

MEMORANDUM

To: John Coleman, AICP, Planning Director, Sedro-Woolley Planning Department
From: Andrea Logue & Eric Hovee
Subject: Buildable Land Inventory of Southeastern Area to be Removed from the Sedro-Woolley UGA
Date: August 25, 2015

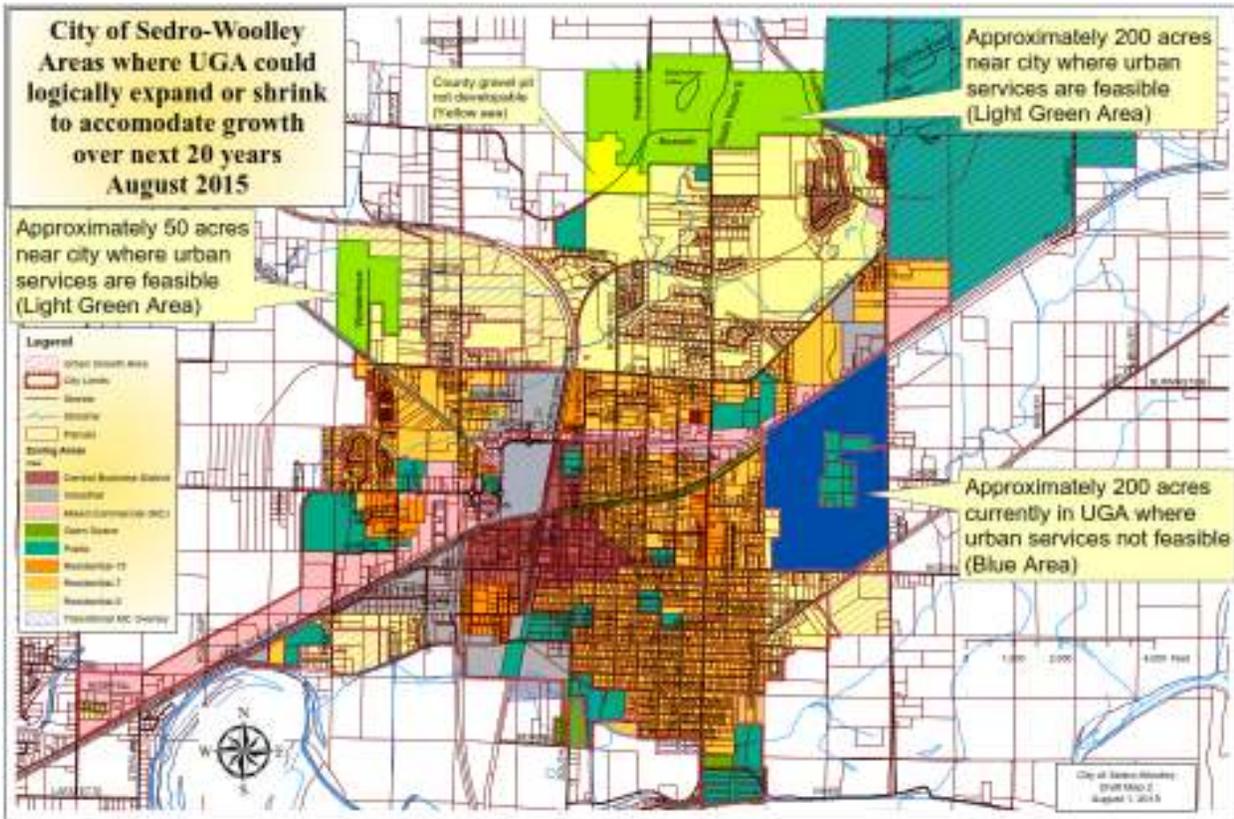
As an added task subsequent to the 2015 Sedro-Woolley Buildable Land and Land Capacity Analysis Report, the City of Sedro-Woolley has requested E. D. Hovee & Company, LLC (EDH) to calculate the buildable land in an area on the southeastern quadrant of the Sedro-Woolley UGA that is being considered for removal from the existing UGA. This memorandum summarizes the background of a proposed land exchange and the buildable land inventory of a portion of the existing UGA.

BACKGROUND

The City of Sedro-Woolley is working in consultation with Skagit County to considering removing acreage from the southeastern quadrant of the UGA. It has been determined this land is not buildable due to circumstances of existing low density development and high cost of infrastructure limiting the extension of sewer services to the area. In exchange, there are two separate target areas with to the north and northeast of the UGA that are under consideration for potential inclusion in the UGA.

The map on the following page depicts the land areas proposed for possible exchange. The focus of the buildable land calculations in this memorandum is on the 'Blue Area' in the southeast quadrant proposed for removal from Sedro-Woolley's UGA.

Sedro-Woolley UGA Land Exchange



Source: City of Sedro-Woolley.

BUILDABLE LAND INVENTORY

The buildable land inventory of the land currently in the southeastern quadrant of the UGA is consistent with the methodology as described in the 2015 Sedro-Woolley Buildable Land and Land Capacity Analysis Report.

As depicted by the following chart, tax lots within the southeastern quadrant of the Sedro-Woolley UGA encompass just over 170.3 acres. An estimated 79% of this portion of the UGA is already developed with less than 1% as unbuildable or constrained, leaving 21% of the UGA (35 acres) as potentially buildable – whether on fully vacant or partially vacant lots. The 35 acres can be considered as gross land capacity – before taking into account infrastructure and market factors to arrive at net developable capacity.

Southeastern Quadrant of Sedro-Woolley UGA Land Inventory (Parcel-Based in Acres)

Zone	Developed Land	Vacant Land by Type			Part Vacant Buildable	Total All Parcels	% of Total	Total Buildable
		Unbuildable	Constrained	Buildable				
Residential 5 (R5)	129.1	0.3	0.0	9.8	24.7	163.9	96%	34.5
Residential 7 (R7)	0.6	0.0	0.0	0.4	0.0	1.0	1%	0.4
Residential 15 (R15)	0.0	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Commercial (MC)	0.0	0.0	0.0	0.0	0.0	0.0	0%	0.0
Central Business District (CBD)	0.0	0.0	0.0	0.0	0.0	0.0	0%	0.0
Industrial (I)	0.0	0.0	0.0	0.0	0.0	0.0	0%	0.0
Public (P)	5.4	0.0	0.0	0.0	0.0	5.4	3%	0.0
Open Space (OS)	0.0	0.0	0.0	0.0	0.0	0.0	0%	0.0
Total	135.0	0.3	0.0	10.3	24.7	170.3	100%	35.0
% of Acres	79%	0%	0%	6%	15%	100%		21%

Sources: City of Sedro-Woolley and E. D. Hovee & Company, LLC.

When considered by zoning designation, R5 residential accounts for the single largest amount of land area – totaling 164 acres or 96% of total land area in the southeastern quadrant of the Sedro-Woolley UGA. Taken together, residentially zoned areas represent 97% of land in this portion of the UGA, with public/open space land at 3%.

In terms of potentially buildable land, residentially designated sites account for all 35 acres of the gross buildable acreage potential.

E. D. Hovee & Company, LLC appreciates the opportunity to provide this additional assessment of buildable land inventory. We would be happy to address questions or provide further information regarding any aspect of this memorandum.