

## Adam Zack

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**From:** jmc779@rockisland.com  
**Sent:** Thursday, March 19, 2020 11:21 PM  
**To:** Adam Zack  
**Subject:** LCA Table 7 pg 22 (document 19296)  
**Attachments:** Table 7 pg 22025.pdf; Density by Parcels.xlsx

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Dear Adam,

I am still stumped by the achieved density numbers on Table 7 (LCA Second Draft 11-4-19) for Eastsounds' VR zone. The Table shows an achieved density of 0.284 ac/unit or 3.52 units / acre. That doesn't seem right from two perspectives:

1. The numbers on table 7 for VR look wonky. The Table shows 50.57 acres developed, a lot of acres, which does not correspond to my recollection of development. Was there a SF house built on the 12 ac. McPeake property? That might skew things but still very far short of 50 acres.
2. More clearly wrong,  $50.52 \text{ acres} / 44 \text{ units} = 1.15 \text{ acres/unit}$  not 0.284 as shown. All the other densities on the page compute correctly except the one for VR.

My data is from 2012 to 2018 and shows a very complete and different picture. See attached both with and without April's Grove. what am I missing?

.....jmc

A      B      C      D      E =  $\frac{C}{A}$

1 **Table 7. Recent Achieved Intensity and Density by Land Use Designation 2005-2019.**

Land Use Designation <sup>4</sup>	Achieved Lots and Dwelling Units	Achieved Building Square Footage	Total Acreage of Lots to be Developed	Mean Recent Achieved FAR	Mean Recent Achieved Density (acres per dwelling)
<b>ACT</b> (Activity Center)	<u>17</u>	-	<u>59.28</u>	-	<u>3.12</u>
<b>AG</b> (Agricultural Resource)	<u>86</u>	<u>4,450</u>	<u>1,553.07</u>	<u>0.0002</u>	<u>18.854</u>
<b>C</b> (Conservancy)	-	<u>1,344</u>	<u>5,422.35</u>	<u>0<sup>1</sup></u>	-
<b>DHHI</b> (Deer Harbor Hamlet Industrial)	<u>1</u>	-	<u>0.12</u>	-	<u>0.12</u>
<b>DHHR</b> (Deer Harbor Hamlet Residential)	<u>2</u>	-	<u>16.82</u>	-	<u>8.41</u>
<b>EAD</b> (Eastsound Airport District)	-	<u>384</u>	<u>4.28</u>	<u>0.002</u>	-
<b>ER1</b> (Eastsound Residential, 1 dwelling per acre)	<u>7</u>	-	<u>7.01</u>	-	<u>1.001</u>
<b>ER2</b> (Eastsound Residential, 2 dwelling per acre)	<u>3</u>	-	<u>4.82</u>	-	<u>1.61</u>
<b>ER4P</b> (Eastsound Residential, 4 dwellings per acre)	<u>6</u>	-	<u>1.93</u>	-	<u>0.37</u>
<b>FOR</b> (Forest Resource)	<u>29</u>	<u>1,920</u>	<u>530.9</u>	<u>0.031</u>	<u>19.79</u>
<b>IC</b> (Island Center)	-	<u>18,786</u>	<u>44.143</u>	<u>0.016</u>	-
<b>LUGA</b> (Lopez Village UGA)	<u>40</u>	<u>15,086</u>	<u>53.69</u>	<u>0.127</u>	<u>1.556</u>
<b>MC</b> (Marine Center)	-	<u>6,192</u>	<u>3.644</u>	<u>0.039</u>	-
<b>MPR</b> (Master Planned Resort)	-	<u>9,407</u>	<u>17.748</u>	<u>0.124</u>	-
<b>N</b> (Natural)	<u>2</u>	<u>2,306</u>	<u>1,251.65</u>	<u>0<sup>1</sup></u>	<u>147.93</u>
<b>OH</b> (Olga Hamlet)	<u>1</u>	-	<u>4.22</u>	-	<u>4.22</u>
<b>OVC</b> (Orcas Village Commercial)	-	<u>2,933.667</u>	<u>3.238</u>	<u>0.711</u>	-
<b>RFF</b> (Rural Farm Forest)	<u>538</u>	<u>46,435</u>	<u>6,324.18</u>	<u>0.005</u>	<u>10.91</u>
<b>RGU</b> (Rural General Use)	<u>38</u>	<u>59,425</u>	<u>379.48</u>	<u>0.082</u>	<u>8.767</u>
<b>RI</b> (Rural Industrial)	-	<u>5,946</u>	<u>16.7</u>	<u>0.008</u>	-
<b>RR</b> (Rural Residential)	<u>31</u>	<u>14,150</u>	<u>214.678</u>	<u>0.0086</u>	<u>8.64</u>
<b>SLI</b> (Service and Light Industrial)	<u>5</u>	<u>61,360</u>	<u>62.49</u>	<u>0.081</u>	<u>7.085</u>
<b>SP</b> (Service Park)	-	<u>1,200</u>	<u>19.88</u>	<u>0.001</u>	-
<b>VC</b> (Village Commercial)	<u>5</u>	<u>19,662</u>	<u>6.186</u>	<u>0.235</u>	<u>0.8</u>
<b>VR</b> (Village Residential)	<u>44<sup>2</sup></u>	<u>33,569<sup>3</sup></u>	<u>50.52</u>	<u>0.155</u>	<u>0.284</u>

AC/UNIT

$\frac{1}{0.284} = 3.52 \text{ UNITS/ACRE}$

2  
3  
4

	A	B	C	D	E	F	G	H	I
1	<b>BB</b>		<b>Village Residential density study by parcels</b>						
2	year	address	parcel #	parcel area	# units	units/acre	acres/unit		
3				acres					
4	2012	152 Haven Road	271460054	0.25	1	4.0	0.250		
5	2013	42b Madrona St.	271449057	0.375	3	0.4	0.125		
6		64 Haven Road	271460062	0.51	1	2.0			
7	2014								
8	2015	40A Adele Lane	271449060	0.0433	1	23.1	0.043		
9		40B Adele Lane	271449060	0.0433	1	23.1	0.043		
10		40c Adele Lane	271449060	0.0433	1	23.1	0.043		
11		40D Adele Lane	271449060	0.0433	1	23.1	0.043		
12		40E Adele Lane	271449060	0.0433	1	23.1	0.043		
13		40F Adele Lane	271449060	0.0433	1	23.1	0.043		
14	2016								
15	2017								
16	2018	63 Haven Road	271460059	0.1	2	20.0	0.050		
17		67 Haven Road	271460059	0.1	2	20.0	0.050		
18		73 Haven Road	271460059	0.1	2	20.0	0.050		
19		79 Haven Road	271460046	0.1	2	20.0	0.050		
20		85 Haven Road	271460045	0.1	2	20.0	0.050		
21		91 Haven Road	271460044	0.1	2	20.0	0.050		
22		97 Haven Road	271460043	0.1	2	20.0	0.050		
23		64 Urner St.	271460059	0.1	1	<u>10.0</u>	<u>0.100</u>		
24	17 lots			2.19	26	294.9	1.085		
25									
26							26 / 2.19 = 11.9 net units/acre		
27		Add April's Grove					294.9 / 17 = 17.4 average u/ac./ parcel		
28									
29	18 lots	75 N Beach Rd.		<u>3.79</u>	<u>45</u>	<u>11.8</u>	<u>0.0842222</u>		
30				5.98	71	306.7	1.169		
31									
32							71 / 5.98 = 11.9 net units/ acre		
33							306 / 18 = 17 average u/ac./ parcel		