

Annotated City Spreadsheets

PROPERTY ID	PROPERTY SQ FT*	GROSS FAR SQ FT	EXISTING COMMERCIAL SQ FT*	FAR SQ FT MINUS EXISTING COMM'L SQ FT	GEATER OF EXISTING (NNL) OR FAR	NOTES
Is Corp-7525 SE 24th Street	61,570	16,150	0	16,150	16,150	Some restaurant space on ground floor; offices above
Haps-2411 76th Ave SE	11,700	3,069	1,032	2,037	3,069	
White 2448 76th Ave SE	42,245	11,081	2,343	8,738	11,081	
Starbucks	19,257	5,051	1,875	3,176	5,051	
Chevron	19,886	5,216	876	4,340	5,216	
Tully's	12,230	3,208	1,168	2,040	3,208	
D&E Invest (Sano)	39,134	10,265	14,723	(4,458)	14,723	
Tabit	37,858	9,930	6,644	3,286	9,930	
Vacant	6,148	1,613	0	1,613	1,613	
Key Bank	34,660	9,091	0	9,091	9,091	
Windermere	40,795	10,700	0	10,700	10,700	
Met Market	119,354	31,307	37,076	(5,769)	37,076	
Walgreens	75,794	19,881	32,243	(12,362)	32,413	
US Bank	39,311	10,311	0	10,311	10,311	
McDonald's	39,302	10,309	4,644	5,665	10,309	
Christ. Sci. Church	12,775	3,351	0	3,351	3,351	
Qwest	22,769	5,972	0	5,972	5,972	
Shell	16,480	4,323	2,285	2,038	4,323	
Wells Fargo	42,175	11,062	0	11,062	11,062	
Newell Court	20,000	5,246	2,542	2,704	5,246	
Rite Aid	121,712	31,925	39,526	(7,601)	39,526	
QFC	88,672	23,259	29,152	(5,893)	29,152	
Avellino	17,744	4,654	850	3,804	4,654	
Baskin Robbins	7,200	1,889	952	937	1,889	
Banner Bank	19,800	5,194	0	5,194	5,194	
Bank of America	43,946	11,527	0	11,527	11,527	
Corry's/Florist	14,314	3,755	3,776	(21)	3,776	
Islandia	55,916	14,667	23,700	(9,033)	23,700	

284,006

205,407

329,313

Additional over actual current retail SF

123,906 ***

Post-2005 Developments: Redevelopment unlikely for decades

PROPERTY ID	PROPERTY SQ FT*	GROSS FAR SQ FT	EXISTING COMMERCIAL SQ FT*	NET FAR SQ FT	GEATER THAN>NNL OR FAR
Hadley	82,020	21,514	8,200	13,314	21,514
Aviara	85,096	22,321	9,725	12,596	22,321
Aljoya	56,374	14,787	-	14,787	14,787
The Mercer	113,660	29,813	15,031	14,782	29,813
77 Central	76,884	20,167	13,580	6,587	20,167
Island Square	12,230	3,208	1,168	2,040	3,208
King Property (Xing Hua)	63,780	16,729	19,136	(2,407)	16729
3010 Building	22,148	5,809	-	5,809	5809

66,840 134,347

Total Commercial 272,247 ** 463,660
 Add'l "Supportable" Retail per Study 37,200
 Total Target Comm'l SF per FAR Analysis **309,447**
 % over actual current comm'l SF 191,413 ****
 % over actual plus "supprtable" comm'l SF 154,213 *****

Staff is excluding the stand-alone banks and other similar services (RE offices) from inventory, but there are banks/RE offices in the post 2005 projects.

COMMENTS:

* King County Assessor Data

** City calc in Slide 17 says this SF# is 309,560; there appears to be a problem in the SF # & resulting analysis: if the SF# is incorrect, the FAR # is incorrect.

*** Another potential issue is that the "greater of FAR or>NNL" approach yields commercial space that is 123,906 SF more than the existing SF for the un-redeveloped areas of TC.

**** When you include the redeveloped areas, the additional SF is 191,413.

***** The additional SF drops to 154,213 if you include the "supportable" SF in the baseline.

The question is, does the Council intend to legislate that amount of additional SF of commercial space? That appears inconsistent with the original concept of the FAR.