

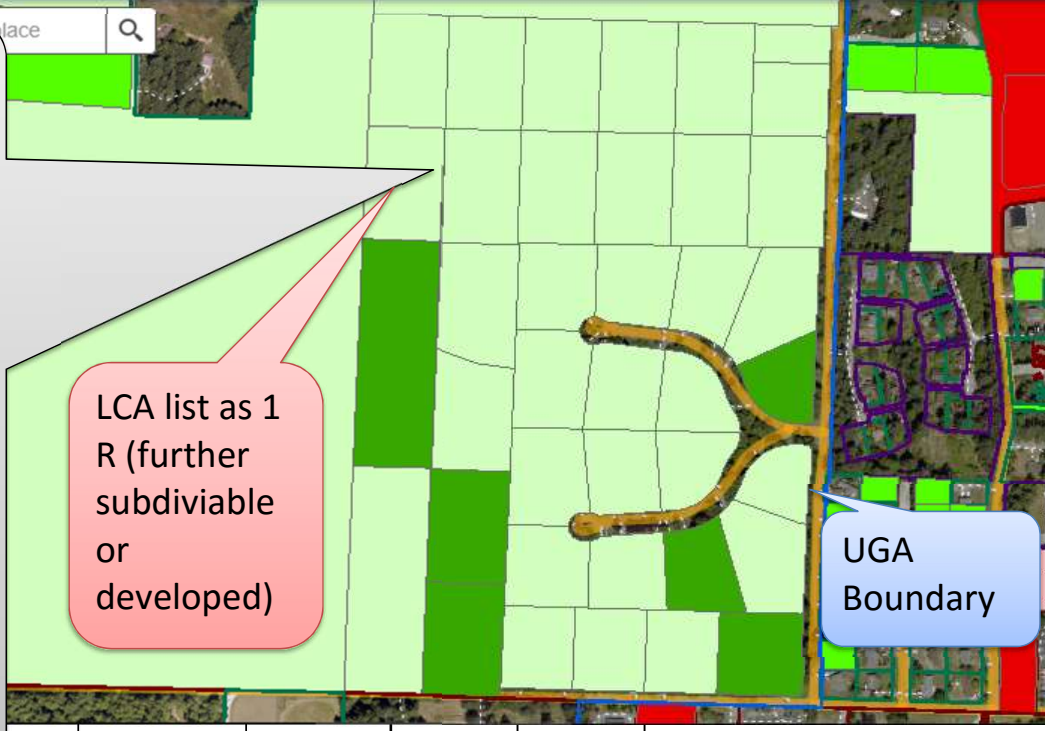
	EPRC Land Capacity Analysis COMMENTS			Pkamin/EPRC		Revised 6/24/19
	From 6/20/19 meeting					
Reference LINE #	Parcel#	Common Name	Address	SJC Designation	EPRC Proposal	Comments
1	271553208000	Trading Post	488 Prune	4 MU	0 R	fully developed, historically residential
2	271414013000	Roses Café	382 Prune	2 MU	0 MU	Rose's occupies two adjacent parcels, both fully developed
3	271414014000	Hennigson	N of library park	2 MU	2 P	Owner intent is to preserve as part of park.
4	271455108000	Budnick	176 Prune	4 MU	0 MU	Property Value and owners unlikely to support redevelopment
5	271455106000	Island Market Parking		2 MU	0 MU	Existing parking required to support Market, thus lot not available for future development
6	271455104000	Island Market Parking		2 MU	0 MU	Existing parking required to support Market, thus lot not available for future development
7	271455101000	CenturyLink	423 Main	0 CL	0 P	CenturyLink is UTILITY vs Commercial lot fully developed.
8	271455102000	Lower Tavern	46 Prune	4 MU	0 MU	Tavern is successful business, hard to imagine lot being redeveloped
9	271455205000	Templin's Parking Lot		2 MU	0 MU	Existing Parking required for Templin's thus lot not available for new development
10	271455205000	Kitchen/Barnicle	238 N. Beach	4 MU	0 MU	Building value inaccurate following recent improvements, decks, kitchen,bath, barnicle.....
11	271414020000	Crawford	432 N. Beach	0 CL	4 MU	Two lots linked due to parking requirements. Combined value of both lots meets "redevelopable bldg/lot equation. (long standing vacancy also suggests redevelopable designation)
12	271452204000	Crawford	433 N. Beach	2 MU		
13	271452207000	Woodward	474 N Beach	0 R	0 MU	current use includes both commercial and residential.
14	271453101000	Aldort	497 Pine	2 MU	4 MU	Current use is multi family residential, even though building value is low.
15	271453102000	Aldort	485 Pine	2 MU	4 MU	Current use is multi family residential, even though building value is low.
16	271453103000	Aldort	469 Pine	2 MU	4 MU	Current use is multi family residential, even though building value is low.
17	271453106000	Jewell	463 Rose	4 MU	0 R	New Manufactured home, unlikely to be redeveloped anytime soon.
18	271453201000	Cable Comp.	School and Pine	2 MU	4 MU	Utility designation? Certainly redevelopable, but not vacant.
19	271454105000	Islanders Bank	Fern St	0 CL	0 MU	This lot is bank parking, not fully developed, but neither is it redevelopable.
20	271454106000	Islanders Bank	475 fern	2 MU	0 MU	Islanders Bank Building, not vacant
21	271454205000	Islanders Bank	475 fern	2 MU	0 MU	Islanders Bank Building, not vacant
22	271453303000	M Williams	451 Madrona	4 MU	0 R	Permitted for addition of 2nd living unit, will change value ratio
23	271453306000	S Mustard	411 Madrona	4 MU	0 MU	Relatively new Mixed commercial/residential construction, hard to imagine redevelopment
24	271454305000	Andrew	261 Madrona	0 CL	0 MU	currently residential rental, former commercial
25	271441004000	Island Market		0 CL		Recent BLM added approx. .33 acre parcel abutting Fern, certainly purchased for some form of additional development.

26	271453401000	Madrona Manor	480 Madrona	4 MU	0 R	Relatively new residential building, unlikely to be redeveloped in 20 yr horizon
27	271453403000	Orr	452 Madrona	4 MU	0 R	Existing residence, barely meets redevelopment value ratio
28	271453404000	Arbutus	434 Madrona	0 CL	0 MU	Existing residential and commercial tenants
29	271453407001	OPAL	432 Madrona	4 MU	0 R	OPAL homeowner lease precludes redevelopment, must remain affordable housing.
30	271453408001	OPAL	433 Madrona	4 MU	0 R	
31	271460032000	Wulff		2 MU	0 MU	Required Parking for 596 Main
32	271460033000	Wulff		2 MU	0 MU	Required road access for 596 Main
33	271460052000	Gudgell		4 MU		Limited redevelopment potential. Parking required for other developments.
34	271460075000	Gudgell		2 MU		Limited redevelopment potential. Parking required for other developments.
35	271451011000	Pawki/ Nelson	199 Main	4 MU	4 MU	significant Wetland limitations impact future development potential
36	271451008000	Landmark		2 R	0 MU	Landmark more hotel than residential, either way fully developed.
37	271413024000	Cohen	south of Athletic Center	2 MU		Athletic Center Geo Thermal infrastructure on property limits future development potential
38	271412013000	Port of Orcas	N of saw shop	2 CL	2 P	Port property, runway flyover/wetlands/FAA funding preclude SLI development.
39	271412009000	Port of Orcas		2 CL	2 P	Port property, runway flyover/wetlands/FAA funding preclude SLI development.
40	271412010000	Port of Orcas		2 CL	2 P	Port property, runway flyover/wetlands/FAA funding preclude SLI development.
41	271322001000	Cemetery		3 R	2 P	Cemetery, can't be developed
42	271142017000	Sewer District	Cesena	2 CL	0 P	District is Utility
43	271142023000	Port of Orcas	West of Runway	2 CL	0 P	Public land, port owned, wetland incombred, FAA funding allows only port related uses. Tree mitigation
44	271142023000	Port of Orcas				parcel does not show up on polaris?
45	271142014000	Griot/Smallwood		0 CL	4 CL	rare Underdeveloped SLI parcel.
46	271461026000	Opal EWUA	286 Enchanted	3 R	0 MU	Fully developed with offices, and apartments.
47	West of Blanchard	Los Arbolos		1 R	0 R or 4 R	Eastsound Rural Residential 1 unit per 5 acre, NONE OF THESE LOTS ARE SUBDIVIDABLE
48	271141002000	Otten	End of Autumn	1 R	1 R or 4 R	Eastsound Rural 1 unit per 5 acres NOT Subdividable.
49	271158003000	Hanger Sites?		2 CL		Location inside port fence limits uses?
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52	271158011000	Propone Site	Seaview/Aero view	0 - P	3 CL	Is propane delivery a utility? San Juan Propane not designated as such?
53	271413008000	2nd Star parking	A St.	2 MU	0 MU	parcel only parking spaces in support of lindholm real estate building.



White # in black box = # of existing living units currently on property. While property may be likely to be redeveloped, such redevelopment will not create new residential density.

Parcels such as this one are outside the UGA, thus min. lot size is 5 acres. How do these lots have additional development potential?



LCA list as 1 R (further subdiviable or developed)

UGA Boundary

This map is of Terri Ln, Michael Ln, and Timber Lane. The same concern applies to properties in View Haven, Sunset, Scenic, Echo and Fossil Bay.