, and are further subject to a set of project-specific development standards. The development standards specify allowable uses, as well as densities, setbacks, and other design and development requirements for the different land use areas approved in the Final Plan. Though these mixed-use zones (Snoqualmie Ridge, Snoqualmie Ridge II, and Kimball Creek Village) contain predominantly residential uses, non-residential uses are permitted and have been developed on specific parcels. Using data from the King County Assessor website, City documentation, and input from City staff, we made a determination of how much vacant land was available for development for institutional and other non-residential uses in these areas.

In order to determine whether land zoned for non-residential uses should be classified as “Vacant – Buildable,” or “Vacant – Unbuildable,” we used City-provided GIS data as well as most recent available parcel data downloaded directly from the King County GIS website joined with King County tax accounts records from July, 2011. Using these data sets we were able to determine the total amount of land within each parcel area that was either developed or vacant. Land classified as vacant in the parcel data

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from the King County GIS portal was cross-checked with the most current available information from the King County Assessor, including present use information and the legal description of parcels in question. By doing so, we were able to confirm whether vacant land was actually developable or if the land was part of an open space buffer, sensitive area tract, or otherwise unbuildable. Our findings were then reviewed by multiple City of Snoqualmie staff members (including senior staff) for accuracy.

The methodology for the analysis of vacant parcels zoned for non-residential use in the City of Snoqualmie and the UGA included the following steps:

- 1) Identification of all parcels designated “vacant” by the King County Assessor’s office in the most recent available tax parcel records (July, 2011)
- 2) Identification of all vacant parcels zoned for uses other than residential. In the case of Planning Areas with mixed-use zoning, this included review of parcel-specific information provided by the City of Snoqualmie.
- 3) Categorization of vacant parcels by zoning; in cases of vacant parcels in mixed-use zoning, a determination of land use category was made based upon regulations applicable to specific parcels and conversations with City of Snoqualmie senior staff.
- 4) Identification of all parcels zoned or otherwise designated by the City as “Open Space.”
- 5) Identification of all parcels with no present land use noted in King County Assessor data.
- 6) Identification of publicly owned parcels (City, County and School District).
- 7) Cross-check / audit of all parcels identified in the above categories using the most current detailed property information available from the King County Assessor, including legal description, to determine if these parcels should be classified as “vacant – buildable” or “vacant – unbuildable”.
- 8) Where additional clarification was needed, we utilized additional City-provided maps, photo-documentation, and direct input from City planning and GIS staff.

Estimate of Under-Developed / Redevelopable Parcels

Our estimate of under-developed land considered only those parcels in the City and UGA in zones other than residential, planned residential, open space, resource extraction or utility park. Land defined as under-developed was considered to be redevelopable for the purposes of this analysis. Therefore “under-developed” and “redevelopable” are used interchangeably to define the same parcels in this analysis.

In order for properties to be considered “under-developed,” we used the criteria of the improvement value of a given parcel being less than half the value of the land.¹ Because vacant land had already been considered in the buildable land analysis, this analysis only included non-vacant parcels (i.e., the parcels had an improvement value of more than zero), excluding sensitive areas, open space, parks, and other

¹ This is the same threshold used by the City of Snoqualmie to determine whether or not a given parcel in a commercial zone should be considered redevelopable.

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non-developable land with small improvements such as utilities or restrooms. Judging whether or not a given parcel is “under-developed” is not an exact science, and numerous variables ultimately determine the highest and best use. The metric used for this analysis provides an estimate of the number of parcels with additional development potential.

A full analysis of the present land uses for all planning areas in the City and the UGA was conducted following the buildable lands analysis. This included an audit of all vacant land throughout the City to determine its present use and, where possible, anticipated future use. A description of this process is included following this section.

Land Use Inventory

After determining the amount of vacant land in each planning area, Part II of this analysis included an inventory of all current land uses in the City. These uses were determined by referencing current King County Assessor parcel data and the associated “present use” denoted for each parcel. Uses were then aggregated from approximately 30 categories to 15 categories. A detailed review of present uses was performed in order to develop an accurate representation of current land uses. A parcel data set provided by the City combined with most-recent available County parcel information was reviewed for consistency. All parcels classified by the Assessor as having no present use or “vacant,” as well as parcels identified in the data set with inconsistent or missing land use designations were audited and present use determined by using the King County iMap/Parcel Viewer, county land records, ownership data, City land use designation, and aerial imagery. In some cases additional documentation, such as City Council resolutions, development regulations, and City maps were reviewed in order to determine present use. This was necessary to verify some uses in Snoqualmie Ridge, for example. These steps were undertaken to varying degrees, as necessary, for parcels in the City as well as in the urban growth area. Updates were then made to GIS data to produce a present land use map (Exhibit A). Land uses and their total acreage are also presented in tabular form as Table 7, *Current Land Uses by Planning Area*.

Additional notes concerning the determination of current land use include:

- Parcels with HYDR (i.e. water) listed as part of the parcel number are excluded from the map.
- Three parcels immediately north of the PSE Planning Area are planned for utility use, and categorized as such for this map.
- Both existing and planned schools are classified as “school” in terms of present land use

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Buildable Land Analysis – Findings

Non-Residential Buildable Land Within City Limits and the UGA

As stated above, CollinsWoerman worked in conjunction with the City of Snoqualmie to perform a buildable lands analysis for the City and its UGA. The results of our analysis (which includes analysis and data provided by the City of Snoqualmie) are provided below. A map displaying the location and total acreages of vacant buildable land, as well as redevelopable land, is included as Appendix B at the end of this section.

Land in each Planning Area determined to be vacant or redevelopable was assigned to a discrete category based upon zoning and allowed or expected uses – retail, industrial, and office/hospitality. Office and hospitality supply acreages were combined in order to relate directly to demand data derived from PSRC employment projections (utilized in Phase III of this analysis), since projected office and hospitality employment was contained in the same category. Vacant or redevelopable parcels assigned to one category – for example, retail – were not assigned to any other category, such as office / hospitality. Assumptions were made regarding the expected use of parcels where multiple uses were permitted. This expected use was based on information provided directly by the City.²

Snoqualmie Ridge Planning Areas (Snoqualmie Ridge I & II):

The results of our analysis in terms of total buildable land zoned for mixed-use were very closely matched with the City's buildable lands analysis of these areas. Our analysis created additional specificity for the anticipated use of buildable land, classified either "Institutional" or "All Other Non-Residential Uses."

Uses considered "institutional" for this analysis included the following:

- Snoqualmie Ridge I: Existing police station, library, elementary school and soon-to-be-built community center (all considered "occupied," and therefore not buildable).
- Snoqualmie Ridge II: Two future school sites (vacant – buildable, owned by the School District) and future hospital site (considered occupied given that site has been acquired by the hospital district and site work has commenced).

Parcels with future uses considered "all other non-residential" for this analysis included parcels in the Snoqualmie Ridge Business Park (SR I) and "S-21" / "S-23" parcels designated retail/commercial (SR II).

² In the case of parcels in mixed-use zoning (such as those in the Snoqualmie Ridge or Snoqualmie Falls Planning Areas), parcels were categorized based upon allowed uses and "expected uses," which were determined after conversations with City of Snoqualmie senior staff.

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Table 2 & 3: Summary of Buildable Land Analysis for Non-Residential Land Uses in Snoqualmie Ridge Planning Area I & II

Snoqualmie Ridge I

Land Status	Total buildable land (in acres) by use category				
	Total	Institutional	Retail	Office/Hospitality	Light Industrial / Flex
Vacant - Buildable	21.8	0.0	2.5	17.4	1.9
Redevelopable	0.0	0.0	0.0	0.0	0.0

Snoqualmie Ridge II

Land Status	Total buildable land (in acres) by use category				
	Total	Institutional	Retail	Office/Hospitality	Light Industrial / Flex
Vacant - Buildable	57.6	51.0	5.8	0.8	0.0
Redevelopable	0.0	0.0	0.0	0.0	0.0

*Snoqualmie Ridge 1 & 2 Planning Areas – Total developable land available for institutional and non-residential use: **79.4 acres**, including 51 acres classified as “institutional” (see definition above).*

Snoqualmie Falls Planning Area

The Snoqualmie Falls Planning Area includes approximately 83 acres of land zoned for non-residential use, including Mixed Use, Planned Residential and Planned Commercial/Industrial. Within the mixed use zone, approximately 1.6 acres were classified as “all other non-residential” in our analysis, none of which was vacant developable. The Planned Residential and Planned Commercial/Industrial zoned area is across SR202 from the existing Salish Lodge and Spa. Both the Salish and this property are owned by the Muckleshoot Tribe (not trust land). The property is subject to a Development Agreement between the City and the Tribe that allows for development of 175 residential units and a conference hotel.

Retail use is limited to a restaurant within the hotel. Approximately 10 acres is subject to this Development Agreement, out of which approximately 8 acres would be used for the hotel facilities, parking, and access – the remaining 2 acres would be used for stormwater utility and open space use.

Table 4: Summary of Buildable Land Analysis for Non-Residential Land Uses in the Snoqualmie Falls Planning Area

Land Status	Total buildable land (in acres) by zoning category				
	Total	Institutional	Retail	Office/Hospitality	Light Industrial / Flex
Vacant - Buildable	8.0	0.0	0.0	8.0	0.0
Redevelopable	0.0	0.0	0.0	0.0	0.0

*Snoqualmie Falls Planning Area – Total land available for non-residential use: **8.0 acres** (no developable land available for institutional uses).*

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Historic Snoqualmie:

Historic Snoqualmie is largely built-out, and the floodplain and floodway limit the potential for new development. City planning policies discourage significant new development in flood-prone areas such as the Historic Snoqualmie Planning Area. Redevelopable land figures include .4 acres of land in the floodway, which severely restricts redevelopment potential.

Table 5: Summary of Buildable Land Analysis for Non-Residential Land Uses in the Historic Snoqualmie Planning Area

Total buildable land (in acres) by zoning category					
Land Status	Total	Institutional	Retail	Office/Hospitality	Light Industrial / Flex
Vacant - Buildable	3.0	0.0	1.0	2.0	0.0
Redevelopable	4.3	0.0	2.8	0.6	0.9

Historic Snoqualmie Planning Area – Total land available for institutional and non-residential use: 7.3 acres (no developable land available for institutional uses).

Meadowbrook:

The Meadowbrook Planning Area contains no vacant buildable land zoned for non-residential use, but does contain some redevelopable land zoned for planned commercial / industrial (PCI) use.

Table 6: Summary of Buildable Land Analysis for Non-Residential Land Uses in the Meadowbrook Planning Area

Total buildable land (in acres) by zoning category					
Land Status	Total	Institutional	Retail	Office/Hospitality	Light Industrial / Flex
Vacant - Buildable	0.0	0.0	0.0	0.0	0.0
Redevelopable	0.0	0.0	0.0	0.0	6.1

Meadowbrook Planning Area – Total land available for institutional and non-residential use: 6.1 acres (no developable land available for institutional uses).

Urban Growth Area (outside of City limits):

Snoqualmie Hills:

The Snoqualmie Hills Planning Area contains mostly residential parcels in rural zoning, with some notable exceptions such as the Snoqualmie Casino. Except for the recently annexed PSE substation site, this planning area is currently unincorporated. The City's comprehensive plan designates this area for

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residential uses, based on the existing zoning and existing pattern of residential land use. For the purposes of this report, the Snoqualmie Hills Planning Area contains no vacant land zoned for non-residential uses. Several parcels currently in rural residential use will be used as part of a new utility park in the future, but these uses (utility) were not considered as part of our buildable land analysis in terms of land supply.

Table 7: Summary of Buildable Land Analysis for Non-Residential Land Uses in the Snoqualmie Hills Planning Area

Total buildable land (in acres) by zoning category					
Land Status	Total	Institutional	Retail	Office/Hospitality	Light Industrial / Flex
Vacant - Buildable	0.0	0.0	0.0	0.0	0.0
Redevelopable	0.0	0.0	0.0	0.0	0.0

*Snoqualmie Hills Planning Area – Total vacant developable land available for institutional and non-residential use: **0.0 acres***

Mill Planning Area:

The Mill Planning Area is expected to be annexed by the City in the near future. Zoning and land uses for the purpose of this analysis were subject to assumptions regarding expected use. In addition, a large portion of the Mill site (approximately 120 acres) is currently in use by Dirtfish Rally School. According to the City's current buildable lands analysis, future land uses in the Mill Planning Area are likely to include approximately 355 acres of area in the 100-year FEMA floodway to be zoned Open Space, which allows for low-intensity commercial agriculture and recreation uses. 299 acres are to be zoned Planned Commercial/Industrial upon annexation, with 51 acres of vacant land and 61 acres of redevelopable land available (after removing land affected by critical areas, as well as land required for landscape buffers, parks, and ROW).

Table 8: Summary of Buildable Land Analysis for Non-Residential Land Uses in the Mill Planning Area

Total buildable land (in acres) by zoning category					
Land Status	Total	Institutional	Retail	Office/Hospitality	Light Industrial / Flex
Vacant	51.0	0.0	0.0	25.5	25.5
Redevelopable	61.0	0.0	0.0	30.5	30.5

*Mill Planning Area – Total vacant developable land available for institutional and non-residential use: **112.0 acres** (no developable land available for institutional uses).*

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Estimated Percent Under-Developed / Redevelopable Land:

Out of the 5,690 acres in the City and UGA, a total of **71.4 acres** of land *in parcels zoned other than residential, planned residential, open space, or utility park* was found to be under-developed, using the criteria of the improvement value being less than half the value of the land. This land only included non-vacant parcels (i.e., the parcels had an improvement value of more than zero). 61 of these acres are located in the Mill Planning Area. This brings the total percentage of under-developed land in non-residential zoning to approximately 1% of the land in the City and the UGA by this analysis methodology.

Current Land Use Inventory

CollinsWoerman performed a full land use inventory analysis for land within the City and the UGA to develop an accurate representation of current land uses and their distribution throughout the City. A map of current land uses, including a summary of buildable land by planning area, is provided as *Appendix C: Current Land Use Map*. A table including total acreages of vacant and redevelopable land, by planning area and zoning category, is included below. As mentioned previously in this report, assumptions were made regarding the expected use of parcels where multiple uses were permitted.

Table 9: Land Use Inventory Summary

Total acreages for all categories of vacant and redevelopable non-residential land are included below:

Planning Areas	Total Acresages of Buildable Vacant and Redevelopable Land Zoned for Non-Residential Uses					
	Land Status	Supply	Zoning category			
			Institutional	Retail	Office/Hospitality	Light Industrial/Flex
Historic Snoqualmie						
	Vacant	3.0	0.0	1.0	2.0	0.0
	Redevelopable	4.3	0.0	2.8	0.6	0.9
Snoqualmie Ridge 1						
	Vacant	21.8	0.0	2.5	17.4	1.9
	Redevelopable	0.0	0.0	0.0	0.0	0.0
Snoqualmie Ridge 2						
	Vacant	57.6	51.0	5.8	0.8	0.0
	Redevelopable	0.0	0.0	0.0	0.0	0.0
Snoqualmie Hills						
	Vacant	0.0	0.0	0.0	0.0	0.0
	Redevelopable	0.0	0.0	0.0	0.0	0.0
Snoqualmie Falls						
	Vacant	8.0	0.0	0.0	8.0	0.0
	Redevelopable	0.0	0.0	0.0	0.0	0.0
Meadowbrook						
	Vacant	0.0	0.0	0.0	0.0	0.0
	Redevelopable	6.1	0.0	0.0	0.0	6.1
Mill						
	Vacant	51.0	0.0	0.0	25.5	25.5
	Redevelopable	61.0	0.0	0.0	30.5	30.5
Total land supply by category:	Vacant	141.3	Institutional	Retail	Office/Hospitality	Light Industrial/Flex
	Redevelopable	71.4				
	Total	212.7	51.0	12.1	84.8	64.9

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Appendices

Appendix A: Key Buildable Land Assumptions

Appendix B: Buildable Vacant and Redevelopable Land Map - Currently Zoned Non-Residential

Appendix C: Present Land Use Map for the City of Snoqualmie and UGA

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Appendix A: Key Buildable Land Assumptions

To plan for projected population and employment targets, the City of Snoqualmie Planning Department initiated a land capacity assessment that applied known data restrictions to land within the City and its assigned Urban Growth Areas (UGAs). Where possible, the Department worked with the City GIS analyst to assess development potential on the parcel level.

CollinsWoerman utilized portions of this buildable lands analysis while completing Parts II and III of the UGA Analysis. The methodology for the CollinsWoerman analysis of buildable land is described in Part II of the analysis. Key assumptions for the scope of work performed for this analysis are included below.

Designating Developable Areas

The City's buildable land process included sorting land by its development potential and assigned Land Use Designations in various City Planning Areas, including the following definitions: Vacant, unconstrained; vacant floodplain developable; occupied but redevelopable; vacant sensitive, undevelopable; and occupied. For the purpose of this report, all vacant land zoned for non-residential use was considered developable for the purpose of the supply-demand analysis, with the exception of land with pending development agreements, rezoning (for example, for utility uses), or in the case of land zoned for institutional uses, reserved for future use in that classification. All parcels considered vacant were also subject to suitability analysis following the supply-demand analysis.

The following elements of the City's analysis were considered for this report:

Vacant, Unconstrained: The areas of these parcels unoccupied by non-developable sensitive areas & buffers were added together as "unconstrained".

Vacant Floodplain, Developable: Parts of these parcels within the floodplain, and not within other buffered sensitive areas, were added together under their own category as the floodplain carries unique development restrictions. However, as mentioned, both categories of vacant land were considered in the same general category of vacant land for the first phase of the supply-demand analysis.

Occupied but Redevelopable:

- Parcels in designated commercial land uses/zones, whose appraised Improvement Value was less than half the Land Value, were considered redevelopable.³
- Reported redevelopable acreages, based on input from City staff. In a limited number of cases, notably with regard to the Mill planning area, definitions of "redevelopable" based on an improvement value to land value metric were not necessarily appropriate, given the complexity of the property.

Vacant Sensitive, Undevelopable:

- Parts of these parcels within the floodway, or within other sensitive areas and their respective buffers (by planning area), were added together as undevelopable.

³ Calculations used King County Assessor tables current as of July, 2011.

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- The only exception for the floodway was for a small number of commercially zoned properties with a current residential land use. The floodway bars most redevelopment as it is difficult to alter the building footprint. However, these select parcels could redevelop within the same building footprint with a change of land use, affecting population and employment projections.

Occupied Acres: If parcels did not meet the criteria for redevelopable, their areas (minus the buffered sensitive areas) were considered occupied.

Key Developable Land Assumptions by Planning Area

Ridge I

- Retail redevelopment was predicted for BSIP lot 12. The total developable acreage used for this analysis was 2.5 acres, with Chase Bank occupying approximately 1.6 acres and approximately .4 acres subtracted for the Parkway buffer.
- Office Park development was predicted for BSIP lots 5, 7, 11, 13, 14, and 19. The developable area of BSIP lot 19 was reduced to .75 acres due to a lot line adjustment that will provide a portion of lot 19 to lot 20, as well as Parkway and utility buffers that reduce the developable acreage. A predictive ratio of 23 employees/acre was used for office uses.
- Light Industrial development was predicted for BSIP lot 4 (1.9 acres developable). Accordingly, a predictive ratio of 10 employees/acre was used.
- BSIP parcels 8, 9, 15, 18, and 20 were considered occupied, either due to existing development subject to re-occupancy or planned new development

Ridge II

- There are three parcels planned for commercial land use, each prefaced with the beginning parcel numbers 022307: 9067; 9076; and 9077. Acreage on all parcels was reduced by 20% to allow for future ROW development.
- Parcel 022307-9067 was predicted for retail development, and its flat acreage reduced from 5 to 2.5 acres due to a wetland and planned stormwater retention pond at this site. From parcel 022307-9077, 2.1 acres (from its 5.7 acres total) was predicted for retail development. .75 acres of parcel 022307-9077 was predicted for office uses.
- Parcel 022307-9076 is currently being developed for a new Snoqualmie Valley Hospital facility, and was considered occupied.
- 51 acres of institutional land set aside for a planned middle school and elementary school were considered to be occupied.

Snoqualmie Hills

Three parcels totaling 15 acres zoned rural residential were designated “Utility” in anticipation of a planned PSE utility park.

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Snoqualmie Falls

- Approximately 23 acres of land currently zoned rural residential but owned by Puget Sound Energy were considered “utility,” due to planned development for this use.
- Approximately 10 acres of the Snoqualmie Falls Planning Area is subject to a development agreement for expansion of the Salish Lodge and Spa, out of which approximately 8 acres would be used for the hotel facilities, parking, and access – the remaining 2 acres would be used for stormwater utility and open space use.

Mill Planning Area

- Using City-provided analysis, the initial calculation of buildable land for the Mill Planning Area included 120 acres considered “occupied but redevelopable,” and 75 acres considered “vacant, developable.” From the 120 acres considered redevelopable, 59 acres were removed for critical areas, parks, and ROW; from the 75 acres considered vacant and developable, 24 acres were removed for the same considerations. This brought the final total for redevelopable land to 61 acres, and the final total for vacant land to 51 acres, for a total of 112 acres of buildable land.
- Approximately 80 acres north of the planned annexation area were assumed to be unavailable for further development, as this area has been recommended for removal from the UGA.

Other Areas

For the Rattlesnake Ridge Planning Area, it was assumed that Forestry Resources would remain undeveloped through 2032. For the Meadowbrook Planning Area, it was assumed that Resource Extraction uses would remain in place for this planning period.

Sensitive Areas

Current suspected streams, wetlands and steep slopes were delineated throughout the City to help define developable areas; current likely buffered areas, as defined by Snoqualmie Municipal Code, were included where data was sound enough for reasonable additional assumptions. Areas within master-planned areas such as Snoqualmie Ridge already included wetland buffers as part of the development agreements, and so were not buffered separately as part of this analysis. Both King County and City data were used to delineate wetlands and streams. Steep slopes were identified using city-provided data.

Streams

- All City and UGA suspected streams were buffered 50 feet, assuming their status as a Class 2 stream without salmonids. Stream buffers are defined in SMC 19.12.170, subsection D. The Snoqualmie River is a Class 1 stream and was assumed to have a minimum 100 foot buffer.
- King County GIS data was utilized to display stream locations on maps included with this report.

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Wetlands

- All suspected downtown wetlands were buffered 100 feet, the High Impact buffer distance for a Category I Wetland with a high level of function, so as to be conservative on development projections. Wetland buffers are defined in SMC 19.12.180, subsection G.
- The Mill Pond and its projected 150 foot buffer were largely within the floodway; as such, the floodway of the Mill planning area was all classified as a sensitive area. Wetlands to the North of Mill Planning area were addressed independently due to additional information from a site visit. General wetland buffers are defined in SMC 19.12.180, subsection G.
- Other UGA wetlands were identified and buffered 100 feet.
- GIS data relevant to wetland location was provided by the City of Snoqualmie and King County.

Steep Slopes

- All UGA Steep Slope Hazard Areas, or believed slopes of 40 percent or greater, were derived from LIDAR data and classified as sensitive areas for this exercise. They were not buffered 50 feet as projected in SMC 19.12.140, subsection B, as the ability to make that assumption from LIDAR data is difficult due to the high resolution and known anomalies associated with the data. It was assumed the indicated steep slopes area was sufficient for estimating future development restrictions without additional buffering.

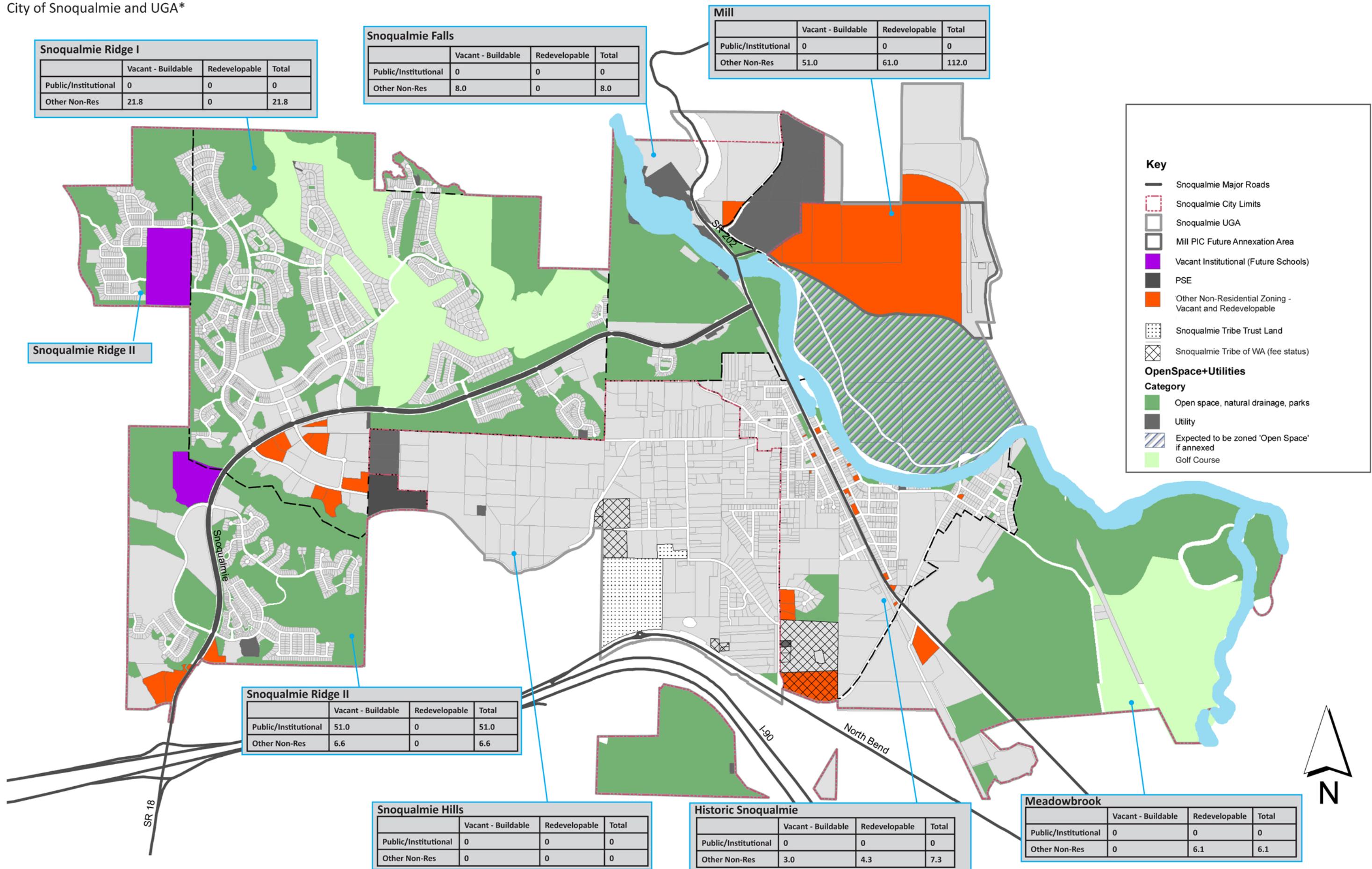
Floodplain/Floodway

- Floodplain acreages are tracked for their varying impact of development potential. **Floodplain** delineation is pertinent mostly for residential areas, as it significantly reduces the dwelling unit/acreage potential of re-developments. **Floodway** areas prohibit new residential development, but new commercial developments are allowed provided they meet the no-rise requirement as defined in SMC 15.12.170 and/or are commercial uses developing within the existing building footprint of a previously residential land use. Floodway development is subject to significant restrictions, which are described in Phase III of this report.

Snoqualmie Ridge I & II Sensitive Areas

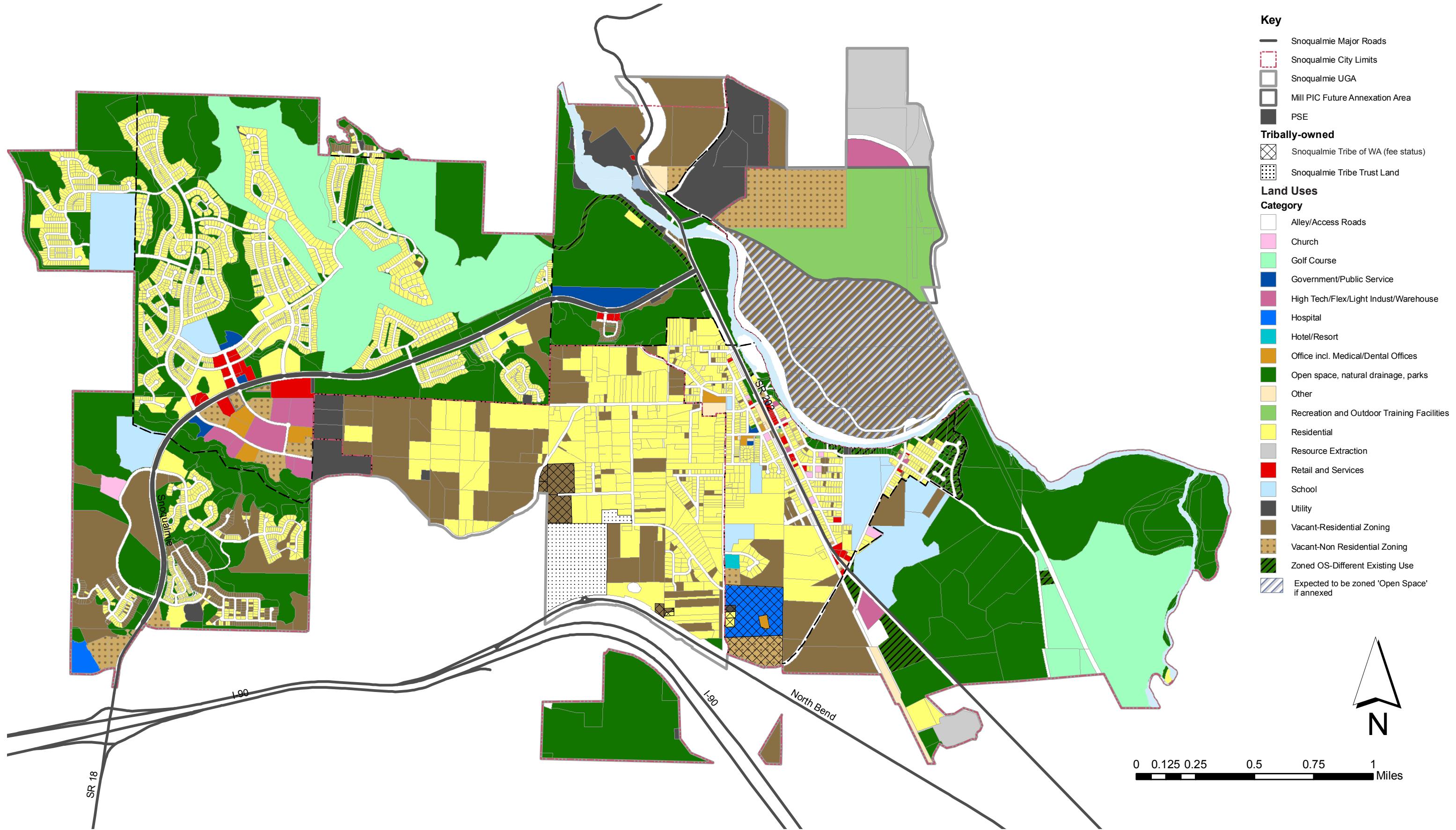
- As sensitive areas and their buffers were already delineated in Ridge development proposals, assumptions used these original delineated buffers, and additional buffering not conducted for Snoqualmie Ridge I & II sensitive areas.

Buildable Vacant and Redevelopable Land - Currently Zoned Non-Residential
City of Snoqualmie and UGA*



*Land use representation is based upon both City-provided analysis as well as independent analysis by CollinsWoerman. Not all Snoqualmie Ridge Business Park acreage displays are spatially or legally exact, and should be interpreted solely as representing a demonstration of approximate real developable acreages that account for site constraints.

Present Land Use Map for the City of Snoqualmie and UGA*



*Land use representation is based upon both City-provided analysis as well as independent analysis by CollinsWoerman. See Phase II: Baseline Analysis document for a full explanation of methodology. Not all Snoqualmie Ridge Business Park acreage displays are spatially or legally exact, and should be interpreted solely as representing a demonstration of approximate real developable acreages that account for site constraints.