

Adam Zack

From: Fred Klein <freddythek10@gmail.com>
Sent: Wednesday, June 19, 2019 8:21 PM
To: John Campbell
Cc: Adam Zack; Paul Kamin EWUA; Brian Wiese
Subject: Re: Land Capacity Analysis

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Excellent suggestion John...and it carries with it a much better chance of having an impact on the LCA than my meanderings.

Sent from my iPhone

On Jun 19, 2019, at 7:53 PM, John Campbell <campbell779@outlook.com> wrote:

Adam, I have a question about how the various residential uses in the Eastsound VC district on Rose/Pine Street will be evaluated. Examples are AP# 271453106 and 271453306 both new residential structures, both categorized 4/MU. This is Mixed Use/ re-developable.

They are certainly developed well below residential capacity but brand new structures.

Is the assumption that these parcels will be redeveloped with commercial uses? There is no precedent that I know of in Eastsound for replacing sound new homes with commercial buildings for many years. Historically but not the last few decades.

A related question is, if these buildings are assumed to become commercial, is the existing residential capacity added to the local residential demand or does it simply fall thru the cracks as was usual in Urban Renewal? There are some doggy old trailers in this neighborhood that will almost certainly be replaced with something soon but what is very uncertain. If it is simply a new trailer, there is no additional capacity at all.

In my judgement, these are clearly 0/MU, fully developed Mixed Use. I suggest the criteria be changed in this zone so that if the improvement value is greater than the land value the property is classified Category 0.

Could that work??

John Campbell
376-2035

Ap3