

## Adam Zack

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**From:** jmc779@rockisland.com  
**Sent:** Wednesday, October 23, 2019 2:14 PM  
**To:** Adam Zack  
**Cc:** Paul Kamin EWUA; Fred Klein; brian wiese  
**Subject:** Land Capacity Analyssis

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Dear Adam,

Thank you for the clean copy of your September 6 report with fold out tabulations. It is a vast improvement over my old printout and, in the words of the Growth Management Hearings Board, it splendidly "shows the work". This is in sharp contrast to the Friday Harbor Housing Element which is simply a black box as far as where and how the numbers are generated. Several; questions:

1. On page 45, Gross residential Capacity, ER4P. Why does this capacity vary from 158 to 270 to 163 as one goes from Scenario A thru C? It seems that this residential zone should remain unaffected by the shifting scenarios
2. Why is VR always assumed to develop 100% residential? This Village Residential zone allows a variety of commercial uses yet is in all three scenarios assumed to develop 100% residential. Hospitals, schools, churches, art museums and office buildings are likely candidates to need space.
3. Commercial growth and demand. Does the report calculate projected commercial development that will be needed, both retail/office (VC) and industrial (SLI)? I cannot find this information in the report. It is apparent on the ground that the Eastsound SLI zone is about maxed out and I wonder if this report offers any confirmation of that observation? That is, is there any projection of industrial space that will be needed over the planning period?
4. On page 2, Capacity Summary, the Report indicates an Eastsound residential development capacity of 474 units (based on scenario C which assumes that Village Commercial develops 100% into residential development) That seems very unlikely. Why was it chosen?
5. Similarly, a Commercial capacity of 594,362 s.f. is indicated based on scenario A. We can not have it both ways. Eastsound cannot build out the Island Market parking lot with dwellings and parking @ 40 du/ acre AND develop it into commercial space and its attendant parking too. Both of these capacities are based on extreme conditions and are certainly mutually exclusive. What am I missing?

Too many questions, I fear. ....jmc