**Table 2: Definition of independent variables used in PERMANOVA and correlation analysis** Summary statistics for independent variables for both the population of office developments in Redmond and Bellevue and the sample of sites studied (405 and 20 sites, respectively). Median income ($) and proportion foreign born are included to compare patterns in commercial developments with patterns found significant in residential research. Data sources: Homer et al., 2015; King County Department of Assessments, 2014; King County GIS Center, 2014; United States Census Bureau, 2016; and Xian et al., 2011.

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| **Variable Name** | **Definition** | **Data Source** | **Population** | **Sample** |
| 1. AGGREGATED AND PARCEL LEVEL SOCIO-ECONOMIC VARIABLES | | | | |
| Area (acre) | Site area, in acres. | King County Assessor | Range: 0.14-42.51;  Mean (SD): 3.61 (5.51) | Range: 0.63-5.39; Mean (SD): 2.57 (1.58) |
| Town | Location, Bellevue or Redmond. | King County Assessor | Bellevue: 281 Redmond: 123 | Bellevue: 13  Redmond: 7 |
| Building Age (years, in 2017) | Age of building on site (or mean age for multiple buildings) in 2017. | King County Assessor | Range: 4-99;  Mean (SD): 33.2 (11.8) | Range: 9-42;  Mean (SD): 32.1(9.8) |
| Building Quality | Categorical ‘quality class’ assigned to buildings on the site | King County Assessor | Below Average: 11 Average: 146 Average/Good: 96  Good: 120 Good/Excellent: 25 | Below Average: 0 Average: 7 Average/Good: 4  Good: 7 Good/Excellent: 2 |
| Appraised Land Value per Acre (USD) | Appraised land value divided by site area. Missing assessed land values were replaced with population median land value. | King County Assessor | Range: 214,673-6,086,305; Mean (SD): 1,845,520 (904,065) | Range: 578,266-3,028,353;  Mean (SD): 1,679,110 (623,031) |
| Impervious w/in 500 m (%) | Percent impervious surface within 500 m of the site’s perimeter. | National Land Cover Database 2011 Percent Developed Imperviousness dataset updated in 2014 | Range: 19.5-81.1; Mean (SD): 55.8 (11.6) | Range: 48.8-67;  Mean (SD): 56.8 (6.3) |
| Median Household Income (2014 USD) | The median household income of residents for the site’s block group. | American Community Survey 2014 5-year block group | Range: 42,368-194,107;  Mean (SD): 81,408 (24,957) | Range: 42,368-134,643; Mean (SD): 80,478 (22,179) |
| Percent Foreign-Born | The percent of residents born outside of the United States for the site’s block group. | American Community Survey 2014 5-year block group | Range: 14.6-86.1; Mean (SD): 39 (16.7) | Range: 14.6-86.1;  Mean (SD): 40.6 (18.3) |
| 2. DEVELOPMENT AND LANDSCAPING OUTCOME VARIABLES | | | | |
| Stands Predate Development | Binary variable indicating presence of a cluster of three+ trees that predate development. | Site survey | NA | Yes: 12  No: 8 |
| Median Height of Dominant Conifer (m) | Median height of five dominant native conifer trees; age proxy. | Site survey | NA | Range: 0-40.6;  Mean (SD): 25.8 (13.0) |
| Density of Native Conifers (trees/ acre) | Total density of Douglas-fir, western redcedar, and western hemlock. | Site survey | NA | Range: 0-61.3;  Mean (SD): 22.5 (19.3) |
| 3. GROUND COVER MATERIAL AND MAINTENANCE ACTION | | | | |
| Ground Cover Types (%) | Ground cover types on site including lawn, mulch, and impervious surface. | Site survey | NA | Mean (SD) Grass: 7.3 (6.9);  Impervious: 66.4 (10.5);  Dirt/Litter: 6.0 (8.0) |
| Dead Wood (count) | Total abundance of stumps, logs, and snags on site. | Site survey | NA | Range: 0-40.6;  Mean (SD): 25.8(13) |
| Irrigation | Binary variable indicating whether irrigation is used during the summer months. | Interviews and site survey | NA | Yes: 16  No: 3 |
| Mulch, Herbicide, and/or Fertilizer Application | Binary variables (3) indicating whether landscaping crew applies mulch, herbicides, or fertilizers to a site. | Interviews and site survey | NA | Mulch Y/N: 17/3 Herbicide: 13/4 Fertilizer: 15/3 |