

About this comparison table

*An early version of this comparison table was provided to the Planning Commission in the agenda packet for November 3, 2021, and again in response to a request from Vice-Chair Murphy on January 31, 2022.

*The table has been updated with clarifying headers and with some clarifying property IDs. Additionally, the existing commercial sq ft numbers have been reviewed again using King County Assessor's data and updated where necessary.

*This comparison exercise was conducted in response to the Planning Commission's request to compare current retail sq ft of certain parcels to the sq ft if they redevelop under the commercial FAR.

*The existing property sq ft and commercial sq ft numbers were pulled from the King County Assessor.

*The gross FAR sq ft is calculated by multiplying each property sq ft by the commercial FAR of .2623.

*The net FAR sq ft is calculated by subtracting the existing commercial sq ft from the gross FAR sq ft

*Properties listed with existing commercial sq ft have sq ft of the King County Assessor's categories that align most closely to the eligible uses of retail, restaurant, and personal services.

*Properties with no existing commercial sq ft have no sq ft of the King County Assessor's categories that align most closely to the eligible uses of retail, restaurant, and personal services.

PROPERTY ID	EXISTING PROPERTY SQ FT*	GROSS FAR SQ FT	EXISTING COMMERCIAL SQ FT*	NET FAR SQ FT
Island Corporate Center	61,570	16,150	-	16,150
HAP'S Burgers & Taps	11,700	3,069	1,032	2,037
Robert E. White Building	42,245	11,081	2,343	8,738
Starbuck's	19,257	5,051	1,875	3,176
Chevron	19,886	5,216	876	4,340
Tully's	12,230	3,208	1,168	2,040
D&E Invest (Boyd Building)	39,134	10,265	14,723	(4,458)
Tabit	37,858	9,930	6,644	3,286
Vacant	6,148	1,613	-	1,613
Key Bank	34,660	9,091	-	9,091
Windermere	40,795	10,701	-	10,701
Met Market	119,354	31,307	37,076	(5,769)
Walgreens	75,794	19,881	32,243	(12,362)
US Bank	39,311	10,311	-	10,311
McDonald's	39,302	10,309	4,644	5,665
First Church of Christ, Scientist	12,775	3,351	-	3,351
Qwest	22,769	5,972	-	5,972
Shell	16,480	4,323	2,285	2,038
Wells Fargo	42,175	11,063	-	11,063
Newell Court	20,000	5,246	2,542	2,704
Rite Aid	121,712	31,925	39,526	(7,601)
QFC	88,672	23,259	29,152	(5,893)
Avellino	17,744	4,654	850	3,804
Baskin Robbins	7,200	1,889	952	937
Banner	19,800	5,194	-	5,194
Bank of America	43,946	11,527	-	11,527
Corry's/MI Florist	14,314	3,755	3,776	(21)
Islandia	55,916	14,667	23,700	(9,033)

* Pulled from King County Assessor's data

About this comparison table

*An early version of this comparison table was provided upon request from Vice-Chair Murphy on Friday, February 4.

*This comparison exercise uses the same methodology as the one used in sheet 1 of this spreadsheet.

*The existing property sq ft and commercial sq ft numbers were pulled from the King County Assessor.

*The gross FAR sq ft is calculated by multiplying each property sq ft by the commercial FAR of .2623.

*The net FAR sq ft is calculated by subtracting the existing commercial sq ft from the gross FAR sq ft.

*The parcels analyzed in this table are the remaining parcels included in the map of parcels subject to the revised commercial FAR OR no net loss requirement.

*Properties listed with existing commercial sq ft have sq ft of the King County Assessor's categories that align most closely to the eligible uses of retail, restaurant, and personal services.

*Properties with no existing commercial sq ft have no sq ft of the King County Assessor's categories that align most closely to the eligible uses of retail, restaurant, and personal services.

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

* Pulled from King County Assessor's data