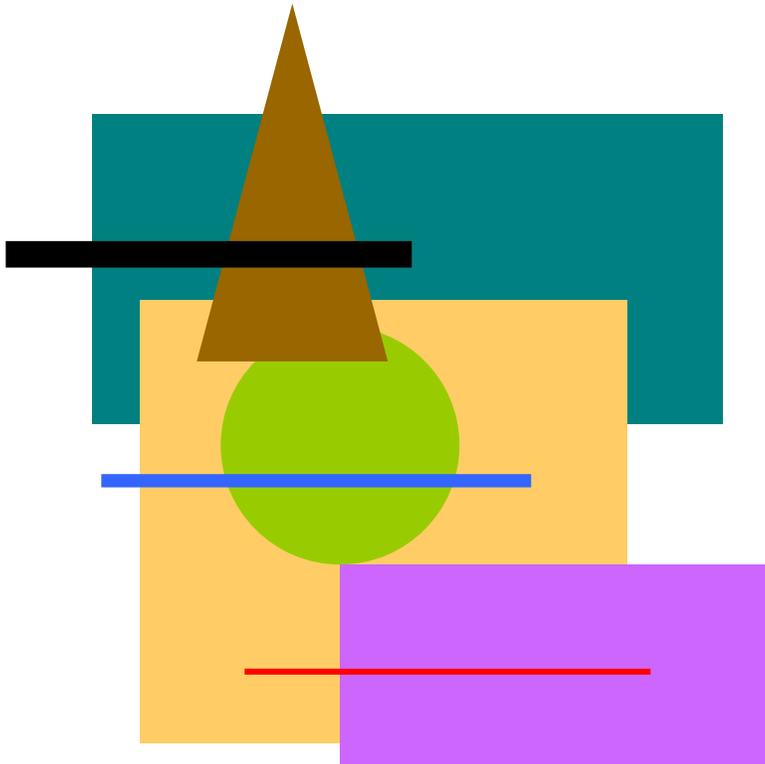


The King County Buildable Lands Report 2007



A collaborative product of:

King County

Suburban Cities Association of King County

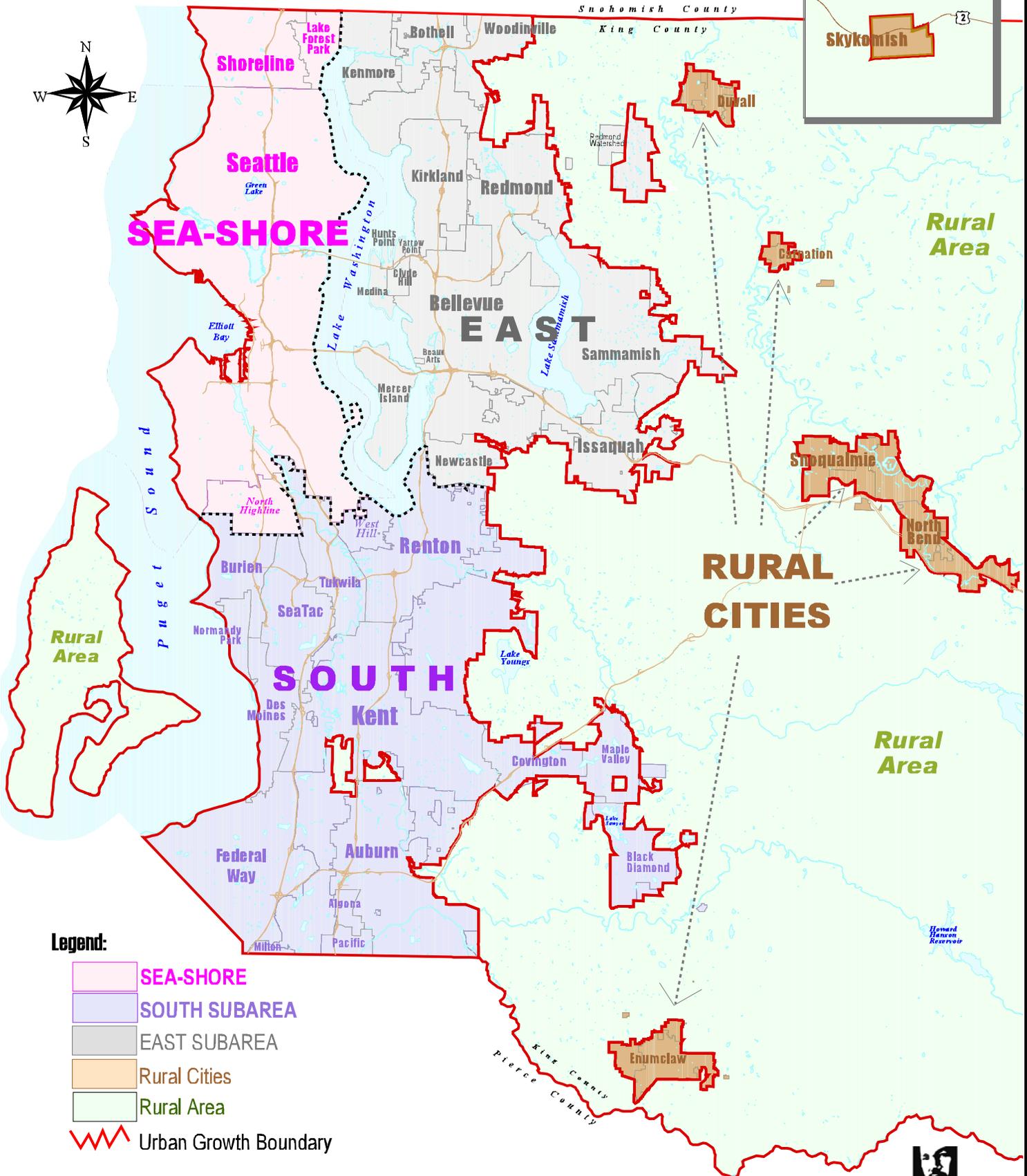
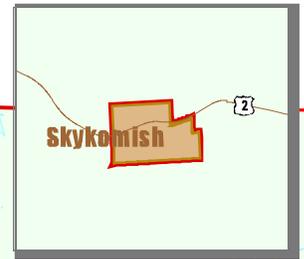
City of Seattle

City of Bellevue



September, 2007

King County Subareas Map



Legend:

- SEA-SHORE
- SOUTH SUBAREA
- EAST SUBAREA
- Rural Cities
- Rural Area
- Urban Growth Boundary



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City of Seattle

City of Bellevue



September, 2007

King County Buildable Lands Report, September 2007

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City of Algona	City of Maple Valley
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City of Bellevue	City of Milton
City of Black Diamond	City of Newcastle
City of Bothell	City of Normandy Park
City of Burien	City of North Bend
City of Carnation	City of Pacific
City of Clyde Hill	City of Redmond
City of Covington	City of Renton
City of Des Moines	City of Sammamish
City of Duvall	City of Sea Tac
City of Enumclaw	City of Seattle
City of Federal Way	City of Shoreline
Town of Hunts Point	Town of Skykomish
City of Issaquah	City of Snoqualmie
City of Kenmore	City of Tukwila
City of Kent	City of Woodinville
City of Kirkland	Town of Yarrow Point
City of Lake Forest Park	

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2007 King County Buildable Lands Report

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I. Executive Summary

Overview of the Buildable Lands Requirement

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act (GMA), RCW 36.70A.215. The amendment requires six Washington counties including King County, together with their cities, to prepare a review and evaluation report every five years. The 2007 King County Buildable Lands Report contains data on 5 years of development activity (2001-2005) along with an updated analysis of land supply and capacity (2006) to accommodate Household and Job Growth Targets. Findings are reported for the Urban Growth Area (UGA) as a whole, each of 4 urban subareas, and each city. Based on the results of the Buildable Lands evaluation, “reasonable measures” may be required at the countywide or city level to ensure sufficient capacity for planned growth.

The GMA requires designation of Urban Growth Areas to “include areas and densities sufficient to permit urban growth that is projected to occur in the county for the succeeding 20-year period” (see RCW.36.70A.110). The Buildable Lands evaluation represents a mid-course check that this important GMA requirement is being met in King County. The focus of the evaluation therefore is on the designated Urban areas of King County and growth targets for those areas as established in the Countywide Planning Policies (CPPs).

This 2007 King County Buildable Lands Report (BLR) is the second five-year evaluation prepared by the county and its cities in response to the Buildable Lands amendment. The first evaluation report was submitted to the State in September 2002. While the 2007 BLR complements and extends the information in the earlier report, it stands alone as its own evaluation.

For more detail on the Buildable Lands requirement, see Chapter II.

Countywide Collaboration

Buildable Lands implementation within King County is a collaborative effort of all 40 jurisdictions. It consists primarily of coordination among relatively independent local efforts, achieved through:

- Technical assistance and project coordination provided by Suburban Cities Association (SCA) staff in partnership with King County
- Technical guidelines for local data collection and analysis
- Use of standardized worksheets and templates to collect and analyze data
- Technical staff forums to coordinate Buildable Lands data collection among jurisdictions
- Collaboration of staff from King County, SCA, and the cities of Seattle and Bellevue on countywide methodologies, overall review and evaluation framework, and contents of the report
- Oversight and guidance from the Growth Management Planning Council, a formal body of elected officials representing King County and its cities

Such coordination ensured that the 2007 Buildable Lands analysis was carried out in a broadly consistent and comparable manner throughout King County, while allowing for limited local variations to account for differing land use and market characteristics, data resources, and local land use policies.

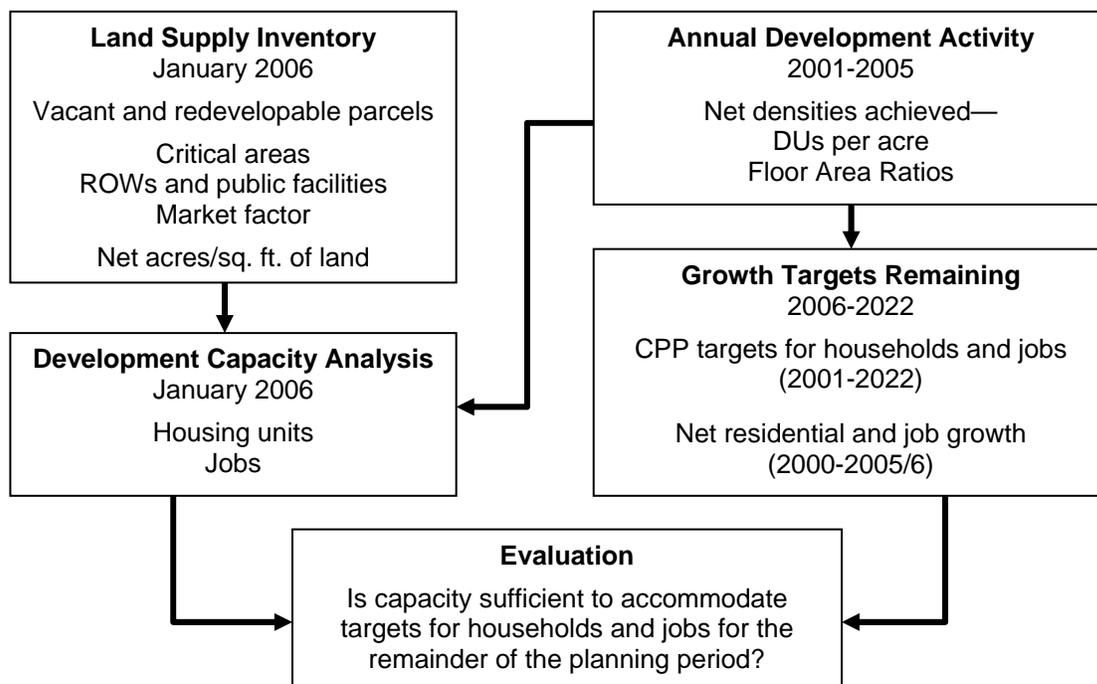
Methodology

The 2007 Buildable Lands Report incorporates the results of several technical elements, including the following:

- Analysis of subdivision plat and building permit data for the years 2001-2005
- Analysis of parcel and critical areas data using geographic information systems (GIS) to estimate the acres of vacant and redevelopable land within zoning designations as of early 2006
- Conversion of the land supply data to units of capacity (housing units, jobs), based on analysis assumptions for land dedications, market availability, densities, and other factors
- Evaluation of the sufficiency of the capacity for housing and jobs to accommodate growth needs for the remainder of the planning period (2006-2022).

Figure 1.1, below, illustrates the relationship among these technical elements within the entire data collection, analysis, and evaluation process. For more detailed documentation of the methodology used in preparing this report, see Chapter III and technical appendices.

Figure 1.1: Elements of Buildable Lands Analysis and Evaluation



Overall, the technical framework for the 2007 Buildable Lands Report is consistent with that used in the 2002 report. Limited revisions and updates were made to analysis assumptions, including densities, public land needs, critical areas, market factors, and other factors. Changes to the methodology were informed by a review of the 2002 BLR methodology, analysis of emerging data trends, discussions with local staff, and meetings with stakeholder groups to seek input on methodology and the scope of the evaluation.

Major Findings of the 2007 Buildable Lands Report

Analysis of data on growth and development activity for the 5-year review period (2001-2005) produced the following major findings:

- **Housing growth on track with targets.** King County jurisdictions added over 49,000 net new housing units within the UGA. Approximately half of the new housing was single family, half multifamily. Overall housing growth—within each subarea and within the UGA as a whole—is slightly ahead of pace to reach 2001-2022 Household Growth Targets within the planning period.
- **Trend toward higher residential densities.** Single-family and multifamily residential densities permitted from 2001-2005 were higher than densities observed in development during the previous 5-year review period. UGA-wide, single-family development achieved 6.2 units per net acre in plats. Multifamily permits achieved 38 units per net acre. Net densities were calculated based on actual measurement of critical areas, rights-of-way and public uses in residential developments.
- **Mixed indicators of non-residential growth.** Data for the county as a whole show a net loss of approximately 25,000 jobs between 2000 and 2006, due to the recession of 2001-2004. Permitting of new commercial and industrial development, however, continued to occur throughout Urban King County, with permits issued for about 18 million sq. ft. of space in commercial zones and 10 million sq. ft. of space in industrial zones UGA-wide.

Analysis of data on land supply and development capacity, estimated as of early 2006, produced the following major findings:

- **Residential land capacity.** The UGA contains approximately 22,000 net acres of land suitable for residential development to accommodate growth during the planning period. Based on current plans and regulations, achieved densities, and other factors, the UGA has capacity for about 84,000 single-family homes and about 205,000 multifamily units. Half of the UGA's residential capacity is in mixed-use zones.
- **Sufficient capacity for household targets.** Overall, the UGA capacity of 289,000 additional housing units can accommodate an estimated 277,000 households, more than twice the number needed for the 106,000 households of remaining growth target over the remainder of the planning period. Capacity sufficient to accommodate household targets exists within each planning subarea and within each jurisdiction as well.
- **Commercial and industrial land capacity.** The UGA contains more than 6,000 net acres of land suitable for non-residential development to accommodate job growth during the planning period. Based on current plans and regulations, actual densities, and other factors, the UGA has capacity for about 400,000 additional jobs in commercial and mixed-use zones and 123,000 jobs in industrial zones.
- **Sufficient capacity for job targets.** Overall, the UGA capacity for approximately 527,000 additional jobs is double what is needed to accommodate the growth target of approximately 267,000 jobs for the remainder of the planning period. Capacity sufficient to accommodate job targets exists within each planning subarea and within nearly all individual jurisdictions.

Chapters IV, V and VI of this report contain detailed countywide and subarea findings in all of these areas. Chapter VII, the heart of the report, provides detailed information about each jurisdiction in Urban King County.

II. Introduction

Policy Framework for the Buildable Lands Report

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act (GMA), RCW 36.70A.215. The amendment required a review and evaluation program to be implemented in six counties (King, Snohomish, Pierce, Thurston, Kitsap, and Clark). Components of the review and evaluation program include annual data collection, periodic evaluation reports, and adoption of measures, where needed, to ensure sufficient capacity to accommodate anticipated growth. Countywide Planning Policy (CPP) FW-1 Step 5(b) establishes the review and evaluation program in King County. This report responds to that policy as well as the requirements set forth in RCW 36.70.215.

King County and the other five counties must submit a comprehensive Buildable Lands evaluation report to the State every five years. The first report was completed in September, 2002. This second five-year Buildable Lands Report (BLR) is due to the State in September, 2007. It contains data on residential and commercial land development in King County's 39 cities and unincorporated Urban areas during the years 2001 through 2005. It also contains an updated inventory of land supply (in acres) and land capacity (in housing units, building square feet, and jobs) as of early 2006 to accommodate growth needs through 2022. As such, the 2007 BLR supplements and extends the data in the 2002 BLR.

The focus of this report is on the designated Urban Growth Area (UGA) of King County. The CPPs and the King County Comprehensive Plan establish the UGA boundary to encompass all incorporated cities and towns in the county along with unincorporated areas planned for urban growth. State law requires that UGAs "include areas and densities sufficient to permit urban growth that is projected to occur in the county for the succeeding 20-year period" (see RCW.36.70A.110(2)). The Buildable Lands evaluation represents a mid-course check that this important GMA requirement is being met in King County.

Growth anticipated for the 20-year planning period is set forth in the CPPs in terms of local growth targets for households and jobs. Updated targets for each city and urban unincorporated subarea were adopted into the CPPs in fall 2002 for a planning period extending from 2001 through 2022. Household Growth Targets are based on projections of population growth in King County released by the State Office of Financial Management in early 2002. The vast majority (96%) of the county's population growth is targeted to Urban areas. Job Growth Targets are based on employment forecasts prepared by the Puget Sound Regional Council in 2002.

Both Household and Job Growth Targets must be accommodated through provision of sufficient land suitable for development under county and city plans and regulations. The Buildable Lands analysis determines the capacity of that land based on actual densities achieved in recent development. In this way, the BLR looks both backward at observed patterns and trends, and forward in assessing the continued ability to provide for anticipated growth. Altogether, the planning period, growth targets, and review and evaluation program established in the Countywide Planning Policies provide a common framework for assessing collective and individual success in accommodating growth consistent with local plans, CPPs, and the Growth Management Act.

Consistent with RCW 36.70A.215, the King County Buildable Lands Report is **not** intended to represent 1) a forecast of the amount or rate of future population or economic growth in the county, 2) an analysis of the market feasibility, attractiveness, or availability of any particular parcel for

residential or non-residential development, 3) an assessment of the current or future affordability of land or housing, or 4) an evaluation of the sufficiency of current infrastructure capacity to accommodate growth. Rather, the report is intended to provide technical data and analysis, of a scope that is defined and limited by the GMA and state agency guidelines¹, as a basis for subsequent policy review and potential action by the county and cities.

Countywide Coordination

Buildable Lands implementation in King County is a collaborative effort of all 40 jurisdictions carried out under the aegis of the Growth Management Planning Council (GMPC), a formal policy-making body of elected officials from the county and cities. It consists primarily of coordination among relatively independent local efforts, with guidance from countywide staff and oversight from the GMPC. Coordination for the 2007 BLR was accomplished through the following mechanisms:

- **Technical assistance and project coordination** was provided to local governments countywide by Suburban Cities Association (SCA) staff in partnership with the Growth Information Team in the King County Budget Office. This assistance included collecting and disseminating required data, analyzing geographic information systems (GIS) and other data, reviewing technical work produced by local jurisdiction staff, maintaining a countywide Buildable Lands database, and preparing and producing the 2007 evaluation report.
- **Technical guidelines** for data collection and analysis were prepared by SCA and distributed for use by local staff. The guidelines are consistent with *State Buildable Lands Program Guidelines* (CTED 2000) and the recommendations of the King County Land Capacity Task Force (GMPC 1995, 1997).
- **Standardized worksheets and data templates** were developed by SCA and distributed for use by local staff. The worksheets provided a common format for data reporting and analysis, and provide the basis for the data as presented in this report.
- Between September and December 2006, King County and SCA held a series of **technical staff forums**. The forums provided an additional platform to disseminate program information and to respond to questions from local planning and technical staff.
- Buildable Lands work was also guided by the King County **planning directors group**, who were briefed in 2006 and 2007 on program details and progress toward completion of the 2007 BLR.
- Finally, a **staff steering committee** representing King County, City of Seattle, City of Bellevue, and Suburban Cities Association collaborated in reviewing and approving a countywide methodology, the overall review and evaluation framework, and contents of the 2007 Buildable Lands Report.

Such coordination ensured that the Buildable Lands evaluation was carried out in a broadly consistent and comparable manner throughout King County, while allowing for limited local variations to account for differing land use and market characteristics, data resources, and local land use policies.

¹ *Buildable Lands Program Guidelines*, Washington State Department of Community, Trade, and Economic Development, 2000.

Progress from 2002 BLR to 2007 BLR

The first King County Buildable Lands Report was completed in September 2002. Subsequent to that report, King County and its cities took on policy changes and technical work that set the stage for the completion of the 2007 BLR.

First, in late 2002, the GMPC adopted new Household and Job Growth Targets for the 2001-2022 planning period. These targets, based on the State Office of Financial Management 2002 population projections, supplanted the 1993-2012 CPP targets that were the basis for the evaluation in the 2002 BLR. The new targets, along with the data in the 2002 BLR, provided the basis for an Urban Growth Area review in early 2003. They also led to adoption of local measures to ensure sufficient capacity in each jurisdiction to accommodate targeted growth (see Reasonable Measures discussion below).

Second, the county and cities continued to collect land use and land development data on an annual basis, for both residential and commercial/industrial development. Highlights of that work have been reported periodically in the land use bulletin of the King County Benchmark Report. A summary of those data for the full 5-year review period (2001-2005) is presented in Chapter IV of this report.

Third, staff conducted a review of the methodology used in the 2002 BLR, and made changes where appropriate for use in the 2007 BLR. Overall, the technical framework for the 2007 Buildable Lands Report is consistent with that used in the 2002 report. New and updated elements of the methodology include the following:

- Assumed future densities were updated based on actual densities achieved 2001-2005, which were generally higher than the densities used in the 2002 Buildable Lands analysis
- Assumed land needs for rights-of-way and public purposes were updated based on observed development patterns 2001-2005, which generally resulted in higher discounts than used in the 2002 Buildable Lands analysis
- The analysis incorporated information on critical areas ordinance updates and other changes to local regulations adopted since 2002
- Market factor discounts were reviewed and revised for some locations in the county
- Assumed residential vacancy rates were used to convert housing units to households.

The King County Buildable Lands methodology is subject to ongoing refinements in response to best available data and input from local staff, stakeholders, and policy makers. King County and its cities have endeavored to improve the accuracy and completeness of the data reported in the 2007 BLR and will continue to monitor actual development in comparison with assumptions and definitions in advance of the next report due 5 years from now in 2012.

Fourth, more intensive data collection and analysis began in fall 2006 and continued through summer 2007. This involved major investments of staff time at both the countywide and local jurisdiction level, especially within larger municipalities. The product of these efforts is a database that is the source of the findings reported in the 2007 BLR.

Fifth, staff met with major stakeholders in order to exchange information and perspectives on the methodology and data. In June 2006, staff met with representatives of development industry and environmental groups to brief them on preparations for the 2007 Buildable Lands Report and to solicit input from them on technical methodology and scope of the evaluation. Attendees included the Seattle-King County Association of Realtors, the King-Snohomish Master Builders Association, the Housing Partnership, Futurewise, and the Cascade Land Conservancy. In June 2007, staff met with representatives of the same stakeholder groups to brief them on the preliminary findings of the

Buildable Lands evaluation and the anticipated contents of the 2007 BLR, as well as to discuss interpretation of these findings.

Finally, staff reported to the Growth Management Planning Council in 2005, 2006, and 2007 on activities related to Buildable Lands and preparations for the 2007 BLR. Each GMPC meeting included an opportunity for public comment. Milestones achieved at GMPC included the following:

- At its September 21, 2005 meeting, the GMPC directed staff to proceed with a general scope of work for the 2007 BLR.
- At its September 20, 2006 meeting, staff briefed the GMPC on the Buildable Lands methodology updates, then in progress. The GMPC approved of the work to date and directed staff to proceed with data analysis for the 2007 BLR.
- Finally, staff presented a preliminary draft Buildable Lands evaluation to the GMPC at its June 20, 2007 meeting. At that time, the GMPC directed staff to proceed with finalizing the report as well as to prepare a motion for GMPC action at its October 2007 meeting that would recognize the final BLR and its findings. Similar to the process of amending Countywide Planning Policies, GMPC recognition of the BLR is subject to adoption by the King County Council followed by ratification by cities.²

Reasonable Measures Responses to Buildable Lands

“Reasonable measures” is a term that refers to the policy responses to the Buildable Lands evaluation that are required to address any identified “inconsistencies” between actual development and adopted policies, plans, and regulations (see RCW 36.70A.215(4)). The State Department of Community, Trade, and Economic Development (CTED) has provided guidance on reasonable measures. In a March 16, 2007 advisory letter to cities and counties, CTED stated: “Counties and cities must examine the BLR and make a determination of whether their plans and regulations remain consistent with countywide planning policies in providing land suitable for development sufficient to accommodate anticipated population and employment growth. Counties and cities also should identify inconsistencies between actual and planned development patterns and densities, where such inconsistencies may prevent local governments from accommodating growth.”

Reasonable measures may include amendments to comprehensive plans or development regulations, public investments in infrastructure and amenities, or other public actions that may reasonably be expected to address inconsistencies between planned and actual growth and to increase housing and/or job capacity. RCW 36.70A.215 further requires annual monitoring of the effectiveness of any measures adopted.

The 2002 BLR found that capacity for housing and employment UGA-wide, as well as in the majority of individual jurisdictions, was sufficient, based on actual densities achieved under GMA plans, to accommodate CPP growth targets then in effect for the 1993-2012 planning period. However, the report also found that a handful of cities fell short of needed capacity to accommodate their individual targets.

As noted above, the GMPC adopted new growth targets in late 2002, shortly after completion of the 2002 BLR. Growth targets for the new 2001-2022 planning period supplanted the 1993-2012 targets in the CPPs. As part of the UGA review in early 2003, the need for reasonable measures was re-

² This course of action is consistent with recommendation of the State Department of Community, Trade, and Economic Development that “the completed BLR be acknowledged by the adoption of a resolution or ordinance by the appropriate legislative body.” See letter from CTED to counties and cities covered by the Buildable Lands requirement, dated March 16, 2007.

evaluated based on comparing the new policy targets with capacity estimates in the 2002 BLR. Again, several jurisdictions were found to have insufficient capacity (under plans and regulations in place as of early 2001) to meet their targets.

Largely within the context of major updates to comprehensive plans required by GMA by December 2004, cities with capacity shortfalls adopted measures intended to ensure sufficient capacity for 2001-2022 Household and Job Growth Targets. Those measures are documented in a September 2005 staff report to GMPC. Selected data indicators of the effectiveness of the measures were also identified for follow-up annual monitoring. Table 2.1, below, lists the cities and measures to be adopted.

Table 2.1: Reasonable Measures Reported to GMPC, September 2005

	Affected Cities	Measures to Accommodate Growth Targets (2001-2022)
Residential	Carnation	<ul style="list-style-type: none"> • Rezones in several areas of city
	Federal Way	<ul style="list-style-type: none"> • Allow 5-story wood frame construction • Neighborhood Business rezone • Multifamily tax exemption • Planned Action SEPA for Urban Center • Increased height limit in Urban Center
	Kirkland	<ul style="list-style-type: none"> • Designation, subarea plan, and zoning for new Totem Lake Urban Center • Rose Hill rezones • Density bonuses for affordable housing
	Lake Forest Park	<ul style="list-style-type: none"> • Lake Forest Park Town Center redevelopment • Residential clustering • Cottage housing
	SeaTac	<ul style="list-style-type: none"> • Allow 5-story wood frame construction • Revise ADU regulations
	Tukwila	<ul style="list-style-type: none"> • Infrastructure investments and regulatory changes to allow and encourage more housing development in the Urban Center
Employment	Kirkland	<ul style="list-style-type: none"> • Designation, subarea plan, and zoning for new Totem Lake Urban Center • Rose Hill rezones
	Lake Forest Park	<ul style="list-style-type: none"> • Lake Forest Park Town Center redevelopment
	Sammamish	<ul style="list-style-type: none"> • Sammamish Town Center redevelopment • Implement comprehensive plan policy to boost employment in existing commercial areas
	Shoreline	<ul style="list-style-type: none"> • Economic development through implementation of the city's Strategic Plan

With barely more than a year's worth of data collected and analyzed so far, it is premature to draw any conclusions in the 2007 BLR about the effectiveness of the measures adopted. However, the capacity analyses for each city completed for the 2007 BLR are perhaps the most comprehensive measure of the effectiveness of local plan amendments and implementing regulations to accommodate targeted growth. With one exception, this report (see Chapters V and VII) finds that all cities on this list have now demonstrated sufficient capacity, based on actual densities observed under current plans and zoning, to accommodate their 2001-2022 growth targets.

The data and findings presented in this report, particularly the evaluation of the sufficiency of land and capacity to accommodate targeted growth, are the basis for determining whether any additional reasonable measures are required of the county or any city.

Report Components and Organization

The remainder of this report is in five main chapters.

- Chapter III describes the countywide methodology and assumptions used in the analysis. (Technical Appendices A-C, at the end of the report, document definitions, factors, and assumptions used by each jurisdiction in their local implementation of the countywide Buildable Lands methodology.)
- Chapter IV summarizes measures of development activity for the 5-year period, 2001 through 2005. The chapter presents data on the amount, type, and density of residential, commercial, and industrial development. Progress toward attaining growth targets set forth in the Countywide Planning Policies is also reported, including both permitted development and employment data. Findings are reported for the Urban Growth Area (UGA) as a whole, four planning subareas of the UGA, and individual cities and urban unincorporated subareas. Finally, the chapter analyzes development trends from the 1996-2000 period to the 2001-2005 period.
- Chapter V presents the findings of the land supply and capacity analysis. Data include land supply (measured in acres) and capacity to accommodate growth (in housing units, square feet of floor area, and jobs) as of approximately January 2006. Sufficiency of housing and job capacity to meet anticipated growth needs is evaluated by comparison with CPP Household and Job Growth Targets for the remainder of the planning period (2006-2022). Finally, the chapter compares the findings of this analysis with the findings contained in the 2002 BLR.
- Chapter VI summarizes residential development trends in Rural and Resource areas and provides summary information on potentially developable lots in these areas.
- Chapter VII provides detail on each jurisdiction in Urban King County. For each city and unincorporated subarea, a four-page data profile covers residential development activity, residential land supply and capacity, commercial-industrial development activity, non-residential land supply and capacity, comparisons with remaining growth targets, and comparisons with data for the 1996-2000 review period.

For the purposes of target setting and growth monitoring and analysis, the UGA has been divided into four planning subareas. These subareas provide a framework for presenting and analyzing the data in the 2007 BLR. The subareas, which are shown on the map in the inside cover of this report, are defined as follows:

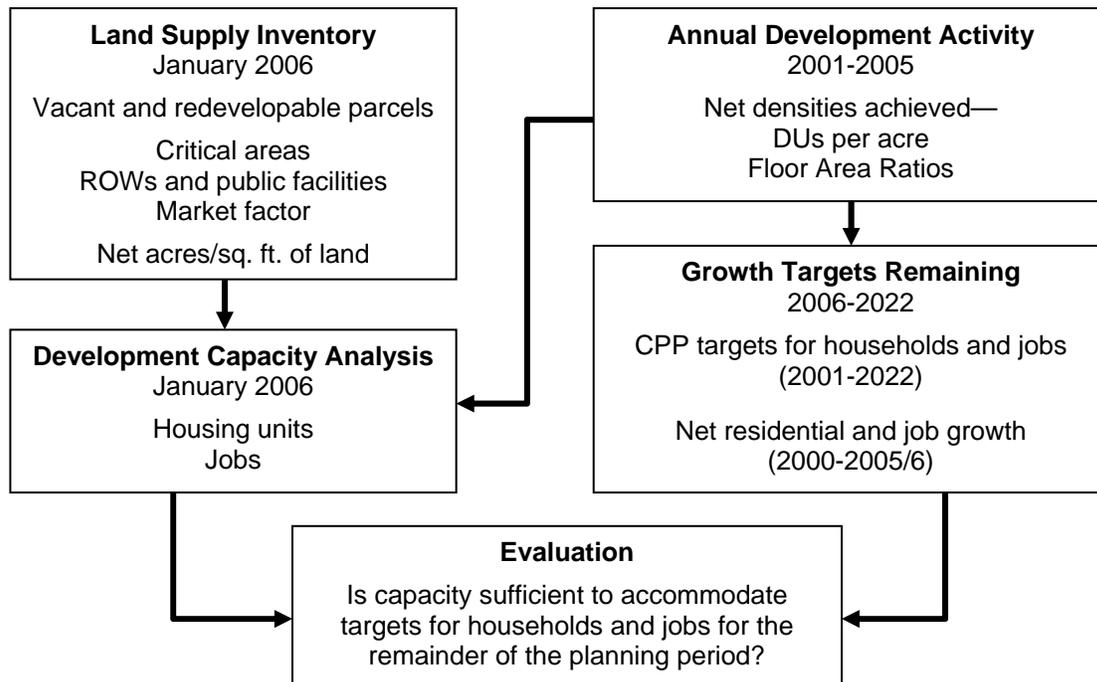
SeaShore	Seattle, Shoreline, Lake Forest Park and unincorporated North Highline
East County	15 cities east of Lake Washington as well as Eastside unincorporated areas within the Urban Growth Boundary
South County	15 cities (from Burien, Tukwila, and Renton south) as well as South County urban unincorporated areas
Rural Cities	Cities not connected to the contiguous UGA, including Skykomish, Duvall, Carnation, North Bend, Snoqualmie, and Enumclaw as well as the Urban Growth Areas (Rural City UGAs) that surround these cities.

III. Technical Framework and Methodology

The Buildable Lands statute (RCW 36.70A.215) requires six counties—King, Snohomish, Pierce, Kitsap, Thurston, and Clark—and cities within them to establish a review and evaluation program. The statute requires data collection annually, as well as analysis and evaluation every five years. The second 5-year evaluation report is due to the State by September 1, 2007.

Buildable Lands implementation in King County involves several interrelated elements of data collection and analysis. The elements include 1) collection and analysis of data on development activity, 2) a land supply inventory, 3) a development capacity analysis, 4) an update of growth targets, and 5) an evaluation of the sufficiency of the capacity to accommodate growth targets. Figure 3.1, below, shows the elements as distinct technical exercises, lists the major outputs of each exercise, and illustrates the analytical connections between them. Subsections of this chapter will describe the elements in greater detail.

Figure 3.1 Elements of Buildable Lands Analysis and Evaluation



Technical work for Buildable Lands was carried out by the county and its cities separately and in coordination with each other. Technical staff from throughout the county met several times for orientation to the program tasks and discussion of methods and data. A steering committee, consisting of staff from the Suburban Cities Association (SCA), the Cities of Seattle and Bellevue, and King County, met regularly to review and approve methods and reporting documents. SCA staff developed and disseminated technical guidelines and templates for data reporting and analysis and provided extensive technical assistance to local staff in completing the necessary tasks.

State *Buildable Lands Program Guidelines* (CTED 2000) provided overarching guidance on the technical requirements of the statute. The King County countywide methodology is consistent with the state guidelines and ensures that Buildable Lands results would be reliable and comparable

across the entire county. It also allows enough flexibility to respond to local variation in data resources, land use regulations, land base, and market conditions.

Overall, the technical framework for the 2007 Buildable Lands Report diverges only slightly from that used in the 2002 report. New and updated elements of the methodology include the following:

- Assumed future densities were updated based on actual densities achieved 2001-2005, which were generally higher than the densities used in the 2002 Buildable Lands analysis
- Assumed land needs for rights-of-way and public purposes were updated based on observed development patterns 2001-2005, which generally resulted in higher discounts than used in the 2002 Buildable Lands analysis
- Critical areas deductions reflect updated critical areas ordinances as well as new more accurate data where available
- Market factor discounts were reviewed and revised for some locations in the county
- Assumed residential vacancy rates were used to convert housing units to households

The sections below describe, in brief, the data, calculations, and assumptions that comprise the countywide methodology.

Classification of Data by Land Use and Density Range

For the purposes of analysis and reporting, data on permits, plats, land supply, and development capacity have been aggregated within generalized categories of use and density. Table 3.2 describes the classifications that are used in this report.

Table 3.2: Use and Density Classifications

CATEGORY	DEFINITIONS
<p>Single Family</p>	<p>Permits for single-family detached homes.</p> <p>Zoning is classified as single-family where allowed densities are up to 9 DUs/acre. While many zones that allow higher densities do allow single-family detached housing, often occurring at densities higher than 9 DUs/acre, this cutoff represents a break-point where the majority of development below it is single-family detached housing, and the majority of the development above it is attached housing types.</p>
<p>Multifamily</p>	<p>Permits for attached housing, including duplexes, townhomes, condos, and apartments.</p> <p>Zoning is classified as multifamily where allowed densities exceed 9 DUs/acre. While some zones that allow less than 9DUs/acre do permit housing development that is not exclusively single-family detached, this cutoff represents a break-point where the majority of development below it is single-family detached housing, and the majority of the development above it is attached housing types.</p>
<p>Commercial</p>	<p>Primary permitted uses are commercial (e.g., retail, office), not industrial.</p>
<p>Industrial</p>	<p>Primary permitted uses are industrial (e.g., manufacturing, warehouses), not commercial.</p>
<p>Mixed Use</p>	<p>Permits for new development consisting of both residential and commercial uses.</p> <p>Zoning is classified as mixed-use where both commercial and residential uses are allowed within the same zone. Actual development in mixed-use zones will include both mixed-use projects and single-use projects.</p>
<p>Grouping Residential Data by Maximum Zoned Density</p>	<p>In the data profiles for each jurisdiction in Chapter VII, data associated with single-family, multifamily, and mixed-use zoning designations are further grouped by zoned densities. Range classifications include the following:</p> <ul style="list-style-type: none"> • Less than 3 DUs per acre • 3 – 5 DUs per acre • 5 – 7 DUs per acre • 7 – 9 DUs per acre • 9 – 13 DUs per acre • 13 – 19 DUs per acre • 19 – 31 DUs per acre • 31 – 48 DUs per acre • More than 48 DUs per acre • Other (mixed densities in Urban Planned Developments, typically) <p>Zones were assigned to a density ranges based on the maximum DUs/ac allowed, as indicated by minimum lot size, maximum DUs/ac, height and setback limits, and other factors, depending on zone and with guidance and input from local planning staff.</p> <p>King County's 40 jurisdictions have many differing zoning and subdivision codes, with the effect that housing development may attain different densities. Grouping zones by generalized density range does not imply that all zones in that range are the same, but rather it provides common categories to simplify reporting and allow for cross-jurisdiction comparisons. Any further analysis at the jurisdiction level that compares actual densities with comprehensive plans and development regulations should incorporate more specific information on how density is addressed in those plans and regulations.</p>

Development Activity

Jurisdictions collected, analyzed, and reported data on actual development activity that occurred under existing plans and regulations over a 5-year review period (2001-2005). These data describe, in detail, growth trends observed locally, particularly the amount, type, and location of new development, and, most importantly, the densities of residential, commercial, and industrial projects. Research on development densities is central to the Buildable Lands analysis, as it provides the basis for assumptions about future development potential on vacant and redevelopable land. A standardized set of data tables used by all jurisdictions facilitated a systematic and consistent treatment of the data.

The density research encompassed thousands of development records, including all single-family plats recorded each year and all building permits issued each year.¹ The research relied on both automated permit tracking systems, which are available in many jurisdictions, as well as paper records, such as plat maps and site plans. Densities of residential projects were measured in dwelling units (DUs) per net acre. The intensity of non-residential development was measured in terms of floor-area-ratio (FAR), calculated as the sq. ft. of building divided by the net sq. ft. of the site. In all cases, densities were calculated against the net site area—excluding critical areas, right-of-way dedications (or equivalent, such as access tracts), and on-site public uses (primarily drainage and open space tracts). Table 3.1 below summarizes, by type of development permit, 1) formulas for calculating densities, and 2) land within the gross site area that was not included in the net site area. Data collection also included the zoning designation (or, in several cities, the comprehensive plan designation) for each development site.

More complex development types, such as mixed-use projects, posed special challenges to measuring achieved densities. Mixed-use projects, as defined for this analysis, were those that included both residential and commercial space. For each mixed-use project, both DUs/acre and an FAR were measured, based on apportioning the site area to residential and commercial uses, respectively. Based on this methodology, the densities calculated for mixed-use projects are higher than calculating the DUs/acre and FAR against a project site in its entirety.

Permits for phased projects or projects with multiple buildings also presented challenges. In such cases, to ensure consistent results across multiple permits, each permit was analyzed as a proportion of the entire project at full buildout.

Additional data were collected annually on permits for accessory dwelling units (ADUs), permits to place manufactured housing, permits for demolitions of dwelling units, and residential building permits that constituted one-for-one replacement of demolished dwelling units. In most cases, these permit types did not contribute to the density measures for Buildable Lands.

¹ City of Seattle presents two exceptions. First, the city did not report plat data, since the land in Seattle is effectively platted already. Second, the city reported permits finalized, not permits issued. Due to lag time between permit issuance and completion, as well as permit expirations and withdrawals, Seattle considers the finalized permits to be a much more accurate measure of development activity in any one year. These factors are considered to uniquely affect the City of Seattle's permit data.

Table 3.1: Density Measures by Development and Permit Type

Type of Development Activity	Calculation of Density	Land Excluded from Net Site Area
Single-Family Subdivision Plats	# Lots / Net Plat Area	-ROWs (including public and private roads and access tracts) -Public Purposes (e.g., drainage tracts, parks, open space) -Critical Areas and buffers (primarily sensitive areas tracts)
Single-Family Building Permits	# Units / Lot Area	NA (Land area within building lots is assumed to be equivalent to net land area calculated in plats as per above)
Multifamily Building Permits	# Units / Net Site Area	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers
Commercial / Industrial Building Permits	Floor Area / Net Site Area	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers
Mixed-Use Bldg. Pmts. (Residential Portion)	# Units / Net Residential Portion of Site	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers
Mixed-Use Bldg. Pmts. (Commercial Portion)	Commercial Floor Area / Net Commercial Portion of Site	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers

Vacant and Redevelopable Land Supply

As a second major technical element, Buildable Lands requires that local governments “determine the quantity and type of land suitable for development, both for residential and employment-based activities.” Buildable Lands Program Guidelines define such land as: “All vacant, partially-used, and under-utilized parcels that are: (a) designated for commercial, industrial, or residential use; (b) not intended for public use; and (c) not constrained by critical areas in a way that limits development potential and makes new construction on a parcel unfeasible.” The King County methodology is consistent with this definition.

The land supply inventory in King County—a composite of inventories conducted by each jurisdiction—represents a snapshot of approximately January 2006, the end of the 5-year review period. The land supply inventories throughout the county were based on parcel data, using geographic information systems (GIS) that were used to map and analyze the data. The following definitions and factors were used in developing the land supply inventory for each jurisdiction:

- **Exclusion of land deemed not available for development due to ownership or use.** Categorical exclusions from the supply of developable land included public facilities and land, utility and railroad ROWs, golf courses, cemeteries, schools, landfills and quarries, and many churches and other institutional uses.
- **Land committed to significant projects in development pipeline.** The methodology contains an option to identify major sites committed to development in the pipeline for individualized

analysis of future development potential. Many such sites within the county were treated as “in the pipeline,” including larger master planned developments with unique use mixes and densities at buildout. The acreage of these lands was not included in the land supply inventory. Importantly, the statistics on “pipeline” development potential do not include all projects under review, but just a subset of development sites where individualized analysis was warranted.

- **Vacant land.** The state Buildable Lands Program Guidelines define vacant land as “parcels of land that have no structures or have buildings with very little value.” In King County, vacant land was identified primarily based on having an Assessor present use classification of “vacant” along with minimal or zero improvement value. Appendix A documents the specific definitions for vacant land used in each jurisdiction.
- **Redevelopable land zoned for single-family residential uses.** The State Buildable Lands Program Guidelines refer to such lands as “partially utilized,” defined as parcels that are “occupied by a use, but which contain enough land to be further subdivided without need for rezoning.” In the King County methodology, parcels with subdivision potential were identified primarily based on comparisons of current and potential densities or lot sizes. This would include, for example, a single house on a 1-acre parcel where the zoning allows 4 DUs/acre. Generally, parcels were considered redevelopable in single-family zones if they allowed at least 2.5 to 3 dwelling units where one now exists. Appendix A documents the technical definitions and density thresholds used in each jurisdiction.
- **Redevelopable land zoned for multifamily residential, commercial, industrial, and mixed uses.** The state Buildable Lands Program Guidelines refer to such lands as “under-utilized,” and define them as follows:

“All parcels of land zoned for more intensive use than that which currently occupies the property. For instance, a single-family home on multifamily-zoned land will generally be considered under-utilized. This classification also includes redevelopable land, i.e., land on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive uses during the planning period.”

In King County, underutilized land was identified using several indicators. Existing single-family uses were generally considered redevelopable where the zoning allowed multifamily, commercial, or industrial uses. In multifamily zones, parcels currently at much lower densities than allowed by zoning were also sometimes considered redevelopable. In commercial, industrial, and mixed-use zones, redevelopment potential was identified primarily using the ratio of improvement to land value as determined by the County Assessor. The most common threshold for redevelopability was a ratio of < 0.5, where the land was assessed at least twice the value of the improvements. Appendix A documents the technical approaches and definitions used to identify redevelopable land in each jurisdiction.

- **Editing the vacant and redevelopable land selections.** In most jurisdictions, the initial selected inventory of buildable parcels were further refined based on additional considerations, including:
 - Position of existing buildings on the parcel
 - Review of aerial photography
 - Value of existing homes
 - Critical areas not identified in the GIS analysis
 - Apparent market interest in development / redevelopment
 - Parking and outdoor storage associated with adjacent uses
 - Multiple parcels underlying a single existing use
 - Small parcel size and/or parcel shape making development infeasible

- Other factors based on local knowledge

Generally, this process resulted in a more conservative estimate of the amount of vacant and redevelopable land than produced through database queries alone.

- **Deductions for land encumbered by critical areas.** Environmentally sensitive areas deducted from the supply of buildable lands included wetlands, steep slopes and slide prone areas, flood hazard areas, and stream corridors. In many cases, accurate mapped data were available to estimate critical areas through geographic information systems analysis. Such analysis entailed superimposing relevant environmental features, along with associated buffers within which local regulations limit development, over selected vacant and redevelopable parcels as a means of calculating the area of land deemed not buildable. For several jurisdictions, the absence of adequate GIS resources necessitated the use of hard copy maps as the basis for discounting a percentage of land assumed encumbered by critical areas within each zoning district. In all cases, provisions of local updated critical areas ordinances guided the critical areas analysis for Buildable Lands. Appendix B documents the types of critical areas, data sources, and technical methodology employed in each jurisdiction. Chapter VII contains information on the amount of land deducted for critical areas in each jurisdiction.
- **Deductions for land needed for future rights-of-way (ROWs).** For most future land uses, a small to moderate percentage of land was assumed to be necessary for future new or expanded rights-of-way, including new roads, widening existing roads, and access tracts. Discounts for future ROWs were based upon the measured percentages of land dedicated to ROWs in recent plats and permits. The percentages were calculated as a share of land **not constrained** by critical areas. Other factors were also considered, such as the size of the remaining developable parcels and the degree to which they were served by existing roads. Appendix B documents the range of ROW discounts used in each jurisdiction. More specific information on ROW discounts used in each jurisdiction is contained in Chapter VII.
- **Deductions of land needed for future public purposes.** For most future land uses, a small to moderate percentage of land was assumed to be necessary for future new on-site public purposes, primarily stormwater ponds and other drainage infrastructure, but also recreation and open space uses, and other uses. Discounts for public purposes were based upon the percentage of land dedicated to public purposes in recent plats and permits. The percentages were calculated as a share of the land **not constrained** by critical areas. Other factors were also considered, including the size of remaining developable parcels, anticipated stormwater standards, and other factors. Appendix B documents the range of public purpose discounts used in each jurisdiction. More specific information on those discounts is contained in Chapter VII.
- **Deductions for a market availability factor.** It was assumed that, throughout the county, a portion of the net land supply may not be available for development or redevelopment during the 20-year planning period due to several factors. These factors include personal use, investment or speculative holding, land banking for future business expansion, and other considerations that serve to hold land off the market. Application of the market factor does not mean that the land is not developable, but rather that its capacity to accommodate growth may be realized over a longer term than the 2001-2022 planning period.

Market factors ranged generally from 5% to 20%, with redevelopable land discounted more heavily than vacant land. Central locations with high market demand generally used discounts in the 5%-10% range; established suburban communities generally uses discounts in the 10%-15% range; and outlying jurisdictions generally used discounts in the 15%-20% range. Variations outside of the recommended ranges reflect the judgment of local planning staff that one or more factors supported a different assumption. Staff considered factors such as information on land ownership, proposed projects, market interest, and known preferences of current owners. Generally, this resulted in higher market factors than recommended. Appendix B documents the

range of market factor discounts used in each jurisdiction. More specific information on market factors is contained in Chapter VII.

The land supply analysis generated acreage figures for vacant and redevelopable land—unconstrained by critical areas, not needed for future ROWs or public purposes, and potentially available for development—for each zoning designation (or, in several cases, comprehensive plan designation) within each jurisdiction in the county.

Housing and Job Capacity

Additional calculations were used to convert acres of vacant and redevelopable land into units of development capacity—net new housing units and net new jobs. The analysis incorporated assumptions based on current plans and zoning, including factors for future density, existing uses, mixed uses, and other considerations. Basic formulas were as follows:

Residential Capacity = Net Acres of Land x Assumed Future DUs per Acre – Existing DUs on Redevelopable Parcels

Job Capacity = (Net Sq. Ft. of Land x Assumed Future FAR – Existing Non-Residential Floor Area on Redevelopable Parcels) ÷ Assumed Floor Area per Employee

Assumed future densities. Jurisdictions based assumptions about future densities primarily on dwelling units per net acre and net floor area ratios achieved during the 5-year review period (2001-2005), but also took into consideration factors that would support an alternative assumption. In most zoning districts, recent observed densities were assumed to continue for the remainder of the planning period. However, within individual zones, development activity was sometimes too limited, with few or no permits or plats during the 5-year review period, to serve as a valid basis for future assumptions. In addition, achieved density figures were, in some cases, skewed by large projects at densities that were uncharacteristic or unsustainable under current zoning. For these and other reasons, density assumptions for selected zones reflect factors in addition to recent development data, including the following:

- Densities and uses allowed under current plans and zoning
- Densities achieved in other zones within a jurisdiction
- Densities achieved in similar zones in comparable jurisdictions
- Information about proposed projects or projects under review
- Density trends observed over time
- Local knowledge of market demand and land owner/developer interest
- Recent changes in zoning and other development regulations

Achieved and assumed future densities, by zoned use and density ranges, are reported in the jurisdiction profiles contained in Chapter VII.

Existing development on redevelopable parcels. Any housing units or non-residential building square footage existing on redevelopable parcels was subtracted from the gross capacity. This calculation resulted in an estimate of redevelopment capacity that represents the additional net new units and jobs that can be accommodated on the land above and beyond existing development levels.

Floor-area-per-employee assumptions. The conversion of the supply of land for commercial, industrial, and office uses into estimates of job capacity involved two sets of assumptions. Assumed future FARs, described above, were used to convert land area into capacity in terms of potential commercial or industrial building square footages. As a second step, floor area capacity was then converted to job capacity based on assumed floor-area-per-employee multipliers. The multipliers were derived from a number of factors, including uses allowed by current zoning, local market demand, research on employment density within the region, and industry standards. Chapter VII and Appendix C documents the range of floor-area-per-employee multipliers used by each jurisdiction to estimate commercial and industrial employment levels.

Mixed-use and multiple use zones. Zones or plan designations that allow both residential and non-residential uses were treated as “mixed-use” land. “Mixed-use,” then, includes both areas where new development occurs with commercial and residential uses in the same project as well as areas where commercial and residential uses may occur as separate uses within the same district. Net developable acres in mixed-use and multiple use zones were allocated to residential and commercial capacity models respectively, based on an assumed split between future residential and commercial development. For example, if 50% of the future development in a zone was assumed to be residential and 50% commercial, then 50% of the net buildable land was treated as “residential” and 50% as “commercial.” The residential-commercial splits in mixed-use zones reflect recently observed and planned development patterns as well as the professional judgment of local planners about future markets for residential and commercial space.

Accessory dwelling units. Many cities allow accessory dwelling units (ADUs) in existing and new single-family residences. The number of permitted ADUs within each jurisdiction is tracked for Buildable Lands. Future capacity for additional ADUs was estimated by extending annual rates of ADU permitting observed 2001-2005 over the remainder of the planning period.

Capacity “in the pipeline.” Anticipated numbers of housing units and jobs on “land committed to development in the pipeline” were calculated from project plans and permits and added to capacity totals as a final step. The 2006 capacity of each “pipeline” project was calculated as the total project size (i.e., DUs and commercial floor area) minus project space permitted prior to 2006. As noted, “pipeline” capacity then did not include all projects under review, but rather a select subset of large or unique projects that warranted individualized analysis.

Capacity for urban growth in Rural Cities’ Urban Growth Areas. Six cities—Enumclaw, North Bend, Snoqualmie, Carnation, Duvall, and Skykomish—are situated within the county as “islands” of Urban designated land, and are termed Rural Cities in the Countywide Planning Policies. These Urban islands consist of incorporated city land along with unincorporated UGAs. (Town of Skykomish does not have a UGA.) No growth targets have been assigned to the Rural Cities’ UGAs. Growth targeted to each of the Rural Cities is to be accommodated within each Urban island in its entirety. King County has maintained rural density zoning in the Rural Cities’ UGAs, with an expectation that, upon annexation to the cities, the land would be upzoned to urban densities and provided with urban levels of service. The capacity estimates for the five cities with associated Rural City UGAs include 1) capacity within city limits, based on current zoning, and 2) projected capacity within the UGA, based on assumed future zoning after annexation.

Household and Job Growth Targets

The Buildable Lands statute requires an evaluation of the sufficiency of the land supply and capacity to accommodate future growth needs for the “remaining portion of the twenty-year planning period used in the most recently adopted comprehensive plan.” The Countywide Planning Policies (CPPs) provide a common timeline and framework for quantifying future growth needs for all jurisdictions in

King County. The Household and Job Growth Targets, which are contained in Table LU-1 of the CPPs, represent the assumed growth needs of each jurisdiction for the entire 2001-2022 planning period.

Household Growth Targets. Five years have elapsed since the CPP target baseline of year 2000. Household targets for the remaining years of the planning period (2006-2022) were determined, first, by calculating the net new units added to the housing stock in each jurisdiction from 2001 through 2005. Second, to estimate the number of households gained, net new units were converted to households using an assumed long-term occupancy rate of 98% for single-family housing and 95% for multifamily housing. Finally, the resulting figure for net new households was subtracted from the original Household Growth Target for 2001-2022. This calculation is shown below.

$$\text{Household Growth Target (2006-2022)} = \text{Household Growth Target (2001-2022)} - (\text{Net New Units Permitted} \times \text{Assumed Occupancy Rate})$$

Job Growth Targets. Employment change since the job target baseline year of 2000 can be tracked using data available from the Puget Sound Regional Council (PSRC).

The PSRC produces annual estimates of covered employment for each city and county based on data provided by the State Employment Security Department. "Covered" employment refers to positions covered by the Washington Unemployment Insurance Act. This data set excludes certain job categories, such as self-employed, proprietors, military personnel, and others, and accounts for approximately 85 to 90 percent of all jobs. The PSRC maps the ESD records to reported job locations and supplements the accuracy of this exercise with additional information on employment at Boeing, public schools, and government offices. Government jobs, as a component of the year 2000 covered employment estimates, represent a provisional revised dataset that differs from data currently published by the PSRC.

The PSRC covered employment estimates for the years 2000 and 2006 are reported in the King County Buildable Lands evaluation. (This represents a span of 6 years, one year longer than other longitudinal data reported. End year 2006 rather than 2005 was used in order to capture as much of the job recovery as possible. Also, because the data represent March of each year, March 2006 most closely approximates the end of the 5-year review period 2001-2005.) Job change from 2000 to 2006 is one measure of progress toward attaining the Job Growth Targets for the planning period 2001-2022 contained in the CPPs. It is the measure used in this report to update those targets.

Preliminary analysis of employment data for the years 2000 and 2006 indicate a mixed picture of job decline and growth throughout the county. King County lost more than 70,000 jobs during the recession of 2001-2004. As of early 2006, the countywide employment was still about 25,000 below that at the start of the decade. In addition, many individual jurisdictions within the county had not fully regained pre-recession employment levels.

Where the data show that a jurisdiction had a negative employment change 2000-2006, this is assumed to indicate that many buildings remain underutilized, and that capacity to recover year 2000 job levels exists within those buildings. For that reason, Job Growth Targets for cities showing a job loss were held steady at their original 2001-2022 level. Job growth beyond year 2000 levels would have to be accommodated through new development. The formula for updating job targets is shown below.

Where Covered Employment Change (2000-2006) > 0:

Job Growth Target (2006-2022) = Job Growth Target (2001-2022) – Covered Employment Change (2000-2006)

Where Covered Employment Change (2000-2006) < 0:

Job Growth Target (2006-2022) = Job Growth Target (2001-2022)

Another measure of local progress toward achieving Job Growth Targets is the amount of new commercial and industrial square footage of floor area, derived from data on building permits. Five years of such data show a somewhat different picture of the degree to which local jurisdictions have been making progress toward reaching their targets. Despite the negative or flat job numbers, many cities continued to issue permits for significant additional floor area of industrial and, especially commercial uses during the 2001-2005 period. Because of the lag between permit issuance date and occupancy of new buildings, much of the employment growth resulting from this activity will not show up in the covered employment data until 2007 or beyond.

Chapters IV and VII present data on both employment change and commercial and industrial permitting at the UGA, subarea, and jurisdiction levels

Evaluation of Capacity vs. Targets

As a final step, the results of the elements outlined above were carried forward to answer the main evaluation question posed by Buildable Lands:

Are development capacities sufficient to accommodate growth targets for households and jobs for the remainder of the planning period?

This question is answered for several levels of geography. The first level is the entirety of Urban designated King County, the Urban Growth Area. The second subarea level includes four jurisdictional groupings: Sea-Shore, East County, South County, and Rural Cities. Finally, the adequacy of capacity in each city and subarea of urban unincorporated King County is evaluated.

Where capacity is found to be insufficient to accommodate planned growth within the UGA or within individual jurisdictions, then the county or cities must adopt measures that are reasonably likely to address any inconsistencies between actual development and their comprehensive plans and to provide sufficient capacity to accommodate targeted growth for the remainder of the planning period.

IV. Development Activity

The Buildable Lands Amendment to GMA, RCW 36.70A.215, requires King County and its cities to collect data annually on land use change. Each Buildable Lands Report (BLR) presents summary data on growth and development for the most recent 5-year review period. The following is a summary of the primary findings of the 2007 King County BLR in the arenas of residential and non-residential development from 2001 through 2005. Data are organized to highlight findings across four broad planning subareas—SeaShore, East County, South County, and Rural Cities—as well as the Urban Growth Area (UGA) as a whole. The back of the front cover of this report presents a map of the King County UGA and planning subareas. Tables also show selected data for individual jurisdictions. Detailed data at the jurisdiction level is covered in Chapter VII.

Residential Growth

The first set of tables below summarizes findings from analysis of data on residential development activity that occurred during the 5-year review period (2001-2005). Data were collected based on the records of building permits issued and subdivision plats recorded within the county's 40 jurisdictions for that period. Comparisons with data for the 1996-2000 review period, that were reported in the 2002 BLR, are also highlighted. Table 4.10 on page IV-12 contains detailed data comparing plats, residential permits and densities for the two review periods.

Table 4.1, below, shows housing growth for each subarea and the UGA as a whole. The table is based on research of residential building permits issued 2001-2005, with the exception of City of Seattle, which reports data on building permits finalized. Data include new units by type (SF/MF), units lost to demolition, net new units, and estimated net new households as an indicator of progress toward reaching the Household Growth Targets established in the Countywide Planning Policies.

Cumulative remaining targets for each subarea and UGA are calculated as the sum of the target remaining in each jurisdiction. Each jurisdiction must meet its minimum target. While some cities have already exceeded their 22-year target, and that growth is reflected in the aggregate numbers, the excess is not credited to either the subarea or UGA.

Major findings include the following:

- King County gained more than 49,000 net new housing units in the UGA during the second five-year Buildable Lands review period (2001-2005). Accounting for assumed vacancy rates, this translates into about 47,300 net new households in Urban-designated King County, which is about 31% of the 22-year Household Growth Target added in 23% of the planning period. This growth occurred despite an economic recession and significant job loss during four of the five years of the analysis period.
- During the six years from the April 2000 US Census to April 2006, Washington State's Office of Financial Management (OFM) estimates that King County's population grew by 98,300 persons, from 1,737,000 to 1,835,300. This increase is nearly 32% of the 2002 OFM population projection for the planning period (2001-2022), which is the basis for the Household Growth Targets, during six years or 27% of the planning period.
- Overall residential permitting in each subarea is also ahead of pace to reach their cumulative Household Growth Targets by 2022. South County, having issued permits for 38% of its targeted residential growth, has grown fastest with respect to level of growth envisioned in the CPPs.

- Approximately half of all new units UGA-wide were multifamily units, half were single-family detached units.
- Net residential growth in the UGA has increased from 48,000 units in the 1996-2000 period to 49,300 units in the 2001-2005 period. While suburban growth outpaced growth in Seattle during the late 1990s, housing data for the more recent period shows an even distribution of new units among the three big subareas—SeaShore, East County, and South County.
- Total single-family permits, not including demolitions, increased from 19,500 units in the 1996-2000 period to over 26,000 units in the 2001-2005 period. Most of that increase happened in the East and South County subareas, which made up 80% of the single-family units permitted 2001-2005.
- UGA-wide, the over 25,000 permitted multifamily units represents a modest drop of about 1,600 units (6%) from the 27,000 multifamily units permitted in 1996-2000. However, new multifamily units have become more concentrated in SeaShore during the 2001-2005 period, compared to a more even distribution of multifamily permitting among the 3 large subareas prior to 2001.

Table 4.1: Net Housing Growth (2001-2005) vs. Household Growth Targets (2001-2022)

Subarea	New Housing Units (2001-2005)				Households			
	Single-Family	Multi-family	Other ¹	Net Units	Net HH ² 2001-05	Target 2001-22	% Target Achieved	Target 2006-22
Sea-Shore	2,605	13,485	- 836	15,254	14,528	56,369	26%	41,841
East County	10,555	6,656	- 1,549	15,662	15,151	47,645	32%	32,494
South County	12,035	4,971	- 599	16,407	15,926	42,355	38%	28,319
Rural Cities	1,652	316	- 21	1,947	1,898	5,563	34%	3,698
Total UGA	26,847	25,428	- 3,005	49,270	47,504	151,932	31%	106,352

¹ Includes the addition of ADUs and conversions, less any units lost through demolition.

² Housing units converted to households (HH) by assuming vacancy rates of 2% for SF and 5% for MF.

Table 4.2, on pages IV-4 and IV-5, contains detailed data on residential growth vs. household growth targets for each city and urban unincorporated area. Major findings including the following:

- The data indicate that the majority of jurisdictions in the county are on or nearly on pace to attain their individual Household Growth Targets by 2022. Percent of target “achieved” over time is one instructive measure of a jurisdiction’s progress toward the long-range vision embodied in the CPPs. However, the CPP growth targets were not intended to represent annual quotas for housing production within jurisdictions. Growth to date is used here primarily to update growth targets for the remainder of the planning period, and jurisdictions must demonstrate the ability to accommodate those remaining targets through capacity provided under current plans and regulations.
- Residential growth is broadly distributed, both geographically and by structure type. Most jurisdictions permitted a mix of single family and multifamily new units.
- The City of Seattle added the greatest net number of new units of any jurisdiction, over 14,000. Urban unincorporated King County, as a whole, had the second highest total, with nearly 9,500 net new units.
- Among suburban cities, Bellevue, Issaquah, Kirkland, Redmond, Sammamish, Covington, Kent, Maple Valley, Renton, and Snoqualmie each added more than 1,000 net new units. The cities of

Maple Valley and Normandy Park along with unincorporated King County South have already attained their 22-year household growth target based on development in the first 5 years of the planning period.

Single-Family Residential Densities

Densities of single-family residential development are measured in two ways: in recorded plats of single-family subdivisions (both short and long subdivisions) and in building permits issued for single family houses. Table 4.3, on page IV-6, shows the amount of land, lots created, and achieved densities in single-family subdivision plats recorded 2001-2005. Not included in this data is the small number of short plats recorded in the City of Seattle.

The conversion from gross to net acres excludes actual set-asides for rights-of-way, public infrastructure (e.g., stormwater ponds), and critical areas and their buffers. Gross and net densities achieved in the previous Buildable Lands review period (1996-2000) are shown as well (see table 4.10 for detail). The net density in plats is a preferred measure of actual densities achieved under current plans and regulations, and, along with observed rates of land dedicated for rights-of-way and public uses, is used in the Buildable Lands analysis to estimate remaining capacity for single-family housing.

Major findings of this analysis include the following:

- Plats recorded from 2001-2005 totaled over 22,000 lots on over 7,000 gross acres and 3,600 net buildable acres of land.
- UGA-wide, single-family plat densities have increased from 4.6 DUs/ac during the 1996-2000 review period to 6.2 DUs/ac in the more recent 5-year period.
- Net plat densities were roughly consistent across the 4 subareas, at or near 6 DUs per acre. Densities have increased within each subarea as well, with the largest jump in East County from about 4 DUs per net acre recorded 1996-2000 to 6 DUs per net acre from 2001-2005. Densities increased markedly in the Rural Cities as well. As noted, plat data for Seattle are not included, so that data for the SeaShore subarea reflects single-family development in Shoreline, Lake Forest Park, and unincorporated areas only.
- Land dedicated to critical areas protection, rights-of-way (ROWs), stormwater drainage, and other public uses such as open space reduced the gross acreage by roughly half. As a result, the overall gross density achieved was 3 DUs/ac, half the overall net density.
- Critical areas and buffers alone rendered 19% of the gross land undevelopable in all newly recorded plats. ROWs and public use dedications consumed 16% and 24%, respectively, of the land not constrained by critical areas.
- Open space dedications were particularly large in Urban Planned Developments (UPDs), and other large planned developments such as Aldarra Farms, in East County. These are unique sites with contract set-asides for open-space tracts. Since open space was set by agreement in these developments, they are not instructive for future percentages of land in critical areas, ROWs and public use lands. When these developments are excluded from the analysis, critical areas covered just 16% of the gross platted acreage UGA-wide, ROWs were reduced to 14%, and public use lands were only 12%. Gross plat density increased to 3.5 units per acre in the entire UGA when the UPDs were excluded.

Table 4.2: Housing Units Achieved in King County UGA (2001-2005)

	Total SF Units Permitted	Total MF Units Permitted	ADUs	Conversions	SF Units Demol'd	MF Units Demol'd	Net New Units 2001-05	Net New Households 2001-05	Household Target (2001-2022)	Remaining Target (2006-2022)
SeaShore										
Lake Forest Park	94	3	8	0	27	0	78	76	538	462
Seattle ¹	2,063	12,831	291	650	1,197	466	14,172	13,489	51,510	38,021
Shoreline	266	378	21	27	117	13	562	538	2,651	2,113
Uninc KC - SeaShore	182	273	4	9	26	0	442	425	1,670	1,245
SeaShore Total	2,605	13,485	324	686	1,367	479	15,254	14,528	56,369	41,841
East County										
Beaux Arts Village	2	0	0	0	2	0	0	0	3	3
Bellevue	736	1,059	31	0	393	160	1,273	1,220	10,117	8,897
Bothell	91	261	3	0	18	0	337	322	1,751	1,429
Clyde Hill	71	0	1	0	72	0	0	0	21	21
Hunts Point	12	0	0	0	12	0	0	0	1	1
Issaquah	1,482	1,225	16	1	18	0	2,706	2,615	3,993	1,378
Kenmore	479	254	20	0	62	0	691	669	2,325	1,656
Kirkland	860	931	44	0	424	27	1,384	1,328	5,480	4,152
Medina	62	0	1	0	63	0	0	0	31	31
Mercer Island	189	573	43	10	161	63	591	562	1,437	875
Newcastle	505	63	9	0	26	0	551	538	863	325
Redmond	1,053	1,387	9	1	53	24	2,373	2,284	9,083	6,799
Sammamish	1,938	284	5	1	88	0	2,140	2,089	3,842	1,754
Woodinville	356	141	0	0	16	20	461	448	1,869	1,421
Yarrow Point	23	0	0	0	21	0	2	2	28	26
Uninc KC - East	2,696	478	18	15	54	0	3,153	3,075	6,801	3,726
East County Total	10,555	6,656	200	28	1,483	294	15,662	15,151	47,645	32,494

1. In Seattle, units completed are reported instead of units permitted.

Table 4.2: Housing Units Achieved in King County UGA (2001-2005) continued

	Total SF Units Permitted	Total MF Units Permitted	ADUs	Conversions	SF Units Demol'd	MF Units Demol'd	Net New Units 2001-05	Net New Households 2001-05	Household Target (2001-2022)	Remaining Target (2006-2022)
South County										
Algona	104	4	0	0	2	0	106	104	298	194
Auburn	211	309	0	24	48	7	489	469	6,003	5,534
Black Diamond	29	6	2	0	4	0	33	32	1,099	1,067
Burien	132	120	38	0	30	37	223	215	1,552	1,337
Covington	1,095	211	1	0	40	0	1,267	1,235	1,373	138
Des Moines	157	22	1	2	26	0	156	152	1,576	1,424
Federal Way	687	71	5	30	34	2	757	739	6,188	5,449
Kent	1,153	706	6	0	61	51	1,753	1,698	4,284	2,586
Maple Valley	1,489	57	1	0	19	2	1,526	1,494	300	0
Milton	9	0	0	1	0	0	10	10	50	40
Normandy Park	33	85	2	1	12	0	109	104	100	0
Pacific	154	85	0	0	21	20	198	192	721	529
Renton	2,379	1,257	0	31	158	15	3,494	3,386	6,198	2,812
Sea Tac	174	208	6	3	75	0	316	303	4,478	4,175
Tukwila	232	0	4	0	67	0	169	166	3,200	3,035
Uninc KC - South	3,997	1,830	23	77	126	0	5,801	5,627	4,935	0
South County Total	12,035	4,971	89	169	723	134	16,407	15,926	42,355	28,319
Rural Cities										
Carnation	2	0	0	0	1	0	1	1	246	245
Duvall	326	86	0	0	13	0	399	388	1,037	649
Enumclaw	75	69	5	15	10	0	154	148	1,927	1,779
North Bend	15	0	0	9	7	16	1	1	636	635
Skykomish	2	0	0	0	0	0	2	2	20	18
Snoqualmie	1,198	161	0	0	3	0	1,356	1,324	1,697	373
Uninc KC - Rural Cities	34	0	0	6	6	0	34	33	0	0
Rural Cities Total	1,652	316	5	30	40	16	1,947	1,898	5,563	3,698
URBAN KING COUNTY	26,847	25,428	618	913	3,613	923	49,270	47,504	151,932	106,352

Table 4.3: Densities in Single-Family Subdivision Plats (2001-2005)

Subarea	Gross Acres	Net Acres	Lots	Lots / Gross Ac	Lots / Net Acre 2001-2005	Lots / Net Acre 1996-2000
Sea-Shore ¹	42	36	227	5.47	6.22	6.00
East County	3,750	1,547	9,331	2.49	6.03	3.93
South County	2,895	1,738	11,108	3.84	6.39	5.45
Rural Cities	608	278	1,594	2.62	5.73	4.41
Total UGA	7,294	3,599	22,260	3.05	6.18	4.62

¹ City of Seattle does not report plat data for the Buildable Lands program.

Table 4.4 provides a summary of achieved densities in recorded plats by generalized zoning categories. Since King County's 40 jurisdictions have many differing zoning and subdivision codes with many different density allowances, densities have been collapsed for reporting into broad categories. Each category indicates a range of densities within which the maximum density allowed per zoning falls.

The results of this analysis indicate that for zones that allow up to 9 DUs per acre, achieved densities were generally consistent with plans and regulations across all subareas and the UGA as a whole. In the highest category shown, zones allowing more than 9 DU/acre, achieved densities fell below the range at 8.6 DU/acre. However, plats provide only a partial indication of the densities achieved in zones allowing 9-13 DUs per acre. Adding in the nearly 1,800 multifamily units that were permitted in these zones, the overall achieved density exceeds 12 DUs per net acre.

Table 4.4: Single-Family Plats by Zoned Density Category

Zoned Density	Gross Acres	Net Acres	Lots	Lots / Gross Ac	Lots / Net Acre 2001-2005
Under 3 DU/acre	738	321	895	1.21	2.79
3 – 5 DU/acre	1,880	1,006	5,397	2.87	5.37
5 – 7 DU/acre	1,917	1,169	7,603	3.97	6.51
7 – 9 DU/acre	524	348	2,497	4.76	7.18
9 – 13 DU/acre	414	170	1,458	3.52	8.60
Other density ¹	1,821	588	4,410	2.42	7.50

¹ Zones that could not be assigned to one density range, primarily designations allowing a variety of housing types within Urban Planned Developments

Table 4.5 contains data on plats recorded in each city and urban unincorporated subarea, including gross acres, net acres, lots created, and densities achieved. Findings include the following:

- Unincorporated Urban King County led jurisdictions in platted lots with over 6,700 recorded in all subareas combined. Cities with more than 1,000 newly platted lots included Issaquah, Redmond, Sammamish, Kent, Maple Valley, Renton, and Snoqualmie.
- The cities of Shoreline, Issaquah, Kenmore, Redmond, Algona, Des Moines, Kent, Maple Valley, Renton, and Snoqualmie, along with unincorporated King County stand out with compact single-family development at greater than 6 DUs per net acre overall.

Table 4.5: Recorded Plats by Density in King County UGA (2001-2005)

	Lots	Gross		Net	
		Acres	Lots/Acre	Acres	Lots/Acre
SeaShore					
Lake Forest Park	18	5.87	3.1	5.16	3.5
Seattle	0	0.00	0.0	0.00	0.0
Shoreline	150	24.60	6.1	21.36	7.0
Uninc. King County SeaShore	59	11.04	5.3	9.97	5.9
SeaShore Total	227	41.51	5.5	36.48	6.2
East County					
Beaux Arts	2	0.46	4.4	0.46	4.4
Bellevue	386	130.91	2.9	79.99	4.8
Bothell	97	41.62	2.3	35.72	2.7
Clyde Hill	4	2.14	1.9	2.14	1.9
Hunts Point	2	0.63	3.2	0.63	3.2
Issaquah	1,793	851.36	2.1	228.20	7.9
Kenmore	439	122.08	3.6	67.17	6.5
Kirkland	454	101.10	4.5	91.63	5.0
Medina	4	1.55	2.6	1.48	2.7
Mercer Island	26	9.38	2.8	7.51	3.5
Newcastle	491	267.94	1.8	105.48	4.7
Redmond	1,104	287.53	3.8	149.91	7.4
Sammamish	1,640	657.70	2.5	317.17	5.2
Woodinville	272	99.02	2.7	60.79	4.5
Yarrow Point	2	0.57	3.5	0.57	3.5
Uninc. King County East	2,615	1,176.20	2.2	398.35	6.6
East County Total	9,331	3,750.19	2.5	1,547.20	6.0
South County					
Algona	98	23.48	4.2	13.18	7.4
Auburn	250	80.92	3.1	47.89	5.2
Black Diamond	0	0.00	0.0	0.00	0.0
Burien	79	17.49	4.5	15.92	5.0
Covington	762	174.80	4.4	134.96	5.6
Des Moines	168	42.38	4.0	26.81	6.3
Federal Way	536	222.67	2.4	99.47	5.4
Kent	1,117	311.03	3.6	174.87	6.4
Maple Valley	1,476	334.58	4.4	196.94	7.5
Milton	21	5.65	3.7	4.54	4.6
Normand Park	12	10.42	1.2	9.24	1.3
Pacific	140	35.20	4.0	29.37	4.8
Renton	2,164	507.30	4.3	335.59	6.4
SeaTac	125	29.02	4.3	25.77	4.8
Tukwila	107	23.83	4.5	18.77	5.7
Uninc. King County South	4,053	1,075.92	3.8	604.30	6.7
South County Total	11,108	2,894.70	3.8	1,737.63	6.4
Rural Cities					
Carnation	3	1.28	2.3	1.17	2.6
Duvall	277	90.28	3.1	58.36	4.7
Enumclaw	12	3.42	3.5	2.88	4.2
North Bend	6	2.91	2.1	1.95	3.1
Skykomish	0	0.00	0.0	0.00	0.0
Snoqualmie	1,294	500.03	2.6	203.86	6.3
Uninc. King County Rural Cities	2	10.00	0.2	9.98	0.2
Rural Cities Total	1,594	607.92	2.6	278.19	5.7
URBAN KING COUNTY TOTAL	22,260	7,294.33	3.1	3,599.50	6.2

An alternate measure of single-family density is based on data from building permits. In this analysis, each lot where a new unit was permitted was considered equivalent to the net land area in the plat analysis. Thus, there were no deductions for critical areas, rights-of-way or public purpose lands, and only net density is calculated.

Single family permit densities are generally lower than densities measured in plats during the same time period. This difference reflects several factors, such as permits issued on larger historical lots and permits issued within subdivisions recorded prior to the 5-year review period, which generally attained lower densities than more recent platting. For these reasons, single-family permits are not generally used as a basis for assumed future densities or for evaluating plan implementation.

Table 4.6 shows the net acres, total units, and net densities of single-family permitting in each subarea and in the UGA as a whole. Major findings include the following:

- UGA-wide, single-family permits achieved 5.35 DUs per acre.
- SeaShore attained the highest single-family permit density at over 7 DUs per acre overall. Unlike plat data, single-family development in the City of Seattle is included in these findings.
- Density trends in single-family permits match those observed in the plat data. UGA-wide, permit densities increased from 3.8 units per acre in the 1996-2000 period to 5.3 units per acre in the most recent period. Densities increased throughout the county, including within each subarea. (See table 4.10 for detail.)

Table 4.6: Densities of Single-Family Permits

Subarea	Net Acres	Units¹	Net Density 2001-2005
Sea-Shore	367	2,605	7.09
East County	1,927	9,684	5.02
South County	2,191	12,001	5.48
Rural Cities	364	1,651	4.53
Total UGA	4,850	25,941	5.35

¹Units shown in this table do not match the total numbers of net new single-family units shown in table 4.1. Excluded from the density analysis are a portion of new units that replaced teardowns on existing lots and a small number of permits that lacked complete data.

Table 4.7 contains data on single-family permits issued in each city and urban unincorporated subarea. (As noted, data for Seattle are based on single-family building permits finalized during the 5-year review period.) Major findings include the following:

- Unincorporated Urban King County led jurisdictions in single-family units with nearly 7,000 permitted in all subareas combined. Cities with more than 1,000 permitted units included Seattle, Issaquah, Redmond, Sammamish, Covington, Kent, Maple Valley, Renton, and Snoqualmie.
- The cities of Seattle, Issaquah, Redmond, Algona, Covington, Maple Valley, Renton, and Snoqualmie stand out with compact single-family development at greater than 6 DUs per net acre overall.

Table 4.7: Single-Family Permit Density in King County UGA (2001-2005)

	Net Acres	Units	Units/Acre
SeaShore			
Lake Forest Park	26.79	94	3.5
Seattle	259.21	2,063	8.0
Shoreline	49.76	266	5.3
Uninc. King County SeaShore	31.40	182	5.8
SeaShore	367.16	2,605	7.1
East County	Net Acres	Units	Units/Acre
Beaux Arts	0.23	1	4.4
Bellevue	147.62	449	3.0
Bothell	37.52	89	2.4
Clyde Hill	2.75	6	2.2
Hunts Point	1.77	5	2.8
Issaquah	182.49	1,482	8.1
Kenmore	106.53	472	4.4
Kirkland	134.61	664	4.9
Medina	1.69	5	3.0
Mercer Island	35.19	103	2.9
Newcastle	117.76	505	4.3
Redmond	150.56	1,045	6.9
Sammamish	444.40	1,804	4.1
Woodinville	77.04	356	4.6
Yarrow Point	0.75	2	2.7
Uninc. King County East	486.33	2,696	5.5
East County Total	1,927.24	9,684	5.0
South County	Net Acres	Units	Units/Acre
Algona	15.60	104	6.7
Auburn	87.43	211	2.4
Black Diamond	8.17	29	3.5
Burien	28.18	119	4.2
Covington	149.84	1,095	7.3
Des Moines	47.52	157	3.3
Federal Way	175.25	687	3.9
Kent	211.52	1,153	5.5
Maple Valley	206.71	1,489	7.2
Milton	1.80	9	5.0
Normandy Park	14.47	31	2.1
Pacific	40.53	154	3.8
Renton	359.47	2,373	6.6
SeaTac	38.35	165	4.3
Tukwila	39.72	228	5.7
Uninc. King County South	766.56	3,997	5.2
South County Total	2,191.12	12,001	5.5
Rural Cities	Net Acres	Units	Units/Acre
Carnation	1.46	1	0.7
Duvall	65.24	326	5.0
Enumclaw	18.72	75	4.0
North Bend	3.44	15	4.4
Skykomish	0.51	2	3.9
Snoqualmie	194.10	1,198	6.2
Uninc. King County Rural Cities	81.00	34	0.4
Rural Cities Total	364.47	1,651	4.5
URBAN KING COUNTY TOTAL	4,849.99	25,941	5.3

Multifamily Residential Densities

Table 4.8 shows data on multifamily housing permitted in each subarea and the UGA as a whole during the years 2001-2005. Data include gross and net land developed, units, and densities achieved. The conversion from gross to net acres excludes set-asides for rights-of-way, on-site public uses (e.g., stormwater detention, parks), and critical areas and their buffers. Multifamily is defined to include any attached housing units, including townhomes, duplexes, condominiums and apartment units. For comparison, densities achieved during the 1996-2000 period are also shown. Major findings of this analysis include the following:

- UGA-wide, more than 25,400 units were permitted on 948 gross acres, 670 net buildable acres.
- Multifamily development achieved an overall density of 38 DUs per net acre in the recent 5-year review period. This represents a significant increase from the density achieved during the 1996-2000 period of 22 DUs per net acre.
- SeaShore has seen the greatest amount of multifamily development (over 13,000 units) at the highest overall densities in the county (73 DUs/ac). Data for the City of Seattle, the largest component of activity in this subarea, reflect multifamily permits finalized, not issued.
- Densities have also increased in suburban areas, most significantly in East County, which saw multifamily attain 33 DUs per net acre, a 65% increase from the previous 5 years. However, the number of multifamily units permitted outside of the SeaShore subarea was down one third from the 1996-2000 reporting period. (See table 4.10 for detail.)

Table 4.8: Densities of Multifamily Permits (2001-2005)

Subarea	Gross Acres	Net Acres	Units	Units per Gross Ac	Units / Net Ac 2001-2005	Units / Net Ac 1996-2000
Sea-Shore	189	184	13,485	71.40	73.33	52
East County	294	201	6,656	22.68	33.17	20.5
South County	434	260	4,971	11.45	19.09	17.4
Rural Cities	32	25	316	9.99	12.41	8.8
Total UGA	948	670	25,428	26.82	37.93	22

Table 4.9 contains data on multifamily permits issued in each city and urban unincorporated subarea. Major findings include the following:

- Among individual jurisdictions, Seattle, Bellevue, and Mercer Island led the county in multifamily densities, with averages greater than 70 DUs/acre.
- Seattle, alone, issued permits for half of the multifamily units in the county. This greatly exceeded the city's 29% share of UGA-wide multifamily construction in the preceding five years reported in the 2002 BLR. In suburban areas, Bellevue, Renton, Issaquah, Redmond, and unincorporated King County each permitted more than 1000 multifamily units during the 2001-2005 period.

Table 4.9: Multifamily Permit Density in King County UGA (2001-2005)

	Net Acres	Units	Units/Acre
SeaShore			
Lake Forest Park	0.28	3	10.7
Seattle	160.48	12,831	80.0
Shoreline	12.41	378	30.5
Uninc. King County SeaShore	10.72	273	25.5
SeaShore Total	183.89	13,485	73.3
East County	Net Acres	Units	Units/Acre
Beaux Arts	0.00	0	0.0
Bellevue	11.77	1,059	90.0
Bothell	14.46	261	18.0
Clyde Hill	0.00	0	0.0
Hunts Point	0.00	0	0.0
Issaquah	47.08	1,225	26.0
Kenmore	10.00	254	25.4
Kirkland	20.09	931	46.3
Medina	0.00	0	0.0
Mercer Island	7.85	573	73.0
Newcastle	2.66	63	23.7
Redmond	36.38	1,387	38.1
Sammamish	17.09	284	16.6
Woodinville	5.62	141	25.1
Yarrow Point	0.00	0	0.0
Uninc. King County East	27.66	478	17.3
East County Total	200.66	6,656	33.2
South County	Net Acres	Units	Units/Acre
Algona	0.61	4	6.5
Auburn	21.79	309	14.2
Black Diamond	0.49	6	12.3
Burien	3.60	120	33.4
Covington	9.21	211	22.9
Des Moines	0.74	22	29.8
Federal Way	5.36	71	13.2
Kent	60.71	706	11.6
Maple Valley	3.99	57	14.3
Milton	0.00	0	0.0
Normandy Park	3.45	85	24.6
Pacific	4.25	85	20.0
Renton	54.79	1,257	22.9
SeaTac	11.09	208	18.8
Tukwila	0.00	0	0.0
Uninc. King County South	80.37	1,830	22.8
South County Total	260.46	4,971	19.1
Rural Cities	Net Acres	Units	Units/Acre
Carnation	0.00	0	0.0
Duvall	4.30	86	20.0
Enumclaw	5.28	69	13.1
North Bend	0.00	0	0.0
Skykomish	0.00	0	0.0
Snoqualmie	15.89	161	10.1
Uninc. King County Rural Cities	0.00	0	0.0
Rural Cities Total	25.47	316	12.4
URBAN KING COUNTY TOTAL	670.48	25,428	37.93

Table 4.10: Residential Densities in King County UGA (1996-2000 vs. 2001-2005)

RESIDENTIAL PLATS	1996 - 2000			2001 - 2005		
	Net Acres	Lots	Lots/Acre	Net Acres	Lots	Lots/Acre
Plats						
SeaShore	139	834	6.0	36	227	6.2
East County	1,391	5,461	3.9	1,547	9,331	6.0
South County	1,037	5,651	5.4	1,738	11,108	6.4
Rural Cities	419	1,849	4.4	278	1,594	5.7
Plat Total	2,986	13,795	4.6	3,599	22,260	6.2

PERMITS	1996 - 2000			2001 - 2005		
	Net Acres	Units	Units/Acre	Net Acres	Units	Units/Acre
Single-Family Permits						
SeaShore	371	2,434	6.6	367	2,605	7.1
East County	2,221	7,592	3.4	1,927	9,684	5.0
South County	1,963	8,321	4.2	2,191	12,001	5.5
Rural Cities	621	1,119	1.8	364	1,651	4.5
Single-Family Total	5,176	19,466	3.8	4,850	25,941	5.3
Multifamily Permits						
SeaShore	156	8,115	52.0	184	13,485	73.3
East County	473	9,677	20.5	201	6,656	33.2
South County	455	7,938	17.4	260	4,971	19.1
Rural Cities	142	1,255	8.8	25	316	12.4
Multi Family Total	1,226	26,985	22.0	670	25,428	38.0

ALL RESIDENTIAL PERMITS	1996 - 2000			2001 - 2005		
	Net Acres	Units	Units/Acre	Net Acres	Units	Units/Acre
SeaShore	527	10,549	20.0	551	16,090	29.2
East County	2,694	17,269	6.4	2,128	16,340	7.7
South County	2,418	16,259	6.7	2,451	16,972	6.9
Rural Cities	763	2,374	3.1	389	1,967	5.1
RESIDENTIAL PERMIT TOTAL	6,402	46,451	7.3	5,520	51,369	9.3

Technical Notes

- Permitted units shown in this table do not include demolitions and other permit activity and are therefore not consistent with data reported in Table 4.1 (net housing unit growth).
- Plat data for the 1996 – 2000 period do not include plats recorded in Seattle or Sammamish. Plat data for the 2001 – 05 period include Sammamish but not Seattle. For this reason, total acreage and number of platted lots are not comparable between the two review periods.

Commercial and Industrial Development and Job Change

Two measures of non-residential growth are tracked for the 2007 BLR. One is net change in employment. The other is floor area added in commercial and industrial building permits.

Table 4.11 summarizes Urban King County's change in jobs during the first six years of the 2001-2022 planning period. Data are shown for each subarea and for the UGA as a whole. Six, rather than five, years of job change are calculated in order to more fully capture job recovery following the recession of 2001-2004. The table contains the most reliable countywide statistic on employment: "covered" employment as reported by the state Employment Security Department and mapped to job locations by the Puget Sound Regional Council. "Covered" employment refers to positions covered by unemployment insurance. This data set excludes certain job categories, such as self-employed, proprietors, military personnel, and others, and accounts for approximately 85 to 90 percent of all jobs.¹

From 2001 through 2004, King County suffered the deepest recession it had experienced since the early 1970s. The dot-com bust of 2000 to 2001 was followed by aerospace losses and consequent loss of jobs in nearly every sector. By 2004, King County had lost more than 70,000 jobs, more than six percent of the county's year-2000 economic base. Data reported in the BLR clearly reflect the impact of the recession.

Analysis of covered employment change reveals a mixed picture of net job growth and decline within the county over the full six-year period. East County and Rural Cities subareas experienced modest net job gains, while SeaShore and South County subareas had yet to regain their year 2000 job levels. By early 2006, the number of covered jobs in Urban King County stood at 1,106,000—still down more than 25,000 or 2.2% from the peak at the beginning of the analysis period.

Job Growth Targets for 2001-2022 in the Countywide Planning Policies are also shown in table 4.11, along with updated targets for the remainder of the planning period (2006-2022). Within each subarea, some cities have progressed toward their targets and some have not. When the numbers for all jurisdictions are combined, the subarea remaining target is a blend that is less than the original subarea target even where the subarea as a whole has lost jobs.

Table 4.11: Change in Covered Employment (2000-2006)

Subarea	Covered Jobs 2000	Covered Jobs 2006	Change	2001-22 Job Target	Remaining Target
Sea-Shore ¹	526,200	495,500	- 30,700	95,850	94,750
East County	290,600	302,000	11,400	98,500	84,550
South County	305,000	296,400	- 8,600	89,500	84,800
Rural Cities	9,700	12,000	2,300	5,250	3,200
Total UGA	1,131,600	1,105,900	- 25,700	289,100	267,300

Note: Numbers in this table have been rounded.

Table 4.12 on page IV-15 provides detail on covered employment change from 2000 to 2006 for cities and urban unincorporated subareas. In jurisdictions that experienced net job growth, the

¹ Employment data for 2000 reported in the 2007 BLR represent provisional estimates of total covered jobs, pending final revisions to the 2000 government employment estimates by PSRC.

CPP targets are adjusted downward to reflect progress toward the targeted growth. For jurisdictions with job losses, the remaining target is set at the level of the original targets. In the latter case, it is assumed that unused capacity is available within existing buildings to accommodate growth needs to fully recover year 2000 employment lost. Growth above and beyond year 2000 jobs is expected to be accommodated through new development.

The jurisdiction-level data reveal that the economic recession of 2001-2004 was widespread as well as deep. One third of King County's 39 cities still had fewer jobs in 2006 than in 2000; among them were major job centers in the county, such as Seattle, Kirkland, Renton, SeaTac and Tukwila. While not shown in this table, data also show that job loss was widespread by sector, with net losses during this period in transportation, retail and services as well as manufacturing.

Table 4.12: Change in Covered Employment by City for King County UGA (2001-2006)

	Cov. Jobs, 2000	Cov. Jobs, 2006	Change in Jobs	2001-2022 Job Target	Remaining Target
SeaShore					
Lake Forest Park	1,364	1,599	235	455	220
Seattle	502,475	470,697	-31,778	92,083	92,083
Shoreline	15,706	16,360	654	2,618	1,964
Uninc. KC - SeaShore	6,700	6,883	183	694	511
SeaShore Total	526,245	495,539	-30,706	95,850	94,778
East County					
Beaux Arts	16	53	37	-	-
Bellevue	118,261	118,633	372	40,000	39,628
Bothell	10,527	11,015	488	2,000	1,512
Clyde Hill	430	647	217	-	-
Hunts Point	36	36	0	-	-
Issaquah	15,109	18,667	3,558	14,000	10,442
Kenmore	4,548	4,216	-332	2,800	2,800
Kirkland	34,309	32,049	-2,260	8,800	8,800
Medina	366	283	-83	-	-
Mercer Island	6,618	6,810	192	800	608
Newcastle	997	1,572	575	500	-
Redmond	73,426	81,814	8,388	21,760	13,372
Sammamish	4,936	4,809	-127	1,230	1,230
Woodinville	13,316	13,791	475	2,000	1,525
Yarrow Point	50	80	30	-	-
Uninc. KC - East	7,700	7,541	-159	4,637	4,637
East County Total	290,645	302,016	11,371	98,527	84,554
South County					
Algona	1,967	1,874	-93	108	108
Auburn	38,453	37,542	-911	6,079	6,079
Black Diamond	407	463	56	2,525	2,469
Burien	12,565	11,854	-711	1,712	1,712
Covington	2,609	3,314	705	900	195
Des Moines	5,936	5,607	-329	1,695	1,695
Federal Way	29,459	30,249	790	7,481	6,691
Kent	61,144	63,382	2,238	11,500	9,262
Maple Valley	2,805	3,317	512	804	292
Milton	3	24	21	1,054	1,033
Normandy Park	586	734	148	67	-
Pacific	921	1,598	677	103	-
Renton	55,572	50,702	-4,870	27,597	27,597
SeaTac	31,614	28,696	-2,918	9,288	9,288
Tukwila	48,356	44,184	-4,172	16,000	16,000
Uninc. KC - South	12,600	12,841	241	2,582	2,341
South County Total	304,997	296,381	-8,616	89,495	84,762
Rural Cities					
Carnation	600	873	273	75	-
Duvall	957	1,016	59	1,125	1,066
Enumclaw	4,183	4,431	248	1,125	877
North Bend	1,912	2,423	511	1,125	614
Skykomish	90	57	-33	-	-
Snoqualmie	1,153	2,297	1,144	1,800	656
Uninc. KC Rur Cities	800	861	61	-	-
Rural Cities Total	9,695	11,958	2,263	5,250	3,213
URBAN KING COUNTY	1,131,582	1,105,894	-25,688	289,122	267,307

Covered jobs are those covered by unemployment insurance. Source: Wa Employment Security Dept and PSRC 2007.

Table 4.13 contains data on building permits issued (2001-2005) in commercial and industrial zones. (As with residential permits, data for the City of Seattle are based on permits finalized, not issued, during the review period.) Data are aggregated at the subarea and UGA levels, and include net land developed, floor area of new buildings, and achieved floor-area-ratios. FAR, calculated here as the square footage of the building divided by the net square footage of the site, is a common measure of density in commercial and industrial land uses. Net acres are shown as in the multifamily permits analysis, but gross acres are not shown because the difference between net and gross land area is small. Major findings include the following:

- Despite the recent recession, nearly 18 million square feet of commercial space was permitted in commercial and mixed-use zones UGA-wide in the years 2001-2005, only slightly less than the 20 million commercial square feet permitted in the previous five years. Nearly half of the commercial square footage was permitted in the SeaShore subarea.
- Just over 10 million square feet of space was permitted in industrial zones during the years 2001-2005. This amount was barely more than half of the 20 million square feet of industrial floor area permitted 1996-2000, a decline that reflects the dampening impact of the recession on industrial development. Two-thirds of the new industrial square footage was permitted in South County.
- Commercial development consumed over 600 net acres and achieved an overall FAR of 0.67. This figure represents an increase from the FAR of 0.47 achieved during the 1996-2000, a trend towards more intensive use of commercial land. The most intensive development of commercial and industrial land occurred in SeaShore, with an achieved FAR of 1.95.
- Industrial development consumed 575 net acres and achieved an overall FAR of 0.42, a figure that is slightly lower than the 0.46 FAR achieved in industrial zones 1996-2000.

Table 4.13: Commercial and Industrial Building Permits (2001-2005)

Subarea	Zoning ¹	Net Acres	Floor Area (Sq. Ft.)	FAR
Sea-Shore	Commercial	100	8,472,460	1.95
	Industrial	70	2,786,871	0.92
East County	Commercial	131	4,702,347	0.82
	Industrial	54	749,724	0.32
South County	Commercial	339	4,159,696	0.28
	Industrial	445	6,905,127	0.36
Rural Cities	Commercial	42	461,647	0.25
	Industrial	6	70,610	0.29
Total UGA	Commercial	612	17,796,150	0.67
	Industrial	575	10,512,332	0.42

¹Commercial category includes zones allowing commercial uses only, as well as mixed-use zones, which allow both commercial and residential uses. FAR calculations for the commercial portions of permitted mixed-use projects are based on a prorated fraction of total land and floor areas.

Table 4.14 contains data on commercial and industrial building permits in cities and urban unincorporated areas. The data include land consumed for commercial and industrial development, square feet of new buildings, and FARs achieved. Major findings include the following:

- The City of Seattle led the county in new commercial square footage permitted at 8 million square feet, nearly half the countywide total.

- Among suburban jurisdictions, Bellevue stands out as well with 2.8 million permitted square feet, and the cities of Kirkland, Redmond, Auburn, Federal Way, and Kent each issued permits for more than a half million square feet of new space in commercial zones.
- City of Seattle achieved the highest overall commercial FAR at 2.57. Among other jurisdictions, the City of Bellevue also stood out with an overall commercial FAR of 1.68 (with higher FARs achieved in downtown Bellevue).
- In industrial permitting, the cities of Seattle and Auburn led the county with 2.7 million permitted square feet of new space in industrial zones each. The cities of Kent, Renton, and Tukwila stood out as well with over one million newly permitted square feet in industrial zones each.

Analysis of permit data adds some perspective on the findings of the job change analysis. The fact of continued robust rates of permitting for new commercial, and to a lesser extent, industrial development throughout the county suggests that cities and the county as a whole *have* been making progress toward their CPP Job Growth Targets even though that progress is not yet reflected in the employment data. The contrast between, on the one hand, job loss and, on the other, new commercial and industrial development is particularly stark in Auburn, Renton and Tukwila, each of which gained more than one million square feet of industrial buildings along with healthy commercial construction, while losing net employment. Other cities such as Kirkland, SeaTac, and Burien had some new square footage but also lost jobs. Bellevue gained only a few jobs while constructing 2.8 million square feet of commercial uses. One reason for the differing indications of growth in the two types of data is that they represent snapshots of change at different points in the economic cycle. Covered employment for early 2006 does not capture job recovery that continued strong after that date. On the other hand, many building permits issued in 2005, and even earlier years, may not be occupied with new employees until later in 2006 or beyond.

Table 4.14: Commercial and Industrial Permit Activity by Jurisdiction and Subarea 2001-2005

	Commercial			Industrial		
	Net Acres	Floor Area	FAR	Net Acres	Floor Area	FAR
SeaShore Sub-Area						
Lake Forest Park	0.8	19,270	0.56	-	-	-
Seattle	71.9	8,050,255	2.57	69.8	2,786,871	0.92
Shoreline	25.5	366,801	0.33	-	-	-
Uninc. King County SeaShore	1.7	36,134	0.48	-	-	-
SeaShore Sub-Area Total	99.9	8,472,460	1.95	69.8	2,786,871	0.92
East Sub-Area						
Beaux Arts	-	-	-	-	-	-
Bellevue	38.0	2,800,703	1.69	26.4	181,302	0.16
Bothell	2.0	63,196	0.73	-	-	-
Clyde Hill	-	-	-	-	-	-
Hunts Point	-	-	-	-	-	-
Issaquah	8.1	149,137	0.42	-	-	-
Kenmore	0.8	14,449	0.44	-	-	-
Kirkland	17.6	689,806	0.90	-	-	-
Medina	-	-	-	-	-	-
Mercer Island	2.1	92,433	1.03	-	-	-
Newcastle	0.9	16,017	0.40	-	-	-
Redmond	50.5	743,520	0.34	14.6	328,989	0.52
Sammamish	-	-	-	-	-	-
Woodinville	6.4	117,896	0.42	11.3	146,338	0.30
Yarrow Point	-	-	-	-	-	-
Uninc. King County East	4.6	15,190	0.08	2.1	93,095	1.02
East Sub-Area Total	130.9	4,702,347	0.82	54.4	749,724	0.32

Table 4.14: Commercial and Industrial Permit Activity, continued

	Commercial			Industrial		
	Net Acres	Floor Area	FAR	Net Acres	Floor Area	FAR
South Sub-Area						
Algona	0.9	13,380	0.36	13.1	296,000	0.52
Auburn	57.8	707,377	0.28	178.6	2,754,267	0.35
Black Diamond	-	-	-	-	-	-
Burien	13.8	246,118	0.41	-	-	-
Covington	30.9	387,052	0.29	2.9	12,303	0.10
Des Moines	4.3	40,533	0.22	7.7	87,239	0.26
Federal Way	70.9	869,839	0.28	-	-	-
Kent	65.4	853,463	0.30	102.0	1,585,955	0.36
Maple Valley	19.6	199,570	0.23	6.1	44,600	0.17
Milton	-	-	-	-	-	-
Normandy Park	2.1	9,200	0.10	-	-	-
Pacific	3.0	55,825	0.43	6.8	9,972	0.03
Renton	47.7	468,058	0.23	84.4	1,038,685	0.28
SeaTac	9.5	162,899	0.39	-	-	-
Tukwila	6.9	98,189	0.33	43.7	1,076,106	0.56
Uninc. King County South	6.5	48,193	0.17	-	-	-
South Sub-Area Total	339.0	4,159,696	0.28	445.4	6,905,127	0.36
Rural Cities Sub-Area						
Carnation	1.1	28,204	0.59	-	-	-
Duwall	20.4	209,327	0.24	0.7	4,194	0.14
Enumclaw	5.8	58,603	0.23	4.9	66,416	0.31
North Bend	7.2	59,782	0.19	-	-	-
Skykomish	-	-	-	-	-	-
Snoqualmie	7.8	105,731	0.31	-	-	-
Uninc. King County Rural Cities	-	-	-	-	-	-
Rural Cities Sub-Area Total	42.2	461,647	0.25	5.5	70,610	0.29
URBAN KING COUNTY TOTAL	612.1	17,796,150	0.67	575.1	10,512,332	0.42

V. Land Supply and Development Capacity

This chapter presents the major findings of the analysis of land supply (in acres) and development capacity (in terms of housing units, households, floor area, and jobs). Residential and non-residential land and capacity, as of early 2006, are shown, along with comparisons with growth targets for the remainder of the planning period (2006-2022).

The supply of vacant and redevelopable land was determined through an analysis of geographic information systems (GIS) data, including parcel boundary and county assessor files, critical areas mapping, and other mapped data. Further calculations incorporated discounts for future rights-of-way, public uses, and long-term potential market availability, as well as assumptions about future residential and non-residential densities. (See Chapter III for a detailed description of the countywide land supply and capacity analysis methodology. See appendices A-C for definitions and assumptions used by each jurisdiction.) Resulting estimates of buildable land supply and development capacity represents a snapshot of approximately January 2006.

Residential Land Supply

Table 5.1 shows the gross buildable residential land in acres, deductions and discounts, and net buildable acres for each planning subarea and for the UGA as a whole. Major findings of this analysis include the following:

- The UGA contains approximately 41,500 gross acres of vacant or potentially redevelopable residential land. After deducting critical areas constraints, discounts for rights-of-way and public uses, and an assumed market availability discount, almost 22,000 net acres of land remain to accommodate urban residential growth through 2022. The residential land supply includes land zoned for single-family detached housing, multifamily housing, and that portion of the developable land in mixed-use zones that is assumed to have capacity for residential uses.
- The 21,900 acres of net residential land are approximately 5,000 acres less than the 26,900 net residential acres reported in the 2002 BLR. This compares favorably with the findings in Chapter IV that just over 5,500 net acres were consumed during the 5-year review period, 2001 – 2005: 4,850 acres of single-family development and 670 acres of multifamily.
- Overall, almost half of the gross acreage was deducted for critical areas, rights-of-way, public uses, and market availability factors. Land in single-family zones was discounted more heavily than land zoned for multifamily housing or mixed-uses.
- In single-family zones, almost a quarter of the land supply was found to be encumbered by critical areas. In multifamily and mixed-use zones, just over 10% of the gross land supply was rendered unbuildable due to critical areas.
- More than half of the net land supply, especially land in single-family zones, is located in South County. SeaShore contains almost half of the developable land in multifamily and mixed-use zones. Most of that land could be developed at densities well in excess of 50 dwelling units per acre under current plans and zoning.

More detail regarding the gross and net land supply is available at the city level in Chapter VII, Profiles of King County Jurisdictions.

Table 5.1: Residential Land Supply (2006)

Subarea	Zoning	Gross Acres	Deductions				Net Acres
			Critical Areas	Right-of-Way ¹	Public Use ¹	Market Factor ²	
Sea-Shore	Single-Family	3,810	250	2%	1%	12%	3,063
	Multifamily/Mixed-Use ³	2,151	16	0.6%	0.5%	12%	1,879
East County	Single-Family	10,823	3,112	13%	10%	17%	4,962
	Multifamily/Mixed-Use ³	1,015	137	5%	2%	14%	704
South County	Single-Family	20,396	5,138	14%	12%	18%	9,370
	Multifamily/Mixed-Use ³	2,074	402	5%	4%	15%	1,298
Rural Cities	Single-Family	1,139	266	13%	12%	16%	549
	Multifamily/Mixed-Use ³	147	32	5%	5%	17%	86
UGA Total	Single-Family	36,168	8,765	12%	10%	17%	17,943
	Multifamily/Mixed-Use ³	5,386	587	3%	2%	14%	3,966

¹ Discounts represent the % of the unencumbered gross acres (minus critical areas) assumed to be needed for future rights-of-way and future on-site public uses.

² Market factor discount represents the % of the developable land that is assumed to be unavailable for development during the 20-year planning period.

³ This category includes both residential only multifamily and mixed-use zones. Mixed-use zones include any designation that allowed both residential and commercial development. Acres of “residential” buildable land is reported here as a subset of overall land supply in mixed-use zones. “Commercial” buildable land in mixed-use zones is reported in table 5.4.

Figure 5.1 at the end of this chapter shows the proportion of the net supply of developable land in single-family, multifamily, and mixed-use zones in the UGA that was identified as either vacant or redevelopable as of early 2006. Overall, 36% of the residential land supply is vacant and 64% redevelopable. Half of the supply is redevelopable single-family land, which includes both large parcels with ample room for further development, as well as small infill parcels. Less than a third of the land supply in multifamily and mixed-use zones is vacant, with more than two-thirds comprised of underutilized sites with redevelopment potential.

Residential Capacity vs. Household Growth Targets

Table 5.2 shows housing and household capacity for each planning subarea and for the UGA as a whole. Capacity is compared with Household Growth Targets for the remainder of the planning period (2006-2022). The conversion of net acres to housing units was based on assumed future residential densities, which were based on the densities observed within each zoning designation during the 2001-2005 review period. As such, the Buildable Lands capacity estimates represent the demonstrated potential of current plans and regulations to accommodate residential growth. Additional residential capacity included in these totals was derived from 1) housing capacity in selected major developments “in the pipeline”, 2) estimated accessory dwelling unit potential, and 3)

estimated residential capacity within the UGAs surrounding cities in the Rural Cities subarea. Major findings of this analysis include the following:

- The King County UGA has capacity, based on current plans, for approximately 289,000 additional housing units accommodating an estimated 277,000 additional households—more than twice the capacity needed to accommodate the Household Growth Target of about 106,000 for the remainder of the 2000-2022 planning period.

Table 5.2: Housing Capacity (2006) vs. Household Growth Targets (2006-2022)

Subarea	Zoning	Development Capacity (2006)		Remaining Target 2006-2022	Surplus/ Deficit Capacity
		Housing Units	Households ¹		
Sea-Shore	Single-Family	10,082	9,880		
	Multifamily	32,450	30,827		
	Mixed-Use	96,595	91,765		
	Total	139,335	132,472		
East County	Single-Family	19,719	19,325		
	Multifamily	6,356	6,038		
	Mixed-Use	31,954	30,356		
	Total	58,029	55,719		
South County	Single-Family	45,023	44,123		
	Multifamily	16,720	15,884		
	Mixed-Use	18,469	17,546		
	Total	80,279	77,553		
Rural Cities ²	Single-Family	9,463	9,274		
	Multifamily	1,490	1,416		
	Mixed-Use	859	816		
	Total	11,812	11,506		
UGA Total	Single-Family	84,286	82,600		
	Multifamily	57,016	54,165		
	Mixed-Use	147,877	140,483		
	Total	289,179	277,248		

¹ Housing units converted to households by assuming vacancy rates of 2% for SF and 5% for MF and MU.

² Capacity totals for Rural Cities includes both potential new residential uses within the city limits and housing capacity estimated for the UGAs associated with 5 of the cities based on zoning anticipated after annexation.

- At projected household sizes, the 289,000 new housing units, together with the existing housing stock in 2006, could accommodate more than 400,000 additional persons within the UGA. This is more than twice the population growth needed to meet the remaining part of the 2002 OFM projection of 2,048,000 total population for King County in 2022.
- The residential capacity as of 2006 was slightly greater than the 263,000 housing unit capacity reported for 2001 in the 2002 Buildable Lands Report, despite the consumption of developable land in the intervening years. The increase in estimated capacity reflects higher residential densities achieved in the 2001 – 2005 review period and other updated analysis assumptions.

Table 5.3: Residential Capacity Compared to Growth Targets for King County UGA

	Residential Capacity					Household Target 2006-2022	Surplus/ Deficit Capacity
	Single-Family Zones	Multifamily Zones	Mixed-Use Zones	Total Units	Total Households		
SeaShore							
Lake Forest Park	273	152	250	675	649	462	187
Seattle	7,580	29,924	91,387	128,891	122,674	38,021	84,653
Shoreline	1,191	743	4,958	6,892	6,583	2,113	4,470
Uninc. King Co SeaShore	1,037	1,631	-	2,668	2,566	1,245	1,321
SeaShore Total	10,081	32,450	96,595	139,126	132,472	41,841	90,631
East County							
Beaux Arts	6	-	-	6	6	3	3
Bellevue	1,203	1,189	11,281	13,673	13,025	8,897	4,128
Bothell	1,156	295	1,409	2,860	2,752	1,429	1,323
Clyde Hill	19	4	-	23	22	21	1
Hunts Point	1	-	-	1	1	1	(0)
Issaquah	938	289	5,674	6,901	6,584	1,378	5,206
Kenmore	1,739	943	2,341	5,023	4,824	1,656	3,168
Kirkland	1,536	843	2,382	4,761	4,569	4,152	417
Medina	38	4	-	42	41	31	10
Mercer Island	402	331	1,032	1,765	1,689	875	814
Newcastle	724	-	779	1,503	1,450	325	1,125
Redmond	1,308	884	6,796	8,988	8,578	6,799	1,779
Sammamish	3,705	35	-	3,740	3,664	1,754	1,910
Woodinville	1,418	460	260	2,138	2,074	1,421	653
Yarrow Point	36	-	-	36	35	26	9
Uninc. King County East	5,490	1,079	-	6,569	6,405	3,726	2,679
East County Total	19,719	6,356	31,954	58,029	55,719	32,494	23,225

Table 5.3: Residential Capacity Compared to Growth Targets, continued

	Residential Capacity				Total Households	Household Target 2006-2022	Surplus/Deficit Capacity
	Single-Family Zones	Multifamily Zones	Mixed-Use Zones	Total Units			
South County							
Algona	191	70	60	321	311	194	117
Auburn	3,958	2,002	565	6,525	6,317	5,534	783
Black Diamond	3,609	611	50	4,270	4,165	1,067	3,098
Burien	763	623	717	2,103	2,021	1,337	684
Covington	2,169	4	1,129	3,302	3,202	138	3,064
Des Moines	1,229	500	1,570	3,299	3,171	1,424	1,747
Federal Way	3,023	1,215	1,430	5,668	5,475	5,449	26
Kent	4,892	677	1,039	6,608	6,424	2,586	3,838
Maple Valley	1,931	160	291	2,382	2,321	-	2,321
Milton	40	40	340	420	400	40	360
Normandy Park	136	32	107	275	265	-	265
Pacific	552	8	-	560	549	529	20
Renton	2,097	2,392	8,226	12,715	12,142	2,812	9,330
SeaTac	849	3,492	902	5,243	5,006	4,175	831
Tukwila	1,151	295	2,043	3,489	3,349	3,035	314
Uninc. King County South	18,433	4,599	-	23,032	22,433	-	22,433
South County Total	45,023	16,720	18,469	80,212	77,552	28,320	49,232
Rural Cities*							
Carnation	588	63	148	799	777	245	532
Duvall	1,976	51	627	2,654	2,581	649	1,932
Enumclaw	2,870	301	78	3,249	3,173	1,779	1,394
North Bend	1,561	31	6	1,598	1,565	635	930
Skykomish	35	-	-	35	34	18	16
Snoqualmie	2,433	1,044	-	3,477	3,376	373	3,003
Rural Cities Total*	9,463	1,490	859	11,812	11,505	3,699	7,806
URBAN KING COUNTY TOTAL	84,286	57,016	147,877	289,179	277,249	106,354	170,895

*Capacity estimates for Rural Cities include potential housing units in unincorporated UGAs, assuming future annexation.

- Capacity for housing and households within each subarea is more than sufficient to accommodate the cumulative remaining Household Growth Targets for jurisdictions in those subareas. SeaShore has the largest surplus of capacity to accommodate its household growth target.
- Just over half of the 2006 residential capacity—about 139,000 housing units—is located in the SeaShore subarea, dominated by multifamily and mixed-use capacity in the City of Seattle.
- UGA-wide, there is capacity for about 84,000 units in single-family zones, 1/3 of the total, and about 205,000 units in multifamily and mixed-use zones, 2/3 of total residential potential. Fully half of overall residential capacity is located in mixed-use zones.

Table 5.3 summarizes the findings of this analysis for each city and unincorporated urban subarea. Data include 1) housing unit capacity in single-family, multifamily, and mixed-use zones, 2) estimated total household capacity, and 3) a comparison of household capacity with the Household Growth Targets for the remaining portion of the planning period (2006-2022). Findings of this evaluation include the following:

- All cities and urban unincorporated areas have sufficient capacity to accommodate their Household Growth Targets for the remainder of the planning period.
- City of Seattle has the largest surplus of capacity above and beyond targeted household growth, capacity for nearly 85,000 more households than necessary.
- Among suburban areas, unincorporated South County and the cities of Renton, Kent, Covington, Black Diamond, Kenmore, Issaquah, Bellevue, and Shoreline stand out with capacity surpluses of more than 2,500 households beyond targeted growth.

Figure 5.2 at the end of this chapter shows the proportion of housing capacity in the UGA located on land in single-family, multifamily, and mixed-use zones that was identified as either vacant or redevelopable. This analysis includes capacity on selected sites committed to development “in the pipeline.” Overall, one-third of the capacity is on vacant land, two-thirds on redevelopable land. Half of the single-family is on vacant land, half on redevelopable land. Fully three-quarters of the capacity in mixed-use zones was located on redevelopable parcels.

Commercial and Industrial Land Supply

Table 5.4 shows the gross buildable commercial and industrial zoned land in acres, deductions and discounts, and net buildable acres for each planning subarea and for the UGA as a whole. Major findings of this analysis include the following:

- The UGA contains approximately 9,000 gross acres of vacant or potentially redevelopable commercial and industrial land. After deducting critical areas constraints, discounts for rights-of-way and public uses, and an assumed market availability discount, almost 6,200 net acres of land remain to accommodate employment growth through 2022. The non-residential land supply includes land zoned for industrial and commercial uses as well as that portion of the developable land in mixed-use zones that was assumed to have capacity for commercial uses.
- Compared with the findings of the 2002 Buildable Lands evaluation, estimated net commercial and industrial land supply in 2006 is approximately 1,700 acres lower than the net land supply of 7,800 acres estimated in 2001. The decline in estimated buildable land supply for employment uses reflects both land consumed for commercial and industrial uses subsequent to the 2001 snapshot, as well as revised analysis assumptions in the analysis for the 2007 BLR.

- Overall, almost a third of the gross acreage was deducted for critical areas, ROWs, public uses, and market availability factors. Land in industrial zones was discounted somewhat more than land zoned for commercial or mixed-uses.
- In commercial and mixed-use zones, 13% of the land supply was found to be encumbered by critical areas. In industrial zones, nearly 20% of the gross land supply was rendered unbuildable due to critical areas. Future land needs for rights-of-way and other on-site public uses were considered minimal in commercial and industrial development.
- South County contains the biggest share of developable non-residential land— a little over half of the commercial and mixed-use land, two-thirds of industrial land in the UGA. SeaShore—in particular the City of Seattle—contains the greatest amount of land zoned for high-density mixed uses, accommodating high concentrations of employment in proximity to residential uses.

Table 5.4: Commercial and Industrial Land Supply (2006)

Subarea	Zoning	Gross Acres	Deductions				Net Acres
			Critical Areas	Right-of-Way ¹	Public Use ¹	Market Factor ²	
Sea-Shore	Commercial / Mixed-Use ³	861	0	1.4%	0.5%	12%	749
	Industrial	517	5.5	2%	1%	8%	466
East County	Commercial / Mixed-Use ³	924	145	4%	2%	15%	629
	Industrial	590	142	4.5%	3%	15%	358
South County	Commercial / Mixed-Use ³	2,614	389	3%	2%	14%	1,835
	Industrial	2,885	617	3.5%	3%	14%	1,830
Rural Cities	Commercial / Mixed-Use ³	256	70	5.5%	4%	17%	140
	Industrial	332	97	7%	7%	16%	170
UGA Total	Commercial / Mixed-Use ³	4,654	604	3%	2%	14%	3,352
	Industrial	4,324	852	4%	3%	13%	2,824

¹ Discounts represent the % of the unencumbered gross acres (minus critical areas) assumed to be needed for future rights-of-way and future on-site public uses.

² Market factor discount represents the % of the developable land that is assumed to be unavailable for development during the 20-year planning period.

³ This category includes both commercial only and mixed-use zones. Mixed-use zones include any designation that allowed both residential and commercial development. Acres of “commercial” buildable land is reported here as a subset of overall land supply in mixed-use zones. “Residential” buildable land in mixed-use zones is reported in table 5.1.

Figure 5.3 at the end of this chapter shows the proportion of the net supply of developable land in commercial, industrial, and mixed-use zones in the UGA that was identified as either vacant or redevelopable as of early 2006. Overall, 47% of the non-residential land supply is vacant and 53% redevelopable. Two-thirds of the industrial land supply was classified as vacant. A number of the “vacant” parcels are used currently for outdoor storage, parking, and other low-intensity uses. City of Seattle did not identify any redevelopment potential in industrial zones, a factor that further skewed

the data toward the vacant category. In commercial zones, roughly half of the land supply is vacant. In mixed-use zones, redevelopable land predominates.

Employment Capacity vs. Job Growth Targets

Table 5.5 shows total employment capacity for each planning subarea and for the UGA as a whole. Capacity is compared with Job Growth Targets for the remainder of the planning period (2006-2022). Net buildable acres were converted to units of employment capacity (sq. ft., jobs) based on achieved and assumed FARs as well as assumed sq. ft. per employee multipliers, factors that were consistent with current zoning and recent and projected market activity. Additional employment capacity included in these totals was derived from 1) job capacity in selected major developments “in the pipeline” and 2) estimated job capacity within the UGAs surrounding cities in the Rural Cities subarea. Major findings of this analysis include the following:

- The King County UGA has capacity, based on current plans, for over 500,000 new jobs added through new development—nearly twice the capacity needed to accommodate the overall Job Growth Target of about 267,000 for the remainder of the planning period (2006-2022).
- Based on the observed net job loss in King County between 2000 and 2006, it is assumed that additional capacity for at least 25,000 jobs exists within underutilized existing buildings. These jobs were not included in the Buildable Lands capacity analysis and are not included in the figures in table 5.5. However, assumed capacity in existing buildings did factor into bringing CPP Job Growth Targets up to date for the remainder of the planning period.
- The total job capacity for 2006 is about 100,000 jobs less than the capacity of over 600,000 jobs estimated for 2001 in the 2002 Buildable Lands Report. The decrease in estimated capacity reflects both the updated land supply inventory (noted above) as well as revised assumptions about the employment potential of developable parcels.
- Capacity for employment within each subarea is more than sufficient to accommodate the cumulative remaining Job Growth Targets for jurisdictions in those subareas. SeaShore had the largest surplus of capacity to accommodate its job target.
- Three-quarters of the total job capacity is on land zoned for commercial uses, including both commercial-only and mixed commercial-residential zoning. Industrial capacity represented about a quarter of the county’s job potential.
- More than half of the county’s total employment capacity is in the SeaShore subarea, primarily within the City of Seattle. Seashore and East County contain the majority of commercial/mixed-use capacity, while SeaShore and South County lead the county in industrial capacity.

Figure 5.4 at the end of this chapter shows the proportion of job capacity in the UGA located on land in commercial, industrial, and mixed-use zones that was identified as either vacant or redevelopable. This analysis includes capacity on selected sites committed to development “in the pipeline.” Overall, 42% of the capacity is on vacant land, 58% on redevelopable land. Nearly half of all capacity for additional employment is located on redevelopable parcels in mixed-use zones, much of which is zoned for intensive commercial and residential development.

Table 5.5: Commercial and Industrial Capacity (2006) vs. Job Targets (2001-2022)

Subarea	Zoning	Employment Capacity (2006)		Job Growth Target 2001-2022	Surplus/ Deficit Capacity
		Floor Area (Sq. Ft.) ¹	Jobs		
SeaShore	Commercial	878,914	1,921		
	Mixed-Use	62,509,499	214,782		
	Industrial	20,579,016	44,666		
	Total	83,967,429	261,369		
East County	Commercial	3,196,230	15,833		
	Mixed-Use	20,532,636	82,445		
	Industrial	5,878,900	26,426		
	Total	29,607,765	124,704		
South County	Commercial	12,610,679	41,246		
	Mixed-Use	17,977,826	46,937		
	Industrial	28,391,702	40,059		
	Total	58,980,207	128,242		
Rural Cities ²	Commercial	803,666	3,033		
	Mixed-Use	1,564,478	3,189		
	Industrial	2,667,311	7,183		
	Total	5,035,455	13,405		
UGA Total	Commercial	17,489,489	57,860		
	Mixed-Use	102,584,439	351,527		
	Industrial	57,516,929	118,333		
	Total	177,590,857	527,720		

¹Floor area capacity does not include future new buildings on a limited number of sites treated as “committed to development in the pipeline.”

² Capacity totals for Rural Cities includes both potential new commercial and industrial uses within the city limits and job capacity estimated for the UGAs associated with 5 of the cities based on zoning anticipated after annexation.

Table 5.6 contains detail on employment capacity to accommodate growth targets in each city and urban unincorporated subarea. Data include 1) job capacity in commercial, industrial, and mixed-use zones, 2) estimated total employment capacity, and 3) a comparison of employment capacity with the job growth targets for the remaining portion of the planning period (2006-2022). Findings of this evaluation include the following:

- Nearly all cities and all urban unincorporated areas have sufficient capacity to accommodate their Job Growth Targets for the remainder of the planning period.
- The City of Sammamish is the only jurisdiction that this evaluation finds short of sufficient job capacity. Efforts by the city to expand capacity for employment, along with assumptions about future job growth, are discussed in the City of Sammamish profile in Chapter VII.
- The City of Seattle has the largest surplus of capacity above and beyond targeted employment growth, capacity for nearly 163,000 more jobs than necessary.
- Among suburban areas, the cities of Bellevue, Issaquah, Redmond, Auburn, and Renton stand out with capacity surpluses of more than 5,000 jobs beyond targeted growth.

Table 5.6: Employment Capacity Compared to Job Targets for King County UGA

	Employment Capacity			Total Jobs	Remaining Job Growth Target 2006-2022	Surplus / Deficit of Capacity
	Commercial Zones	Industrial Zones	Mixed-Use Zones			
SeaShore						
Lake Forest Park	62	-	320	382	220	162
Seattle	633	43,297	210,970	254,900	92,083	162,817
Shoreline	-	-	3,492	3,492	1,964	1,528
Uninc. King Co. SeaShore	1,226	1,369	-	2,595	511	2,084
SeaShore Total	1,921	44,666	214,782	261,369	94,778	166,591
East County						
Beaux Arts	-	-	-	-	-	-
Bellevue	2,887	327	45,903	49,117	39,628	9,489
Bothell	648	-	4,815	5,463	1,512	3,951
Clyde Hill	-	-	-	-	-	-
Hunts Point	-	-	-	-	-	-
Issaquah	2,766	-	16,330	19,096	10,442	8,654
Kenmore	-	46	3,002	3,048	2,800	248
Kirkland	3,641	1,707	7,259	12,607	8,800	3,807
Medina	-	-	-	-	-	-
Mercer Island	205	-	618	823	608	215
Newcastle	140	47	687	874	-	874
Redmond	250	21,739	3,087	25,076	13,372	11,704
Sammamish	-	-	-	-	1,230	(1,230)
Woodinville	1,123	1,901	745	3,769	1,525	2,244
Yarrow Point	-	-	-	-	-	-
Uninc. King Co. East	4,173	659	-	4,832	4,637	195
East County Total	15,833	26,426	82,446	124,705	84,554	40,151

Table 5.6: Employment Capacity Compared to Job Targets for King County UGA, continued

	Employment Capacity			Total Jobs	Remaining Job Growth Target 2006-2022	Surplus / Deficit of Capacity
	Commercial Zones	Industrial Zones	Mixed-Use Zones			
South County						
Algona	415	28	137	580	108	- 472
Auburn	4,501	12,434	822	17,757	6,079	11,678
Black Diamond	61	4,231	409	4,701	2,469	2,232
Burien	1,684	93	481	2,258	1,712	546
Covington	40	49	3,244	3,333	195	3,138
Des Moines	766	3,208	(24)	3,950	1,695	2,255
Federal Way	7,688	-	1,171	8,859	6,691	2,168
Kent	4,058	6,226	2,259	12,543	9,262	3,281
Maple Valley	1,768	277	1,728	3,773	292	3,481
Milton	341	-	2,126	2,467	1,033	1,434
Normandy Park	114	-	57	171	-	171
Pacific	187	162	-	349	-	349
Renton	13,511	1,323	14,718	29,552	27,597	1,955
SeaTac	2,921	352	14,455	17,728	9,288	8,440
Tukwila	1,955	8,883	5,354	16,192	16,000	192
Uninc. King Co. South	1,236	2,793	-	4,029	2,341	1,688
South County Total	41,246	40,059	46,937	128,242	84,762	43,480
Rural Cities*						
Carnation	974	97	502	1,573	-	1,573
Duvall	672	8	918	1,598	1,066	532
Enumclaw	-	1,168	623	1,791	877	914
North Bend	966	5,649	1,146	7,761	614	7,147
Skykomish	-	-	-	-	-	-
Snoqualmie	421	260	-	681	656	25
Rural Cities Total*	3,033	7,182	3,189	13,404	3,213	10,191
URBAN KING CO. TOTAL	62,033	118,333	347,354	527,720	267,307	260,413

*Capacity estimates for Rural Cities include potential jobs in unincorporated UGAs, assuming future annexation.

Fig. 5.1: Net Residential Land - Vacant vs. Redevelopable

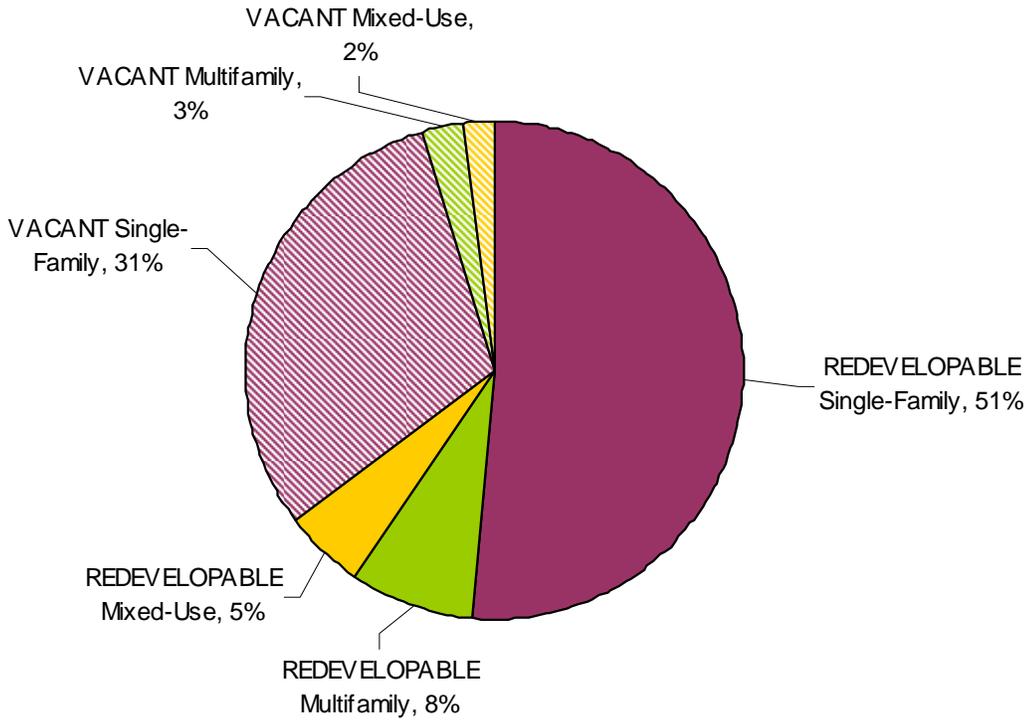


Fig 5.2: Housing Capacity on Vacant vs. Redevelopable Land

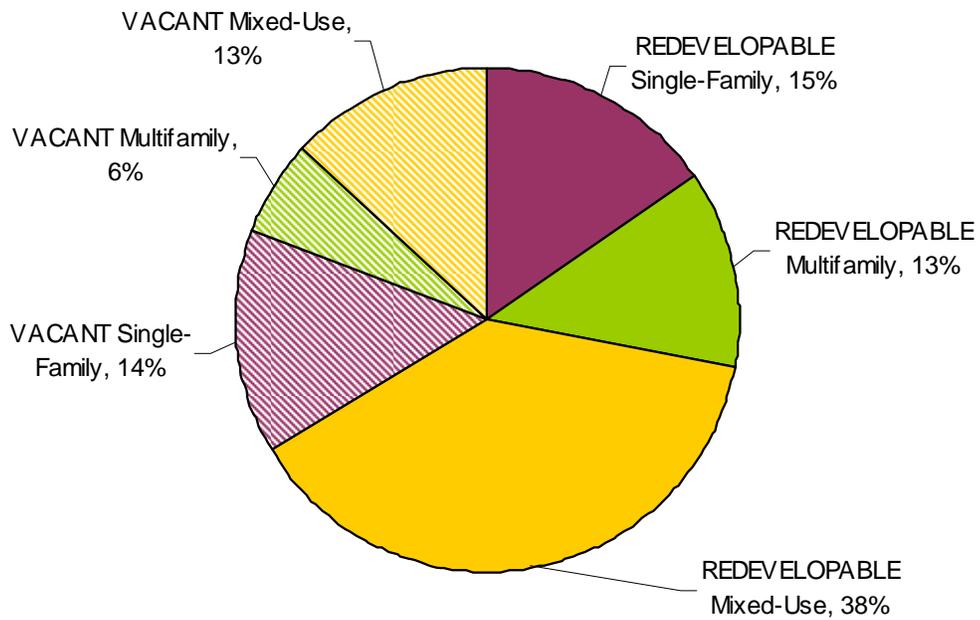


Fig 5.3: Net Non-Residential Land - Vacant vs. Redevelopable

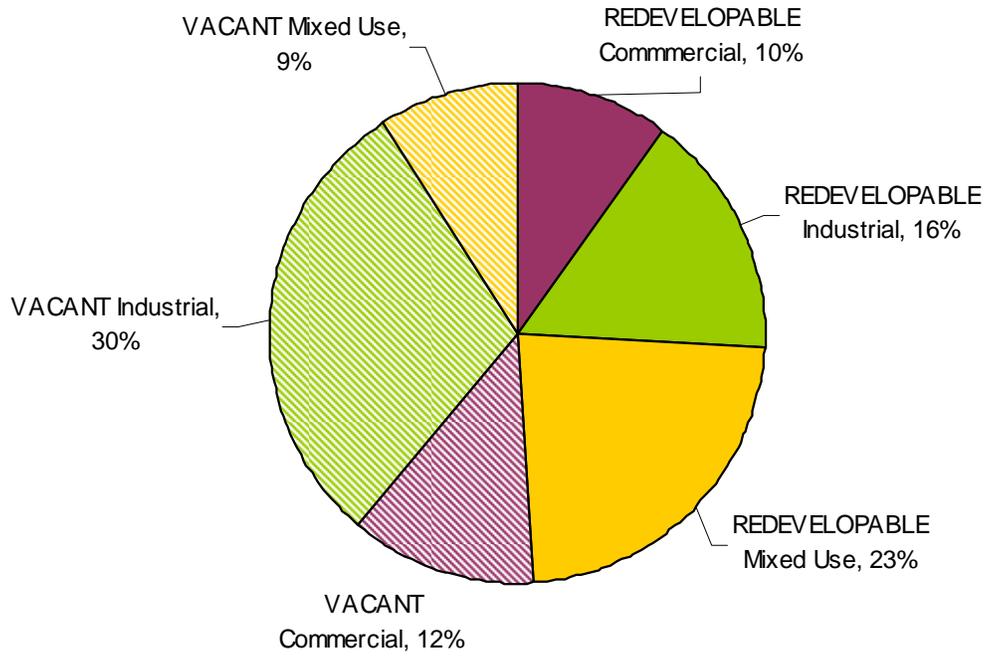
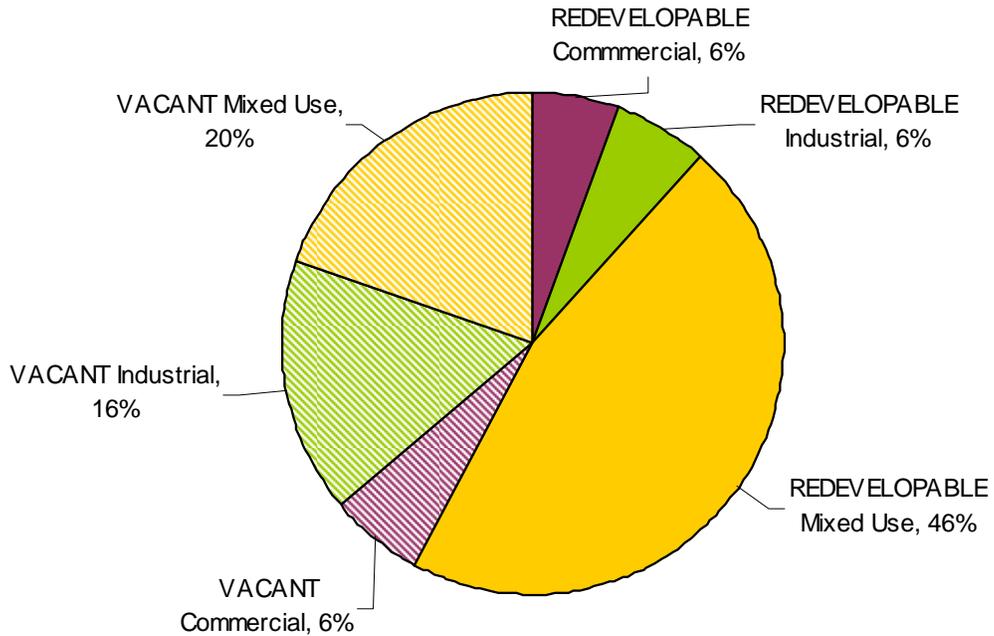


Fig. 5.4: Job Capacity on Vacant vs. Redevelopable Land



VI. Rural Areas and Resource Lands

The purpose of the Buildable Lands Report is to analyze recent urban development and to determine whether King County and its cities have sufficient capacity within Urban Growth Areas (UGAs) to accommodate the county's forecasted population and job growth. In addition, RCW 36.70A.215 (2) requires some information about land uses and development outside the UGA. Such information can be useful in analysis of residential trends and to assist the county in directing its programs such as the Rural Economic Strategies to areas of greatest need. It is also helpful in analyzing linkages between urban and rural growth trends. The 2002 BLR included data on 5 years of residential permits in Rural areas. This 2007 report expands on that work to include a limited measurement of developable lots in Rural areas and Resource lands.

Rural Areas and Resource Lands in King County

The landscape of King County's Rural and Resource areas is characterized by extensive forests, small-scale farms, free-flowing streams, and a wide variety of residential housing mostly at very low densities. There is no growth target for rural or resource areas. Their role is as supplier of resources including timber and agricultural products, and their primary characteristics include:

- Rural areas cover approximately 290 square miles of King County (13% of the land area) including all of Vashon Island and a band of territory east of the contiguous UGA.
- Resource lands, including designated Forest and Agricultural Production Districts and Mineral Lands, cover about 1,380 square miles or nearly 65% of King County's total land area.
- The entire King County UGA, by contrast, covers 460 square miles, less than 22% of the county's land area.
- Together, the Rural- and Resource-designated areas cover more than three-fourths of the county's land area but contain only 140,000 people, less than 8% of the county's total population.
- The Countywide Planning Policies (CPPs) assume only a small fraction of King County's residential growth will occur in rural- and resource areas; staff projected about four percent of countywide growth for the 2001-2022 planning period.

Growth Trends Outside the UGA

A major goal of the King County Comprehensive Plan and the Countywide Planning Policies is to focus growth into the UGA. As Chapter V of this report demonstrates, King County's UGA does have sufficient capacity to accommodate its entire growth target based on OFM's 2002 population forecast. During the 1980s, prior to the adoption of the Growth Management Act, about 10% to 14% of each year's new residential units were built outside the UGA. Following adoption of the county Comprehensive Plan in 1994, the percent of growth in rural areas generally declined each year; since 2000, only about four percent of new units have been developed outside the UGA, as shown in Table 7.1 below. Together, these findings demonstrate that King County is succeeding in directing growth to, and accommodating growth within, the Urban Growth Areas.

Major Findings

The major findings regarding land uses and activities in the Rural areas and on Resource lands are as follows:

- The total number of existing housing units is approximately 51,800 (46,100 in Rural areas, 5,700 on Resource lands).
- Permitting of new residential units in Rural and Resource areas has declined to a steady average of about 500 houses per year since 2000.
- This small amount of growth is expected to continue, consistent with the assumption in the CPPs of a small fraction of residential growth occurring in rural areas and resource lands.
- Of approximately 63,000 total parcels in Rural and Resource areas, about 52,000 are developed with residential, commercial, public or open space use. Another 11,000 parcels are vacant or could be subdivided under existing county zoning regulations.
- Many parcels in Rural areas are smaller than the minimum lot size, because they were created long ago, before current zoning was in place.
- Approximately 14,300 additional housing units could be developed in Rural and Resource areas if all theoretically possible development occurred.
- The maximum number of housing units that could be built on vacant parcels is about 12,400, and there is potential for a maximum of 1,900 housing units on parcels that could be subdivided.
- At current rates of residential permitting, the rural area will still have undeveloped lots at the end of the planning period in 2022.

With regard to commercial and industrial uses, the major finding was as follows:

- Rural and Resource areas have approximately 215 vacant parcels zoned for commercial or industrial uses, covering 3,200 acres. More than half of those parcels are in the “M” (Mining) zone classification, covering about 2,500 acres. No data are available on commercial development potential or employment potential of the Rural and Resource areas at this time.

Methodology and Sources

The measurement of Rural and Resource land uses relies on the same data sources as the Urban capacity analysis, but uses a different approach that reflects the unique development pattern and different policy expectations in Rural areas. Land records and critical areas data are maintained at a finer level of detail in Urban areas; data on Rural and Resource lands are sometimes incomplete. While every attempt was made to produce the most accurate information possible, the precision of the Rural lot estimate reflects the limitations of the data sources available.

This measurement began with geographic information system (GIS) files from the King County Assessor’s land records. Data included Assessor real property and building files, zoning and UGA files from the Department of Development and Environmental Services (DDES), and critical areas files from the Department of Natural Resources and Parks (DNRP). Government-owned parcels (including US Forest Service), utilities and community open space parcels were removed. Critical areas were identified from DNRP slope and wetland files taken from the National Wetland Inventory, and appropriate buffers were applied. The analysis did not account for DDES’s authority to reduce critical area buffers in certain circumstances. However, the analysis did recognize that vacant parcels below the minimum lot size could be allowed one housing unit; on parcels more than twice

the minimum, the lot size factor was applied. Parcels with a housing unit were identified as subdividable if they were more than twice the minimum lot size. The maximum number of housing units was tallied for both vacant and subdividable parcels.

Table 7.1: Residential Permits in Rural and Resource Areas, 1996 – 2005

Year	Rural Areas	Resource Lands	Total Outside UGA	Percent of County
1996	878	37	915	8.0%
1997	886	33	919	7.6%
1998	829	38	867	6.1%
1999	705	25	730	5.0%
2000	549	29	578	3.9%
2001	476	37	513	4.3%
2002	453	20	473	4.1%
2003	451	30	481	4.2%
2004	484	43	527	4.6%
2005	412	31	443	3.5%

VII. Profiles of King County Jurisdictions

The following chapter profiles data and findings for each city and unincorporated urban area within King County. These profiles summarize data on recent development activity for each jurisdiction, as well as the analysis of the supply of buildable land and development capacity to accommodate targeted household and job growth.

The Residential Development section on pages 1-3 of each profile contains the following tables:

- **Residential Development Activity: 2001-2005**
Aggregates all plats recorded, single-family permits issued and multifamily permits issued into zoning categories, to calculate the amount and density of new development.
- **Development Activity: 1996-2000 vs 2001-2005**
Compares the residential development activity of 2001-2005 to the previous five-year period reported in the 2002 King County Buildable Lands Report.
- **Housing Units (2001-2005) vs Household Growth Target (2001-2022)**
Converts housing units into households, and compares the 2001-2005 development activity against the Household Growth Target for the 2001-2022 planning period.
- **Residential Land Supply and Dwelling Unit Capacity (2006)**
Reports the supply of vacant and redevelopable residential land and estimates the capacity for future housing unit development.
- **Capacity (2006) vs Household Growth Target (2006-2022)**
Calculates total capacity, converts housing units into households, and evaluates the jurisdiction's ability to accommodate the remaining Household Growth Target.

The Non-Residential Development section on pages 3-4 of each profile contains the following tables:

- **Commercial and Industrial Development Activity: 2001-2005**
Aggregates all non-residential development into commercial and industrial zoning categories to calculate the amount of development and its floor-area-ratio.
- **Development Activity: 1996-2000 vs 2001-2005**
Compares the non-residential development activity of 2001-2005 to the previous five-year period reported in the 2002 King County Buildable Lands Report.
- **Employment Change vs Job Growth Target**
Reports covered employment in 2000 and 2006, calculates the net change in jobs for the jurisdiction, and updates the job growth target accordingly.
- **Non-Residential Land Supply (2006)**
Reports the supply of buildable non-residential land in the jurisdiction on both vacant and redevelopable parcels within commercial, mixed-use and industrial zones.
- **Employment Capacity (2006)**
Estimates the capacity of the buildable land supply to accommodate employment.
- **Employment Capacity (2006) vs Job Growth Target (2006-2022)**
Compares the total job capacity against the remaining Job Growth Target to calculate surplus or deficit capacity for anticipated growth.

Additional documentation of the data and methodology used to generate the jurisdiction-by-jurisdiction statistics presented in the profiles is contained in Chapter III, which describes the countywide methodology, and in Appendices A-C, which summarize the definitions and factors used in each jurisdiction's Buildable Lands analysis.

Notes on Selected Terms and Concepts in Jurisdiction Profiles

The following technical notes define selected elements of the jurisdiction profiles. For a more complete description of the countywide methodology and technical framework for the Buildable Lands evaluation, see Chapter III. For additional specific documentation of the definitions and assumptions made in each jurisdiction's analysis, see Appendices A-C. Unique factors in an individual jurisdiction's analysis are noted at the end of the profile, when appropriate.

Zoned density ranges: Since King County's 40 jurisdictions have many differing zoning and subdivision codes with many different density allowances, densities have been collapsed for reporting into broad categories. Each category indicates a range of densities within which the **maximum** density allowed per zoning falls. Any further analysis at the jurisdiction level that compares actual densities with comprehensive plans and development regulations should incorporate more specific information on how density is addressed in those plans and regulations.

Mixed-use zones: Both commercial and residential land uses are allowed, often, but not necessarily, in the same project.

Residential permit counts: The table at the lower right of the first page of each profile tallies net housing development. Net new units accounts for both permits shown in the density tables on this page as well as additional permitting activity, e.g., ADUs, demolitions, permits that lacked complete data, conversions, and selected permits for houses that replaced teardowns on existing lots.

Housing unit to household conversion: Number of housing units was converted to number of households based on assumed long-term vacancy rates of 2% for single-family housing and 5% for multifamily housing.

Land supply and capacity tables: Tables on the second and fourth pages of each profile show gross acres, critical areas acres, percent discounts for future ROWs and public uses, and net acres. Discounts represent the percentage of land **not** constrained by critical areas, with a gross to net calculation of—

$$\text{Net acres} = (\text{Gross acres} - \text{Critical areas acres}) \times (1 - (\text{ROW \%} + \text{PP \%} + \text{MF \%}))$$

The land supply tables show the capacity on vacant and redevelopable land based on actual densities achieved during the 5-year review period and other assumptions. The tables do not show additional housing and job capacity identified 1) on selected sites committed to development in the pipeline, 2) in Rural Cities' UGAs, 3) for ADUs, and 4) miscellaneous additional capacity. This additional capacity is included in the totals shown in the "Capacity vs. Target" tables.

Floor-area-ratio (FAR): Measures of intensity of commercial and industrial land uses. Calculated as follows—

$$\text{FAR} = \text{Sq. ft. of building} / \text{Net sq. ft. of land}$$

"Covered" employment: A table on the third page of each profile contains data on estimate employment for the years 2000 and 2006. "Covered" employment estimates are based on state Employment Security Department records that are mapped to job locations by the Puget Sound Regional Council (PSRC). Covered jobs include positions covered by unemployment insurance. This data set excludes certain job categories, such as self-employed, proprietors, military personnel, and others, and accounts for approximately 85 to 90 percent of all jobs. The reported estimates for year 2000 are provisional, pending final revisions to the 2000 government jobs data by PSRC.

SeaShore
Subarea

CITY OF LAKE FOREST PARK

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Lake Forest Park issued permits for 94 units of new single-family development, with an overall density of 3.5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, likewise achieved 3.5 dus per net acre. The city also issued permits for 3 multifamily units, with an overall density of 10.7 units per net acre. Compared with the previous five-years, 2001-2005 saw comparable residential development, though fewer single-family lots were platted. Overall, the city's housing stock gained 78 net new units, accommodating 14% of Lake Forest Park's 2001-2022 growth target of 538 households, and leaving a target of 462 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	2.1	0.3	0.1	0.0	1.8	4	2.2
3 - 5 du/acre	0.9	0.0	0.0	0.0	0.9	4	4.4
5 - 7 du/acre	2.8	0.2	0.2	0.7	2.4	10	
7 - 9 du/acre							
> 9 du/acre							
Plats Total	5.9	0.4	0.2	0.7	5.2	18	3.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	11.9	28	2.4			
3 - 5 du/acre		6.9	23	3.3			
5 - 7 du/acre		8.0	43	5.3			
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	26.8	94	3.5

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	0.3	0.0	0.0	0.0	0.3	3	10.7
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.3	0.0	0.0	0.0	0.3	3	10.7

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	17.0	5.2
Lots	58	18
Lots/Acre	3.4	3.5
SF Permits		
Net Acres	34.0	26.8
Units	94	94
Units/Acre	2.8	3.5
MF Permits		
Net Acres		0.3
Units		3
Units/Acre	n/a	10.7

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	94
Replacement SF Units Permitted	0
SF Units Demolished	(27)
MF Units Permitted	3
MF Units Demolished	0
Other New Units Permitted	8
Net Units (2001-2005)	78
Net Households (2001-2005)	76
Household Growth Target (2001-2022)	538
Remaining Target (2006-2022)	462

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Lake Forest Park had 105 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 51 acres of land suitable for development remained with capacity for 159 housing units under current zoning. The city also contained 217 gross acres of redevelopable land, 88 acres of which was developable with capacity for 240 units. Capacity for an additional 250 units was identified as capacity in the Town Center redevelopment. Forty-five percent (300 units) of Lake Forest Park's capacity was located in single-family zones, 55% (375 units) in zones allowing multifamily housing. Thirty-seven percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	49.9	27.5	4%	1%	10%	19.2	1.8-3	n/a	39
3 - 5 du/acre	39.1	12.1	4%	1%	10%	23.1	3.3-3.5	n/a	80
5 - 7 du/acre	15.4	5.4	4%	1%	10%	8.5	4.1	n/a	35
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	104.4	45.0	n/a	n/a	n/a	50.8	n/a	n/a	155
9 - 13 du/acre	0.4	0.2	0%	0%	10%	0.2	10.0	n/a	2
13 - 19 du/acre	0.2	0.0	0%	0%	10%	0.1	15.0	n/a	2
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.6	0.2	n/a	n/a	n/a	0.3	n/a	n/a	4
Vacant Total	105.0	45.2	n/a	n/a	n/a	51.1	n/a	n/a	159

Redevelopable Land									
0 - 3 du/acre	49.6	27.1	4%	1%	20%	17.1	1.8-3	30	8
3 - 5 du/acre	62.3	19.7	4%	1%	20%	32.4	3.3-3.5	50	62
5 - 7 du/acre	100.9	55.5	4%	1%	20%	34.5	4.1	94	49
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	212.8	102.3	n/a	n/a	n/a	84.0	n/a	173	119
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre	4.8	0.0	0%	0%	15%	4.0	30.0	0	121
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	4.8	0.0	n/a	n/a	n/a	4.0	n/a	0	121
Redevelopable Total	217.6	102.3	n/a	n/a	n/a	88.0	n/a	173	240

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Lake Forest Park, including potential development on vacant and redevelopable lands, redevelopment of the Lake Forest Park Town Center, and accessory dwelling units, totaled 675 units. These units could accommodate an estimated 650 households, 188 more than necessary to attain the household growth target of 462 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	273
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	27
Multifamily Zones	125
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	250
Total Capacity (units)	675
Total Capacity (households)	650
Remaining Household Target (2006-2022)	462
Surplus/Deficit Capacity	188

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Lake Forest Park issued permits for over 19,000 sq. ft. of new commercial development on 0.8 net acres of developable land. The city issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw a marked increase in the amount of commercial development along with a increase in overall commercial floor-area-ratio from 0.18 to 0.56. During this same period, Lake Forest Park experienced an estimated net gain of 235 jobs, attaining 52% of the city's 2001-2022 growth target of 455 jobs and leaving a job growth target of 220 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	1.0	0.8
Floor Area (s.f.)	7,727	19,270
Floor Area Ratio (FAR)	0.18	0.56
Industrial		
Net Land Area (acres)		0.0
Floor Area (s.f.)		0
Floor Area Ratio (FAR)	<i>n/a</i>	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	1,364
Covered Employment in 2006 (est.)	1,599
Net New Jobs (2000-2006)	235
Job Growth Target (2001-2022)	455
Remaining Target (2006-2022)	220

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	0.8	0.0	0.0	0.0	0.8	34,238	19,270	0.56
Industrial								
Non-Residential Total	0.8	0.0	0.0	0.0	0.8	34,238	19,270	0.56

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	0.9	0.4	0%	0%	10%	0.4
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.9	0.4	n/a	n/a	n/a	0.4

Redevelopable Land						
Commercial Zones	3.0	0.0	0%	0%	15%	2.5
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	3.0	0.0	n/a	n/a	n/a	2.5

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	18,448	0.35	n/a	6,457	500	13
Mixed-Use Zones						
Industrial Zones						
Vacant Total	18,448	n/a	n/a	6,457	n/a	13

Redevelopable Land						
Commercial Zones	109,532	0.35	13,917	24,419	500	49
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	109,532	n/a	13,917	24,419	n/a	49

In 2006, the City of Lake Forest Park had 0.9 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 0.4 acres of land suitable for development remained with capacity for 13 jobs under current zoning. The city also contained 3 gross acres of redevelopable land, 2.5 net acres of which was developable with capacity for 49 jobs. Capacity for an additional 320 jobs was identified as potential through the Town Center redevelopment. Eighty percent of the city's employment capacity was on redevelopable land. Overall capacity in Lake Forest Park was for 382 jobs, 162 more than necessary to attain the job growth target of 220 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	62
Mixed-Use Zones	0
Industrial Zones	0
Town Center Redevelopment	320
Total Job Capacity	382
Remaining Job Target (2006-2022)	220
Surplus/Deficit Capacity	162

CITY OF SEATTLE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Seattle finalized 2,063 newly permitted single-family units, with an overall achieved density of 8 dwelling units (dus) per net acre. No plat data were collected in Seattle for the 2007 Buildable Lands Report. The city also finalized 12,831 newly permitted multifamily units, with an overall density of 80 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the amount of both single-family and especially multifamily development, as well as a sizable increase in the density of multifamily development. Overall, the city's housing stock gained 14,172 net new units, accommodating 26% of Seattle's 2001-2022 growth target of 51,510 households, and leaving a target of 38,021 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	No plat data collected						
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Single-Family Permits Finalized (1)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	259.2	2063	8.0

Multifamily Permits Finalized (1)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	23.8				23.8	548	23.0
31 - 48 du/acre	69.5				69.5	2,318	33.4
48 + du/acre (2)	67.2				67.2	9,965	148.3
Other zones							
MF Pmts Total	160.5	0.0	0.0	0.0	160.5	12,831	80.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres		
Lots		
Lots/Acre	n/a	n/a
SF Permits		
Net Acres	217.7	259.2
Units	1,847	2,063
Units/Acre	8.5	8.0
MF Permits		
Net Acres	134.8	160.5
Units	7,755	12,831
Units/Acre	57.5	80.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units	2,063
Replacement SF Units Permitted	0
SF Units Demolished	(1,197)
MF Units	12,831
MF Units Demolished	(466)
Other New Units	941
Net Units (2001-2005)	14,172
Net Households (2001-2005)	13,489
Household Growth Target (2001-2022)	51,510
Remaining Target (2006-2022)	38,021

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Seattle had 972 acres of vacant developable land zoned for residential uses. After applying a 5% market factor discount, 923 acres were counted in the capacity calculations, yielding 33,675 potential housing units under current zoning during the planning period. The city also contained 3,429 acres of redevelopable land. After applying a 10% market factor, 3,086 acres were counted in the calculations, yielding capacity for 96,579 units during the planning period. Overall, 9% (11,268 units) of Seattle's capacity was located in single-family zones, 91% (120,147 units) in zones allowing multifamily housing, generally at densities well in excess of 48 units per acre. Finally, over 70% (91,387) of the city's housing capacity was located in mixed residential-commercial zones.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre								n/a	
3 - 5 du/acre	59.7	0.0	0%	0%	5%	56.7	4.5	n/a	173
5 - 7 du/acre	219.0	0.0	0%	0%	5%	208.1	6.1	n/a	883
7 - 9 du/acre	390.3	0.0	0%	0%	5%	370.8	8.7	n/a	2,081
Vacant Sub-Total: SF Zones	669.0	0.0	n/a	n/a	n/a	635.6	n/a	n/a	3,137
9 - 13 du/acre									
13 - 19 du/acre	0.3	0.0	0%	0%	5%	0.3	17.4	n/a	3
19 - 31 du/acre	44.4	0.0	0%	0%	5%	42.2	22-24	n/a	819
31 - 48 du/acre	84.5	0.0	0%	0%	5%	80.3	31.1-39.6	n/a	2,519
48 + du/acre (2)	173.6	0.0	0%	0%	5%	164.9	55-726	n/a	27,197
Vacant Sub-Total: MF/MU Zones	302.8	0.0	n/a	n/a	n/a	287.6	n/a	n/a	30,538
Vacant Total	971.8	0.0	n/a	n/a	n/a	923.2	n/a	n/a	33,675
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	248.0	0.0	0%	0%	10%	223.2	4.5	312	590
5 - 7 du/acre	679.1	0.0	0%	0%	10%	611.2	6.1	1,191	2,076
7 - 9 du/acre	1,000.9	0.0	0%	0%	10%	900.8	8.7	2,718	4,301
Redev. Sub-Total: SF Zones	1,928.0	0.0	n/a	n/a	n/a	1,735.2	n/a	4,221	6,967
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	387.8	0.0	0%	0%	10%	349.0	22-24	2,948	4,215
31 - 48 du/acre	501.2	0.0	0%	0%	10%	451.1	31.1-39.6	3,231	12,302
48 + du/acre (2)	612.1	0.0	0%	0%	10%	550.9	55-726	3,880	73,095
Redev. Sub-Total: MF/MU Zones	1,501.1	0.0	n/a	n/a	n/a	1,351.0	n/a	10,058	89,612
Redevelopable Total	3,429.1	0.0	n/a	n/a	n/a	3,086.2	n/a	14,279	96,579

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Seattle, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 128,891 units. These units could accommodate an estimated 122,674 households, 84,653 more than necessary to attain the household growth target of 38,021 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	10,104
Additional Units Lost in Redevelopment (3)	(2,524)
Accessory Dwelling Units	1,164
Multifamily Zones	28,760
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	91,387
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	128,891
Total Capacity (households)	122,674
Remaining Household Target (2006-2022)	38,021
Surplus/Deficit Capacity	84,653

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Seattle finalized permits for over 8 million sq. ft. of new commercial development on 72 net acres of developable land. The city also finalized permits for nearly 2.8 million sq. ft. of new buildings on 70 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial and industrial development. During this same period, Seattle experienced an estimated net loss of 31,778 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Seattle's 2001-2022 growth target of 92,083 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	<i>Not comparable</i>	71.9
Floor Area (s.f.)	<i>4,832,170</i>	8,050,255
Floor Area Ratio (FAR)	<i>n/a</i>	2.57
Industrial		
Net Land Area (acres)	<i>46.1</i>	69.8
Floor Area (s.f.)	<i>1,266,799</i>	2,786,871
Floor Area Ratio (FAR)	<i>0.63</i>	0.92

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	502,475
Covered Employment in 2006 (est.)	470,697
Net New Jobs (2000-2006)	(31,778)
Job Growth Target (2001-2022)	92,083
Remaining Target (2006-2022)	92,083

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	71.9				71.9	3,133,507	8,050,255	2.57
Industrial	69.8				69.8	3,038,498	2,786,871	0.92
Non-Residential Total	141.7	0.0	0.0	0.0	141.7	6,172,005	10,837,126	1.76

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones	149.5	0.0	0%	0%	5%	142.0
Industrial Zones	430.4	0.0	0%	0%	5%	408.9
Vacant Total	579.9	0.0	n/a	n/a	n/a	550.9

Redevelopable Land						
Commercial Zones	2.1	0.0	0%	0%	10%	1.9
Mixed-Use Zones	535.9	0.0	0%	0%	10%	482.3
Industrial Zones						
Redevelopable Total	538.0	0.0	n/a	n/a	n/a	484.2

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones	6,184,540	.5-20	n/a	19,180,975	275-300	66,929
Industrial Zones	17,810,813	1-1.5	n/a	19,483,536	450	43,297
Vacant Total	23,995,353	n/a	n/a	38,664,511	n/a	110,226

Redevelopable Land						
Commercial Zones	82,328	4	271,090	173,984	275	633
Mixed-Use Zones	21,008,640	.5-20	19,374,004	42,106,258	275-300	144,041
Industrial Zones						
Redevelopable Total	21,090,968	n/a	19,645,094	42,280,242	n/a	144,674

In 2006, the City of Seattle had 580 gross acres of vacant developable land zoned for commercial, industrial, and mixed uses. After a market factor discount, 551 acres of land with capacity for 110,226 jobs under current zoning was deemed potentially available to accommodate job growth during the planning period. The city also contained 538 gross acres of redevelopable land, 484 net acres of which was developable within the planning period with capacity for 144,674 jobs. Eighty-three percent of Seattle's job capacity was located in mixed-use zones. Fifty-seven percent of the city's employment capacity was on redevelopable land. Overall capacity in Seattle was for 254,900 jobs, 162,817 more than necessary to attain the job growth target of 92,083 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	633
Mixed-Use Zones	210,970
Industrial Zones	43,297
Job Capacity in Pipeline	
Total Job Capacity	254,900
Remaining Job Target (2006-2022)	92,083
Surplus/Deficit Capacity	162,817

Notes

- (1) Development activity data for Seattle is based on "finalized" building permits, not issued permits.
- (2) The majority of the residential development and residential capacity in the "48+ du/acre" bracket in Seattle was located in zones that allow much higher densities, 100 du/acre or more in many areas of the city.
- (3) Adjustment to reflect potential loss of existing units on redevelopable parcels in non-residential zones.

CITY OF SHORELINE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Shoreline issued permits for 266 units of new single-family development, with an overall density of 5.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.0 dus per net acre. The city also issued permits for 378 multifamily units, with an overall density of 30.5 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in the amount of single-family development but with increased densities, and an increase in the amount and density of multifamily development.

Overall, the city's housing stock gained 562 net new units, accommodating 20% of Shoreline's 2001-2022 growth target of 2,651 households, and leaving a target of 2,113 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	20.4	0.4	1.5	0.9	17.6	105	6.0
7 - 9 du/acre							
> 9 du/acre	4.1	0.0	0.1	0.3	3.8	45	11.9
Plats Total	24.6	0.4	1.6	1.3	21.4	150	7.0

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					8.1	13	1.6
5 - 7 du/acre					38.7	222	5.7
7 - 9 du/acre					1.0	16	16.3
> 9 du/acre					2.0	15	7.6
SF Pmts Total	n/a	n/a	n/a	n/a	49.8	266	5.3

Multifamily Permits Issued

< 9 du/acre	5.1	2.1	0.2	0.1	2.6	26	9.9
9 - 13 du/acre	2.9	0.0	0.0	0.0	2.9	33	11.3
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	17.4
19 - 31 du/acre	3.0	0.0	0.4	0.9	1.7	51	30.9
31 - 48 du/acre	0.6	0.0	0.0	0.0	0.6	17	27.3
48 + du/acre	1.1	0.0	0.0	0.0	1.1	109	101.8
Other zones	3.3	0.0	0.0	0.0	3.3	139	41.5
MF Pmts Total	16.1	2.1	0.6	1.0	12.4	378	30.5

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	111.6	21.4
Lots	718	150
Lots/Acre	6.4	7.0
SF Permits		
Net Acres	89.8	49.8
Units	356	266
Units/Acre	4.0	5.3
MF Permits		
Net Acres	11.3	12.4
Units	269	378
Units/Acre	23.8	30.5

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	266
Replacement SF Units Permitted	0
SF Units Demolished	(117)
MF Units Permitted	378
MF Units Demolished	(13)
Other New Units Permitted	48
Net Units (2001-2005)	562
Net Households (2001-2005)	538
Household Growth Target (2001-2022)	2,651
Remaining Target (2006-2022)	2,113

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Shoreline had 53 gross acres of vacant land planned for residential uses. After deductions for critical areas, public uses, and market factors, 39 acres of land suitable for development remained with capacity for 298 housing units under current plans. The city also contained 681 gross acres of redevelopable land, 417 acres of which was developable with capacity for 6,523 units (see technical note 2). Seventeen percent of Shoreline's capacity was located in single-family designations, 83% in designations allowing multifamily housing. Nearly three-quarters of the city's housing capacity (nearly 5,000 units) was located in areas planned for mixed commercial-residential uses. In contrast, the 2002 BLR analysis for the city assumed little or no residential potential in these areas.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre) (1)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	2.1	0.1	5%	5%	15%	1.5	4.0	n/a	6
5 - 7 du/acre	46.4	2.3	5%	5%	15%	33.7	6	n/a	202
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	48.5	2.4	n/a	n/a	n/a	35.2	n/a	n/a	208
9 - 13 du/acre	1.7	0.1	5%	5%	15%	1.2	2.0-10.0	n/a	13
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre	2.7		4%-5%	4%-5%	15%	2.0	24-48	n/a	76
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	4.3	0.1	n/a	n/a	n/a	3.3	n/a	n/a	89
Vacant Total	52.8	2.5	n/a	n/a	n/a	38.5	n/a	n/a	298

Redevelopable Land (2)									
0 - 3 du/acre									
3 - 5 du/acre	57.6	16.8	5%	5%	20%	29.4	4	75	42
5 - 7 du/acre	432.5	74.8	5%	5%	20%	257.5	6	605	940
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	490.1	91.6	n/a	n/a	n/a	286.9	n/a	680	983
9 - 13 du/acre	54.6	7.4	5%	5%	20%	34.0	10.0-12.0	170	199
13 - 19 du/acre									
19 - 31 du/acre	2.4	0.0	0%	0%	25%	1.8	24.0	0	43
31 - 48 du/acre	33.9	4.0	0%-5%	0%-5%	20%-25%	22.0	24-48	116	646
48 + du/acre	99.6	0.0	0%-5%	0%	20%-25%	72.1	65.0	33	4,652
Redev. Sub-Total: MF/MU Zones	190.6	11.4	n/a	n/a	n/a	129.9	n/a	319	5,540
Redevelopable Total	680.7	103.0	n/a	n/a	n/a	416.8	n/a	999	6,523

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Shoreline, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 6,892 units. These units could accommodate an estimated 6,583 households, 4,471 more than necessary to attain the household growth target of 2,113 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Designations	1,191
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	71
Multifamily Designations	672
Multifamily Capacity in Pipeline	0
Mixed-Use Designations	4,958
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	6,892
Total Capacity (households)	6,583
Remaining Household Target (2006-2022)	2,113
Surplus/Deficit Capacity	4,471

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Shoreline issued permits for about 333,000 sq. ft. of new commercial development on 23.4 net acres of developable land. The city also issued permits for 33,000 sq. ft. of new buildings on 2 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a increase in the amount of both of commercial and industrial development development along with an increase in achieved floor-area-ratios. During this same period, Shoreline experienced an estimated net gain of 654 jobs, attaining 25% of the city's 2001-2022 growth target of 2,618 jobs and leaving a job growth target of 1,964 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	13.0	23.4
Floor Area (s.f.)	136,424	333,447
Floor Area Ratio (FAR)	0.24	0.33
Industrial		
Net Land Area (acres)	0.0	2.0
Floor Area (s.f.)	0	33,354
Floor Area Ratio (FAR)	n/a	0.38

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	15,706
Covered Employment in 2006 (est.)	16,360
Net New Jobs (2000-2006)	654
Job Growth Target (2001-2022)	2,618
Remaining Target (2006-2022)	1,964

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	23.6	0.0	0.0	0.2	23.4	1,021,447	333,447	0.33
Industrial	2.0	0.0	0.0	0.0	2.0	87,120	33,354	0.38
Non-Residential Total	25.6	0.0	0.0	0.2	25.4	1,108,567	366,801	0.33

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial						
Mixed-Use						
Industrial						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial						
Mixed-Use	110.3	0.0	0%-5%	0%	20%-25%	79.7
Industrial						
Redevelopable Total	110.3	0.0	n/a	n/a	n/a	79.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial						
Mixed-Use						
Industrial						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial						
Mixed-Use	3,471,358	0.61-0.75	931,368	1,222,266	350	3,492
Industrial						
Redevelopable Total	3,471,358	n/a	931,368	1,222,266	n/a	3,492

In 2006, the City of Shoreline had 110 gross acres of redevelopable land planned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 80 acres of land suitable for development remained with capacity for 3,492 jobs under current plans. No vacant land was identified as developable for the 2007 Buildable Lands analysis. All of Shoreline's employment capacity was located in mixed-use designations. Job capacity in Shoreline was 1,528 more than necessary to attain the job growth target of 1,964 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Designations	0
Mixed-Use Designations	3,492
Industrial Designations	0
Job Capacity in Pipeline	0
Total Job Capacity	3,492
Remaining Job Target (2006-2022)	1,964
Surplus/Deficit Capacity	1,528

Notes

- (1) Shoreline primarily used comprehensive plan designations rather than zoning as the basis for analyzing land supply and capacity.
- (2) Shoreline's definition of redevelopable land included many smaller infill parcels in existing commercial areas that lacked structures, parcels that would have been classified as vacant in other jurisdictions.

UNINCORPORATED KING COUNTY-SEASHORE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for 182 units of new single-family development within the Urban Unincorporated SeaShore (North Highline) subarea, achieving an overall density of 5.8 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.9 dus per net acre. The county also issued permits for 273 multifamily units, with an overall density of 25.5 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both the amount and density of residential development. Overall, the housing stock within the SeaShore subarea gained 442 net new units, accommodating 25% of the subarea's 2001-2022 growth target of 1,670 households, and leaving a target of 1,245 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded 2002-2005 (1)							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	10.8	0.0	0.9	0.2	9.7	57	5.9
7 - 9 du/acre							
> 9 du/acre							
Plats Total	10.8	0.0	0.9	0.2	9.7	57	5.9

Single-Family Permits Issued

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
0 - 3 du/acre							
3 - 5 du/acre					0.1	1	10.0
5 - 7 du/acre					28.3	166	5.9
7 - 9 du/acre					0.3	1	3.2
> 9 du/acre					2.7	14	5.2
SF Pmts Total	n/a	n/a	n/a	n/a	31.4	182	5.8

Multifamily Permits Issued

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
< 9 du/acre							
9 - 13 du/acre	0.4	0.0	0.0	0.0	0.4	4	10.8
13 - 19 du/acre	4.2	0.0	0.1	0.1	4.0	125	31.0
19 - 31 du/acre	4.3	0.9	0.0	0.0	3.4	46	13.5
31 - 48 du/acre	2.7	0.0	0.1	0.1	2.5	94	37.2
48 + du/acre							
Other zones	0.4	0.0	0.0	0.0	0.4	4	10.5
MF Pmts Total	12.0	0.9	0.2	0.2	10.7	273	25.5

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	10.1	9.7
Lots	58	57
Lots/Acre	5.7	5.9
SF Permits		
Net Acres	29.1	31.4
Units	137	182
Units/Acre	4.7	5.8
MF Permits		
Net Acres	9.4	10.7
Units	91	273
Units/Acre	9.7	25.5

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	182
Replacement SF Units Permitted	0
SF Units Demolished	(26)
MF Units Permitted	273
MF Units Demolished	0
Other New Units Permitted	13
Net Units (2001-2005)	442
Net Households (2001-2005)	425
Household Growth Target (2001-2022)	1,670
Remaining Target (2006-2022)	1,245

Residential Development: Buildable Land Supply and Capacity

In 2006, King County had 137 gross acres of vacant land zoned for residential uses in the Urban Unincorporated SeaShore subarea. After deductions for critical areas, public uses, and market factors, 95 acres of land suitable for development remained with capacity for 1,065 housing units under current zoning. The SeaShore subarea also contained 352 gross acres of redevelopable land, 230 acres of which was developable with capacity for 1,364 units. Capacity for an additional 226 units was identified in the Greenbridge project in the development pipeline. Overall, about 40% (1,051) of the residential capacity in the SeaShore subarea was located in single-family zones, and 60% (1,617) in zones allowing multifamily housing.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	5.6	4.5	8%	5%	15%	0.8	4.0	n/a	3
5 - 7 du/acre	79.8	1.9	8%	5%	15%	57.6	5.92	n/a	341
7 - 9 du/acre	4.5	0.0	8%	5%	15%	3.3	8.0	n/a	26
Vacant Sub-Total: SF Zones	89.8	6.4	n/a	n/a	n/a	61.7	n/a	n/a	370
9 - 13 du/acre	10.3	0.1	5%	5%	15%	7.8	4.1	n/a	32
13 - 19 du/acre	20.3	3.1	5%	5%	15%	13.2	31.0	n/a	408
19 - 31 du/acre	10.0	0.4	5%	5%	15%	7.4	13.9	n/a	102
31 - 48 du/acre	6.7	0.0	5%	5%	15%	5.1	29.7	n/a	152
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	47.3	3.6	n/a	n/a	n/a	33.5	n/a	n/a	695
Vacant Total	137.2	10.0	n/a	n/a	n/a	95.1	n/a	n/a	1,065

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	1.1	0.0	8%	5%	25%	0.7	4	1	2
5 - 7 du/acre	242.1	2.0	8%	5%	25%	156.7	5.92	356	572
7 - 9 du/acre	24.4	0.0	8%	5%	25%	15.9	8.0	34	94
Redev. Sub-Total: SF Zones	267.6	2.0	n/a	n/a	n/a	173.3	n/a	391	667
9 - 13 du/acre	28.6	0.2	5%	5%	25%	19.2	4.1	60	19
13 - 19 du/acre	12.0	0.3	5%	5%	25%	7.9	31.0	32	214
19 - 31 du/acre	21.0	0.0	5%	5%	25%	14.2	13.9	94	103
31 - 48 du/acre	22.7	0.0	5%	5%	25%	15.3	29.7	94	361
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	84.3	0.4	n/a	n/a	n/a	56.6	n/a	280	697
Redevelopable Total	351.9	2.4	n/a	n/a	n/a	229.9	n/a	671	1,364

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in Unincorporated Urban King County SeaShore subarea, including potential development on vacant and redevelopable lands, a major project in the pipeline (Greenbridge), and accessory dwelling units, totaled 2,668 units. These units could accommodate an estimated 2,566 households, 1,321 more than necessary to attain the household growth target of 1,245 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,037
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	14
Multifamily Zones	1,391
Multifamily Capacity in Pipeline	226
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	2,668
Total Capacity (households)	2,566
Remaining Household Target (2006-2022)	1,245
Surplus/Deficit Capacity	1,321

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for about 36,000 sq. ft. of new commercial development on 1.7 net acres of developable land in the Urban Unincorporated SeaShore subarea. Compared with the previous five-years, 2001-2005 saw a comparable amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.22 to 0.48; meanwhile, industrial development declined. During this same period, the area experienced an estimated net gain of 183 jobs, attaining 26% of the subarea's 2001-2022 growth target of 694 jobs and leaving a job growth target of 511 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	3.6	1.7
Floor Area (s.f.)	35,474	36,134
Floor Area Ratio (FAR)	0.22	0.48
Industrial		
Net Land Area (acres)	18.7	0.0
Floor Area (s.f.)	120,935	0
Floor Area Ratio (FAR)	0.15	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	6,700
Covered Employment in 2006 (est.)	6,883
Net New Jobs (2000-2006)	183
Job Growth Target (2001-2022)	694
Remaining Target (2006-2022)	511

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	1.7	0.0	0.0	0.0	1.7	75,794	36,134	0.48
Industrial								n/a
Non-Residential Total	1.7	0.0	0.0	0.0	1.7	75,794	36,134	0.48

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	34.5	0.0	15%	10%	15%	22.0
Mixed-Use Zones						
Industrial Zones	30.1	2.3	15%	10%	15%	17.7
Vacant Total	64.6	2.3	n/a	n/a	n/a	39.7

Redevelopable Land						
Commercial Zones	24.7	0.1	10%	5%	25%	18.2
Mixed-Use Zones						
Industrial Zones	56.5	3.2	10%	5%	25%	39.4
Redevelopable Total	81.2	3.2	n/a	n/a	n/a	57.6

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	958,756	.13-.55	n/a	512,910	550	933
Mixed-Use Zones						
Industrial Zones	771,448	0.5	n/a	385,742	800	482
Vacant Total	1,730,203	n/a	n/a	898,652	n/a	1,415

Redevelopable Land						
Commercial Zones	792,356	.13-.55	267,898	161,144	550	293
Mixed-Use Zones						
Industrial Zones	1,717,135	0.5	148,758	709,738	800	887
Redevelopable Total	2,509,492	n/a	416,656	870,882	n/a	1,180

In 2006, King County had 65 gross acres of vacant land zoned for commercial, industrial, and mixed uses in the Urban Unincorporated SeaShore subarea. After deductions for critical areas, public uses, and market factors, 40 acres of land suitable for development remained with capacity for 1,415 jobs under current zoning. The SeaShore subarea also contained 81 gross acres of redevelopable land, 58 net acres of which was developable with capacity for 1,180 jobs. Just under half of the SeaShore subarea's job capacity was located in commercial zones, and half in industrial zones. Nearly 55% of the subarea's employment capacity was on vacant land. Overall capacity in the SeaShore subarea was for 2,595 jobs, 2,084 more than necessary to attain the job growth target of 511 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,226
Mixed-Use Zones	0
Industrial Zones	1,369
Job Capacity in Pipeline	0
Total Job Capacity	2,595
Remaining Job Target (2006-2022)	511
Surplus/Deficit Capacity	2,084

Notes

(1) Plat data for 2001 do not contain detail on critical areas, right-of-way, or public purpose acres. Records (2002-05) with complete data are shown here.

*East
Subarea*

TOWN OF BEAUX ARTS VILLAGE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the Town of Beaux Arts Village issued permits for 1 unit of new single-family development, with a density of 4.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, also achieved 4.4 dus per net acre. Overall, considering all units permitted and demolished, the town's housing stock gained no net new units, leaving a growth target of 3 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	0.5				0.5	2	4.4
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.5	0.0	0.0	0.0	0.5	2	4.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					0.2	1	4.4
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	0.2	1	4.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	0.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	0.0	0.5
Lots	0	2
Lots/Acre	n/a	4.4
SF Permits		
Net Acres	0.9	0.2
Units	4	1
Units/Acre	4.3	4.4
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1
Replacement SF Units Permitted	1
SF Units Demolished	(2)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	0
Net Households (2001-2005)	0
Household Growth Target (2001-2022)	3
Remaining Target (2006-2022)	3

Residential Development: Buildable Land Supply and Capacity

In 2006, the Town of Beaux Arts Village had 0.2 gross acres of vacant land zoned for residential uses, with capacity for 1 housing unit under current zoning. The city also contained 2.4 gross acres of redevelopable land, with capacity for 5 units.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units) (1)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	0.2	0.0	0%	0%	0%	0.2	n/a	n/a	1
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	0.2	0.0	n/a	n/a	n/a	0.2	n/a	n/a	1
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	0.2	0.0	n/a	n/a	n/a	0.2	n/a	n/a	1
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	2.4	0.0	0%	0%	0%	2.4	n/a	4	5
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	2.4	0.0	n/a	n/a	n/a	2.4	n/a	4	5
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	2.4	0.0	n/a	n/a	n/a	2.4	n/a	4	5

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the Town of Beaux Arts Village totaled 6 units. These units could accommodate an estimated 6 households, 3 more than necessary to attain the household growth target of 3 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	6
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	6
Total Capacity (households)	6
Remaining Household Target (2006-2022)	3
Surplus/Deficit Capacity	3

NON-RESIDENTIAL DEVELOPMENT

No commercial or industrial development activity occurred in the Town of Beaux Arts Village during the 2001-2005 period. The town does not have a job growth target under the Countywide Planning Policies.

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	16
Covered Employment in 2006 (est.)	53
Net New Jobs (2000-2006)	37
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	0.00

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

In 2006, the Town of Beaux Arts Village contained no land zoned for commercial or industrial uses.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

Notes

(1) Residential capacity calculated based on potential lots, not on assumed density.

CITY OF BELLEVUE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Bellevue issued permits for 449 units of new single-family development, achieving a density of 3 dwelling units (DUs) per net acre. Plats, a leading indicator of future densities, achieved 4.8 DUs per net acre. The city also issued permits for 1,059 multifamily units, achieving 170 DUs per acre in Downtown Bellevue and 16 DUs per net acre outside of Downtown. Permits for 962 units were issued in mixed-use zones in Downtown. Compared with the previous five-years, 2001-2005 saw less residential development and higher multifamily densities. Overall, the city's housing stock gained 1,273 net new units, accommodating 12% of Bellevue's 2001-2022 growth target of 10,117 households, and leaving a target of 8,897 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	24.1	5.1	1.2	0.9	16.9	38	2.2
3 - 5 du/acre	63.9	11.5	4.1	5.9	42.4	219	5.2
5 - 7 du/acre							
7 - 9 du/acre	42.9	10.1	5.9	8.0	20.7	129	6.2
> 9 du/acre							
Plats Total	130.9	26.6	11.2	14.8	80.0	386	4.8

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	46.6	63	1.4			
3 - 5 du/acre		83.2	292	3.5			
5 - 7 du/acre							
7 - 9 du/acre		17.6	92	5.2			
> 9 du/acre		0.3	2	6.8			
SF Pmts Total	n/a	n/a	n/a	n/a	147.6	449	3.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	5.2	1.4	0.1	0.1	3.6	32	8.8
13 - 19 du/acre	0.4	0.0	0.0	0.2	0.2	4	17.3
19 - 31 du/acre	2.3	0.1	0.0	0.0	2.2	61	27.6
31 - 48 du/acre							
48 + du/acre	5.7	0.0	0.0	0.0	5.7	962	169.5
Other zones							
MF Pmts Total	13.6	1.5	0.1	0.2	11.8	1,059	90.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	273.4	80.0
Lots	1,264	386
Lots/Acre	4.6	4.8
SF Permits		
Net Acres	490.3	147.6
Units	1,375	449
Units/Acre	2.8	3.0
MF Permits		
Net Acres	46.4	11.8
Units	2,171	1,059
Units/Acre	46.8	90.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	449
Replacement SF Units Permitted	287
SF Units Demolished	(393)
MF Units Permitted	1,059
MF Units Demolished	(160)
Other New Units Permitted	31
Net Units (2001-2005)	1,273
Net Households (2001-2005)	1,220
Household Growth Target (2001-2022)	10,117
Remaining Target (2006-2022)	8,897

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Bellevue had 443 gross acres of vacant land outside of Downtown zoned for residential uses. After deductions for critical areas, public uses, and market factors, 254 acres of land suitable for development remained with capacity for 1,251 units under current zoning. The city also contained 301 gross acres of redevelopable land outside of Downtown, 183 acres of which was developable with capacity for 1,141 units. Downtown Bellevue contained 76 acres redevelopable for residential uses, with capacity for 11,282 units, including 1,077 units in the pipeline. Ten percent of Bellevue's capacity was located in single-family zones, 8% in zones allowing multifamily housing outside of Downtown, and 82% in the mixed-use Downtown area.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	184.5	43.4	2%-10%	2%-10%	10%-20%	105.5	1.4-2.9	n/a	190
3 - 5 du/acre	206.3	35.1	10%	10%	10%-20%	110.8	3.9-5.4	n/a	492
5 - 7 du/acre									
7 - 9 du/acre	11.2	2.2	10%	10%	10%	6.4	6.2	n/a	40
Vacant Sub-Total: SF Zones	402.0	80.7	n/a	n/a	n/a	222.7	n/a	n/a	723
9 - 13 du/acre	16.6	0.8	3%	3%	20%	11.9	10.6	n/a	126
13 - 19 du/acre	8.5	0.4	2%	2%	10%	7.0	17.4	n/a	122
19 - 31 du/acre	16.0	1.6	2%	2%	10%-20%	12.5	22-28	n/a	281
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	41.0	2.8	n/a	n/a	n/a	31.4	n/a	n/a	528
Vacant Total	443.0	83.5	n/a	n/a	n/a	254.2	n/a	n/a	1,251

Redevelopable Land									
0 - 3 du/acre	124.1	15.4	2%-10%	2%-10%	10%-20%	79.9	1.4-2.9	23	135
3 - 5 du/acre	126.5	22.1	10%	10%	10%-20%	67.4	3.9-5.4	63	246
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	250.6	37.5	n/a	n/a	n/a	147.2	n/a	86	381
9 - 13 du/acre	30.4	3.0	3%	3%	20%	20.6	10.6	18	200
13 - 19 du/acre	1.2	0.1	2%	2%	10%	0.9	17.4	2	14
19 - 31 du/acre	19.1	1.9	2%	2%	10%-20%	14.1	22-28	12	341
31 - 48 du/acre									
48 + du/acre	87.0	0.0	0%	0%	0%-15%	76.0	115-315	1,077	11,281
Redev. Sub-Total: MF/MU Zones	137.6	5.1	n/a	n/a	n/a	111.6	n/a	1,109	11,837
Redevelopable Total	388.2	42.6	n/a	n/a	n/a	258.8	n/a	1,196	12,218

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Bellevue, including potential development on vacant and redevelopable lands, major projects in the pipeline, capacity on existing tax lots, and accessory dwelling units, totaled 13,673 units. These units could accommodate an estimated 13,025 households, 4,128 more than necessary to attain the household growth target of 8,897 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,104
Capacity on Pre-existing Tax Parcels	99
Accessory Dwelling Units	105
Multifamily Zones	1,084
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	11,281
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	13,673
Total Capacity (households)	13,025
Remaining Household Target (2006-2022)	8,897
Surplus/Deficit Capacity	4,128

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Bellevue issued permits for about 2.8 million sq. ft. of new commercial development on 38 net acres of developable land. Approximately three-quarters of the new commercial development (2.2 million sq. ft.) was permitted in mixed-use zones in downtown Bellevue. The city also issued permits for 181,000 sq. ft. of new buildings on 26 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development along with an increase in citywide commercial floor-area-ratio from 0.57 to 1.69 (an FAR of 5.6 achieved Downtown). During this same period, Bellevue experienced an estimated net gain of 372 jobs, attaining 1% of the city's 2001-2022 growth target of 40,000 jobs and leaving a target of 39,628 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	175.3	38.0
Floor Area (s.f.)	4,369,849	2,800,703
Floor Area Ratio (FAR)	0.57	1.69
Industrial		
Net Land Area (acres)	8.6	26.4
Floor Area (s.f.)	233,205	181,302
Floor Area Ratio (FAR)	0.62	0.16

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	118,261
Covered Employment in 2006 (est.)	118,633
Net New Jobs (2000-2006)	372
Job Growth Target (2001-2022)	40,000
Remaining Target (2006-2022)	39,628

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	38.2	0.0	0.1	0.0	38.0	1,656,976	2,800,703	1.69
Industrial	27.4	1.0	0.0	0.0	26.4	1,149,603	181,302	0.16
Non-Residential Total	65.6	1.0	0.1	0.0	64.4	2,806,579	2,982,005	1.06

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	28.6	0.0	0%	0%	15%	24.3
Mixed-Use Zones						
Industrial Zones	15.6	0.0	0%	0%	15%	13.3
Vacant Total	44.2	0.0	n/a	n/a	n/a	37.6

Redevelopable Land						
Commercial Zones	117.7	13.7	0%	0%	20%	83.2
Mixed-Use Zones	84.4	0.0	0%	0%	0%-15%	72.3
Industrial Zones	29.5	5.9	0%	0%	20%	18.9
Redevelopable Total	231.5	19.6	n/a	n/a	n/a	174.3

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	1,059,314	0.20-0.50	n/a	445,934	333-400	1,323
Mixed-Use Zones						
Industrial Zones	577,606	0.16	n/a	92,417	600	154
Vacant Total	1,636,919	n/a	n/a	538,351	n/a	1,477

Redevelopable Land						
Commercial Zones	3,622,066	0.20-0.50	547,727	557,979	333-400	1,564
Mixed-Use Zones	3,147,652	2.56-7.76	3,699,052	13,770,908	300	45,903
Industrial Zones	821,298	0.16	27,353	104,055	600	173
Redevelopable Total	7,591,016	n/a	4,274,132	14,432,942	n/a	47,640

In 2006, the City of Bellevue had 44 gross acres of vacant land zoned for commercial and industrial uses outside of the mixed-use Downtown. After deductions for critical areas, public uses, and market factors, 38 acres of land suitable for development remained with capacity for 1,477 jobs under current zoning. There are 147 gross acres of redevelopable land outside of Downtown, 102 net acres of which was developable with capacity for 1,737 jobs. Nearly all of Bellevue's job capacity was located in the mixed-use Downtown, where 73 acres are redevelopable with a capacity for 45,903 jobs. Included in this tally is capacity for 6,803 jobs in projects in the development pipeline. Overall capacity in Bellevue was for 49,118 jobs, 9,490 more than necessary to attain the job growth target of 39,628 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	2,887
Mixed-Use Zones	45,903
Industrial Zones	327
Job Capacity in Pipeline	0
Total Job Capacity	49,118
Remaining Job Target (2006-2022)	39,628
Surplus/Deficit Capacity	9,490

CITY OF BOTHELL (King County Portion)

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Bothell issued permits for 89 units of new single-family development, with an overall density of 2.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 2.7 dus per net acre. The city also issued permits for 261 multifamily units, with an overall density of 18 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in residential development and a decrease in single-family densities. Overall, the city's housing stock gained 337 net new units, accommodating 18% of Bothell's 2001-2022 growth target of 1,751 households, and leaving a target of 1,429 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	15.0	0.0	0.4	0.6	14.0	8	0.6
3 - 5 du/acre	22.0	0.0	2.4	0.6	19.0	74	3.9
5 - 7 du/acre							
7 - 9 du/acre	4.7		0.4	1.5	2.8	15	5.5
> 9 du/acre							
Plats Total	41.6	0.0	3.3	2.6	35.7	97	2.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	13.5	7	0.5			
3 - 5 du/acre		21.6	67	3.1			
5 - 7 du/acre		0.4	2				
7 - 9 du/acre		2.1	13	6.3			
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	37.5	89	2.4

Multifamily Permits Issued

< 9 du/acre	16.4	4.5	0.0	1.0	11.0	208	18.9
9 - 13 du/acre							
13 - 19 du/acre	3.4	0.0	0.0	0.0	3.4	53	15.4
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	19.9	4.5	0.0	1.0	14.5	261	18.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	47.4	35.7
Lots	202	97
Lots/Acre	4.3	2.7
SF Permits		
Net Acres	67.0	37.5
Units	229	89
Units/Acre	3.4	2.4
MF Permits		
Net Acres	38.6	14.5
Units	619	261
Units/Acre	16.0	18.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	89
Replacement SF Units Permitted	0
SF Units Demolished	(18)
MF Units Permitted	261
MF Units Demolished	0
Other New Units Permitted	5
Net Units (2001-2005)	337
Net Households (2001-2005)	322
Household Growth Target (2001-2022)	1,751
Remaining Target (2006-2022)	1,429

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Bothell had 260 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 161 acres of land suitable for development remained with capacity for 885 housing units under current zoning. The city also contained 290 gross acres of redevelopable land, 177 acres of which was developable with capacity for 1,203 units. Capacity for an additional 756 units was identified in major projects in the development pipeline. Forty percent of Bothell's capacity was located in single-family zones, 60% in zones allowing multifamily housing. Over half of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	19.1	1.4	8%	6%	10%	13.6	0.6	n/a	8
3 - 5 du/acre	168.3	29.9	8%	6%	10%	106.9	3.5	n/a	376
5 - 7 du/acre	6.3	3.9	8%	6%	10%	1.8	5	n/a	9
7 - 9 du/acre	41.6	10.0	8%	6%	10%	24.4	5.45-7	n/a	165
Vacant Sub-Total: SF Zones	235.3	45.3	n/a	n/a	n/a	146.8	n/a	n/a	558
9 - 13 du/acre	0.3	0.0	2%	2%	10%	0.3	9.0	n/a	2
13 - 19 du/acre	16.6	5.4	2%	2%	10%	9.6	15.0	n/a	145
19 - 31 du/acre	4.9	1.8	2%	2%	10%	2.6	30.0	n/a	78
31 - 48 du/acre									
48 + du/acre	2.5	0.1	2%	2%	10%	2.0	50.0	n/a	102
Vacant Sub-Total: MF/MU Zones	24.2	7.4	n/a	n/a	n/a	14.6	n/a	n/a	327
Vacant Total	259.5	52.6	n/a	n/a	n/a	161.4	n/a	n/a	885
Redevelopable Land									
0 - 3 du/acre	33.7	7.3	8%	6%	15%	19.3	0.6	7	4
3 - 5 du/acre	161.1	32.4	8%	6%	15%	93.9	3.5	99	231
5 - 7 du/acre	40.6	4.0	8%	6%	15%	26.8	4.3	38	77
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	235.4	43.7	n/a	n/a	n/a	139.9	n/a	145	312
9 - 13 du/acre	8.2	1.0	2%	2%	15%	5.9	9.0	9	43
13 - 19 du/acre	27.5	6.6	2%	2%	15%	17.0	15.0	60	196
19 - 31 du/acre	3.1	0.3	2%	2%	15%	2.3	30.0	1	69
31 - 48 du/acre									
48 + du/acre	15.2	0.6	2%	2%	15%	12.0	50-75	25	583
Redev. Sub-Total: MF/MU Zones	54.1	8.5	n/a	n/a	n/a	37.2	n/a	95	891
Redevelopable Total	289.5	52.2	n/a	n/a	n/a	177.0	n/a	239	1,203

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Bothell (King County portion), including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 2,860 units. These units could accommodate an estimated 2,751 households, 1,323 more than necessary to attain the household growth target of 1,429 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	871
Single-Family Capacity in Pipeline	285
Accessory Dwelling Units	15
Multifamily Zones	265
Multifamily Capacity in Pipeline	15
Mixed-Use Zones	953
Mixed-Use Capacity in Pipeline	456
Total Capacity (units)	2,860
Total Capacity (households)	2,751
Remaining Household Target (2006-2022)	1,429
Surplus/Deficit Capacity	1,323

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Bothell issued permits for about 63,000 sq. ft. of new commercial development on 2 net acres of developable land. The city issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw a significant decrease in the amount of commercial development along with an increase in commercial floor-area-ratio from 0.44 to 0.73. During this same period, Bothell experienced an estimated net gain of 488 jobs, attaining 24% of the city's 2001-2022 growth target of 2,000 jobs and leaving a target of 1,512 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	59.9	2.0
Floor Area (s.f.)	1,153,830	63,196
Floor Area Ratio (FAR)	0.44	0.73
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	10,527
Covered Employment in 2006 (est.)	11,015
Net New Jobs (2000-2006)	488
Job Growth Target (2001-2022)	2,000
Remaining Target (2006-2022)	1,512

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	2.6	0.6	0.0	0.1	2.0	86,249	63,196	0.73
Industrial								
Non-Residential Total	2.6	0.6	0.0	0.1	2.0	86,249	63,196	0.73

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	3.8	0.8	1%	3%	10%	2.5
Mixed-Use Zones	42.8	11.6	2%-8%	2%-6%	10%	26.7
Industrial Zones						
Vacant Total	46.6	12.4	n/a	n/a	n/a	29.3

Redevelopable Land						
Commercial Zones	24.0	3.7	1%	3%	15%	16.5
Mixed-Use Zones	80.1	8.6	2%	2%	15%	58.3
Industrial Zones						
Redevelopable Total	104.0	12.3	n/a	n/a	n/a	74.9

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	110,779	.26-.6	n/a	59,815	400-600	104
Mixed-Use Zones	1,163,865	.26-1	n/a	807,820	350-450	1,914
Industrial Zones						
Vacant Total	1,274,644	n/a	n/a	867,635	n/a	2,018

Redevelopable Land						
Commercial Zones	719,466	.26-.6	45,444	298,710	400-600	544
Mixed-Use Zones	2,541,329	.23-1	96,059	1,258,815	350-450	2,901
Industrial Zones						
Redevelopable Total	3,260,794	n/a	141,502	1,557,525	n/a	3,445

In 2006, the City of Bothell had 47 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 29 acres of land suitable for development remained with capacity for 2,018 jobs under current zoning. The city also contained 104 gross acres of redevelopable land, 75 net acres of which was developable with capacity for 3,445 jobs. Capacity for an additional 577 jobs was identified in significant projects in the development pipeline. Eighty percent of Bothell's job capacity was located in mixed-use zones. Three-fifths of the capacity was on redevelopable land. Overall capacity in Bothell was for 6,040 jobs, 4,528 more than necessary to attain the job growth target of 1,512 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	648
Mixed-Use Zones	4,815
Industrial Zones	0
Job Capacity in Pipeline	577
Total Job Capacity	6,040
Remaining Job Target (2006-2022)	1,512
Surplus/Deficit Capacity	4,528

CITY OF CLYDE HILL

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Clyde Hill issued permits for 6 units of new single-family development, with an overall density of 2.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 1.9 dus per net acre. The city issued no permits for multifamily development. The period 2001-2005 was comparable to the previous 5 years in terms of the amount and density of residential development. With no overall net change in the city's housing stock, Clyde Hill's growth target remains at 21 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	2.1	0.0	0.0	0.0	2.1	4	1.9
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	2.1	0.0	0.0	0.0	2.1	4	1.9

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	2.8	6	2.2			
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	2.8	6	2.2

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	3.0	2.1
Lots	5	4
Lots/Acre	1.7	1.9
SF Permits		
Net Acres	2.6	2.8
Units	5	6
Units/Acre	1.9	2.2
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	6
Replacement SF Units Permitted	65
SF Units Demolished	(72)
MF Units Permitted	0
MF Units Demolished	
Other New Units Permitted	1
Net Units (2001-2005)	0
Net Households (2001-2005)	0
Household Growth Target (2001-2022)	21
Remaining Target (2006-2022)	21

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Clyde Hill had 3.2 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 2.9 acres of land suitable for development remained with capacity for 7 housing units under current zoning. The city also contained 13.6 gross acres of redevelopable land, 11.6 acres of which was developable with capacity for 12 units. Capacity for an additional 4 accessory dwelling units was also estimated.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units) (1)
Vacant Land									
0 - 3 du/acre	3.2	0.0	0%	0%	10%	2.9	n/a	n/a	7
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	3.2	0.0	n/a	n/a	n/a	2.9	n/a	n/a	7
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	3.2	0.0	n/a	n/a	n/a	2.9	n/a	n/a	7
Redevelopable Land									
0 - 3 du/acre	13.6	0.0	0%	0%	15%	11.6	1.9	9	12
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	13.6	0.0	n/a	n/a	n/a	11.6	n/a	9	12
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	13.6	0.0	n/a	n/a	n/a	11.6	n/a	9	12

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Clyde Hill including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 23 units. These units could accommodate an estimated 23 households, 2 more than necessary to attain the household growth target of 21 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	19
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	4
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	23
Total Capacity (households)	23
Remaining Household Target (2006-2022)	21
Surplus/Deficit Capacity	2

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Clyde Hill did not issue any permits for new commercial or industrial development. During this same period, the city gained an estimated net additional 217 jobs. The city does not have a job growth target under the Countywide Planning Policies.

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	430
Covered Employment in 2006 (est.)	647
Net New Jobs (2000-2006)	217
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

In 2006, the City of Clyde Hill had no land zoned for commercial or industrial uses. The city does not have a job growth target under the Countywide Planning Policies.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

Notes

(1) Capacity of vacant parcels calculated based on number of lots, not assumed density.

TOWN OF HUNTS POINT

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the Town of Hunts Point issued permits for 5 units of new single-family development, with an overall density of 2.8 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 3.2 dus per net acre. Overall, the town's housing stock remained the same, leaving a growth target of 1 household for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	0.6				0.6	2	3.2
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.6	0.0	0.0	0.0	0.6	2	3.2

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				1.8	5	2.8
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	1.8	5	2.8

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	0.6	0.6
Lots	2	2
Lots/Acre	3.6	3.2
SF Permits		
Net Acres	3.0	1.8
Units	4	5
Units/Acre	1.3	2.8
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	5
Replacement SF Units Permitted	7
SF Units Demolished	(12)
MF Units Permitted	0
MF Units Demolished	
Other New Units Permitted	
Net Units (2001-2005)	0
Net Households (2001-2005)	0
Household Growth Target (2001-2022)	1
Remaining Target (2006-2022)	1

Residential Development: Buildable Land Supply and Capacity

In 2006, the Town of Hunts Point had one buildable vacant lot with capacity for one dwelling unit. No parcels with existing single-family homes were considered redevelopable for this analysis.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre) (1)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	0.3	0.0	0%	0%	0%	0.3	n/a	n/a	1
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	0.3	0.0	n/a	n/a	n/a	0.3	n/a	n/a	1
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	0.3	0.0	n/a	n/a	n/a	0.3	n/a	n/a	1

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the Town of Hunts Point was for one additional dwelling units. This unit could accommodate one household, sufficient to attain the growth target of one household for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	1
Total Capacity (households)	1
Remaining Household Target (2006-2022)	1
Surplus/Deficit Capacity	0

NON-RESIDENTIAL DEVELOPMENT

From 2001-2005, the Town of Hunts Point issued no commercial building permits. The town does not have a job growth target under the Countywide Planning Policies.

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	36
Covered Employment in 2006 (est.)	36
Net New Jobs (2000-2006)	0
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

In 2006, the Town of Hunts Point had no land zoned for commercial or industrial uses. The town does not have a job growth target under the Countywide Planning Policies.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

Notes

(1) Capacity calculated based on the identification of one vacant buildable lot.

CITY OF ISSAQUAH

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Issaquah issued permits for 1,482 units of new single-family development, with an overall density of 8.1 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.9 dus per net acre. The city also issued permits for 1,225 multifamily units, with an overall density of 26 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both single-family and multifamily development, primarily located in two Urban Planned Developments in the city, Issaquah Highlands and Talus. Overall, the city's housing stock gained 2,706 net new units, accommodating 65% of Issaquah's 2001-2022 growth target of 3,993 households, and leaving a target of 1,378 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
3 - 5 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
5 - 7 du/acre							
7 - 9 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
> 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
Other	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	851.4	38.7	62.3	522.2	228.2	1,793	7.9

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	4.2	4	1.0			
3 - 5 du/acre		8.8	26	3.0			
7 - 9 du/acre		20.0	86	4.3			
> 9 du/acre		4.5	22	4.9			
Other		145.1	1,344	9.3			
SF Pmts Total	n/a	n/a	n/a	n/a	182.5	1,482	8.1

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	56.0	1.4	3.0	4.5	47.1	1,225	26.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	44.3	228.2
Lots	269	1,793
Lots/Acre	6.1	7.9
Permits in SF Zones		
Net Acres	53.4	32.9
Units	174	116
Units/Acre	3.3	3.5
Permits in MF and MU Zones, incl. UPDs		
Net Acres	81.9	196.7
Units	1,208	2,591
Units/Acre	14.7	13.2

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,482
Replacement SF Units Permitted	
SF Units Demolished	(18)
MF Units Permitted	1,225
MF Units Demolished	
Other New Units Permitted	17
Net Units (2001-2005)	2,706
Net Households (2001-2005)	2,615
Household Growth Target (2001-2022)	3,993
Remaining Target (2006-2022)	1,378

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Issaquah had 386 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 154 acres of land suitable for development remained with capacity for 997 housing units under current zoning. The city also contained 343 gross acres of redevelopable land, 175 acres of which was developable with capacity for 617 units. Capacity for an additional 5,285 units was identified in significant projects in the development pipeline, including remaining buildout within Urban Planned Developments in Issaquah.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in UPDs or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	79.0	48.8	10%	5%	10%	23.1	1.0	n/a	23
3 - 5 du/acre	198.5	108.6	10%	5%	10%	68.8	3.0	n/a	206
5 - 7 du/acre									
7 - 9 du/acre	44.0	13.6	10%	5%	10%	23.3	6.0	n/a	140
Vacant Sub-Total: SF Zones	321.6	171.0	n/a	n/a	n/a	115.2	n/a	n/a	369
9 - 13 du/acre	1.3	0.1	0%	0%	10%	1.1	11.0	n/a	13
13 - 19 du/acre	26.6	5.6	10%	5%	10%	16.0	10.3-14.5	n/a	166
19 - 31 du/acre	36.8	8.8	10%-15%	5%	10%	21.2	14.5-24	n/a	447
31 - 48 du/acre	0.1	0.0	0%	0%	10%	0.1	32.0	n/a	2
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	64.7	14.5	n/a	n/a	n/a	38.4	n/a	n/a	628
Vacant Total	386.3	185.4	n/a	n/a	n/a	153.6	n/a	n/a	997
Redevelopable Land									
0 - 3 du/acre	97.0	37.2	10%	5%	15%	43.2	1.0	23	20
3 - 5 du/acre	134.9	50.5	10%	5%	15%	61.0	3	71	112
5 - 7 du/acre									
7 - 9 du/acre	44.0	4.9	10%	5%	15%	28.2	6.0	33	136
Redev. Sub-Total: SF Zones	275.9	92.7	n/a	n/a	n/a	132.4	n/a	127	269
9 - 13 du/acre	18.4	0.2	0%	0%	15%	15.5	11.0	82	88
13 - 19 du/acre	19.6	6.2	10%	5%	15%	9.6	10.3-14.5	50	64
19 - 31 du/acre	28.6	4.9	10%	5%	15%	17.1	14.5-24	37	270
31 - 48 du/acre	1.0	0.1	0%	0%	15%	0.8	32.0	30	(4)
Other									(69)
Redev. Sub-Total: MF/MU Zones	67.5	11.4	n/a	n/a	n/a	43.0	n/a	199	349
Redevelopable Total	343.4	104.0	n/a	n/a	n/a	175.4	n/a	326	617

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Issaquah, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 6,901 units. These units could accommodate an estimated 6,584 households, 5,206 more than necessary to attain the household growth target of 1,378 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	638
Single-Family Capacity in Pipeline	300
Accessory Dwelling Units	0
Multifamily Zones	289
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	689
Mixed-Use Capacity in Pipeline	4,985
Total Capacity (units)	6,901
Total Capacity (households)	6,584
Remaining Household Target (2006-2022)	1,378
Surplus/Deficit Capacity	5,206

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Issaquah issued permits for 149,000 sq. ft. of new commercial development on 8 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a significant decrease in the amount of commercial development. During this same period, Issaquah experienced an estimated net gain of 3,558 jobs, attaining 25% of the city's 2001-2022 growth target of 14,000 jobs and leaving a job growth target of 10,442 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	42.5	8.1
Floor Area (s.f.)	785,168	149,137
Floor Area Ratio (FAR)	0.42	0.42
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	15,109
Covered Employment in 2006 (est.)	18,667
Net New Jobs (2000-2006)	3,558
Job Growth Target (2001-2022)	14,000
Remaining Target (2006-2022)	10,442

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	9.7	1.6	0.0	0.0	8.1	351,094	149,137	0.42
Industrial								
Non-Residential Total	9.7	1.6	0.0	0.0	8.1	351,094	149,137	0.42

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	7.2	0.1	5%	2%	10%	5.9
Mixed-Use Zones	51.1	17.6	0%-15%	0%-5%	10%	24.9
Industrial Zones						
Vacant Total	58.2	17.7	n/a	n/a	n/a	30.9

Redevelopable Land						
Commercial Zones	45.1	4.9	5%	2%	15%	31.8
Mixed-Use Zones	70.4	10.1	0%-10%	0%-5%	15%	44.7
Industrial Zones						
Redevelopable Total	115.5	14.9	n/a	n/a	n/a	76.5

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	258,499	0.5	n/a	129,250	545	237
Mixed-Use Zones	1,086,310	0.25-0.75	n/a	490,717	450-545	916
Industrial Zones						
Vacant Total	1,344,809	n/a	n/a	619,967	n/a	1,153

Redevelopable Land						
Commercial Zones	1,384,943	0.5	325,694	366,777	545	835
Mixed-Use Zones	1,947,108	0.25-0.75	630,875	373,157	450-545	720
Industrial Zones						
Redevelopable Total	3,332,050	n/a	956,569	739,935	n/a	1,555

In 2006, the City of Issaquah had 58 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 31 acres of land suitable for development remained with capacity for 1,153 jobs under current zoning. The city also contained 115 gross acres of redevelopable land, 76 net acres of which was developable with capacity for 1,555 jobs. Capacity for an additional 16,388 jobs was identified as remaining buildout within the city's several Urban Planned Developments. Overall capacity in Issaquah was for 19,096 jobs, 8,654 more than necessary to attain the job growth target of 10,442 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,072
Mixed-Use Zones	1,636
Industrial Zones	0
Job Capacity in Pipeline	16,388
Total Job Capacity	19,096
Remaining Job Target (2006-2022)	10,442
Surplus/Deficit Capacity	8,654

CITY OF KENMORE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kenmore issued permits for 472 units of new single-family development, with an overall density of 4.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.5 dus per net acre. The city also issued permits for 254 multifamily units, with an overall density of 25.4 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in residential development and density, while multifamily development was comparable to the previous 5 year period. Overall, the city's housing stock gained 691 net new units, accommodating 29% of Kenmore's 2001-2022 growth target of 2,325 households, and leaving a target of 1,656 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	8.6	4.5	0.1	0.0	4.1	4	1.0
3 - 5 du/acre	21.5	7.5	1.4	3.5	8.5	46	5.4
5 - 7 du/acre	91.8	21.2	12.7	3.3	54.4	386	7.1
7 - 9 du/acre							
> 9 du/acre	0.2				0.2	3	15.8
Plats Total	122.1	33.3	14.2	6.9	67.2	439	6.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	14.8	11	0.7			
3 - 5 du/acre		29.6	105	3.5			
5 - 7 du/acre		62.2	356	5.7			
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	106.5	472	4.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	4.4	1.1	0.1	0.0	3.2	58	18.0
13 - 19 du/acre	5.1	1.8	0.0	0.0	3.2	50	15.5
19 - 31 du/acre	0.4	0.0	0.0	0.0	0.4	10	23.8
31 - 48 du/acre	1.4	0.0	0.0	0.0	1.4	46	33.7
48 + du/acre	1.8	0.0	0.0	0.0	1.8	90	50.9
Other zones							
MF Pmts Total	13.1	2.9	0.1	0.0	10.0	254	25.4

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	45.7	67.2
Lots	154	439
Lots/Acre	3.4	6.5
SF Permits		
Net Acres	79.0	106.5
Units	244	472
Units/Acre	3.1	4.4
MF Permits		
Net Acres	9.7	10.0
Units	271	254
Units/Acre	27.9	25.4

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	472
Replacement SF Units Permitted	7
SF Units Demolished	(62)
MF Units Permitted	254
MF Units Demolished	
Other New Units Permitted	20
Net Units (2001-2005)	691
Net Households (2001-2005)	669
Household Growth Target (2001-2022)	2,325
Remaining Target (2006-2022)	1,656

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Kenmore had 246 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 106 acres of land suitable for development remained with capacity for 720 housing units under current zoning. The city also contained 683 gross acres of redevelopable land, 306 acres of which was developable with capacity for 2,634 units. Capacity for an additional 1,600 units was identified in projects in the development pipeline. Thirty-six percent (1,807 units) of Kenmore's capacity was located in single-family zones, 64% (3,216 units) in zones allowing multifamily housing. Forty-seven percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	30.0	18.3	0%	0%	10%	10.5	1.2-1.5	n/a	15
3 - 5 du/acre	105.3	46.4	15%	10%	10%	39.7	5.5	n/a	217
5 - 7 du/acre	105.3	28.9	15%	10%	10%	51.6	7.0	n/a	361
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	240.6	93.6	n/a	n/a	n/a	101.8	n/a	n/a	592
9 - 13 du/acre	1.5	0.2	3%	0%	10%	1.1	15.0	n/a	16
13 - 19 du/acre									
19 - 31 du/acre	1.1	0.3	0%	0%	10%	0.8	23.8	n/a	18
31 - 48 du/acre	0.9	0.1	0%	0%	10%	0.7	24.0	n/a	17
48 + du/acre	1.9	0.0	0%	0%	10%	1.7	45.0	n/a	77
Vacant Sub-Total: MF/MU Zones	5.4	0.7	n/a	n/a	n/a	4.3	n/a	n/a	128
Vacant Total	246.0	94.3	n/a	n/a	n/a	106.1	n/a	n/a	720

Redevelopable Land									
0 - 3 du/acre	64.9	47.1	0%	0%	15%	15.2	1.5	14	9
3 - 5 du/acre	168.7	64.2	15%	10%	15%	66.6	5.5	106	257
5 - 7 du/acre	368.3	101.8	15%	10%	15%	169.9	7.0	308	881
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	601.9	213.1	n/a	n/a	n/a	251.6	n/a	428	1,147
9 - 13 du/acre	28.3	9.8	3%	0%	15%	15.3	15.0	15	214
13 - 19 du/acre	4.5	0.6	0%	0%	15%	3.3	18.0	14	46
19 - 31 du/acre	5.0	1.8	0%	0%	15%	2.7	24.0	0	65
31 - 48 du/acre	25.2	3.5	0%	0%	15%	18.4	24-45	3	494
48 + du/acre	17.9	0.1	0%	0%	15%	15.1	45.0	16	670
Redev. Sub-Total: MF/MU Zones	80.9	15.9	n/a	n/a	n/a	54.9	n/a	48	1,488
Redevelopable Total	682.8	229.0	n/a	n/a	n/a	306.5	n/a	476	2,634

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Kenmore, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 5,023 units. These units could accommodate an estimated 4,824 households, 3,168 more than necessary to attain the household growth target of 1,656 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,739
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	68
Multifamily Zones	875
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	741
Mixed-Use Capacity in Pipeline	1,600
Total Capacity (units)	5,023
Total Capacity (households)	4,824
Remaining Household Target (2006-2022)	1,656
Surplus/Deficit Capacity	3,168

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kenmore issued permits for about 14,000 sq. ft. of new commercial development on 0.8 net acres of developable land. Compared with the previous five-years, 2001-2005 saw an increase in commercial development, achieving a commercial floor-area-ratio of 0.44. During this same period, Kenmore experienced an estimated net loss of 332 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Kenmore's 2001-2022 growth target of 2,800 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.8
Floor Area (s.f.)	0	14,449
Floor Area Ratio (FAR)	n/a	0.44
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	4,548
Covered Employment in 2006 (est.)	4,216
Net New Jobs (2000-2006)	(332)
Job Growth Target (2001-2022)	2,800
Remaining Target (2006-2022)	2,800

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	0.8	0.0	0.0	0.0	0.8	32,735	14,449	0.44
Industrial								
Non-Residential Total	0.8	0.0	0.0	0.0	0.8	32,735	14,449	0.44

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones	2.8	0.1	0%	0%	10%	2.4
Industrial Zones	0.2	0.0	0%	0%	10%	0.2
Vacant Total	3.0	0.1	n/a	n/a	n/a	2.6

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	29.6	3.5	0%	0%	15%	22.1
Industrial Zones	10.3	0.0	0%	0%	15%	8.7
Redevelopable Total	39.8	3.5	n/a	n/a	n/a	30.9

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones	105,229	.5-1	n/a	89,909	350	257
Industrial Zones	7,774	0.35	n/a	2,721	800	3
Vacant Total	113,003	n/a	n/a	92,630	n/a	260

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	964,796	.3-1	222,445	389,782	350-500	1,112
Industrial Zones	380,015	0.35	98,705	34,300	800	43
Redevelopable Total	1,344,810	n/a	321,150	424,082	n/a	1,155

In 2006, the City of Kenmore had 3 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 2.6 acres of land suitable for development remained with capacity for 260 jobs under current zoning. The city also contained 40 gross acres of redevelopable land, 31 net acres of which was developable with capacity for 1,155 jobs. Capacity for an additional 1,633 jobs was identified in significant projects in the development pipeline. Overall, nearly all of Kenmore's job capacity was located in mixed-use zones. Eighty-two percent of the city's employment capacity was on redevelopable land. Overall capacity in Kenmore was for 3,048 jobs, 248 more than necessary to attain the job growth target of 2,800 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	1,369
Industrial Zones	46
Job Capacity in Pipeline	1,633
Total Job Capacity	3,048
Remaining Job Target (2006-2022)	2,800
Surplus/Deficit Capacity	248

CITY OF KIRKLAND

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kirkland issued permits for 664 units of new single-family development, with an overall density of 4.9 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.0 dus per net acre. The city also issued permits for 931 multifamily units, with an overall density of 46.3 units per net acre. Compared with the previous five-years, 2001-2005 saw comparable single-family development along with a decline in amount of multifamily development, but at higher densities. Overall, the city's housing stock gained 1,384 net new units, accommodating 24% of Kirkland's 2001-2022 growth target of 5,480 households, and leaving a target of 4,152 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	1.9	0.4	0.0	0.0	1.5	2	1.3
3 - 5 du/acre	5.9	0.5	0.4	0.0	5.0	17	3.4
5 - 7 du/acre	89.9	3.5	4.4	0.2	81.9	408	5.0
7 - 9 du/acre	1.1	0.1	0.1	0.0	0.9	8	8.8
> 9 du/acre	2.3	0.0	0.0	0.0	2.3	19	8.4
Plats Total	101.1	4.5	4.8	0.2	91.6	454	5.0

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	3.1	4	1.3			
3 - 5 du/acre		8.6	20	2.3			
5 - 7 du/acre		112.3	542	4.8			
7 - 9 du/acre		5.0	34	6.8			
> 9 du/acre		5.7	64	11.3			
SF Pmts Total	n/a	n/a	n/a	n/a	134.6	664	4.9

Multifamily Permits Issued

< 9 du/acre	3.5	2.7	0.0	0.0	0.8	13	
9 - 13 du/acre	10.6	1.6	0.2	0.0	8.7	231	26.4
13 - 19 du/acre	0.5	0.0	0.0	0.0	0.5	10	21.7
19 - 31 du/acre	1.1	0.0	0.0	0.0	1.1	41	37.5
31 - 48 du/acre							
48 + du/acre	9.1	0.0	0.0	0.0	9.0	636	70.4
Other zones							
MF Pmts Total	24.7	4.3	0.3	0.0	20.1	931	46.3

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	72.2	91.6
Lots	378	454
Lots/Acre	5.2	5.0
SF Permits		
Net Acres	135.6	134.6
Units	613	664
Units/Acre	4.5	4.9
MF Permits		
Net Acres	66.6	20.1
Units	1,531	931
Units/Acre	23.0	46.3

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	664
Replacement SF Units Permitted	196
SF Units Demolished	(424)
MF Units Permitted	931
MF Units Demolished	(27)
Other New Units Permitted	44
Net Units (2001-2005)	1,384
Net Households (2001-2005)	1,328
Household Growth Target (2001-2022)	5,480
Remaining Target (2006-2022)	4,152

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Kirkland had 210 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 139 acres of land suitable for development remained with capacity for 2,103 housing units under current zoning. The city also contained 631 gross acres of redevelopable land, 439 acres of which was developable with capacity for 2,200 units. Capacity for an additional 399 units was identified in projects in the development pipeline. Thirty-five percent (1,689 units) of Kirkland's capacity was located in single-family zones, 65% (3,072 units) in zones allowing multifamily housing. Half of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	34.5	12.7	5%	5%	10%	17.7	1.3-3	n/a	52
3 - 5 du/acre									
5 - 7 du/acre	122.3	25.2	2%-5%	0%-5%	10%	79.8	4.3-7	n/a	438
7 - 9 du/acre	17.0	0.2	2%-10%	0%-5%	10%	14.4	7.0	n/a	82
Vacant Sub-Total: SF Zones	173.7	38.0	n/a	n/a	n/a	111.8	n/a	n/a	571
9 - 13 du/acre	10.4	2.4	2%-10%	0%	10%	7.0	12.3	n/a	86
13 - 19 du/acre	2.1	0.3	2%	0%	10%	1.6	12.3-19.3	n/a	21
19 - 31 du/acre	2.8	0.2	2%-10%	0%	10%	2.2	21.5-51	n/a	53
31 - 48 du/acre	1.3	0.0	10%	0%	10%	1.0	26.2-50	n/a	43
48 + du/acre	20.3	1.2	2%-10%	0%	10%	15.5	50-100	n/a	1,330
Vacant Sub-Total: MF/MU Zones	36.8	4.1	n/a	n/a	n/a	27.4	n/a	n/a	1,532
Vacant Total	210.5	42.1	n/a	n/a	n/a	139.2	n/a	n/a	2,103

Redevelopable Land									
0 - 3 du/acre	53.7	6.0	5%	5%	15%	36.5	1.3-3	28	41
3 - 5 du/acre	9.5	0.0	5%	5%	15%	7.3	2.99	12	10
5 - 7 du/acre	436.8	48.3	5%	0%-5%	15%	297.3	4.3-5.7	663	890
7 - 9 du/acre	10.4	0.8	5%	0%-5%	15%	7.5	7.0-8.0	29	24
Redev. Sub-Total: SF Zones	510.4	55.0	n/a	n/a	n/a	348.5	n/a	732	965
9 - 13 du/acre	65.3	6.8	5%	0%	15%	47.2	12.3	185	395
13 - 19 du/acre	26.3	0.3	5%	0%	15%	21.0	12.3-19.3	257	133
19 - 31 du/acre	16.3	0.7	5%	0%	15%	12.6	21.5-51	197	78
31 - 48 du/acre	4.4	0.7	5%	0%	15%	3.0	32.7-96.2	0	172
48 + du/acre	8.7	0.3	5%	0%	15%	6.8	26.1-96.2	5	457
Redev. Sub-Total: MF/MU Zones	121.0	8.8	n/a	n/a	n/a	90.6	n/a	644	1,235
Redevelopable Total	631.4	63.8	n/a	n/a	n/a	439.2	n/a	1,376	2,200

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Kirkland, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 4,761 units. These units could accommodate an estimated 4,569 households, 417 more than necessary to attain the household growth target of 4,152 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,536
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	153
Multifamily Zones	690
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	1,983
Mixed-Use Capacity in Pipeline	399
Total Capacity (units)	4,761
Total Capacity (households)	4,569
Remaining Household Target (2006-2022)	4,152
Surplus/Deficit Capacity	417

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kirkland issued permits for about 690,000 sq. ft. of new commercial development on nearly 18 net acres of developable land. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.53 to 0.90. During this same period, Kirkland experienced an estimated net loss of 2,260 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Kirkland's 2001-2022 growth target of 8,800 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	23.1	17.6
Floor Area (s.f.)	534,196	689,806
Floor Area Ratio (FAR)	0.53	0.90
Industrial		
Net Land Area (acres)	8.2	0.0
Floor Area (s.f.)	254,963	0
Floor Area Ratio (FAR)	0.71	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	34,309
Covered Employment in 2006 (est.)	32,049
Net New Jobs (2000-2006)	(2,260)
Job Growth Target (2001-2022)	8,800
Remaining Target (2006-2022)	8,800

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	22.2	4.4	0.2	0.0	17.6	768,651	689,806	0.90
Industrial								
Non-Residential Total	22.2	4.4	0.2	0.0	17.6	768,651	689,806	0.90

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	7.4	0.7	5%	0%	10%	5.8
Mixed-Use Zones	30.6	1.5	5%-10%	0%	10%	23.7
Industrial Zones	7.4	0.3	5%	0%	10%	6.1
Vacant Total	45.4	2.5	n/a	n/a	n/a	35.6

Redevelopable Land						
Commercial Zones	15.2	3.6	5%	0%	15%	10.8
Mixed-Use Zones	52.1	3.6	5%	0%	15%	40.9
Industrial Zones	9.0	1.0	5%	0%	15%	7.5
Redevelopable Total	76.3	8.2	n/a	n/a	n/a	59.2

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	251,023	.3-2	n/a	240,316	250-500	942
Mixed-Use Zones	1,034,244	.26-2.25	n/a	851,521	250-500	2,783
Industrial Zones	265,548	0.75	n/a	199,161	250	797
Vacant Total	1,550,815	n/a	n/a	1,290,998	n/a	4,521

Redevelopable Land						
Commercial Zones	469,350	.3-2	123,790	275,609	250-500	1,076
Mixed-Use Zones	1,780,841	.26-2.25	653,721	757,954	250-500	2,704
Industrial Zones	328,080	0.75	74,561	171,499	250	686
Redevelopable Total	2,578,272	n/a	852,072	1,205,062	n/a	4,466

In 2006, the City of Kirkland had 45 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 36 acres of land suitable for development remained with capacity for 4,521 jobs under current zoning. The city also contained 76 gross acres of redevelopable land, 59 net acres of which was developable with capacity for 4,466 jobs. Capacity for an additional 3,619 jobs was identified in significant projects in the development pipeline. Overall, 86% of Kirkland's job capacity was located in commercial and mixed-use zones. About half of the city's employment capacity was on redevelopable land. Overall capacity in Kirkland was for 12,606 jobs, 3,806 more than necessary to attain the job growth target of 8,800 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	2,018
Mixed-Use Zones	5,486
Industrial Zones	1,483
Job Capacity in Pipeline	3,619
Total Job Capacity	12,606
Remaining Job Target (2006-2022)	8,800
Surplus/Deficit Capacity	3,806

CITY OF MEDINA

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Medina issued permits for 5 units of new single-family development, with an overall density of 3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 2.7 dus per net acre. The city issued permits for 57 units that replaced units torn down on existing residential lots. Accounting for demolished units yields no overall net change in the city's housing stock, and Medina's growth target remains at 21 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	1.6	0.0	0.1	0.0	1.5	4	2.7
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	1.6	0.0	0.1	0.0	1.5	4	2.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	1.7	5	3.0			
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	1.7	5	3.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	9.5	1.5
Lots	12	4
Lots/Acre	1.3	2.7
SF Permits		
Net Acres	12.3	1.7
Units	19	5
Units/Acre	1.5	3.0
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	5
Replacement SF Units Permitted	57
SF Units Demolished	(63)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	1
Net Units (2001-2005)	0
Net Households (2001-2005)	(0)
Household Growth Target (2001-2022)	31
Remaining Target (2006-2022)	31

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Medina had 12.6 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 10.1 acres of land suitable for development remained with capacity for 19 housing units under current zoning. The city also contained 51.4 gross acres of redevelopable land, 30.9 acres of which was developable with capacity for 20 units. Capacity for an additional 4 accessory dwelling units was also estimated.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	12.6	0.0	0%	0%	20%	10.1	.5-2.7	n/a	19
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	12.6	0.0	n/a	n/a	n/a	10.1	n/a	n/a	19
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	12.6	0.0	n/a	n/a	n/a	10.1	n/a	n/a	19
Redevelopable Land									
0 - 3 du/acre	51.4	0.0	0%	0%	40%	30.9	.5-2.7	27	20
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	51.4	0.0	n/a	n/a	n/a	30.9	n/a	27	20
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	51.4	0.0	n/a	n/a	n/a	30.9	n/a	27	20

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Medina, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 42 units. These units could accommodate an estimated 41 households, 10 more than necessary to attain the household growth target of 31 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	38
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	4
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	42
Total Capacity (households)	41
Remaining Household Target (2006-2022)	31
Surplus/Deficit Capacity	10

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Medina did not issue any permits for new commercial or industrial development. During this same period, the city lost an estimated 83 jobs. The city does not have a job growth target under the Countywide Planning Policies.

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	366
Covered Employment in 2006 (est.)	283
Net New Jobs (2000-2006)	(83)
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

In 2006, the City of Medina had no land zoned for commercial or industrial uses. The city does not have a job growth target under the Countywide Planning Policies.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

CITY OF MERCER ISLAND

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Mercer Island issued permits for 103 units of new single-family development, with an overall density of 2.9 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 3.5 dus per net acre. The city also issued permits for 573 multifamily units, with an overall density of 73 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development, but an increase in multifamily development and densities. Overall, the city's housing stock gained 591 net new units, accommodating 39% of Mercer Island's 2001-2022 growth target of 1,437 households, and leaving a target of 875 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	3.0	0.3	0.4	0.0	2.3	7	3.1
3 - 5 du/acre	3.0	0.0	0.2	0.1	2.6	11	4.2
5 - 7 du/acre	3.5	0.8	0.0	0.0	2.6	8	3.1
7 - 9 du/acre							
> 9 du/acre							
Plats Total	9.4	1.1	0.6	0.1	7.5	26	3.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	13.6	28	2.1			
3 - 5 du/acre		12.2	36	3.0			
5 - 7 du/acre		7.7	28	3.6			
7 - 9 du/acre							
Other		1.7	11	6.7			
SF Pmts Total	n/a	n/a	n/a	n/a	35.2	103	2.9

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	0.7	0.2	0.0	0.0	0.5	23	48.5
31 - 48 du/acre	3.0	0.3	0.0	0.0	2.7	93	34.8
48 + du/acre	4.7	0.0	0.0	0.0	4.7	457	97.1
Other zones							
MF Pmts Total	8.4	0.5	0.0	0.0	7.9	573	73.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	30.3	7.5
Lots	87	26
Lots/Acre	2.9	3.5
SF Permits		
Net Acres	83.5	35.2
Units	235	103
Units/Acre	2.8	2.9
MF Permits		
Net Acres	4.7	7.9
Units	78	573
Units/Acre	16.7	73.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	103
Replacement SF Units Permitted	86
SF Units Demolished	(161)
MF Units Permitted	573
MF Units Demolished	(63)
Other New Units Permitted	53
Net Units (2001-2005)	591
Net Households (2001-2005)	562
Household Growth Target (2001-2022)	1,437
Remaining Target (2006-2022)	875

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Mercer Island had 121 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 66 acres of land suitable for development remained with capacity for 203 housing units under current zoning. The city also contained 275 gross acres of redevelopable land, 158 acres of which was developable with capacity for 653 units. Capacity for an additional 764 units was identified in projects in the development pipeline. Overall, 31% (546 units) of Mercer Island's capacity was located in single-family zones and 69% (1,219 units) in zones allowing multifamily housing. Fifty-eight percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	70.2	24.6	14%	1%	20%	30.9	2.1	n/a	64
3 - 5 du/acre	31.8	2.6	6%-13%	0%	20%	22.0	2.9-3.5	n/a	65
5 - 7 du/acre	17.4	2.4	1%	0%	20%	11.8	3.6	n/a	43
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	119.4	29.6	n/a	n/a	n/a	64.7	n/a	n/a	171
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	1.5	0.0	0%	0%	20%	1.2	26.0	n/a	32
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	1.5	0.0	n/a	n/a	n/a	1.2	n/a	n/a	32
Vacant Total	120.9	29.6	n/a	n/a	n/a	65.9	n/a	n/a	203
Redevelopable Land									
0 - 3 du/acre	127.4	44.6	14%	1%	20%	56.1	2.1	77	38
3 - 5 du/acre	83.1	7.3	6%-13%	0%	20%	56.9	2.9-3.5	69	100
5 - 7 du/acre	57.8	8.1	1%	0%	20%	39.2	3.6	71	71
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	268.3	60.0	n/a	n/a	n/a	152.2	n/a	217	209
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	1.4	0.0	0%	0%	20%	1.1	26-49	22	27
31 - 48 du/acre									
48 + du/acre	5.4	0.0	0%	0%	20%	4.3	97.1	0	417
Redev. Sub-Total: MF/MU Zones	6.7	0.0	n/a	n/a	n/a	5.4	n/a	22	444
Redevelopable Total	275.1	60.0	n/a	n/a	n/a	157.6	n/a	239	653

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Mercer Island, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 1,765 units. These units could accommodate an estimated 1,688 households, 814 more than necessary to attain the household growth target of 875 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	381
Single-Family Capacity in Pipeline	21
Accessory Dwelling Units	144
Multifamily Zones	59
Multifamily Capacity in Pipeline	128
Mixed-Use Zones	417
Mixed-Use Capacity in Pipeline	615
Total Capacity (units)	1,765
Total Capacity (households)	1,688
Remaining Household Target (2006-2022)	875
Surplus/Deficit Capacity	814

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Mercer Island issued permits for about 92,000 sq. ft. of new commercial development on 2 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.39 to 1.03. During this same period, Mercer Island experienced an estimated net gain of 192 jobs, attaining 24% of the city's 2001-2022 growth target of 800 jobs and leaving a job growth target of 608 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	6.9	2.1
Floor Area (s.f.)	116,545	92,433
Floor Area Ratio (FAR)	0.39	1.03
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	6,618
Covered Employment in 2006 (est.)	6,810
Net New Jobs (2000-2006)	192
Job Growth Target (2001-2022)	800
Remaining Target (2006-2022)	608

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	2.1	0.0	0.0	0.0	2.1	89,771	92,433	1.03
Industrial								
Non-Residential Total	2.1	0.0	0.0	0.0	2.1	89,771	92,433	1.03

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	1.1	0.0	0%	0%	20%	0.9
Mixed-Use Zones						
Industrial Zones						
Vacant Total	1.1	0.0	n/a	n/a	n/a	0.9

Redevelopable Land						
Commercial Zones	4.0	0.0	0%	0%	20%	3.2
Mixed-Use Zones	5.2	0.0	0%	0%	20%	4.1
Industrial Zones						
Redevelopable Total	9.2	0.0	n/a	n/a	n/a	7.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	38,373	0.5	n/a	19,186	400	48
Mixed-Use Zones						
Industrial Zones						
Vacant Total	38,373	n/a	n/a	19,186	n/a	48

Redevelopable Land						
Commercial Zones	140,786	0.5	7,638	62,755	400	157
Mixed-Use Zones	179,926	1.2677512	45,293	182,808	400	457
Industrial Zones						
Redevelopable Total	320,712	n/a	52,931	245,563	n/a	614

In 2006, the City of Mercer Island had 1.1 gross acres of vacant land zoned for commercial and industrial uses. After deductions for critical areas, public uses, and market factors, 0.9 acres of land suitable for development remained with capacity for 48 jobs under current zoning. The city also contained 9.2 gross acres of redevelopable land, 7.4 net acres of which was developable with capacity for 614 jobs. Capacity for an additional 161 jobs was identified in significant projects in the development pipeline. More than half of Mercer Island's job capacity was located in mixed-use zones. Nearly all of the city's employment capacity was on redevelopable land. Overall capacity in Mercer Island was for 823 jobs, 215 more than necessary to attain the job growth target of 608 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	205
Mixed-Use Zones	457
Industrial Zones	0
Job Capacity in Pipeline	161
Total Job Capacity	823
Remaining Job Target (2006-2022)	608
Surplus/Deficit Capacity	215

CITY OF NEWCASTLE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Newcastle issued permits for 505 units of new single-family development, with an overall density of 4.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.7 dus per net acre. The city also issued permits for 63 multifamily units, with an overall density of 23.7 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the amount and density of single-family, and a decrease in the amount of multifamily development. Overall, the city's housing stock gained 551 net new units, accommodating 62% of Newcastle's 2001-2022 growth target of 863 households, and leaving a target of 325 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.3	12.3	2.7	10.2	13.2	45	3.4
3 - 5 du/acre	180.5	27.9	16.7	72.2	63.8	266	4.2
5 - 7 du/acre	49.1	8.8	8.8	3.1	28.5	180	6.3
7 - 9 du/acre							
> 9 du/acre							
Plats Total	267.9	48.9	28.1	85.5	105.5	491	4.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	31.9	104	3.3			
3 - 5 du/acre		67.6	284	4.2			
5 - 7 du/acre		18.3	117	6.4			
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	117.8	505	4.3

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	2.9	0.0	0.2	0.0	2.7	63	23.7
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	2.9	0.0	0.2	0.0	2.7	63	23.7

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	89.5	105.5
Lots	325	491
Lots/Acre	3.6	4.7
SF Permits		
Net Acres	97.8	117.8
Units	319	505
Units/Acre	3.3	4.3
MF Permits		
Net Acres	6.9	2.7
Units	167	63
Units/Acre	24.2	23.7

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	505
Replacement SF Units Permitted	0
SF Units Demolished	(26)
MF Units Permitted	63
MF Units Demolished	0
Other New Units Permitted	9
Net Units (2001-2005)	551
Net Households (2001-2005)	538
Household Growth Target (2001-2022)	863
Remaining Target (2006-2022)	325

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Newcastle had 275 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 106 acres of land suitable for development remained with capacity for 424 housing units under current zoning. The city also contained 310 gross acres of redevelopable land, 147 acres of which was developable with capacity for 1,079 units. About half (841 units) of Newcastle's capacity was located in single-family zones. The remainder of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	120.0	74.1	15%	12%	10%	30.2	1.0	n/a	30
3 - 5 du/acre	113.8	24.4	15%	12%	10%	58.7	4.0	n/a	235
5 - 7 du/acre	38.5	16.2	15%	12%	10%	14.7	6.1	n/a	89
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	272.3	114.7	n/a	n/a	n/a	103.6	n/a	n/a	354
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre	2.6	0.2	5%	5%	10%	2.0	36.0	n/a	70
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	2.6	0.2	n/a	n/a	n/a	2.0	n/a	n/a	70
Vacant Total	274.9	114.9	n/a	n/a	n/a	105.6	n/a	n/a	424
Redevelopable Land									
0 - 3 du/acre	70.1	24.0	15%	12%	15%	28.6	1.0	12	17
3 - 5 du/acre	119.9	20.7	15%	12%	15%	61.6	4	71	175
5 - 7 du/acre	76.0	16.2	15%	12%	15%	37.1	6.1	48	179
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	266.0	60.9	n/a	n/a	n/a	127.3	n/a	131	370
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre	44.4	18.5	5%	5%	15%	19.8	36.0	3	709
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	44.4	18.5	n/a	n/a	n/a	19.8	n/a	3	709
Redevelopable Total	310.4	79.4	n/a	n/a	n/a	147.1	n/a	134	1,079

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Newcastle totaled 1,503 units. These units could accommodate an estimated 1,450 households, 1,125 more than necessary to attain the household growth target of 325 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	724
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	779
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	1,503
Total Capacity (households)	1,450
Remaining Household Target (2006-2022)	325
Surplus/Deficit Capacity	1,125

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Newcastle issued permits for about 16,000 sq. ft. of new commercial development on about 1 net acre of developable land. Compared with the previous five-years, 2001-2005 saw an increase in commercial development, achieving a commercial floor-area-ratio of 0.4. During this same period, Newcastle experienced an estimated net gain of 575 jobs, attaining 115% of the city's 2001-2022 growth target of 500 jobs and leaving a job growth target of 0 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	0.9
Floor Area (s.f.)	0	16,017
Floor Area Ratio (FAR)	n/a	0.40
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	997
Covered Employment in 2006 (est.)	1,572
Net New Jobs (2000-2006)	575
Job Growth Target (2001-2022)	500
Remaining Target (2006-2022)	0

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	1.1	0.0	0.2		0.9	40,511	16,017	0.40
Industrial								
Non-Residential Total	1.1	0.0	0.2	0.0	0.9	40,511	16,017	0.40

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	2.1	0.0	5%	5%	10%	1.7
Mixed-Use Zones	2.6	0.2	5%	5%	10%	2.0
Industrial Zones						
Vacant Total	4.7	0.2	n/a	n/a	n/a	3.7

Redevelopable Land						
Commercial Zones	0.8	0.0	5%	5%	15%	0.6
Mixed-Use Zones	18.7	8.5	5%	5%	15%	7.8
Industrial Zones	8.9	0.0	5%	5%	15%	6.8
Redevelopable Total	28.4	8.5	n/a	n/a	n/a	15.3

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	74,096	0.4	n/a	29,638	350	85
Mixed-Use Zones	85,033	1	n/a	85,033	350	243
Industrial Zones						
Vacant Total	159,129	n/a	n/a	114,672	n/a	328

Redevelopable Land						
Commercial Zones	27,992	0.75	4,250	16,744	300	56
Mixed-Use Zones	339,768	1	182,750	155,649	350	445
Industrial Zones	296,578	0.5	111,010	37,279	800	47
Redevelopable Total	664,338	n/a	298,010	209,672	n/a	547

In 2006, the City of Newcastle had 4.7 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 3.7 acres of land suitable for development remained with capacity for 328 jobs under current zoning. The city also contained 28 gross acres of redevelopable land, 15 net acres of which was developable with capacity for 547 jobs. Eighty percent of Newcastle's job capacity was located in mixed-use zones. Two-thirds of the city's employment capacity was on redevelopable land. Overall capacity in Newcastle was for 875 jobs, 875 more than necessary to attain the job growth target of 0 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	140
Mixed-Use Zones	688
Industrial Zones	47
Job Capacity in Pipeline	0
Total Job Capacity	875
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	875

CITY OF REDMOND

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Redmond issued permits for 1,045 units of new single-family development, with an overall density of 6.9 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.4 dus per net acre. The city also issued permits for 1,387 multifamily units, with an overall density of 38.1 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both the amount and density of residential development. Overall, the city's housing stock gained 2,373 net new units, accommodating 25% of Redmond's 2001-2022 growth target of 9,083 households, and leaving a target of 6,799 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	207.0	38.4	40.1	9.9	119.1	703	5.9
5 - 7 du/acre	29.6	8.4	4.5	1.6	15.2	121	8.0
7 - 9 du/acre							
> 9 du/acre	51.0	0.0	28.3	9.4	15.7	280	17.9
Plats Total	287.5	46.8	72.9	20.9	149.9	1,104	7.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	1.7	3	1.8			
3 - 5 du/acre		112.4	700	6.2			
5 - 7 du/acre		8.2	62	7.6			
7 - 9 du/acre							
> 9 du/acre		28.3	280	9.9			
SF Pmts Total	n/a	n/a	n/a	n/a	150.6	1,045	6.9

Multifamily Permits Issued

< 9 du/acre	7.5	3.0	0.3	0.0	4.1	143	34.5
9 - 13 du/acre	25.4	0.0	4.4	8.7	12.3	424	34.4
13 - 19 du/acre							
19 - 31 du/acre	7.0	0.0	0.0	0.6	6.4	134	21.0
31 - 48 du/acre							
48 + du/acre	7.0	0.0	0.2	0.0	6.8	456	66.9
Other zones	7.0	0.0	0.3	0.0	6.7	230	34.2
MF Pmts Total	53.9	3.0	5.2	9.2	36.4	1,387	38.1

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	71.9	149.9
Lots	404	1,104
Lots/Acre	5.6	7.4
SF Permits		
Net Acres	104.8	150.6
Units	502	1,045
Units/Acre	4.8	6.9
MF Permits		
Net Acres	70.4	36.4
Units	1,296	1,387
Units/Acre	18.4	38.1

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,045
Replacement SF Units Permitted	8
SF Units Demolished	(53)
MF Units Permitted	1,387
MF Units Demolished	(24)
Other New Units Permitted	10
Net Units (2001-2005)	2,373
Net Households (2001-2005)	2,284
Household Growth Target (2001-2022)	9,083
Remaining Target (2006-2022)	6,799

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Redmond had 356 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 171 acres of land suitable for development remained with capacity for 1,569 housing units under current zoning. The city also contained 454 gross acres of redevelopable land, 271 acres of which was developable with capacity for 7,245 units. Capacity for an additional 312 units was identified in the development pipeline. Overall, 85% (7,670 units) of Redmond's capacity was located in zones allowing multifamily housing; three-quarters of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	164.9	70.6	10%-20%	0%	10%	68.5	0.2	n/a	52
3 - 5 du/acre	127.3	24.5	21%-24%	4%-6%	10%	66.8	5.8	n/a	442
5 - 7 du/acre	0.9	0.0	20%	7%	10%	0.6	9.34	n/a	6
7 - 9 du/acre	0.2	0.0	20%	7%	10%	0.2	8.0	n/a	1
Vacant Sub-Total: SF Zones	293.4	95.1	n/a	n/a	n/a	136.1	n/a	n/a	501
9 - 13 du/acre	48.7	9.3	20%	10%	10%	24.8	21.7	n/a	539
13 - 19 du/acre	2.7	1.6	0%	0%	10%	1.0	18.0	n/a	18
19 - 31 du/acre	3.1	1.1	0%	0%	10%	1.8	19.4-21.2	n/a	35
31 - 48 du/acre									
48 + du/acre	8.5	0.0	0%	0%	10%	7.7	62.0	n/a	476
Vacant Sub-Total: MF/MU Zones	63.0	12.0	n/a	n/a	n/a	35.2	n/a	n/a	1,067
Vacant Total	356.4	107.1	n/a	n/a	n/a	171.3	n/a	n/a	1,569
Redevelopable Land									
0 - 3 du/acre	43.0	10.8	10%-20%	0%	15%	22.8	1.2-3.2	12	32
3 - 5 du/acre	258.5	47.7	21%-24%	4%-6%	15%	127.2	5.8-7.8	122	660
5 - 7 du/acre	12.7	2.0	20%	7%	15%	6.7	9.34	11	52
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	314.1	60.5	n/a	n/a	n/a	156.7	n/a	145	743
9 - 13 du/acre	7.4	0.6	0%	0%	15%	5.8	21.7	9	116
13 - 19 du/acre	6.2	3.7	0%	0%	15%	2.2	18.0	3	36
19 - 31 du/acre	4.0	0.0	0%	0%	15%	3.4	19.4-21.3	18	51
31 - 48 du/acre									
48 + du/acre	122.7	2.3	0%	0%	0%-15%	102.7	62.0	79	6,298
Redev. Sub-Total: MF/MU Zones	140.3	6.6	n/a	n/a	n/a	114.0	n/a	109	6,501
Redevelopable Total	454.5	67.1	n/a	n/a	n/a	270.7	n/a	254	7,245

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Redmond, including potential development on vacant and redevelopable lands, major projects in the pipeline, accessory dwelling units, and accounting for 148 single-family units lost to assumed future commercial redevelopment, totaled 8,988 units. These units could accommodate an estimated 8,578 households, 1,779 more than necessary to attain the household growth target of 6,799 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones (1)	1,097
Single-Family Capacity in Pipeline	211
Accessory Dwelling Units	10
Multifamily Zones	795
Multifamily Capacity in Pipeline	79
Mixed-Use Zones	6,774
Mixed-Use Capacity in Pipeline	22
Total Capacity (units)	8,988
Total Capacity (households)	8,578
Remaining Household Target (2006-2022)	6,799
Surplus/Deficit Capacity	1,779

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Redmond issued permits for about 744,000 sq. ft. of new commercial development on 50.5 net acres of developable land. The city also issued permits for 329,000 sq. ft. of new buildings on 14.6 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial and industrial development. During this same period, Redmond experienced an estimated net gain of 8,388 jobs, attaining 39% of the city's 2001-2022 growth target of 21,760 jobs and leaving a job growth target of 13,372 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	47.9	50.5
Floor Area (s.f.)	904,791	743,520
Floor Area Ratio (FAR)	0.43	0.34
Industrial		
Net Land Area (acres)	264.3	14.6
Floor Area (s.f.)	5,539,157	328,989
Floor Area Ratio (FAR)	0.48	0.52

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	73,426
Covered Employment in 2006 (est.)	81,814
Net New Jobs (2000-2006)	8,388
Job Growth Target (2001-2022)	21,760
Remaining Target (2006-2022)	13,372

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	61.6	10.7	0.3	0.1	50.5	2,201,335	743,520	0.34
Industrial	20.8	6.1	0.0	0.1	14.6	637,374	328,989	0.52
Non-Residential Total	82.4	16.8	0.3	0.2	65.2	2,838,709	1,072,509	0.38

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	5.6	0.7	0%	0%	0%-10%	4.8
Mixed-Use Zones	4.4	0.0	0%	0%	10%	4.0
Industrial Zones	95.6	27.1	0%	0%	10%	61.7
Vacant Total	105.6	27.7	n/a	n/a	n/a	70.4

Redevelopable Land						
Commercial Zones	1.3	0.1	0%	0%	15%	1.0
Mixed-Use Zones	28.2	0.8	0%	0%	0%-15%	23.4
Industrial Zones	155.8	40.0	0%	0%	15%	98.5
Redevelopable Total	185.3	40.9	n/a	n/a	n/a	122.9

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	207,694	0.27	n/a	56,077	300	187
Mixed-Use Zones	172,733	1.00-1.42	n/a	224,699	300	749
Industrial Zones	2,687,042	0.51-0.65	n/a	1,660,517	299-565	4,376
Vacant Total	3,067,469	n/a	n/a	1,941,293	n/a	5,312

Redevelopable Land						
Commercial Zones	43,691	0.27-0.30	7,098	4,977	300	17
Mixed-Use Zones	1,019,274	1.00-1.42	667,780	697,713	300	2,326
Industrial Zones	4,288,722	0.51-0.65	635,983	1,719,630	299-404	5,207
Redevelopable Total	5,351,686	n/a	1,310,860	2,422,319	n/a	7,549

In 2006, the City of Redmond had 106 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 70 acres of land suitable for development remained with capacity for 5,312 jobs under current zoning. The city also contained 185 gross acres of redevelopable land, 123 net acres of which was developable with capacity for 7,549 jobs. Capacity for an additional 12,214 jobs was identified in significant projects in the development pipeline. Overall, 87% of Redmond's employment capacity was located in industrial zones. Over 70% of the city's employment capacity was on redevelopable land. Total capacity in Redmond was for 25,075 jobs, 11,703 more than necessary to attain the job growth target of 13,372 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	204
Mixed-Use Zones	3,075
Industrial Zones	9,583
Job Capacity in Pipeline	12,214
Total Job Capacity	25,075
Remaining Job Target (2006-2022)	13,372
Surplus/Deficit Capacity	11,703

Notes

(1) Includes subtraction of 148 single-family units lost through redevelopment of existing residences in commercial zones.

CITY OF SAMMAMISH

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Sammamish issued permits for 1,938 units of new single-family development, with a density of 4.1 dwelling units (dus) per net acre achieved in the 1,804 permits with complete data. Plats, a leading indicator of future densities, achieved 5.2 dus per net acre. The city also issued permits for 284 multifamily units, with an overall density of 16.6 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in the number of single-family permits along with an increase in the density of newly platted single-family development. Overall, the city's housing stock gained 2,140 net new units, accommodating 54% of Sammamish's 2001-2022 growth target of 3,842 households, and leaving a target of 1,754 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	22.3	6.6	1.9	1.8	11.9	17	1.4
3 - 5 du/acre	283.6	85.5	28.8	24.4	144.9	582	4.0
5 - 7 du/acre	345.7	83.8	54.6	50.0	157.2	1,014	6.5
7 - 9 du/acre	6.2	1.1	0.6	1.4	3.2	27	8.5
> 9 du/acre							
Plats Total	657.7	177.0	85.9	77.6	317.2	1,640	5.2

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	59.0	38	0.6			
3 - 5 du/acre		206.1	656	3.2			
5 - 7 du/acre		171.9	1,040	6.0			
7 - 9 du/acre		7.1	68	9.5			
> 9 du/acre		0.2	2	10.5			
SF Pmts Total	n/a	n/a	n/a	n/a	444.4	1,804	4.1

Multifamily Permits Issued

< 9 du/acre	60.6	10.5	0.0	33.0	17.1	284	16.6
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	60.6	10.5	0.0	33.0	17.1	284	16.6

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	473.5	317.2
Lots	1,602	1,640
Lots/Acre	3.4	5.2
SF Permits		
Net Acres	768.6	444.4
Units	2,766	1,804
Units/Acre	3.6	4.1
MF Permits		
Net Acres	55.8	17.1
Units	725	284
Units/Acre	13.0	16.6

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,804
Other SF Units Permitted	134
SF Units Demolished	(88)
MF Units Permitted	284
MF Units Demolished	0
Other New Units Permitted	6
Net Units (2001-2005)	2,140
Net Households (2001-2005)	2,089
Household Growth Target (2001-2022)	3,842
Remaining Target (2006-2022)	1,754

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Sammamish had 1,360 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 383 acres of land suitable for development remained with capacity for 1,391 housing units under current zoning. The city also contained 2,219 gross acres of redevelopable land, 776 acres of which was developable with capacity for 2,331 units. Nearly all of Sammamish's capacity, as of early 2006, was located in single-family zones. A small amount of multifamily capacity (18 units) was identified for the Buildable Lands analysis. Additional multifamily capacity may be available on a few parcels that were not included in the analysis, as well as more significantly within the Sammamish Town Center planning area.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	464.0	274.0	18%	16%	15%	106.6	1.0	n/a	107
3 - 5 du/acre	727.0	374.0	18%	16%	15%	198.0	4.0	n/a	792
5 - 7 du/acre	148.0	27.0	18%	16%	15%	67.9	6	n/a	407
7 - 9 du/acre	21.0	2.0	18%	16%	15%	10.7	8.0	n/a	85
Vacant Sub-Total: SF Zones	1,360.0	677.0	n/a	n/a	n/a	383.2	n/a	n/a	1,391
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	1,360.0	677.0	n/a	n/a	n/a	383.2	n/a	n/a	1,391

Redevelopable Land									
0 - 3 du/acre	643.0	376.0	18%	16%	20%	141.0	1.0	84	57
3 - 5 du/acre	1,138.0	279.0	18%	16%	20%	453.6	4	542	1,273
5 - 7 du/acre	404.0	86.0	18%	16%	20%	167.9	6	97	911
7 - 9 du/acre	26.0	5.0	18%	16%	20%	11.1	8.0	15	74
Redev. Sub-Total: SF Zones	2,211.0	746.0	n/a	n/a	n/a	773.5	n/a	738	2,314
9 - 13 du/acre	8.0	4.0	18%	16%	20%	2.1	11.0	6	18
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	8.0	4.0	n/a	n/a	n/a	2.1	n/a	6	18
Redevelopable Total	2,219.0	750.0	n/a	n/a	n/a	775.6	n/a	743	2,331

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Sammamish, including potential development on vacant and redevelopable lands, and accessory dwelling units, totaled 3,740 units. These units could accommodate an estimated 3,664 households, 1,911 more than necessary to attain the household growth target of 1,754 for the remainder of the planning period (2006-2022). In April 2007, the City of Sammamish adopted a preferred alternative for development of a Sammamish Town Center, including a range of from 1,300 to 2,000 dwelling units of a variety of housing types. Potential capacity in the Town Center is not included in the Buildable Lands analysis.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	3,705
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	17
Multifamily Zones	18
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	3,740
Total Capacity (households)	3,664
Remaining Household Target (2006-2022)	1,754
Surplus/Deficit Capacity	1,911

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Sammamish did not issue any permits for new commercial or industrial development. During this same period, Sammamish experienced an estimated net loss of 127 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Sammamish's 2001-2022 growth target of 1,230 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	4,936
Covered Employment in 2006 (est.)	4,809
Net New Jobs (2000-2006)	(127)
Job Growth Target (2001-2022)	1,230
Remaining Target (2006-2022)	1,230

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

As of early 2006, the City of Sammamish had no capacity for land use development under current zoning to accommodate additional employment on land zoned for commercial uses. However, several other sources of job capacity are likely to be available to accommodate the city's growth target of 1,230 jobs by 2022. In April 2007, the City of Sammamish adopted a preferred alternative for development of a Sammamish Town Center, including a range of from 200,000 to 400,000 sq. ft. of new retail and office space. Also, the city's comprehensive plan calls for intensifying commercial uses in the Inglewood and Pine Lake Village commercial districts. Finally, given that Sammamish has one of the highest rates of home-based work in King County, it is anticipated that continued residential growth will contribute as well to overall job growth in the city.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	1,230
Surplus/Deficit Capacity	(1,230)

CITY OF WOODINVILLE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of woodinville issued permits for 356 units of new single-family development, with an overall density of 4.6 dwelling units (DUs) per net acre. Plats, a leading indicator of future densities, achieved 4.5 DUs per net acre. The city also issued permits for 141 multifamily units, with an overall density of 25.1 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in single-family development and densities and a decrease in multifamily development and densities. Overall, the city's housing stock gained 448 net new units, accommodating 24% of Woodinville's 2001-2022 growth target of 1,869 households, and leaving a target of 1,421 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	28.7	1.7	2.7	0.9	23.4	26	1.1
3 - 5 du/acre	31.3	12.5	3.6	2.9	12.4	73	5.9
5 - 7 du/acre	39.0	4.6	7.7	1.6	25.0	173	6.9
7 - 9 du/acre							
> 9 du/acre							
Plats Total	99.0	18.8	14.0	5.5	60.8	272	4.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	38.7	46	1.2			
3 - 5 du/acre		7.6	68	8.9			
5 - 7 du/acre		25.2	171	6.8			
7 - 9 du/acre		5.4	70	13.1			
> 9 du/acre		0.1	1	7.3			
SF Pmts Total	n/a	n/a	n/a	n/a	77.0	356	4.6

Multifamily Permits Issued

< 9 du/acre	6.5	1.9	0.5	0.2	3.9	50	13.0
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre	2.4	0.4	0.2	0.0	1.8	91	51.7
48 + du/acre							
Other zones							
MF Pmts Total	8.9	2.3	0.7	0.3	5.6	141	25.1

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	87.4	60.8
Lots	209	272
Lots/Acre	2.4	4.5
SF Permits		
Net Acres	105.1	77.0
Units	302	356
Units/Acre	2.9	4.6
MF Permits		
Net Acres	9.2	5.6
Units	283	141
Units/Acre	30.8	25.1

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	356
Replacement SF Units Permitted	0
SF Units Demolished	(16)
MF Units Permitted	141
MF Units Demolished	(20)
Other New Units Permitted	0
Net Units (2001-2005)	461
Net Households (2001-2005)	448
Household Growth Target (2001-2022)	1,869
Remaining Target (2006-2022)	1,421

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Woodinville had 332 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 125 acres of land suitable for development remained with capacity for 495 housing units under current zoning. The city also contained 596 gross acres of redevelopable land, 352 acres of which was developable with capacity for 1,185 units. Capacity for an additional 458 units was identified in major projects in the development pipeline. Overall, two-thirds (1,418 units) of Woodinville's capacity was located in single-family zones, one-third (720 units) in zones allowing multifamily housing.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	98.0	3.9	10%	5%	15%	68.0	1.1	n/a	76
3 - 5 du/acre	166.1	117.0	20%	10%	10%	31.0	5.9	n/a	182
5 - 7 du/acre	52.2	13.1	20%	10%	15%	23.3	6.91	n/a	161
7 - 9 du/acre	12.8	11.3	10%	5%	15%	1.1	8.0	n/a	9
Vacant Sub-Total: SF Zones	329.1	145.2	n/a	n/a	n/a	123.4	n/a	n/a	428
9 - 13 du/acre	1.0	0.2	10%	5%	10%	0.6	35.0	n/a	22
13 - 19 du/acre	0.2	0.0	10%	5%	10%	0.1	16.0	n/a	2
19 - 31 du/acre									
31 - 48 du/acre	1.7	0.6	10%	5%	10%	0.8	51.7	n/a	44
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	2.9	0.8	n/a	n/a	n/a	1.6	n/a	n/a	68
Vacant Total	332.0	145.9	n/a	n/a	n/a	125.0	n/a	n/a	495
Redevelopable Land									
0 - 3 du/acre	301.0	25.1	10%	5%	15%	199.4	1.1	70	151
3 - 5 du/acre	91.4	37.5	10%	5%	15%	38.9	5.89	32	197
5 - 7 du/acre	182.7	41.5	10%	5%	15%	102.0	6.91	111	594
7 - 9 du/acre	11.2	0.7	10%	5%	15%	7.6	8.0	13	48
Redev. Sub-Total: SF Zones	586.2	104.8	n/a	n/a	n/a	347.9	n/a	226	990
9 - 13 du/acre	2.8	0.3	5%	5%	15%	1.9	35.0	0	67
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre	7.3	4.1	5%	5%	15%	2.5	51.7	0	128
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	10.1	4.4	n/a	n/a	n/a	4.4	n/a	0	195
Redevelopable Total	596.3	109.1	n/a	n/a	n/a	352.2	n/a	226	1,185

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Woodinville, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 2,138 units. These units could accommodate an estimated 2,073 households, 652 more than necessary to attain the household growth target of 1,421 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,418
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	2
Multifamily Capacity in Pipeline	458
Mixed-Use Zones	260
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	2,138
Total Capacity (households)	2,073
Remaining Household Target (2006-2022)	1,421
Surplus/Deficit Capacity	652

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Woodinville issued permits for about 118,000 sq. ft. of new commercial development on 6.4 net acres of developable land. The city also issued permits for 146,000 sq. ft. of new buildings on 11.3 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial and industrial development along with an increase in overall commercial floor-area-ratio from 0.14 to 0.42. During this same period, Woodinville experienced an estimated net gain of 475 jobs, attaining 24% of the city's 2001-2022 growth target of 2,000 jobs and leaving a job growth target of 1,525 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	42.6	6.4
Floor Area (s.f.)	257,821	117,896
Floor Area Ratio (FAR)	0.14	0.42
Industrial		
Net Land Area (acres)	40.2	11.3
Floor Area (s.f.)	725,247	146,338
Floor Area Ratio (FAR)	0.41	0.30

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	13,316
Covered Employment in 2006 (est.)	13,791
Net New Jobs (2000-2006)	475
Job Growth Target (2001-2022)	2,000
Remaining Target (2006-2022)	1,525

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	7.8	0.6	0.4	0.3	6.4	278,988	117,896	0.42
Industrial	12.4	0.7	0.3	0.2	11.3	491,882	146,338	0.30
Non-Residential Total	20.3	1.3	0.7	0.6	17.7	770,870	264,234	0.34

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	23.7	11.3	7%	5%	15%	9.3
Mixed-Use Zones	8.7	2.5	10%	5%	10%	4.8
Industrial Zones	72.8	24.0	7%	5%	15%	36.5
Vacant Total	105.2	37.7	n/a	n/a	n/a	50.6

Redevelopable Land						
Commercial Zones	77.2	23.0	10%	5%	15%	39.1
Mixed-Use Zones	31.9	13.3	5%	5%	15%	14.2
Industrial Zones	141.9	41.7	10%	5%	15%	72.4
Redevelopable Total	250.9	78.0	n/a	n/a	n/a	125.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	405,331	.24-.36	n/a	130,377	325-550	248
Mixed-Use Zones	207,178	0.48	n/a	99,446	400	249
Industrial Zones	1,591,022	0.3	n/a	477,307	700	682
Vacant Total	2,203,531	n/a	n/a	707,129	n/a	1,179

Redevelopable Land						
Commercial Zones	1,704,529	.24-.36	95,468	453,657	325-550	875
Mixed-Use Zones	618,682	0.48	98,288	198,679	400	497
Industrial Zones	3,153,190	0.3	92,851	853,106	700	1,219
Redevelopable Total	5,476,401	n/a	286,607	1,505,443	n/a	2,590

In 2006, the City of Woodinville had 105 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 51 acres of land suitable for development remained with capacity for 1,179 jobs under current zoning. The city also contained 251 gross acres of redevelopable land, 126 net acres of which was developable with capacity for 2,590 jobs. About half of Woodinville's employment capacity was located in industrial zones. Over two-thirds of the city's employment capacity was on redevelopable land. Overall capacity in Woodinville was for 3,769 jobs, 2,244 more than necessary to attain the job growth target of 1,525 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,123
Mixed-Use Zones	745
Industrial Zones	1,901
Job Capacity in Pipeline	0
Total Job Capacity	3,769
Remaining Job Target (2006-2022)	1,525
Surplus/Deficit Capacity	2,244

TOWN OF YARROW POINT

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the Town of Yarrow Point issued permits for 2 units of new single-family development, with an overall density of 2.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 3.5 dus per net acre. Overall, the town's housing stock gained 2 net new units, accommodating 7% of Yarrow Point's 2001-2022 growth target of 28 households, and leaving a target of 26 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	0.6	0.0	0.0	0.0	0.6	2	3.5
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.6	0.0	0.0	0.0	0.6	2	3.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	0.5	1	2.1			
3 - 5 du/acre		0.3	1	3.6			
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	0.7	2	2.7

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	2.2	0.6
Lots	5	2
Lots/Acre	2.3	3.5
SF Permits		
Net Acres	1.9	0.7
Units	5	2
Units/Acre	2.6	2.7
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	2
Replacement SF Units Permitted	21
SF Units Demolished	(21)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	2
Net Households (2001-2005)	2
Household Growth Target (2001-2022)	28
Remaining Target (2006-2022)	26

Residential Development: Buildable Land Supply and Capacity

In 2006, the Town of Yarrow Point had 7.3 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 6.6 acres of land suitable for development remained with capacity for 14 housing units under current zoning. The city also contained 16.3 gross acres of redevelopable land, 13.8 acres of which was developable with capacity for 22 units.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre (1)	6.9	0.0	0%	0%	10%	6.2	n/a	n/a	12
3 - 5 du/acre (1)	0.4	0.0	0%	0%	10%	0.4	n/a	n/a	2
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	7.3	0.0	n/a	n/a	n/a	6.6	n/a	n/a	14
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	7.3	0.0	n/a	n/a	n/a	6.6	n/a	n/a	14
Redevelopable Land									
0 - 3 du/acre	15.1	0.0	0%	0%	15%	12.8	2.1	8	19
3 - 5 du/acre	1.2	0.0	0%	0%	15%	1.0	3.5	1	2
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	16.3	0.0	n/a	n/a	n/a	13.8	n/a	9	22
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	16.3	0.0	n/a	n/a	n/a	13.8	n/a	9	22

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the Town of Yarrow Point totaled 36 units. These units could accommodate an estimated 35 households, 9 more than necessary to attain the household growth target of 26 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	36
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	36
Total Capacity (households)	35
Remaining Household Target (2006-2022)	26
Surplus/Deficit Capacity	9

NON-RESIDENTIAL DEVELOPMENT

No commercial or industrial development activity occurred in the Town of Yarrow Point during the 2001-2005 period. During this same period, the town gained an estimated 30 jobs. The town does not have a job growth target under the Countywide Planning Policies.

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	50
Covered Employment in 2006 (est.)	80
Net New Jobs (2000-2006)	30
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	0.00

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

In 2006, the Town of Yarrow Point contained no land zoned for commercial or industrial uses. The town does not have a job growth target under the Countywide Planning Policies.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

UNINCORPORATED KING COUNTY-EAST

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for 2,696 units of new single-family development within the Urban Unincorporated East sub-area, achieving an overall density of 5.5 dwelling units (dus) per net acre. Two-thirds of single family permits were in the Bear Creek Urban Planned Developments (UPDs). Plats, indicating future densities, achieved 6.7 dus per net acre. The county also issued permits for 478 multi-family units, with an overall density of 17.3 units per net acre. Compared with the previous five years, there was an increase in residential development with higher plat densities. Overall, the housing stock within the East subarea gained 3,153 net new units, accommodating 45% of the subarea's 2001-2022 growth target of 6,801 households, and leaving a target of 3,726 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded 2002-2005 (1)							
0 - 3 du/acre	295.5	187.1	16.5	9.9	82.0	280	3.4
3 - 5 du/acre	47.1	11.6	5.7	4.5	25.4	162	6.4
5 - 7 du/acre	43.5	3.0	7.0	3.8	29.7	223	7.5
7 - 9 du/acre	24.3	0.0	5.2	2.0	17.0	170	10.0
Other (UPDs)	660.3	268.7	71.5	110.5	209.7	1,602	7.6
Plats Total	1070.8	470.4	105.9	130.6	363.9	2,437	6.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	96.3	256	2.7			
3 - 5 du/acre		54.3	155	2.9			
5 - 7 du/acre		53.1	284	5.3			
7 - 9 du/acre		25.4	246	9.7			
Other (UPDs)		257.2	1,755	6.8			
SF Pmts Total	n/a	n/a	n/a	n/a	486.3	2,696	5.5

Multifamily Permits Issued

< 9 du/acre	4.3	2.1	0.3	0.1	1.8	32	17.8
9 - 13 du/acre	0.7	0.0	0.0	0.0	0.7	11	15.7
13 - 19 du/acre	1.6	0.0	0.0	0.0	1.6	54	33.1
19 - 31 du/acre	4.9	0.9	0.6	0.0	3.4	111	32.3
31 - 48 du/acre							
48 + du/acre							
Other (UPDs)	20.1	0.0	0.0	0.0	20.1	270	13.4
MF Pmts Total	31.6	3.0	0.9	0.1	27.7	478	17.3

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acre (2)	140.3	188.3
Lots (2)	543	1,013
Lots/Acre	3.9	5.4
Permits in SF Zones		
Net Acres	216.0	229.0
Units	796	941
Units/Acre	3.7	4.1
Permits in MF Zones, incl. Bear Creek UPDs		
Net Acres	83.0	265.0
Units	1,328	1,963
Units/Acre	16.0	7.4

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	2,696
Replacement SF Units Permitted	0
SF Units Demolished	(54)
MF Units Permitted	478
MF Units Demolished	0
Other New Units Permitted	33
Net Units (2001-2005)	3,153
Net Households (2001-2005)	3,075
Household Growth Target (2001-2022)	6,801
Remaining Target (2006-2022)	3,726

Residential Development: Buildable Land Supply and Capacity

In 2006, King County had 616 gross acres of vacant land zoned for residential uses in the Urban Unincorporated East subarea. After deductions for critical areas, public uses, and market factors, 339 acres of land suitable for development remained with capacity for 2,307 housing units under current zoning. The area also contained 947 gross acres of redevelopable land, 495 acres of which was developable with capacity for 2,577 units. Capacity for an additional 1,625 single-family units was identified as remaining buildout of the Bear Creek UPDs. Eighty-four percent of the residential capacity in the East subarea was located in single-family zones, 16% in zones allowing multifamily housing.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	205.2	38.9	15%	10%	10%	112.3	2.7	n/a	299
3 - 5 du/acre	202.7	34.6	15%	15%	10%	105.9	5.8	n/a	614
5 - 7 du/acre	135.9	28.5	15%	10%	10%	72.5	6.9	n/a	500
7 - 9 du/acre	27.1	0.8	20%	10%	10%	16.6	10.4	n/a	172
Vacant Sub-Total: SF Zones	571.0	102.8	n/a	n/a	n/a	307.2	n/a	n/a	1,585
9 - 13 du/acre	10.6	0.1	10%	5%	10%	8.0	15.8	n/a	126
13 - 19 du/acre	18.9	0.5	10%	5%	10%	14.1	21.2	n/a	299
19 - 31 du/acre	15.5	2.7	15%	5%	10%	9.2	32.3	n/a	297
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	45.0	3.4	n/a	n/a	n/a	31.3	n/a	n/a	722
Vacant Total	616.0	106.2	n/a	n/a	n/a	338.5	n/a	n/a	2,307

Redevelopable Land									
0 - 3 du/acre	176.9	15.1	10%	10%	30%	90.6	2.7	27	214
3 - 5 du/acre	275.6	19.8	10%	10%	30%	143.2	5.8	176	655
5 - 7 du/acre	363.5	16.3	10%	10%	30%	194.4	6.9	371	970
7 - 9 du/acre	104.2	4.0	15%	10%	30%	52.6	10.4	104	441
Redev. Sub-Total: SF Zones	920.2	55.2	n/a	n/a	n/a	480.9	n/a	678	2,280
9 - 13 du/acre	3.6	0.0	10%	5%	30%	2.1	15.8	6	27
13 - 19 du/acre	15.2	0.5	10%	5%	30%	8.8	21.2	10	176
19 - 31 du/acre	8.3	2.6	15%	5%	30%	3.2	32.3	10	93
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	27.1	3.1	n/a	n/a	n/a	14.1	n/a	26	297
Redevelopable Total	947.3	58.3	n/a	n/a	n/a	495.0	n/a	704	2,577

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in Unincorporated Urban King County East, including potential development on vacant and redevelopable lands, accessory dwelling units, and remaining capacity in the Bear Creek UPDs, totaled 6,569 units. These units could accommodate an estimated 6,405 households, 2,679 more than necessary to attain the household growth target of 3,726 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	3,865
Single-Family Capacity in Pipeline	1,625
Accessory Dwelling Units	61
Multifamily Zones	1,018
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	6,569
Total Capacity (households)	6,405
Remaining Household Target (2006-2022)	3,726
Surplus/Deficit Capacity	2,679

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for about 15,000 sq. ft. of new commercial development on 4.6 net acres of developable land within the Unincorporated Urban East subarea. The county also issued permits for 93,000 sq. ft. of new buildings on 2 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development. During this same period, the county experienced an estimated net loss of 159 jobs in the East subarea. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. The unincorporated subarea's 2001-2022 growth target of 4,637 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	3.8	4.6
Floor Area (s.f.)	97,606	15,190
Floor Area Ratio (FAR)	0.59	0.08
Industrial		
Net Land Area (acres)	5.3	2.1
Floor Area (s.f.)	94,450	93,095
Floor Area Ratio (FAR)	0.41	1.02

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	7,700
Covered Employment in 2006 (est.)	7,541
Net New Jobs (2000-2006)	(159)
Job Growth Target (2001-2022)	4,637
Remaining Target (2006-2022)	4,637

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	4.7	0.0	0.0	0.1	4.6	200,671	15,190	0.08
Industrial	2.1	0.0	0.0	0.0	2.1	91,476	93,095	1.02
Non-Residential Total	6.8	0.0	0.0	0.1	6.7	292,147	108,285	0.37

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	8.9	0.1	15%	10%	15%	5.6
Mixed-Use Zones						
Industrial Zones	27.8	2.5	15%	10%	15%	16.1
Vacant Total	36.6	2.6	n/a	n/a	n/a	21.7

Redevelopable Land						
Commercial Zones	7.1	0.0	10%	5%	25%	5.3
Mixed-Use Zones						
Industrial Zones	15.4	0.4	10%	5%	25%	11.1
Redevelopable Total	22.5	0.4	n/a	n/a	n/a	16.3

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	243,065	.07-.34	n/a	60,658	550	110
Mixed-Use Zones						
Industrial Zones	702,187	0.5	n/a	351,095	800	439
Vacant Total	945,252	n/a	n/a	411,753	n/a	549

Redevelopable Land						
Commercial Zones	229,561	.34-.5	12,523	85,796	550	156
Mixed-Use Zones						
Industrial Zones	481,338	0.5	64,962	175,814	800	220
Redevelopable Total	710,899	n/a	77,485	261,610	n/a	376

In 2006, King County had 37 gross acres of vacant land zoned for commercial, industrial, and mixed uses within the Unincorporated Urban East subarea. After deductions for critical areas, public uses, and market factors, 22 acres of land suitable for development remained with capacity for 549 jobs under current zoning. The East subarea also contained 22 gross acres of redevelopable land, 16 net acres of which was developable with capacity for 376 jobs. Capacity for an additional 3,907 jobs was identified as potential for future commercial development within the Bear Creek UPDs. Overall capacity in the East subarea was for 4,832 jobs, 195 more than necessary to attain the job growth target of 4,637 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	266
Mixed-Use Zones	0
Industrial Zones	659
Job Capacity in Pipeline	3,907
Total Job Capacity	4,832
Remaining Job Target (2006-2022)	4,637
Surplus/Deficit Capacity	195

Notes

- (1) Plat data for 2001 do not contain detail on critical areas, right-of-way, or public purpose acres. Records (2002-05) with complete data are shown here.
- (2) Plat data for 1996-2000 do not include the Bear Creek UPDs. For comparison purposes, Bear Creek plats are excluded from 2001-2005.

*South
Subarea*

CITY OF ALGONA

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Algona issued permits for 104 units of new single-family development, with an overall density of 6.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.4 dus per net acre. The city also issued permits for 4 multifamily units, with an overall density of 6.5 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in single-family permitting at higher densities. Overall, the city's housing stock gained 106 net new units, accommodating 35% of Algona's 2001-2022 growth target of 298 households, and leaving a target of 194 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	6.6		0.3	1.0	5.4	31	5.8
7 - 9 du/acre							
> 9 du/acre	16.8	5.6	2.1	1.4	7.8	67	8.6
Plats Total	23.5	5.6	2.4	2.3	13.2	98	7.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre				9.4	50	5.3	
7 - 9 du/acre							
> 9 du/acre				6.2	54	8.7	
SF Pmts Total	n/a	n/a	n/a	n/a	15.6	104	6.7

Multifamily Permits Issued

< 9 du/acre	0.6	0.0	0.0	0.0	0.6	4	6.5
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.6	0.0	0.0	0.0	0.6	4	6.5

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	10.9	13.2
Lots	48	98
Lots/Acre	4.4	7.4
SF Permits		
Net Acres	14.7	15.6
Units	65	104
Units/Acre	4.4	6.7
MF Permits		
Net Acres	0.0	0.6
Units	0	4
Units/Acre	n/a	6.5

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	104
Replacement SF Units Permitted	0
SF Units Demolished	(2)
MF Units Permitted	4
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	106
Net Households (2001-2005)	104
Household Growth Target (2001-2022)	298
Remaining Target (2006-2022)	194

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Algona had 43 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 32 acres of land suitable for development remained with capacity for 214 housing units under current zoning. The city also contained 35 gross acres of redevelopable land, 23 acres of which was developable with capacity for 107 units. Sixty percent (191 units) of Algona's capacity was located in single-family zones, 40% (130 units) in zones allowing multifamily housing. Nineteen percent (60 units) of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	22.9	0.0	10%	10%	15%	19.5	5.8	n/a	114
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	22.9	0.0	n/a	n/a	n/a	19.5	n/a	n/a	114
9 - 13 du/acre	20.1	5.2	5%-10%	5%-10%	15%	12.1	8-8.6	n/a	101
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	20.1	5.2	n/a	n/a	n/a	12.1	n/a	n/a	101
Vacant Total	43.0	5.2	n/a	n/a	n/a	31.6	n/a	n/a	214

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	27.9	0.0	10%	10%	20%	17.9	5.8	26	78
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	27.9	0.0	n/a	n/a	n/a	17.9	n/a	26	78
9 - 13 du/acre	7.0	0.6	5%-10%	5%-10%	20%	5.2	8-8.6	14	29
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	7.0	0.6	n/a	n/a	n/a	5.2	n/a	14	29
Redevelopable Total	34.9	0.6	n/a	n/a	n/a	23.0	n/a	40	107

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Algona totaled 321 units. These units could accommodate an estimated 311 households, 117 more than necessary to attain the household growth target of 194 for the remainder of the planning period (2006-2022).

(Space for additional text, as appropriate, mostly highlighting other potential sources of housing capacity, or providing further context to the findings noted above.)

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	191
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	70
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	60
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	321
Total Capacity (households)	311
Remaining Household Target (2006-2022)	194
Surplus/Deficit Capacity	117

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Algona issued permits for over 13,000 sq. ft. of new commercial development on nearly an acre of developable land. The city also issued permits for nearly 300,000 sq. ft. of new industrial buildings on 13 net acres of developable land. Compared with the previous five-years, 2001-2005 saw an increase in commercial development and a steady rate of industrial development. During this same period, Algona experienced an estimated net loss of 93 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Algona's 2001-2022 growth target of 108 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.9
Floor Area (s.f.)	0	13,380
Floor Area Ratio (FAR)	n/a	0.36
Industrial		
Net Land Area (acres)	12.6	13.1
Floor Area (s.f.)	296,178	296,000
Floor Area Ratio (FAR)	0.54	0.52

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	1,967
Covered Employment in 2006 (est.)	1,874
Net New Jobs (2000-2006)	(93)
Job Growth Target (2001-2022)	108
Remaining Target (2006-2022)	108

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	0.9	0.0	0.0	0.0	0.9	37,097	13,380	0.36
Industrial	13.5	0.0	0.0	0.4	13.1	570,986	296,000	0.52
Non-Residential Total	14.4	0.0	0.0	0.5	14.0	608,083	309,380	0.51

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	29.4	12.1	5%	5%	15%	13.3
Mixed-Use Zones	3.9	0.0	5%	5%	15%	2.9
Industrial Zones	8.5	7.2	5%	5%	15%	1.0
Vacant Total	41.8	19.3	n/a	n/a	n/a	17.1

Redevelopable Land						
Commercial Zones	6.3	1.2	5%	5%	20%	3.6
Mixed-Use Zones	2.2	0.0	5%	5%	20%	1.8
Industrial Zones						
Redevelopable Total	8.5	1.2	n/a	n/a	n/a	5.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	577,349	0.3	n/a	173,205	500	346
Mixed-Use Zones	127,277	0.36	n/a	45,820	500	92
Industrial Zones	42,404	0.53	n/a	22,474	800	28
Vacant Total	747,031	n/a	n/a	241,499	n/a	466

Redevelopable Land						
Commercial Zones	157,470	0.3	13,078	34,163	500	68
Mixed-Use Zones	76,496	0.36	5,106	22,433	500	45
Industrial Zones						
Redevelopable Total	233,966	n/a	18,184	56,596	n/a	113

In 2006, the City of Algona had 42 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 17 acres of land suitable for development remained with capacity for 466 jobs under current zoning. The city also contained 8.5 gross acres of redevelopable land, 5.4 net acres of which was developable with capacity for 113 jobs. Over 95% (551 jobs) of Algona's capacity was located in commercial and mixed-use zones, and less than 5% (28 jobs) in industrial zones. Twenty percent of the city's employment capacity was on redevelopable land. Overall capacity in Algona was for 579 jobs, 471 more than necessary to attain the job growth target of 108 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	415
Mixed-Use Zones	137
Industrial Zones	28
Job Capacity in Pipeline	0
Total Job Capacity	579
Remaining Job Target (2006-2022)	108
Surplus/Deficit Capacity	471

CITY OF AUBURN (King County Portion)

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Auburn issued permits for 211 units of new single-family development, with an overall density of 2.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.2 dus per net acre. The city also issued permits for 309 multifamily units, with an overall density of 14.2 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in residential development with a decline in overall permitted densities and an increase in densities in new plats. Overall, the city's housing stock gained 489 net new units, accommodating 8% of Auburn's 2001-2022 growth target of 6,003 households, and leaving a target of 5,534 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	26.4	13.3	1.2	1.6	9.8	22	2.2
7 - 9 du/acre	31.4	2.9	4.2	1.6	22.8	101	4.4
> 9 du/acre	23.2	0.0	4.7	3.2	15.3	127	8.3
Plats Total	80.9	16.2	10.1	6.4	47.9	250	5.2

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	44.4	11	0.2			
3 - 5 du/acre							
5 - 7 du/acre		11.0	29	2.6			
7 - 9 du/acre		27.8	149	5.4			
> 9 du/acre		4.2	22	5.2			
SF Pmts Total	n/a	n/a	n/a	n/a	87.4	211	2.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	12.1	0.0	2.1	4.3	5.7	73	12.9
13 - 19 du/acre	18.2	2.0	0.0	0.1	16.1	236	14.6
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	30.3	2.0	2.1	4.4	21.8	309	14.2

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	98.8	47.9
Lots	404	250
Lots/Acre	4.1	5.2
SF Permits		
Net Acres	174.0	87.4
Units	810	211
Units/Acre	4.7	2.4
MF Permits		
Net Acres	41.3	21.8
Units	765	309
Units/Acre	18.5	14.2

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	211
Replacement SF Units Permitted	
SF Units Demolished	(48)
MF Units Permitted	309
MF Units Demolished	(7)
Other New Units Permitted	24
Net Units (2001-2005)	489
Net Households (2001-2005)	469
Household Growth Target (2001-2022)	6,003
Remaining Target (2006-2022)	5,534

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Auburn had 1,361 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 921 acres of land suitable for development remained with capacity for 2,732 housing units under current zoning. The city also contained 750 gross acres of redevelopable land, 457 acres of which was developable with capacity for 2,294 units. Capacity for an additional 1,334 single-family units and 219 multifamily units was identified in significant projects in the development pipeline. Overall, 60% percent (3,958 units) of Auburn's capacity was located in single-family zones, 40% (2,567 units) in zones allowing multifamily housing, including mixed commercial and residential zones.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	398.2	99.5	15%	10%	10%	255.3	.21-.31	n/a	65
3 - 5 du/acre									
5 - 7 du/acre	598.2	119.6	15%	10%	10%	409.1	3.1	n/a	1,255
7 - 9 du/acre	327.2	65.4	15%	10%	10%	223.8	4.0	n/a	895
Vacant Sub-Total: SF Zones	1,323.5	284.6	n/a	n/a	n/a	888.2	n/a	n/a	2,216
9 - 13 du/acre	12.2	0.9	5%	10%	10%	10.7	10.2	n/a	109
13 - 19 du/acre	24.6	1.7	0%-5%	5%-10%	10%	21.6	17.7-18.5	n/a	400
19 - 31 du/acre	0.1	0.0	0%	5%	15%	0.1	16.0	n/a	1
31 - 48 du/acre									
48 + du/acre	0.1	0.0	0%	5%	15%	0.1	48.0	n/a	6
Vacant Sub-Total: MF/MU Zones	37.0	2.5	n/a	n/a	n/a	32.5	n/a	n/a	516
Vacant Total	1,360.5	287.2	n/a	n/a	n/a	920.7	n/a	n/a	2,732
Redevelopable Land									
0 - 3 du/acre	289.9	43.5	10%	10%	15%	167.6	.21-.31	31	17
3 - 5 du/acre									
5 - 7 du/acre	165.2	24.8	10%	10%	15%	95.5	3.1	92	201
7 - 9 du/acre	148.6	22.3	10%	10%	15%	85.9	4.0	153	191
Redev. Sub-Total: SF Zones	603.7	90.6	n/a	n/a	n/a	349.0	n/a	275	409
9 - 13 du/acre	28.7	1.4	5%	5%	15%	20.9	10.2	53	160
13 - 19 du/acre	103.1	4.6	5%	0%-5%	15%	75.7	17.7-18.5	171	1,226
19 - 31 du/acre	0.2	0.0	5%	0%	15%	0.2	16.0	3	0
31 - 48 du/acre									
48 + du/acre	13.8	0.0	5%	0%	15%	11.1	48.0	36	498
Redev. Sub-Total: MF/MU Zones	145.8	6.1	n/a	n/a	n/a	107.9	n/a	262	1,885
Redevelopable Total	749.5	96.6	n/a	n/a	n/a	456.9	n/a	537	2,294

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Auburn, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 6,525 units. These units could accommodate an estimated 6,318 households, 784 more than necessary to attain the household growth target of 5,534 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	2,624
Single-Family Capacity in Pipeline	1,334
Accessory Dwelling Units	0
Multifamily Zones	1,831
Multifamily Capacity in Pipeline	171
Mixed-Use Zones	517
Mixed-Use Capacity in Pipeline	48
Total Capacity (units)	6,525
Total Capacity (households)	6,318
Remaining Household Target (2006-2022)	5,534
Surplus/Deficit Capacity	784

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Auburn issued permits for over 700,000 sq. ft. of new commercial development on 58 net acres of developable land. The city also issued permits for over 2.7 million sq. ft. of new industrial buildings. Compared with the previous five-years, 2001-2005 saw a modest decrease in commercial and industrial development and a modest decline in industrial floor area ratios from 0.49 to 0.35 overall. During this same period, Auburn experienced an estimated net loss of 911 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Auburn's 2001-2022 growth target of 6,079 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	74.4	57.8
Floor Area (s.f.)	965,342	707,377
Floor Area Ratio (FAR)	0.30	0.28
Industrial		
Net Land Area (acres)	162.8	178.6
Floor Area (s.f.)	3,450,678	2,754,267
Floor Area Ratio (FAR)	0.49	0.35

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	38,453
Covered Employment in 2006 (est.)	37,542
Net New Jobs (2000-2006)	(911)
Job Growth Target (2001-2022)	6,079
Remaining Target (2006-2022)	6,079

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	58.2	0.4	0.0	0.0	57.8	2,517,382	707,377	0.28
Industrial	209.1	23.5	5.8	1.2	178.6	7,780,439	2,754,267	0.35
Non-Residential Total	267.3	23.8	5.8	1.2	236.4	10,297,821	3,461,644	0.34

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	164.0	8.2	2%	1%	10%	136.1
Mixed-Use Zones	2.0	0.0	0%	5%	15%	1.6
Industrial Zones	499.3	124.8	2%	1%	10%	327.3
Vacant Total	665.2	133.0	n/a	n/a	n/a	465.1

Redevelopable Land						
Commercial Zones	81.8	0.0	0%	5%	15%	66.0
Mixed-Use Zones	56.4	0.0	5%	0%	15%	45.5
Industrial Zones	256.9	38.5	0%	5%	15%	176.3
Redevelopable Total	395.0	38.5	n/a	n/a	n/a	287.9

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	5,930,547	0.25-0.62	n/a	1,491,542	304-600	2,758
Mixed-Use Zones	70,746	0.3-0.9	n/a	26,907	545	49
Industrial Zones	14,257,098	0.3-0.42	n/a	5,978,626	463-700	8,549
Vacant Total	20,258,391	n/a	n/a	7,497,075	n/a	11,356

Redevelopable Land						
Commercial Zones	2,876,661	0.25	282,335	436,830	545	802
Mixed-Use Zones	1,983,621	0.3-0.66	400,338	374,213	545	687
Industrial Zones	7,679,769	0.42	769,545	2,453,252	700	3,505
Redevelopable Total	12,540,051	n/a	1,452,218	3,264,295	n/a	4,993

In 2006, the City of Auburn had 665 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 465 acres of land suitable for development remained with capacity for 11,356 jobs under current zoning. The city also contained 395 gross acres of redevelopable land, 288 net acres of which was developable with capacity for 4,993 jobs. Capacity for an additional 1,410 jobs was identified in significant projects in the development pipeline. Overall, 70% (over 12,000 jobs) of Auburn's capacity was located in industrial zones. Two-thirds of the city's employment capacity was on vacant land. Overall capacity in Auburn was for 17,759 jobs, 11,680 more than necessary to attain the job growth target of 6,079 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	3,559
Mixed-Use Zones	736
Industrial Zones	12,053
Job Capacity in Pipeline	1,410
Total Job Capacity	17,759
Remaining Job Target (2006-2022)	6,079
Surplus/Deficit Capacity	11,680

CITY OF BLACK DIAMOND

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Black Diamond issued permits for 29 units of new single-family development, with an overall density of 3.5 dwelling units (dus) per net acre. During this period, no new single-family lots were platted. The city also issued permits for 6 multifamily units, with an overall density of 12.3 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in residential development and an increase in the density of single-family development. Overall, the city's housing stock gained 33 net new units, accommodating 3% of Black Diamond's 2001-2022 growth target of 1,099 households, and leaving a target of 1,067 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					7.5	19	2.5
5 - 7 du/acre					0.4	2	5.6
7 - 9 du/acre							
> 9 du/acre					0.3	8	25.0
SF Pmts Total	n/a	n/a	n/a	n/a	8.2	29	3.5

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre	0.6	0.1		0.0	0.5	6	12.3
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.6	0.1	0.0	0.0	0.5	6	12.3

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	0.0	0.0
Lots	0	0
Lots/Acre	n/a	n/a
SF Permits		
Net Acres	93.2	8.2
Units	217	29
Units/Acre	2.3	3.5
MF Permits		
Net Acres	0.0	0.5
Units	0	6
Units/Acre	n/a	12.3

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	29
Replacement SF Units Permitted	
SF Units Demolished	(4)
MF Units Permitted	6
MF Units Demolished	
Other New Units Permitted	2
Net Units (2001-2005)	33
Net Households (2001-2005)	32
Household Growth Target (2001-2022)	1,099
Remaining Target (2006-2022)	1,067

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Black Diamond had 1,987 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 624 acres of land suitable for development remained with capacity for 4,056 housing units under current zoning. The city also contained 139 gross acres of redevelopable land, 55 acres of which was developable with capacity for 207 units. Eighty-five percent (3,609 units) of Black Diamond's capacity was located in single-family zones, 15% (655 units) in zones allowing multifamily housing. More than half of Black Diamond's residential capacity consists of a conservative estimate of future uses within proposed residential planned development projects.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	64.6	42.7	8%	8%	20%	14.9	1.0	n/a	15
3 - 5 du/acre	1,148.0	547.6	15%	10%-15%	20%	358.1	2.4-6.5	n/a	2,206
5 - 7 du/acre	675.3	322.5	15%	15%	20%	197.6	6	n/a	1,186
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	1,888.0	912.8	n/a	n/a	n/a	570.6	n/a	n/a	3,406
9 - 13 du/acre									
13 - 19 du/acre	98.7	24.9	5%	5%	15%-20%	53.4	12.0-15.0	n/a	650
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	98.7	24.9	n/a	n/a	n/a	53.4	n/a	n/a	650
Vacant Total	1,986.7	937.7	n/a	n/a	n/a	624.0	n/a	n/a	4,056

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	53.0	16.8	15%	15%	25%	19.0	2.4	23	22
5 - 7 du/acre	85.3	17.6	15%	15%	25%	35.5	6.0	33	180
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	138.3	34.4	n/a	n/a	n/a	54.5	n/a	56	202
9 - 13 du/acre									
13 - 19 du/acre	0.5	0.0	5%	5%	20%	0.4	15.0	1	5
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.5	0.0	n/a	n/a	n/a	0.4	n/a	1	5
Redevelopable Total	138.8	34.4	n/a	n/a	n/a	54.9	n/a	57	207

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Black Diamond, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 4,270 units. These units could accommodate an estimated 4,165 households, 3,098 more than necessary to attain the household growth target of 1,067 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	3,609
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	6
Multifamily Zones	605
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	50
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	4,270
Total Capacity (households)	4,165
Remaining Household Target (2006-2022)	1,067
Surplus/Deficit Capacity	3,098

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Black Diamond issued no permits for new commercial or industrial development. During this same period, Black Diamond experienced an estimated net gain of 56 jobs, attaining 2% of the city's 2001-2022 growth target of 2,525 jobs and leaving a target of 2,469 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	407
Covered Employment in 2006 (est.)	463
Net New Jobs (2000-2006)	56
Job Growth Target (2001-2022)	2,525
Remaining Target (2006-2022)	2,469

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	2.3	0.0	5%	5%	20%	1.7
Mixed-Use Zones	30.4	8.1	5%	5%	15%	17.0
Industrial Zones	389.4	58.1	5%	5%	20%	238.5
Vacant Total	422.2	66.3	n/a	n/a	n/a	257.2

Redevelopable Land						
Commercial Zones	3.0	0.0	5%	5%	25%	2.0
Mixed-Use Zones	3.0	0.0	5%	5%	20%	2.2
Industrial Zones	30.5	0.0	5%	5%	25%	20.6
Redevelopable Total	36.5	0.0	n/a	n/a	n/a	24.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	73,312	0.2	n/a	14,662	500	29
Mixed-Use Zones	741,725	0.25	n/a	185,431	500	371
Industrial Zones	10,390,293	0.3	n/a	3,117,088	800	3,896
Vacant Total	11,205,331	n/a	n/a	3,317,182	n/a	4,297

Redevelopable Land						
Commercial Zones	86,994	0.2	1,634	15,765	500	32
Mixed-Use Zones	94,516	0.25	4,483	19,146	500	38
Industrial Zones	897,722	0.3	1,502	267,815	800	335
Redevelopable Total	1,079,232	n/a	7,618	302,726	n/a	405

In 2006, the City of Black Diamond had 422 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 257 acres of land suitable for development remained with capacity for 4,297 jobs under current zoning. The city also contained 37 gross acres of redevelopable land, 25 net acres of which was developable with capacity for 405 jobs. Ninety percent of Black Diamond's job capacity was located in industrial zones. Ninety-one percent of the city's capacity was on vacant land. Overall capacity in Black Diamond was for 4,701 jobs, 2,232 more than necessary to attain the job growth target of 2,469 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	61
Mixed-Use Zones	409
Industrial Zones	4,231
Job Capacity in Pipeline	0
Total Job Capacity	4,701
Remaining Job Target (2006-2022)	2,469
Surplus/Deficit Capacity	2,232

CITY OF BURIEN

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Burien issued permits for 119 units of new single-family development, with an overall density of 4.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.0 dus per net acre. The city also issued permits for 120 multifamily units, with an overall density of 33.4 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development along with an increase in the amount and density of multifamily development. Overall, the city's housing stock gained 223 net new units, accommodating 14% of Burien's 2001-2022 growth target of 1,552 households, and leaving a target of 1,337 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	2.0	0.0	0.0	0.0	2.0	8	4.0
5 - 7 du/acre	14.4	0.0	1.3	0.2	12.9	58	4.5
7 - 9 du/acre							
> 9 du/acre	1.1	0.0	0.1	0.0	1.1	13	12.2
Plats Total	17.5	0.0	1.4	0.2	15.9	79	5.0

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					10.4	33	3.2
5 - 7 du/acre					16.9	77	4.6
7 - 9 du/acre							
> 9 du/acre					0.9	9	10.5
SF Pmts Total	n/a	n/a	n/a	n/a	28.2	119	4.2

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	0.7	0.0	0.0	0.0	0.7	11	16.2
31 - 48 du/acre							
48 + du/acre	0.2	0.0	0.0	0.0	0.2	8	46.6
Other zones	2.7	0.0	0.0	0.0	2.7	101	36.8
MF Pmts Total	3.6	0.0	0.0	0.0	3.6	120	33.4

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	20.6	15.9
Lots	107	79
Lots/Acre	5.2	5.0
SF Permits		
Net Acres	40.8	28.2
Units	195	119
Units/Acre	4.8	4.2
MF Permits		
Net Acres	4.8	3.6
Units	73	120
Units/Acre	15.2	33.4

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	119
Replacement SF Units Permitted	13
SF Units Demolished	(30)
MF Units Permitted	120
MF Units Demolished	(37)
Other New Units Permitted	38
Net Units (2001-2005)	223
Net Households (2001-2005)	215
Household Growth Target (2001-2022)	1,552
Remaining Target (2006-2022)	1,337

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Burien had 267 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 49 acres of land suitable for development remained with capacity for 386 housing units under current zoning. The city also contained 483 gross acres of redevelopable land, 220 acres of which was developable with capacity for 1,063 units. Capacity for an additional 177 single-family units and 405 multifamily units was identified in significant projects in the development pipeline. Thirty-eight percent (763 units) of Burien's capacity was located in single-family zones, 63% (1,268 units) in zones allowing multifamily housing. One-third of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	4.5	4.1	2%	1%	10%	0.3	1.0	n/a	3
3 - 5 du/acre	172.4	157.9	11%	4%	10%	11.1	5.5	n/a	61
5 - 7 du/acre	77.7	40.5	9%	1%	10%	29.9	4.5	n/a	135
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	254.6	202.5	n/a	n/a	n/a	41.4	n/a	n/a	199
9 - 13 du/acre	3.6	3.0	2%	2%	10%	0.5	11.1	n/a	6
13 - 19 du/acre									
19 - 31 du/acre	6.2	1.4	2%	2%	10%	4.2	15.6	n/a	66
31 - 48 du/acre									
48 + du/acre	2.8	0.0	1%	1%	10%	2.5	46.6	n/a	116
Vacant Sub-Total: MF/MU Zones	12.7	4.4	n/a	n/a	n/a	7.2	n/a	n/a	187
Vacant Total	267.3	206.9	n/a	n/a	n/a	48.6	n/a	n/a	386

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	136.6	108.7	11%	4%	15%	20.1	5.5	77	33
5 - 7 du/acre	285.4	84.2	9%	1%	15%	152.9	4.5	334	354
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	422.0	192.9	n/a	n/a	n/a	173.0	n/a	411	387
9 - 13 du/acre	3.9	0.0	2%	2%	15%	3.2	11.1	9	26
13 - 19 du/acre	3.4	0.8	2%	2%	15%	2.2	13.5	7	23
19 - 31 du/acre	48.8	3.5	2%	2%	15%	37.0	15.6	159	419
31 - 48 du/acre									
48 + du/acre	5.3	0.0	5%	0%	15%	4.5	46.6	0	208
Redev. Sub-Total: MF/MU Zones	61.4	4.3	n/a	n/a	n/a	46.8	n/a	175	675
Redevelopable Total	483.4	197.2	n/a	n/a	n/a	219.8	n/a	587	1,063

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Burien, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 2,103 units. These units could accommodate an estimated 2,021 households, 684 more than necessary to attain the household growth target of 1,337 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	586
Single-Family Capacity in Pipeline	177
Accessory Dwelling Units	72
Multifamily Zones	539
Multifamily Capacity in Pipeline	12
Mixed-Use Zones	324
Mixed-Use Capacity in Pipeline	393
Total Capacity (units)	2,103
Total Capacity (households)	2,021
Remaining Household Target (2006-2022)	1,337
Surplus/Deficit Capacity	684

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Burien issued permits for about 246,000 sq. ft. of new commercial development on nearly 14 net acres of developable land. No new industrial buildings were permitted during these 5 years. Compared with the previous five-years, 2001-2005 saw nearly a doubling in commercial development with a modest increase in overall floor-area-ratio from 0.32 to 0.41. During this same period, Burien experienced an estimated net loss of 711 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Burien's 2001-2022 growth target of 1,712 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	13.1	13.8
Floor Area (s.f.)	182,630	246,118
Floor Area Ratio (FAR)	0.32	0.41
Industrial		
Net Land Area (acres)	2.3	0.0
Floor Area (s.f.)	33,805	0
Floor Area Ratio (FAR)	0.34	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	12,565
Covered Employment in 2006 (est.)	11,854
Net New Jobs (2000-2006)	(711)
Job Growth Target (2001-2022)	1,712
Remaining Target (2006-2022)	1,712

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	14.3	0.0	0.4	0.0	13.8	602,870	246,118	0.41
Industrial								
Non-Residential Total	14.3	0.0	0.4	0.0	13.8	602,870	246,118	0.41

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	29.2	19.0	3%	0%	10%	8.8
Mixed-Use Zones	1.2	0.0	1%	1%	10%	1.1
Industrial Zones	6.8	2.5	2%	2%	10%	3.8
Vacant Total	37.2	21.5	n/a	n/a	n/a	13.7

Redevelopable Land						
Commercial Zones	37.2	1.2	3%	0%	15%	29.7
Mixed-Use Zones	2.3	0.0	1%	0%	15%	1.9
Industrial Zones	3.3	0.0	2%	1%	15%	2.7
Redevelopable Total	42.8	1.2	n/a	n/a	n/a	34.3

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	385,222	0.18-0.99	n/a	169,464	250-500	548
Mixed-Use Zones	46,334	1.15	n/a	53,285	300	178
Industrial Zones	165,221	0.34	n/a	56,175	1000	56
Vacant Total	596,778	n/a	n/a	278,923	n/a	782

Redevelopable Land						
Commercial Zones	1,293,307	0.18-0.99	73,625	410,365	250-500	1,126
Mixed-Use Zones	83,245	1.15	46,890	48,842	300	163
Industrial Zones	117,443	0.34	3,346	36,585	1000	37
Redevelopable Total	1,493,995	n/a	123,861	495,791	n/a	1,325

In 2006, the City of Burien had 37.2 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 13.7 acres of land suitable for development remained with capacity for 782 jobs under current zoning. The city also contained 42.8 gross acres of redevelopable land, 34.3 net acres of which was developable with capacity for 1,325 jobs. Capacity for an additional 151 jobs was identified in significant projects in the development pipeline. Over 95% (2,165 jobs) of Burien's capacity was located in commercial and mixed-use zones, and less than 5% (93 jobs) in industrial zones. Two-thirds of the city's employment capacity was on redevelopable land. Overall capacity in Burien was for 2,258 jobs, 546 more than necessary to attain the job growth target of 1,712 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,674
Mixed-Use Zones	340
Industrial Zones	93
Job Capacity in Pipeline	151
Total Job Capacity	2,258
Remaining Job Target (2006-2022)	1,712
Surplus/Deficit Capacity	546

Notes

(1) Due to uncertainty as to future non-residential land uses and building square footages, land within the NE Redevelopment Area was not considered in estimating employment land or capacity in Burien.

CITY OF COVINGTON

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Covington issued permits for 1,095 units of new single-family development, with an overall density of 7.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.6 dus per net acre. The city also issued permits for 211 multifamily units, with an overall density of 23 units per net acre. Compared with the previous five-years, 2001-2005 saw a significant increase in residential development. Overall, the city's housing stock gained 1,267 net new units, accommodating 90% of Covington's 2001-2022 growth target of 1,373 households, and leaving a target of 138 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	49.6	1.0	6.1	2.8	39.7	177	4.5
5 - 7 du/acre	119.0	5.6	6.9	15.9	90.6	560	
7 - 9 du/acre	6.2	0.9	0.0	0.5	4.7	25	5.3
> 9 du/acre							
Plats Total	174.8	7.5	13.0	19.3	135.0	762	5.6

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	6.1	4	0.7			
3 - 5 du/acre		32.3	172	5.3			
5 - 7 du/acre		108.2	893	8.3			
7 - 9 du/acre		3.3	26	8.0			
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	149.8	1095	7.3

Multifamily Permits Issued

< 9 du/acre	1.5				1.1	11	10.0
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	8.1	0.0	0.0	0.0	8.1	200	24.7
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	9.6	0.0	0.0	0.0	9.2	211	22.9

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	86.8	135.0
Lots	521	762
Lots/Acre	6.0	5.6
SF Permits		
Net Acres	88.0	149.8
Units	277	1,095
Units/Acre	3.1	7.3
MF Permits		
Net Acres	0.0	9.2
Units	0	211
Units/Acre	n/a	22.9

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,095
Replacement SF Units Permitted	0
SF Units Demolished	(40)
MF Units Permitted	211
MF Units Demolished	0
Other New Units Permitted	1
Net Units (2001-2005)	1,267
Net Households (2001-2005)	1,235
Household Growth Target (2001-2022)	1,373
Remaining Target (2006-2022)	138

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Covington had 249 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 152 acres of land suitable for development remained with capacity for 1,114 housing units under current zoning. The city also contained 747 gross acres of redevelopable land, 389 acres of which was developable with capacity for 2,184 units. Sixty-five percent (2,169 units) of Covington's capacity was located in single-family zones, 35% (1,129 units) in zones allowing multifamily housing. All of the city's multifamily housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	23.9	6.1	10%	10%	15%	12.1	0.7	n/a	8
3 - 5 du/acre	109.0	13.7	10%	10%	15%	64.9	4.5	n/a	289
5 - 7 du/acre	72.0	2.3	10%	10%	15%	47.4	6.2	n/a	293
7 - 9 du/acre	16.3	3.0	10%	10%	15%	9.0	7.0	n/a	63
Vacant Sub-Total: SF Zones	221.2	25.1	n/a	n/a	n/a	133.4	n/a	n/a	653
9 - 13 du/acre	0.4	0.0	5%	5%	15%	0.3	15.0	n/a	4
13 - 19 du/acre									
19 - 31 du/acre	27.4	3.6	5%	5%	15%	18.3	25.0	n/a	457
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	27.8	3.6	n/a	n/a	n/a	18.5	n/a	n/a	461
Vacant Total	249.0	28.6	n/a	n/a	n/a	151.9	n/a	n/a	1,114
Redevelopable Land									
0 - 3 du/acre	120.7	58.9	10%	10%	20%	39.6	0.7	14	12
3 - 5 du/acre	264.2	35.7	10%	10%	20%	146.2	4.5	122	530
5 - 7 du/acre	251.7	26.1	10%	10%	20%	144.4	6.2	119	774
7 - 9 du/acre	58.5	7.7	10%	10%	20%	32.5	7.0	27	200
Redev. Sub-Total: SF Zones	695.1	128.4	n/a	n/a	n/a	362.7	n/a	283	1,515
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	51.7	14.5	5%	5%	20%	26.7	25.0		669
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	51.7	14.5	n/a	n/a	n/a	26.7	n/a	0	669
Redevelopable Total	746.7	142.9	n/a	n/a	n/a	389.4	n/a	283	2,184

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Covington, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 3,302 units. These units could accommodate an estimated 3,202 households, 3,064 more than necessary to attain the household growth target of 138 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	2,169
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	4
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	1,129
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	3,302
Total Capacity (households)	3,202
Remaining Household Target (2006-2022)	138
Surplus/Deficit Capacity	3,064

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Covington issued permits for 387,000 sq. ft. of new commercial development on 31 net acres of developable land. The city also issued permits for over 12,000 sq. ft. of new buildings on 3 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a marked increase in non-residential land development. During this same period, Covington experienced an estimated net gain of 705 jobs, attaining 78% of the city's 2001-2022 growth target of 900 jobs and leaving a job growth target of 195 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	30.9
Floor Area (s.f.)	0	387,052
Floor Area Ratio (FAR)	n/a	0.29
Industrial		
Net Land Area (acres)	0.0	2.9
Floor Area (s.f.)	0	12,303
Floor Area Ratio (FAR)	n/a	0.10

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	2,609
Covered Employment in 2006 (est.)	3,314
Net New Jobs (2000-2006)	705
Job Growth Target (2001-2022)	900
Remaining Target (2006-2022)	195

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	36.5	0.0	1.9	3.8	30.9	1,343,826	387,052	0.29
Industrial	2.9	0.0	0.0	0.0	2.9	128,066	12,303	0.10
Non-Residential Total	39.5	0.0	1.9	3.8	33.8	1,471,892	399,355	0.27

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	1.8	0.0	5%	5%	15%	1.4
Mixed-Use Zones	64.8	8.3	5%	5%	15%	43.2
Industrial Zones	11.3	0.2	0%	0%	15%	9.4
Vacant Total	77.9	8.5	n/a	n/a	n/a	54.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	120.5	33.9	5%	5%	20%	62.4
Industrial Zones						
Redevelopable Total	120.5	33.9	n/a	n/a	n/a	62.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	59,828	0.3	n/a	17,948	450	40
Mixed-Use Zones	1,883,856	0.35	n/a	659,350	450	1,465
Industrial Zones	410,182	0.10	n/a	39,405	800	49
Vacant Total	2,353,866	n/a	n/a	716,703	n/a	1,554

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	2,718,710	0.35	151,060	800,488	450	1,779
Industrial Zones						
Redevelopable Total	2,718,710	n/a	151,060	800,488	n/a	1,779

In 2006, the City of Covington had 78 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 54 acres of land suitable for development remained with capacity for 1,554 jobs under current zoning. The city also contained 121 gross acres of redevelopable land, 62 net acres of which was developable with capacity for 1,779 jobs. Nearly all of Covington's job capacity was located in mixed-use zones, which allow a mix of commercial and residential uses. Fifty-five percent of the city's employment capacity was on redevelopable land. Overall capacity in Covington was for 3,333 jobs, 3,138 more than necessary to attain the job growth target of 195 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	40
Mixed-Use Zones	3,244
Industrial Zones	49
Job Capacity in Pipeline	0
Total Job Capacity	3,333
Remaining Job Target (2006-2022)	195
Surplus/Deficit Capacity	3,138

CITY OF DES MOINES

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Des Moines issued permits for 157 units of new single-family development, with an overall density of 3.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.3 dus per net acre. The city also issued permits for 22 multifamily units, with an overall density of 30 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in single-family development with higher platted densities and a decrease in multifamily permitting. Overall, the city's housing stock gained 156 net new units, accommodating 10% of Des Moines' 2001-2022 growth target of 1,576 households, and leaving a target of 1,424 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	2.3	0.1	0.0	0.3	1.9	6	3.2
3 - 5 du/acre	6.7	3.8	0.2	0.3	2.4	6	2.5
5 - 7 du/acre	29.0	0.4	4.5	4.4	19.7	122	6.2
7 - 9 du/acre							
> 9 du/acre	4.4	0.0	1.0	0.6	2.8	34	12.0
Plats Total	42.4	4.3	5.7	5.5	26.8	168	6.3

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	4.5	7	1.6			
3 - 5 du/acre		14.6	9	0.6			
5 - 7 du/acre		23.4	95	4.1			
7 - 9 du/acre							
> 9 du/acre		5.0	46	9.2			
SF Pmts Total	n/a	n/a	n/a	n/a	47.5	157	3.3

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	1.7	0.9	0.3	0.1	0.3	7	21.3
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	17.6
19 - 31 du/acre							
31 - 48 du/acre	0.2	0.0	0.0	0.0	0.2	12	50.0
48 + du/acre							
Other zones							
MF Pmts Total	2.1	0.9	0.3	0.1	0.7	22	29.8

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	19.9	26.8
Lots	97	168
Lots/Acre	4.9	6.3
SF Permits		
Net Acres	36.4	47.5
Units	149	157
Units/Acre	4.1	3.3
MF Permits		
Net Acres	10.0	0.7
Units	288	22
Units/Acre	28.7	29.8

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	157
Replacement SF Units Permitted	
SF Units Demolished	(26)
MF Units Permitted	22
MF Units Demolished	
Other New Units Permitted	3
Net Units (2001-2005)	156
Net Households (2001-2005)	152
Household Growth Target (2001-2022)	1,576
Remaining Target (2006-2022)	1,424

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Des Moines had 236 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 97 acres of land suitable for development remained with capacity for 792 housing units under current zoning. The city also contained 454 gross acres of redevelopable land, 180 acres of which was developable with capacity for 1,680 units. Capacity for an additional 424 single-family units and 404 multifamily units was identified in projects in the development pipeline. Thirty-seven percent (1,229 units) of Des Moines' capacity was located in single-family zones, 63% (2,070 units) in zones allowing multifamily housing. Half of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	47.6	18.9	15%	15%	10%	18.1	2.5-3.4	n/a	48
3 - 5 du/acre	47.3	30.2	15%	15%	10%	10.8	3.0	n/a	32
5 - 7 du/acre	114.2	38.0	15%	15%	10%	48.0	4-6.5	n/a	287
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	209.2	87.1	n/a	n/a	n/a	76.9	n/a	n/a	368
9 - 13 du/acre	10.6	0.0	5%	5%	10%	8.6	12.7	n/a	109
13 - 19 du/acre	4.9	1.0	5%	5%	10%	3.2	18.0	n/a	57
19 - 31 du/acre	0.1	0.1	5%	5%	10%	0.0	21.1	n/a	0
31 - 48 du/acre	3.2	1.0	5%	5%	10%	1.8	34-50	n/a	62
48 + du/acre	8.1	0.0	5%	5%	10%	6.5	30.0	n/a	196
Vacant Sub-Total: MF/MU Zones	26.8	2.1	n/a	n/a	n/a	20.1	n/a	n/a	424
Vacant Total	236.0	89.1	n/a	n/a	n/a	97.0	n/a	n/a	792

Redevelopable Land									
0 - 3 du/acre	72.3	49.3	15%	15%	15%	13.7	2.5-3.4	31	11
3 - 5 du/acre	43.1	22.8	15%	15%	15%	12.1	3	30	6
5 - 7 du/acre	265.6	89.7	15%	15%	15%	104.7	4-6.5	219	420
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	381.0	161.8	n/a	n/a	n/a	130.4	n/a	279	437
9 - 13 du/acre	7.0	0.0	5%	5%	15%	5.4	12.7	12	56
13 - 19 du/acre	6.5	1.5	5%	5%	15%	3.8	18.0	19	50
19 - 31 du/acre	3.8	3.5	5%	5%	15%	0.2	21.1	2	3
31 - 48 du/acre	13.2	2.4	5%	5%	15%	8.3	34-50	85	248
48 + du/acre	42.9	0.6	5%	5%	15%	32.3	30.0	84	885
Redev. Sub-Total: MF/MU Zones	73.3	8.0	n/a	n/a	n/a	50.0	n/a	201	1,242
Redevelopable Total	454.3	169.8	n/a	n/a	n/a	180.4	n/a	480	1,680

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Des Moines, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 3,299 units. These units could accommodate an estimated 3,171 households, 1,747 more than necessary to attain the household growth target of 1,424 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	805
Single-Family Capacity in Pipeline	424
Accessory Dwelling Units	0
Multifamily Zones	432
Multifamily Capacity in Pipeline	68
Mixed-Use Zones	1,234
Mixed-Use Capacity in Pipeline	336
Total Capacity (units)	3,299
Total Capacity (households)	3,171
Remaining Household Target (2006-2022)	1,424
Surplus/Deficit Capacity	1,747

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Des Moines issued permits for over 40,000 sq. ft. of new commercial development on 4.3 net acres of developable land. The city also issued permits for about 87,000 sq. ft. of new buildings on 7.7 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development and an increase in industrial development. During this same period, Des Moines experienced an estimated net loss of 329 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Des Moines' 2001-2022 growth target of 1,695 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	12.2	4.3
Floor Area (s.f.)	116,067	40,553
Floor Area Ratio (FAR)	0.22	0.22
Industrial		
Net Land Area (acres)	0.0	7.7
Floor Area (s.f.)	0	87,239
Floor Area Ratio (FAR)	n/a	0.26

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	5,936
Covered Employment in 2006 (est.)	5,607
Net New Jobs (2000-2006)	(329)
Job Growth Target (2001-2022)	1,695
Remaining Target (2006-2022)	1,695

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	5.4	1.1	0.0	0.0	4.3	185,566	40,553	0.22
Industrial	8.7	0.0	0.0	1.0	7.7	336,283	87,239	0.26
Non-Residential Total	14.1	1.1	0.0	1.0	12.0	521,849	127,792	0.24

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	27.5	0.2	5%	5%	10%	22.1
Mixed-Use Zones	6.4	0.4	5%	5%	10%	4.9
Industrial Zones	87.0	6.7	5%	5%	10%	65.1
Vacant Total	120.9	7.3	n/a	n/a	n/a	92.1

Redevelopable Land						
Commercial Zones	33.7	0.6	5%	5%	15%	25.3
Mixed-Use Zones	15.0	1.1	5%	5%	15%	10.6
Industrial Zones	82.1	6.7	5%	5%	15%	57.7
Redevelopable Total	130.7	8.3	n/a	n/a	n/a	93.6

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	963,948	0.15-0.55	n/a	209,069	350-450	542
Mixed-Use Zones	212,478	0.40-0.50	n/a	90,118	450	200
Industrial Zones	2,833,626	0.27	n/a	765,079	450	1,700
Vacant Total	4,010,052	n/a	n/a	1,064,267	n/a	2,442

Redevelopable Land						
Commercial Zones	1,104,108	0.15-0.55	131,913	285,280	350-450	224
Mixed-Use Zones	462,283	0.40-0.50	305,195	-100,967	450	(224)
Industrial Zones	2,512,584	0.27	0	678,398	450	1,508
Redevelopable Total	4,078,975	n/a	437,108	862,711	n/a	1,507

In 2006, the City of Des Moines had 121 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 92 acres of land suitable for development remained with capacity for 2,442 jobs under current zoning. The city also contained 131 gross acres of redevelopable land, 94 net acres of which was developable with capacity for 1,507 jobs. Over 80% of Des Moines' job capacity was located in industrial zones. Thirty-eight percent of the city's employment capacity was on redevelopable land. Overall capacity in Des Moines was for 3,950 jobs, 2,255 more than necessary to attain the job growth target of 1,695 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	766
Mixed-Use Zones	(24)
Industrial Zones	3,208
Job Capacity in Pipeline	0
Total Job Capacity	3,950
Remaining Job Target (2006-2022)	1,695
Surplus/Deficit Capacity	2,255

CITY OF FEDERAL WAY

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Federal Way issued permits for 687 units of new single-family development, with an overall density of 3.9 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.4 dus per net acre. The city also issued permits for 71 multifamily units, with an overall density of 13.2 units per net acre. Compared with the previous five-years, 2001-2005 saw a increase in single family plats with higher densities and a sizable decrease in multifamily development. Overall, the city's housing stock gained 757 net new units, accommodating 12% of Federal Way's 2001-2022 growth target of 6,188 households, and leaving a target of 5,449 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	58.5	28.7	5.9	6.8	17.2	55	3.2
3 - 5 du/acre	93.6	29.1	15.9	8.6	40.1	225	5.6
5 - 7 du/acre	62.0	3.9	12.1	9.5	36.5	209	5.7
7 - 9 du/acre	8.5	0.0	2.1	0.7	5.7	47	8.3
> 9 du/acre							
Plats Total	222.7	61.7	35.9	25.6	99.5	536	5.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	56.3	88	1.6			
3 - 5 du/acre		50.4	258	5.1			
5 - 7 du/acre		62.3	291	4.7			
7 - 9 du/acre		5.7	46	8.1			
> 9 du/acre		0.7	4	6.2			
SF Pmts Total	n/a	n/a	n/a	n/a	175.2	687	3.9

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	2.3			1.1	1.2	9	7.5
13 - 19 du/acre							
19 - 31 du/acre	4.7	0.2	0.1	0.3	4.2	62	14.9
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	7.0	0.2	0.1	1.4	5.4	71	13.2

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	48.4	99.5
Lots	196	536
Lots/Acre	4.1	5.4
SF Permits		
Net Acres	149.4	175.2
Units	648	687
Units/Acre	4.3	3.9
MF Permits		
Net Acres	21.6	5.4
Units	626	71
Units/Acre	29.0	13.2

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	687
Replacement SF Units Permitted	0
SF Units Demolished	(34)
MF Units Permitted	71
MF Units Demolished	(2)
Other New Units Permitted	35
Net Units (2001-2005)	757
Net Households (2001-2005)	739
Household Growth Target (2001-2022)	6,188
Remaining Target (2006-2022)	5,449

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Federal Way had 808 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 380 acres of land suitable for development remained with capacity for 3,027 housing units under current zoning. The city also contained 815 gross acres of redevelopable land, 440 acres of which was developable with capacity for 2,239 units. Capacity for an additional 385 units was identified in projects in the development pipeline. Fifty-four percent of Federal Way's capacity was located in single-family zones, 46% in zones allowing multifamily housing. One quarter of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	333.4	119.3	15%	15%	10%	134.9	.4-4.4	n/a	421
3 - 5 du/acre	170.7	38.4	15%	15%	10%	83.4	4.8	n/a	399
5 - 7 du/acre	140.9	24.1	15%	15%	10%	73.6	5.7	n/a	422
7 - 9 du/acre	29.9	13.0	15%	15%	10%	10.7	8.3	n/a	88
Vacant Sub-Total: SF Zones	675.0	194.9	n/a	n/a	n/a	302.5	n/a	n/a	1,330
9 - 13 du/acre	27.4	12.0	5%	2%	10%	12.8	11.5	n/a	148
13 - 19 du/acre	86.7	19.5	2%-10%	2%-5%	10%	53.8	23.0	n/a	1,236
19 - 31 du/acre	15.0	5.5	2%-5%	2%	10%	8.1	23-25	n/a	190
31 - 48 du/acre	0.4	0.0	15%	0%	10%	0.3	30.0	n/a	9
48 + du/acre	3.4	0.1	15%	0%	10%	2.6	30-60	n/a	113
Vacant Sub-Total: MF/MU Zones	132.9	37.0	n/a	n/a	n/a	77.5	n/a	n/a	1,696
Vacant Total	807.8	231.9	n/a	n/a	n/a	380.0	n/a	n/a	3,027
Redevelopable Land									
0 - 3 du/acre	383.6	52.1	15%	15%	15%	197.3	.4-4.4	133	556
3 - 5 du/acre	156.4	13.8	15%	15%	15%	84.8	4.8	111	296
5 - 7 du/acre	240.5	16.8	15%	15%	15%	133.1	5.7	200	564
7 - 9 du/acre	1.5	0.0	15%	15%	15%	0.9	8.3	1	6
Redev. Sub-Total: SF Zones	782.0	82.7	n/a	n/a	n/a	416.1	n/a	444	1,422
9 - 13 du/acre	4.7	1.9	5%	2%	15%	2.2	11.5	1	25
13 - 19 du/acre	11.5	0.5	2%-10%	2%-5%	15%	8.8	15.2-23	0	195
19 - 31 du/acre	1.2	0.2	2%-5%	2%	15%	0.9	23-25	0	21
31 - 48 du/acre	0.7	0.0	8%	0%	15%	0.6	30.0	0	17
48 + du/acre	14.4	0.2	8%	0%	15%	11.1	30-60	0	559
Redev. Sub-Total: MF/MU Zones	32.5	2.7	n/a	n/a	n/a	23.6	n/a	1	817
Redevelopable Total	814.5	85.3	n/a	n/a	n/a	439.7	n/a	445	2,239

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Federal Way, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 5,668 units. These units could accommodate an estimated 5,475 households, 26 more than necessary to attain the household growth target of 5,449 for the remainder of the planning period (2006-2022). Subsequent to the completion of the Buildable Lands analysis, Federal Way's city council advanced a proposal for a mixed-use development with up to 890 dwelling units on 4.1 acres. This pioneering project is expected to bolster the city's capacity and market potential for housing at higher densities throughout the designated Urban Center.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	2,752
Single-Family Capacity in Pipeline	271
Accessory Dwelling Units	18
Multifamily Zones	1,083
Multifamily Capacity in Pipeline	114
Mixed-Use Zones	1,430
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	5,668
Total Capacity (households)	5,475
Remaining Household Target (2006-2022)	5,449
Surplus/Deficit Capacity	26

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Federal Way issued permits for about 870,000 sq. ft. of new commercial development on 71 net acres of developable land. The city issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development along with a decrease in overall commercial floor-area-ratio from 0.38 to 0.28. During this same period, Federal Way experienced an estimated net gain of 790 jobs, attaining 11% of the city's 2001-2022 growth target of 7,481 jobs and leaving a job growth target of 6,691 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	93.1	70.8
Floor Area (s.f.)	1,545,291	869,839
Floor Area Ratio (FAR)	0.38	0.28
Industrial		
Net Land Area (acres)	11.9	0.0
Floor Area (s.f.)	208,701	0
Floor Area Ratio (FAR)	0.40	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	29,459
Covered Employment in 2006 (est.)	30,249
Net New Jobs (2000-2006)	790
Job Growth Target (2001-2022)	7,481
Remaining Target (2006-2022)	6,691

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	80.2	2.7	1.6	5.1	70.8	3,086,011	869,839	0.28
Industrial								
Non-Residential Total	80.2	2.7	1.6	5.1	70.8	3,086,011	869,839	0.28

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	152.6	32.5	2%	2%	10%	103.8
Mixed-Use Zones	27.3	4.2	2%-15%	0%-2%	10%	19.7
Industrial Zones						
Vacant Total	179.9	36.6	n/a	n/a	n/a	123.5

Redevelopable Land						
Commercial Zones	3.1	0.0	2%	2%	15%	2.5
Mixed-Use Zones	85.8	4.7	2%-8%	0%-2%	15%	65.2
Industrial Zones						
Redevelopable Total	88.9	4.7	n/a	n/a	n/a	67.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	4,520,441	0.25-0.38	n/a	1,616,347	250	6,465
Mixed-Use Zones	859,448	0.21-0.65	n/a	226,009	400-800	392
Industrial Zones						
Vacant Total	5,379,889	n/a	n/a	1,842,357	n/a	6,857

Redevelopable Land						
Commercial Zones	110,189	0.3753094	5,508	36,166	250	145
Mixed-Use Zones	2,840,998	0.21-0.65	632,467	468,467	400-800	780
Industrial Zones						
Redevelopable Total	2,951,188	n/a	637,975	504,633	n/a	924

In 2006, the City of Federal Way had 180 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 123 acres of land suitable for development remained with capacity for 6,857 jobs under current zoning. The city also contained 89 gross acres of redevelopable land, 68 net acres of which was developable with capacity for 924 jobs. Capacity for an additional 1,078 commercial jobs was identified in significant projects in the development pipeline. Nearly all of Federal Way's job capacity was located in commercial and mixed-use zones. Ninety percent of the city's employment capacity was on vacant land. Overall capacity in Federal Way was for 8,860 jobs, 2,169 more than necessary to attain the job growth target of 6,691 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	6,610
Mixed-Use Zones	1,171
Industrial Zones	0
Job Capacity in Pipeline	1,078
Total Job Capacity	8,860
Remaining Job Target (2006-2022)	6,691
Surplus/Deficit Capacity	2,169

CITY OF KENT

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kent issued permits for 1,153 units of new single-family development, with an overall density of 5.5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.4 dus per net acre. The city also issued permits for 706 multifamily units, with an overall density of 11.6 units per net acre (see technical note 1). Compared with the previous five-years, 2001-2005 saw a decline in residential development, especially multifamily housing, along with higher densities in single-family plats. Overall, the city's housing stock gained 1,753 net new units, accommodating 40% of Kent's 2001-2022 growth target of 4,284 households, and leaving a target of 2,586 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	311.0	63.3	50.4	22.5	174.9	1,117	6.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	31.8	67	2.1			
3 - 5 du/acre		14.4	59	4.1			
5 - 7 du/acre		154.5	933	6.0			
7 - 9 du/acre		5.7	57	9.9			
> 9 du/acre		5.1	37	7.2			
SF Pmts Total	n/a	n/a	n/a	n/a	211.5	1,153	5.5

Multifamily Permits Issued

< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	122.0	52.8	5.2	3.2	60.7	706	11.6

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	182.4	174.9
Lots	942	1,117
Lots/Acre	5.2	6.4
SF Permits		
Net Acres	320.4	211.5
Units	1,783	1,153
Units/Acre	5.6	5.5
MF Permits		
Net Acres	107.7	60.7
Units	1,864	706
Units/Acre	17.3	11.6

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,153
Replacement SF Units Permitted	
SF Units Demolished	(61)
MF Units Permitted	706
MF Units Demolished	(51)
Other New Units Permitted	6
Net Units (2001-2005)	1,753
Net Households (2001-2005)	1,698
Household Growth Target (2001-2022)	4,284
Remaining Target (2006-2022)	2,586

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Kent had 803 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 209 acres of land suitable for development remained with capacity for 1,544 housing units under current zoning. The city also contained 1,850 gross acres of redevelopable land, 819 acres of which was developable with capacity for 4,365 units. Capacity for an additional 678 units was identified in projects in the development pipeline. Seventy-four percent (4,912 units) of Kent's capacity was located in single-family zones, 26% (1,696 units) in zones allowing multifamily housing. Sixteen percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	153.3	129.2	5%	0%	10%	20.5	0.4	n/a	9
3 - 5 du/acre	296.7	171.5	20%	10%	10%	78.9	4.5	n/a	359
5 - 7 du/acre	259.4	150.5	20%	10%	10%	68.6	7.5	n/a	514
7 - 9 du/acre	24.7	9.1	20%	10%	10%	9.8	10.2	n/a	100
Vacant Sub-Total: SF Zones	734.1	460.3	n/a	n/a	n/a	177.9	n/a	n/a	981
9 - 13 du/acre	5.3	0.3	5%	5%	10%	4.1	6.3	n/a	26
13 - 19 du/acre	34.7	20.6	0%-5%	0%-5%	10%	12.3	8.7-13	n/a	119
19 - 31 du/acre	21.6	12.6	0%	0%	10%	8.0	19.7	n/a	159
31 - 48 du/acre	6.7	0.6	1%	1%	10%	5.4	35.0	n/a	189
48 + du/acre	1.0	0.0	0%	0%	10%	0.9	75.0	n/a	70
Vacant Sub-Total: MF/MU Zones	69.3	34.1	n/a	n/a	n/a	30.8	n/a	n/a	563
Vacant Total	803.4	494.4	n/a	n/a	n/a	208.7	n/a	n/a	1,544

Redevelopable Land									
0 - 3 du/acre	185.7	67.1	5%	0%	15%	95.8	0.4	20	20
3 - 5 du/acre	560.7	172.5	20%	10%	15%	231.0	4.5	267	784
5 - 7 du/acre	941.4	258.6	20%	10%	15%	406.3	7.5	645	2,395
7 - 9 du/acre	77.1	22.8	20%	10%	15%	32.3	10.2	66	263
Redev. Sub-Total: SF Zones	1,764.9	521.0	n/a	n/a	n/a	765.3	n/a	998	3,462
9 - 13 du/acre	38.7	1.6	5%	5%	15%	28.3	6.3	54	125
13 - 19 du/acre	17.9	7.5	0%-5%	0%-5%	15%	8.0	8.7-13	13	87
19 - 31 du/acre	16.3	7.3	0%	0%	15%	7.6	19.7	10	140
31 - 48 du/acre	4.9	0.5	1%	1%	15%	3.7	35.0	14	114
48 + du/acre	7.4	0.2	0%	0%	15%	6.1	75.0	20	436
Redev. Sub-Total: MF/MU Zones	85.1	17.2	n/a	n/a	n/a	53.7	n/a	111	903
Redevelopable Total	1,850.0	538.3	n/a	n/a	n/a	819.0	n/a	1,108	4,365

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Kent, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 6,608 units. These units could accommodate an estimated 6,424 households, 3,838 more than necessary to attain the household growth target of 2,586 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	4,444
Single-Family Capacity in Pipeline	448
Accessory Dwelling Units	20
Multifamily Zones	657
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	809
Mixed-Use Capacity in Pipeline	230
Total Capacity (units)	6,608
Total Capacity (households)	6,424
Remaining Household Target (2006-2022)	2,586
Surplus/Deficit Capacity	3,838

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kent issued permits for over 853,000 sq. ft. of new commercial development on 65 net acres of developable land. The city also issued permits for more than 1.5 million sq. ft. of new buildings on 102 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a modest increase in the amount of commercial development along with a significant decline in the amount of industrial development. During this same period, Kent experienced an estimated net gain of 2,238 jobs, attaining 19% of the city's 2001-2022 growth target of 11,500 jobs and leaving a job growth target of 9,262 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	56.9	65.4
Floor Area (s.f.)	778,132	853,463
Floor Area Ratio (FAR)	0.31	0.30
Industrial		
Net Land Area (acres)	230.3	102.0
Floor Area (s.f.)	4,523,866	1,585,955
Floor Area Ratio (FAR)	0.45	0.36

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	61,144
Covered Employment in 2006 (est.)	63,382
Net New Jobs (2000-2006)	2,238
Job Growth Target (2001-2022)	11,500
Remaining Target (2006-2022)	9,262

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	71.0	4.1	0.0	1.5	65.4	2,847,076	853,463	0.30
Industrial	109.9	5.6	0.0	2.3	102.0	4,445,051	1,585,955	0.36
Non-Residential Total	180.9	9.6	0.0	3.8	167.4	7,292,128	2,439,418	0.33

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	110.8	36.3	1%	1%	10%	65.7
Mixed-Use Zones	25.5	2.4	0%-1%	0%-1%	10%	20.5
Industrial Zones	298.6	105.2	1%	1%	10%	170.5
Vacant Total	434.9	143.9	n/a	n/a	n/a	256.6

Redevelopable Land						
Commercial Zones	168.7	40.2	1%	1%	15%	107.0
Mixed-Use Zones	32.4	2.4	0%-1%	0%-1%	15%	25.3
Industrial Zones	331.7	79.4	1%	1%	15%	210.1
Redevelopable Total	532.8	122.0	n/a	n/a	n/a	342.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	2,859,789	.3-.39	n/a	916,426	300-550	1,685
Mixed-Use Zones	891,997	.13-1	n/a	313,124	300-550	651
Industrial Zones	7,427,432	.37-.4	n/a	2,884,195	850	3,393
Vacant Total	11,179,218	n/a	n/a	4,113,745	n/a	5,729

Redevelopable Land						
Commercial Zones	4,662,526	.18-.39	279,521	1,272,519	300-550	2,373
Mixed-Use Zones	1,100,311	.13-1	115,701	627,213	300-550	1,248
Industrial Zones	9,153,363	.37-.4	1,111,514	2,408,129	850	2,833
Redevelopable Total	14,916,201	n/a	1,506,736	4,307,862	n/a	6,455

In 2006, the City of Kent had 435 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 257 acres of land suitable for development remained with capacity for 5,729 jobs under current zoning. The city also contained 533 gross acres of redevelopable land, 342 net acres of which was developable with capacity for 6,455 jobs. Capacity for an additional 360 jobs was identified in significant projects in the development pipeline. Overall, about half of Kent's job capacity was located in industrial zones. Fifty-three percent of the city's employment capacity was on redevelopable land. Overall capacity in Kent was for 12,543 jobs, 3,281 more than necessary to attain the job growth target of 9,262 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	4,058
Mixed-Use Zones	1,899
Industrial Zones	6,226
Job Capacity in Pipeline	360
Total Job Capacity	12,543
Remaining Job Target (2006-2022)	9,262
Surplus/Deficit Capacity	3,281

Notes

(1) A permit for an additional 100 or more units, which was issued at the end of 2005, is not included in this report, but will appear in future data reports from Buildable Lands monitoring.

CITY OF MAPLE VALLEY

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Maple Valley issued permits for 1,489 units of new single-family development, with an overall density of 7.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.5 dus per net acre. The city also issued permits for 57 multifamily units, with an overall density of 14.3 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the amount and density of single-family development and a decline in the amount of multifamily development. Overall, the city's housing stock gained 1,526 net new units, accommodating 498% of Maple Valley's 2001-2022 growth target of 300 households, and leaving a target of 0 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	112.4	8.2	22.0	13.4	68.8	468	6.8
5 - 7 du/acre	179.9	1.2	37.9	36.2	104.7	807	7.7
7 - 9 du/acre	32.3	0.0	13.9	2.1	16.2	132	8.1
> 9 du/acre	10.0	0.4	1.6	0.8	7.2	69	9.5
Plats Total	334.6	9.8	75.4	52.5	196.9	1,476	7.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable			3.4	8	2.3	
3 - 5 du/acre				73.7	468	6.3	
5 - 7 du/acre				107.8	773	7.2	
7 - 9 du/acre				17.7	201	11.4	
> 9 du/acre				4.2	39	9.4	
SF Pmts Total	n/a	n/a	n/a	n/a	206.7	1,489	7.2

Multifamily Permits Issued

< 9 du/acre	5.0		1.1	0.2	3.6	53	14.6
9 - 13 du/acre	0.4	0.0			0.4	4	11.1
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	5.3	0.0	1.1	0.2	4.0	57	14.3

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	44.8	196.9
Lots	284	1,476
Lots/Acre	6.3	7.5
SF Permits		
Net Acres	110.3	206.7
Units	601	1,489
Units/Acre	5.4	7.2
MF Permits		
Net Acres	9.5	4.0
Units	170	57
Units/Acre	18.0	14.3

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,489
Replacement SF Units Permitted	
SF Units Demolished	(19)
MF Units Permitted	57
MF Units Demolished	(2)
Other New Units Permitted	1
Net Units (2001-2005)	1,526
Net Households (2001-2005)	1,494
Household Growth Target (2001-2022)	300
Remaining Target (2006-2022)	0

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Maple Valley had 223 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 135 acres of land suitable for development remained with capacity for 1,069 housing units under current zoning. The city also contained 334 gross acres of redevelopable land, 183 acres of which was developable with capacity for 1,121 units. Capacity for an additional 189 units was identified in major projects in the development pipeline. Overall, 81% (1,935 units) of Maple Valley's capacity was located in single-family zones and 19% (447 units) in zones allowing multifamily housing. Twelve percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	1.1	0.0	5%	5%	15%	0.9	1.0	n/a	1
3 - 5 du/acre	69.3	11.3	15%	15%	15%	34.5	6.0	n/a	207
5 - 7 du/acre	78.8	1.3	15%	15%	15%	46.1	7	n/a	323
7 - 9 du/acre	28.5	0.0	15%	15%	15%	16.9	8.0	n/a	135
Vacant Sub-Total: SF Zones	177.7	12.7	n/a	n/a	n/a	98.4	n/a	n/a	666
9 - 13 du/acre	16.8	0.0	5%	5%	15%	12.8	9.5	n/a	122
13 - 19 du/acre	28.7	0.0	2%	2%	15%	23.4	12.0	n/a	280
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	45.5	0.0	n/a	n/a	n/a	36.2	n/a	n/a	403
Vacant Total	223.1	12.7	n/a	n/a	n/a	134.6	n/a	n/a	1,069

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	79.2	2.7	15%	15%	20%	42.9	6	35	222
5 - 7 du/acre	244.9	7.0	15%	15%	20%	133.2	7	87	845
7 - 9 du/acre	5.1	0.0	15%	15%	20%	2.9	8.0	2	21
Redev. Sub-Total: SF Zones	329.3	9.7	n/a	n/a	n/a	179.0	n/a	124	1,088
9 - 13 du/acre	4.0	0.0	5%	5%	20%	2.9	9.5	6	22
13 - 19 du/acre	1.2	0.0	2%	2%	20%	0.9	12.0	0	11
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	5.2	0.0	n/a	n/a	n/a	3.8	n/a	6	33
Redevelopable Total	334.4	9.7	n/a	n/a	n/a	182.8	n/a	130	1,121

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Maple Valley, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 2,382 units. These units could accommodate an estimated 2,321 households, 2,321 more than necessary to attain the household growth target of 0 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,754
Single-Family Capacity in Pipeline	177
Accessory Dwelling Units	4
Multifamily Zones	144
Multifamily Capacity in Pipeline	12
Mixed-Use Zones	291
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	2,382
Total Capacity (households)	2,321
Remaining Household Target (2006-2022)	0
Surplus/Deficit Capacity	2,321

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Maple Valley issued permits for almost 200,000 sq. ft. of new commercial development on nearly 20 net acres of developable land. The city also issued permits for about 45,000 sq. ft. of new buildings on 6 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.14 to 0.23. During this same period, Maple Valley experienced an estimated net gain of 512 jobs, attaining 64% of the city's 2001-2022 growth target of 804 jobs and leaving a job growth target of 292 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	14.4	19.6
Floor Area (s.f.)	89,817	199,570
Floor Area Ratio (FAR)	0.14	0.23
Industrial		
Net Land Area (acres)	0.0	6.1
Floor Area (s.f.)	0	44,600
Floor Area Ratio (FAR)	n/a	0.17

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	2,805
Covered Employment in 2006 (est.)	3,317
Net New Jobs (2000-2006)	512
Job Growth Target (2001-2022)	804
Remaining Target (2006-2022)	292

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	20.3	0.4	0.3	0.0	19.6	853,776	199,570	0.23
Industrial	6.1	0.0	0.0	0.0	6.1	265,716	44,600	0.17
Non-Residential Total	26.4	0.4	0.3	0.0	25.7	1,119,492	244,170	0.22

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	43.8	0.2	2%	2%	15%	35.6
Mixed-Use Zones	66.9	0.1	2%	2%	15%	54.5
Industrial Zones	19.8	0.0	2%	2%	15%	16.2
Vacant Total	130.5	0.3	n/a	n/a	n/a	106.3

Redevelopable Land						
Commercial Zones	99.1	9.6	2%	2%	20%	68.7
Mixed-Use Zones	2.8	0.0	2%	2%	20%	2.1
Industrial Zones	24.7	0.0	2%	2%	20%	18.9
Redevelopable Total	126.6	9.6	n/a	n/a	n/a	89.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	1,551,110	0.2-0.3	n/a	373,114	400-850	652
Mixed-Use Zones	2,374,557	0.35	n/a	831,095	500	1,662
Industrial Zones	704,167	0.2	n/a	140,833	850	166
Vacant Total	4,629,834	n/a	n/a	1,345,043	n/a	2,480

Redevelopable Land						
Commercial Zones	2,994,714	0.2-0.3	84,574	622,419	400-850	1,116
Mixed-Use Zones	93,462	0.35	0	32,712	500	65
Industrial Zones	824,911	0.2	70,436	94,546	850	111
Redevelopable Total	3,913,087	n/a	155,010	749,677	n/a	1,292

In 2006, the City of Maple Valley had 130 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 106 acres of land suitable for development remained with capacity for 2,480 jobs under current zoning. The city also contained 127 gross acres of redevelopable land, 90 net acres of which was developable with capacity for 1,292 jobs. Nearly all of Maple Valley's job capacity was located in commercial and mixed-use zones (nearly 3,500 jobs). One-third of the city's employment capacity was on redevelopable land. Overall capacity in Maple Valley was for 3,772 jobs, 3,480 more than necessary to attain the job growth target of 292 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,768
Mixed-Use Zones	1,728
Industrial Zones	277
Job Capacity in Pipeline	
Total Job Capacity	3,772
Remaining Job Target (2006-2022)	292
Surplus/Deficit Capacity	3,480

CITY OF MILTON (King County Portion)

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Milton issued permits for 9 units of new single-family development, with an overall density of 5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.6 dus per net acre. Compared with the previous five-years, 2001-2005 saw a decline in the amount of residential development and an increase in the density of single-family development. Overall, the city's housing stock gained 10 net new units, accommodating 20% of Milton's 2001-2022 growth target of 50 households, and leaving a target of 40 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	5.7	0.0	1.1	0.0	4.5	21	4.6
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	5.7	0.0	1.1	0.0	4.5	21	4.6

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					1.8	9	5.0
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	1.8	9	5.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	6.4	4.5
Lots	28	21
Lots/Acre	4.3	4.6
SF Permits		
Net Acres	5.7	1.8
Units	24	9
Units/Acre	4.2	5.0
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	9
Replacement SF Units Permitted	
SF Units Demolished	
MF Units Permitted	0
MF Units Demolished	
Other New Units Permitted	1
Net Units (2001-2005)	10
Net Households (2001-2005)	10
Household Growth Target (2001-2022)	50
Remaining Target (2006-2022)	40

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Milton had 14 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, about 5 acres of land suitable for development remained with capacity for 29 housing units under current zoning. The city also contained 14 gross acres of redevelopable land, 8 acres of which was developable with capacity for 52 units. Capacity for an additional 340 units was identified in the development pipeline in mixed-use zones. Overall, 10% (40 units) of Milton's capacity was located in single-family zones. Ninety percent of the city's housing capacity was located in development projects in the pipeline that contain a mix of residential and employment uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	3.2	0.0	10%	5%	10%	2.4	4.6	n/a	11
5 - 7 du/acre	9.9	7.9	12%	5%	0%	1.6	6	n/a	10
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	13.0	7.9	n/a	n/a	n/a	4.1	n/a	n/a	21
9 - 13 du/acre	0.8	0.0	2%	2%	10%	0.7	11.0	n/a	8
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.8	0.0	n/a	n/a	n/a	0.7	n/a	n/a	8
Vacant Total	13.9	7.9	n/a	n/a	n/a	4.8	n/a	n/a	29

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	10.5	3.7	12%	5%	15%	4.8	4.6	3	19
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	10.5	3.7	n/a	n/a	n/a	4.8	n/a	3	19
9 - 13 du/acre	3.9		2%	2%	15%	3.1	11.0	2	33
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	3.9	0.0	n/a	n/a	n/a	3.1	n/a	2	33
Redevelopable Total	14.3	3.7	n/a	n/a	n/a	7.9	n/a	5	52

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Milton, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 420 units. These units could accommodate an estimated 400 households, 360 more than necessary to attain the household growth target of 40 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	40
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	40
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	340
Total Capacity (units)	420
Total Capacity (households)	400
Remaining Household Target (2006-2022)	40
Surplus/Deficit Capacity	360

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Milton issued no commercial or industrial building permits. During this same period, Milton experienced an estimated net gain of 21 jobs, attaining 2% of the city's 2001-2022 growth target of 1,054 jobs and leaving a job growth target of 1,033 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	3
Covered Employment in 2006 (est.)	24
Net New Jobs (2000-2006)	21
Job Growth Target (2001-2022)	1,054
Remaining Target (2006-2022)	1,033

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	2.4	0.0	0%	0%	10%	2.1
Mixed-Use Zones						
Industrial Zones						
Vacant Total	2.4	0.0	n/a	n/a	n/a	2.1

Redevelopable Land						
Commercial Zones	5.6	0.0	0%	0%	15%	4.7
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	5.6	0.0	n/a	n/a	n/a	4.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	92,913	0.4	n/a	37,165	350	106
Mixed-Use Zones						
Industrial Zones						
Vacant Total	92,913	n/a	n/a	37,165	n/a	106

Redevelopable Land						
Commercial Zones	205,494	0.4	0	82,198	350	235
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	205,494	n/a	0	82,198	n/a	235

In 2006, the City of Milton had 2.4 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 2.1 acres of land suitable for development remained with capacity for 106 jobs under current zoning. The city also contained 5.6 gross acres of redevelopable land, 4.7 net acres of which was developable with capacity for 235 jobs. Capacity for an additional 2,126 jobs was identified in significant projects in the development pipeline, all in mixed-use areas. Sixty-nine percent of the city's employment capacity was on redevelopable land. Overall capacity in Milton was for 2,467 jobs, 1,434 more than necessary to attain the job growth target of 1,033 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	341
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	2,126
Total Job Capacity	2,467
Remaining Job Target (2006-2022)	1,033
Surplus/Deficit Capacity	1,434

CITY OF NORMANDY PARK

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Normandy Park issued permits for 31 units of new single-family development, with an overall density of 2.1 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 1.3 dus per net acre. The city also issued permits for 85 multifamily units, with an overall density of 24.6 units per net acre. Compared with the previous five-years, 2001-2005 saw comparable single-family development and an increase in multifamily development. Overall, the city's housing stock gained 109 net new units, accommodating 104% of Normandy Park's 2001-2022 growth target of 100 households, and leaving a target of 0 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	10.4	1.0	0.2	0.0	9.2	12	1.3
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	10.4	1.0	0.2	0.0	9.2	12	1.3

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	13.5	28	2.1			
3 - 5 du/acre		1.0	3	3.0			
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	14.5	31	2.1

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	4.5	1.0	0.0	0.0	3.5	85	24.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	4.5	1.0	0.0	0.0	3.5	85	24.6

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	2.6	9.2
Lots	6	12
Lots/Acre	2.3	1.3
SF Permits		
Net Acres	19.8	14.5
Units	43	31
Units/Acre	2.2	2.1
MF Permits		
Net Acres	0.0	3.5
Units	0	85
Units/Acre	n/a	24.6

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	31
Replacement SF Units Permitted	2
SF Units Demolished	(12)
MF Units Permitted	85
MF Units Demolished	
Other New Units Permitted	3
Net Units (2001-2005)	109
Net Households (2001-2005)	104
Household Growth Target (2001-2022)	100
Remaining Target (2006-2022)	0

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Normandy Park had 62 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, less than 20 acres of land suitable for development remained with capacity for 77 housing units under current zoning. The city also contained 84 gross acres of redevelopable land, 33 acres of which was developable with capacity for 102 units. Capacity for an additional 98 units was identified in projects in the development pipeline. Overall, more than half (143 units) of Normandy Park's capacity was located in single-family zones, 48% (132 units) in zones allowing multifamily housing. Nearly two-fifths of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	52.2	26.9	0%	0%	50%	12.7	1.6-2.3	n/a	25
3 - 5 du/acre	5.8	0.8	0%	0%	30%	3.5	3.0	n/a	10
5 - 7 du/acre	1.9	0.0	7%	0%	20%	1.4	4.65	n/a	7
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	59.9	27.7	n/a	n/a	n/a	17.5	n/a	n/a	42
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	2.0	0.0	0%	0%	15%	1.7	20.0	n/a	34
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	2.0	0.0	n/a	n/a	n/a	1.7	n/a	n/a	34
Vacant Total	61.9	27.7	n/a	n/a	n/a	19.2	n/a	n/a	77
Redevelopable Land									
0 - 3 du/acre	62.3	26.8	0%	0%	50%	17.8	1.6-2.3	12	24
3 - 5 du/acre	7.5	0.4	0%	0%	30%	5.0	3.0	3	12
5 - 7 du/acre	11.8	0.1	7%	0%	25%	8.1	4.7	6	32
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	81.6	27.3	n/a	n/a	n/a	30.9	n/a	21	68
9 - 13 du/acre									
13 - 19 du/acre	1.8	0.0	0%	0%	20%	1.4	18.0	1	25
19 - 31 du/acre	0.5	0.0	0%	0%	15%	0.4	20.0		9
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	2.3	0.0	n/a	n/a	n/a	1.9	n/a	1	34
Redevelopable Total	83.9	27.3	n/a	n/a	n/a	32.8	n/a	22	102

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Normandy Park, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 275 units. These units could accommodate an estimated 266 households, 266 more than necessary to attain the household growth target of 0 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	110
Single-Family Capacity in Pipeline	26
Accessory Dwelling Units	7
Multifamily Zones	25
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	35
Mixed-Use Capacity in Pipeline	72
Total Capacity (units)	275
Total Capacity (households)	266
Remaining Household Target (2006-2022)	0
Surplus/Deficit Capacity	266

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Normandy Park issued permits for about 9,200 sq. ft. of new commercial development on 2.1 net acres of developable land. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development, achieving a commercial floor-area-ratio of 0.10. During this same period, Normandy Park experienced an estimated net gain of 148 jobs, attaining 221% of the city's 2001-2022 growth target of 67 jobs. and leaving a job growth target of 0 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	2.1
Floor Area (s.f.)	0	9,200
Floor Area Ratio (FAR)	n/a	0.10
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	586
Covered Employment in 2006 (est.)	734
Net New Jobs (2000-2006)	148
Job Growth Target (2001-2022)	67
Remaining Target (2006-2022)	0

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	3.4	0.0	0.0	1.3	2.1	89,734	9,200	0.10
Industrial								
Non-Residential Total	3.4	0.0	0.0	1.3	2.1	89,734	9,200	0.10

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones	1.9	0.0	0%	0%	15%	1.6
Industrial Zones						
Vacant Total	1.9	0.0	n/a	n/a	n/a	1.6

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	1.0	0.0	0%	0%	15%	0.8
Industrial Zones						
Redevelopable Total	1.0	0.0	n/a	n/a	n/a	0.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones	69,813	0.3	n/a	20,944	500-600	36
Industrial Zones						
Vacant Total	69,813	n/a	n/a	20,944	n/a	36

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	35,860	0.3		10,758	600	18
Industrial Zones						
Redevelopable Total	35,860	n/a	0	10,758	n/a	18

In 2006, the City of Normandy Park had 1.9 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 1.6 acres of land suitable for development remained with capacity for 36 jobs under current zoning. The city also contained 1 gross acres of redevelopable land, 0.8 net acres of which was developable with capacity for 18 jobs. Capacity for an additional 117 jobs was identified in significant projects in the development pipeline. All of Normandy Park's job capacity was located in mixed-use zones. Overall capacity in Normandy Park was for 171 jobs, 171 more than necessary to attain the job growth target of 0 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	54
Industrial Zones	0
Job Capacity in Pipeline	117
Total Job Capacity	171
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	171

CITY OF PACIFIC (King County Portion)

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Pacific issued permits for 154 units of new single-family development, with an overall density of 3.8 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.8 dus per net acre. The city also issued permits for 85 multifamily units, with an overall density of 20 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in residential development, including an increase in the density of both single-family and multifamily development. Overall, the city's housing stock gained 198 net new units, accommodating 27% of Pacific's 2001-2022 growth target of 721 households, and leaving a target of 529 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	3.5	0.0	0.3	0.0	3.1	6	1.9
5 - 7 du/acre	10.2	0.0	0.3	0.3	9.6	43	4.5
7 - 9 du/acre	21.5	0.2	2.4	2.3	16.6	91	5.5
> 9 du/acre							
Plats Total	35.2	0.2	3.0	2.7	29.4	140	4.8

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					10.4	5	0.5
5 - 7 du/acre					13.4	60	4.5
7 - 9 du/acre					16.7	89	5.3
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	40.5	154	3.8

Multifamily Permits Issued

< 9 du/acre	3.5	0.0	0.0	0.3	3.2	75	23.8
9 - 13 du/acre							
13 - 19 du/acre	1.3	0.0	0.2	0.0	1.1	10	9.1
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	4.8	0.0	0.2	0.3	4.3	85	20.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	1.7	29.4
Lots	4	140
Lots/Acre	2.4	4.8
SF Permits		
Net Acres	6.7	40.5
Units	13	154
Units/Acre	1.9	3.8
MF Permits		
Net Acres	0.0	4.3
Units	0	85
Units/Acre	n/a	20.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	154
Replacement SF Units Permitted	0
SF Units Demolished	(21)
MF Units Permitted	85
MF Units Demolished	(20)
Other New Units Permitted	0
Net Units (2001-2005)	198
Net Households (2001-2005)	192
Household Growth Target (2001-2022)	721
Remaining Target (2006-2022)	529

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Pacific had 50 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 26 acres of land suitable for development remained with capacity for 100 housing units under current zoning. The city also contained 206 gross acres of redevelopable land, 104 acres of which was developable with capacity for 288 units. Capacity for an additional 166 units was identified in the development pipeline. Nearly all of Pacific's capacity was located in single-family zones.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	19.0	0.4	9%	0%	30%	11.8	1.9	n/a	23
5 - 7 du/acre									
7 - 9 du/acre	30.9	11.2	10%	10%	10%	14.1	5.5	n/a	77
Vacant Sub-Total: SF Zones	49.9	11.6	n/a	n/a	n/a	26.0	n/a	n/a	100
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	49.9	11.6	n/a	n/a	n/a	26.0	n/a	n/a	100
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	92.3	0.6	15%	15%	40%	38.5	1.9	29	44
5 - 7 du/acre									
7 - 9 du/acre	113.5	17.2	10%	10%	15%	65.5	5.5	116	242
Redev. Sub-Total: SF Zones	205.8	17.8	n/a	n/a	n/a	104.0	n/a	146	286
9 - 13 du/acre									
13 - 19 du/acre	0.4	0.1	5%	5%	15%	0.3	9.1	1	2
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.4	0.1	n/a	n/a	n/a	0.3	n/a	1	2
Redevelopable Total	206.2	17.9	n/a	n/a	n/a	104.2	n/a	147	288

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Pacific, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 560 units. These units could accommodate an estimated 549 households, 20 more than necessary to attain the household growth target of 529 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	386
Single-Family Capacity in Pipeline	166
Accessory Dwelling Units	0
Multifamily Zones	8
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	560
Total Capacity (households)	549
Remaining Household Target (2006-2022)	529
Surplus/Deficit Capacity	20

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Pacific issued permits for about 56,000 sq. ft. of new commercial development on 3 net acres of developable land. The city also issued permits for almost 10,000 sq. ft. of new buildings on 6.8 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development and decrease in commercial floor-area-ratio from 0.64 to 0.43, along with an increase in industrial development. During this same period, Pacific experienced an estimated net gain of 677 jobs, attaining 657% of the city's 2001-2022 growth target of 103 jobs. and leaving a job growth target of 0 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	2.4	3.0
Floor Area (s.f.)	68,000	55,825
Floor Area Ratio (FAR)	0.64	0.43
Industrial		
Net Land Area (acres)	0.0	6.8
Floor Area (s.f.)	0	9,972
Floor Area Ratio (FAR)	n/a	0.03

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	921
Covered Employment in 2006 (est.)	1,598
Net New Jobs (2000-2006)	677
Job Growth Target (2001-2022)	103
Remaining Target (2006-2022)	0

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	3.0	0.0	0.0	0.0	3.0	131,244	55,825	0.43
Industrial	7.7	0.0	0.0	0.9	6.8	296,044	9,972	0.03
Non-Residential Total	10.7	0.0	0.0	0.9	9.8	427,288	65,797	0.15

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	14.8	11.2	0%	5%	10%	3.0
Mixed-Use Zones						
Industrial Zones	10.1	0.0	0%	5%	10%	8.7
Vacant Total	24.9	11.2	n/a	n/a	n/a	11.7

Redevelopable Land						
Commercial Zones	5.3	2.1	0%	0%	15%	2.7
Mixed-Use Zones						
Industrial Zones	7.6	0.0	0%	12%	15%	5.7
Redevelopable Total	12.9	2.1	n/a	n/a	n/a	8.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	132,047	0.4	n/a	46,667	450	104
Mixed-Use Zones						
Industrial Zones	377,206	0.2	n/a	75,441	650	116
Vacant Total	509,253	n/a	n/a	122,108	n/a	220

Redevelopable Land						
Commercial Zones	118,523	0.4	0	41,888	500	84
Mixed-Use Zones						
Industrial Zones	247,661	0.2	12,750	36,782	800	46
Redevelopable Total	366,184	n/a	12,750	78,670	n/a	130

In 2006, the City of Pacific had 25 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 11.7 acres of land suitable for development remained with capacity for 220 jobs under current zoning. The city also contained 13 gross acres of redevelopable land, 8.4 net acres of which was developable with capacity for 130 jobs. A little under half of Pacific's job capacity is located in industrial zones. Thirty-seven percent of the city's employment capacity was on redevelopable land. Overall capacity in Pacific was for 350 jobs, 350 more than necessary to attain the job growth target of 0 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	187
Mixed-Use Zones	0
Industrial Zones	162
Job Capacity in Pipeline	0
Total Job Capacity	350
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	350

CITY OF RENTON

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Renton issued permits for 2,373 units of new single-family development, with an overall density of 6.6 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.4 dus per net acre. The city also issued permits for 1,257 multifamily units, with an overall density of 22.9 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both the amount and density of single-family development, along with a decrease in multifamily development, but at higher densities. Overall, the city's housing stock gained 3,494 net new units, accommodating 55% of Renton's 2001-2022 growth target of 6,198 households, and leaving a target of 2,812 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.4	0.7	0.7	0.0	3.0	4	1.3
3 - 5 du/acre	165.7	23.9	23.7	14.0	104.1	542	5.2
5 - 7 du/acre							
7 - 9 du/acre	220.9	19.1	25.7	13.6	162.7	1,095	6.7
> 9 du/acre	116.2	9.9	15.7	24.8	65.8	523	8.0
Plats Total	507.3	53.6	65.8	52.4	335.6	2,164	6.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	8.8	4	0.5			
3 - 5 du/acre		89.4	478	5.3			
5 - 7 du/acre							
7 - 9 du/acre		189.3	1,225	6.5			
> 9 du/acre		72.0	666	9.3			
SF Pmts Total	n/a	n/a	n/a	n/a	359.5	2,373	6.6

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	0.4	0.0	0.0	0.0	0.4	4	10.3
13 - 19 du/acre	32.5	11.3	0.5	0.4	20.4	262	12.8
19 - 31 du/acre	61.9	33.1	7.4	1.0	20.4	220	10.8
31 - 48 du/acre							
48 + du/acre	7.9	0.0	0.0	0.2	7.7	578	74.7
Other zones	7.5	0.0	1.3	0.3	5.8	193	
MF Pmts Total	110.2	44.4	9.2	1.8	54.8	1,257	22.9

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	178.7	335.6
Lots	1,201	2,164
Lots/Acre	6.7	6.4
SF Permits		
Net Acres	156.5	359.5
Units	911	2,373
Units/Acre	5.8	6.6
MF Permits		
Net Acres	169.0	54.8
Units	2,752	1,257
Units/Acre	16.3	22.9

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	2,373
Replacement SF Units Permitted	6
SF Units Demolished	(158)
MF Units Permitted	1,257
MF Units Demolished	(15)
Other New Units Permitted	31
Net Units (2001-2005)	3,494
Net Households (2001-2005)	3,386
Household Growth Target (2001-2022)	6,198
Remaining Target (2006-2022)	2,812

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Renton had 441 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 167 acres of land suitable for development remained with capacity for 2,396 housing units under current zoning. The city also contained 1,159 gross acres of redevelopable land, 623 acres of which was developable with capacity for 8,236 units. Capacity for an additional 2,084 units was identified in significant projects in the development pipeline. Overall, 16% (2,097 units) of Renton's capacity was located in single-family zones, 84% (10,618 units) in zones allowing multifamily housing. Nearly two-thirds of the city's housing capacity was located in mixed-use zones, primarily downtown, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	85.4	56.2	1%	1%	10%	25.8	.2-1.3	n/a	20
3 - 5 du/acre	61.2	6.5	15%	12%	10%	36.4	4.3	n/a	155
5 - 7 du/acre									
7 - 9 du/acre	177.9	85.8	15%	12%	10%	61.3	6.6	n/a	407
Vacant Sub-Total: SF Zones	324.4	148.5	n/a	n/a	n/a	123.5	n/a	n/a	582
9 - 13 du/acre	38.7	20.0	15%	12%	10%	12.5	8.4	n/a	105
13 - 19 du/acre	51.6	39.0	2%-5%	1%-5%	10%	10.3	12.3-19	n/a	136
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre	26.0	2.7	0%-5%	0%-1%	10%	21.0	53-116	n/a	1,573
Vacant Sub-Total: MF/MU Zones	116.4	61.7	n/a	n/a	n/a	43.8	n/a	n/a	1,814
Vacant Total	440.8	210.1	n/a	n/a	n/a	167.3	n/a	n/a	2,396
Redevelopable Land									
0 - 3 du/acre	58.0	22.3	1%	1%	15%	29.7	1.3	14	26
3 - 5 du/acre	109.3	30.0	1%	1%	15%	66.1	4.25	117	164
5 - 7 du/acre									
7 - 9 du/acre	659.1	162.1	15%	12%	15%	312.6	6.6	1,156	920
Redev. Sub-Total: SF Zones	826.4	214.3	n/a	n/a	n/a	408.4	n/a	1,287	1,109
9 - 13 du/acre	81.9	17.0	15%	12%	15%	40.8	8.4	218	127
13 - 19 du/acre	110.3	29.4	2%-5%	1%-5%	15%	63.9	12.3-19	349	630
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre	140.1	10.2	0%-1%	0%-1%	15%	109.9	29-116	665	6,369
Redev. Sub-Total: MF/MU Zones	332.3	56.7	n/a	n/a	n/a	214.6	n/a	1,231	7,127
Redevelopable Total	1,158.6	271.0	n/a	n/a	n/a	623.0	n/a	2,518	8,236

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Renton including potential development on vacant and redevelopable lands and major projects in the pipeline totaled 12,715 units. These units could accommodate an estimated 12,142 households, 9,330 more than necessary to attain the household growth target of 2,812 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,691
Single-Family Capacity in Pipeline	406
Accessory Dwelling Units	0
Multifamily Zones	2,250
Multifamily Capacity in Pipeline	142
Mixed-Use Zones	6,690
Mixed-Use Capacity in Pipeline	1,536
Total Capacity (units)	12,715
Total Capacity (households)	12,142
Remaining Household Target (2006-2022)	2,812
Surplus/Deficit Capacity	9,330

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Renton issued permits for nearly a half-million sq. ft. of new commercial development on 48 net acres of developable land. The city also issued permits for over one million sq. ft. of new buildings on 84 acres of developable land in industrial zones.

Compared with the previous five-years, 2001-2005 saw a decrease in the amount and intensity of commercial and industrial development. During this same period, Boeing reduced its employment in Renton by over 8,500 jobs. Job gains elsewhere partially compensated for that decline, yielding an estimated overall net loss of 4,870 jobs citywide. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Renton's 2001-2022 growth target of 27,597 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	91.8	47.7
Floor Area (s.f.)	1,215,762	468,058
Floor Area Ratio (FAR)	0.30	0.23
Industrial		
Net Land Area (acres)	135.4	84.4
Floor Area (s.f.)	2,261,467	1,038,685
Floor Area Ratio (FAR)	0.38	0.28

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	55,572
Covered Employment in 2006 (est.)	50,702
Net New Jobs (2000-2006)	(4,870)
Job Growth Target (2001-2022)	27,597
Remaining Target (2006-2022)	27,597

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	50.5	2.8	0.0	0.0	47.7	2,076,425	468,058	0.23
Industrial	93.1	4.5	0.0	4.3	84.4	3,674,824	1,038,685	0.28
Non-Residential Total	143.6	7.3	0.0	4.3	132.0	5,751,249	1,506,743	0.26

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	20.7	2.0	0%	0%	10%	16.8
Mixed-Use Zones	109.8	39.6	0%-5%	0%-1%	10%	63.1
Industrial Zones	103.6	54.0	0%	1%	10%	44.1
Vacant Total	234.1	95.7	n/a	n/a	n/a	124.1

Redevelopable Land						
Commercial Zones	45.0	7.2	0%	0%	15%	32.1
Mixed-Use Zones	188.1	26.9	0%	0%	15%	137.0
Industrial Zones	108.3	10.8	0%	1%	15%	82.0
Redevelopable Total	341.3	44.9	n/a	n/a	n/a	251.1

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	733,507	0.38	n/a	278,733	250	1,115
Mixed-Use Zones	2,749,091	0.15-1.86	n/a	1,346,635	250-400	4,918
Industrial Zones	1,923,133	0.17-0.37	n/a	483,054	700	690
Vacant Total	5,405,730	n/a	n/a	2,108,421	n/a	6,723

Redevelopable Land						
Commercial Zones	1,399,213	0.38	261,834	269,867	250	1,079
Mixed-Use Zones	5,967,327	0.15-1.86	1,429,317	2,504,632	250-400	9,052
Industrial Zones	3,572,597	0.17-0.22	256,057	431,586	700	617
Redevelopable Total	10,939,137	n/a	1,947,207	3,206,084	n/a	10,748

In 2006, the City of Renton had 234 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 124 acres of land suitable for development remained with capacity for 6,723 jobs under current zoning. The city also contained 341 gross acres of redevelopable land, 251 net acres of which was developable with capacity for 10,748 jobs. Capacity for an additional 12,080 jobs was identified in significant commercial projects in the development pipeline. Overall, more than 95% of Renton's job capacity was located in commercial and mixed-use zones. Overall, 77% of the city's employment capacity was on redevelopable land. Overall capacity in Renton was for 29,552 jobs, 1,955 more than necessary to attain the job growth target of 27,597 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	2,194
Mixed-Use Zones	13,971
Industrial Zones	1,307
Job Capacity in Pipeline	12,080
Total Job Capacity	29,552
Remaining Job Target (2006-2022)	27,597
Surplus/Deficit Capacity	1,955

CITY OF SEATAC

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of SeaTac issued permits for 165 units of new single-family development, with an overall density of 4.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.8 dus per net acre. The city also issued permits for 208 multifamily units, with an overall density of 18.8 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the amount and density of residential development. Overall, the city's housing stock gained 316 net new units, accommodating 7% of SeaTac's 2001-2022 growth target of 4,478 households, and leaving a target of 4,175 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	29.0	0.4	1.4	1.4	25.8	125	4.8
7 - 9 du/acre							
> 9 du/acre							
Plats Total	29.0	0.4	1.4	1.4	25.8	125	4.8

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	1.0	2	1.9			
3 - 5 du/acre		0.7	3	4.0			
5 - 7 du/acre		36.6	160	4.4			
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	38.4	165	4.3

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	11.6	2.6	0.5	0.3	8.1	108	13.3
13 - 19 du/acre	0.6	0.0	0.0	0.0	0.6	9	15.0
19 - 31 du/acre	0.4	0.0	0.0	0.0	0.4	11	30.5
31 - 48 du/acre	2.0	0.0	0.0	0.0	2.0	80	40.0
48 + du/acre							
Other zones							
MF Pmts Total	14.6	2.6	0.5	0.3	11.1	208	18.8

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	27.1	25.8
Lots	121	125
Lots/Acre	4.5	4.8
SF Permits		
Net Acres	42.6	38.4
Units	138	165
Units/Acre	3.2	4.3
MF Permits		
Net Acres	2.9	11.1
Units	22	208
Units/Acre	7.6	18.8

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	165
Replacement SF Units Permitted	9
SF Units Demolished	(75)
MF Units Permitted	208
MF Units Demolished	0
Other New Units Permitted	9
Net Units (2001-2005)	316
Net Households (2001-2005)	303
Household Growth Target (2001-2022)	4,478
Remaining Target (2006-2022)	4,175

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of SeaTac had 179 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 62 acres of land suitable for development remained with capacity for 604 housing units under current zoning. The city also contained 601 gross acres of redevelopable land, 409 acres of which was developable with capacity for 4,619 units. Overall, 17% (869 units) of SeaTac's capacity was located in single-family zones, 83% (4,374 units) in zones allowing multifamily housing. Seventeen percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	24.9	18.2	5%	5%	10%	5.4	2.2	n/a	12
3 - 5 du/acre	22.4	5.7	5%	5%	10%	13.5	4.0	n/a	55
5 - 7 du/acre	52.1	24.3	5%	5%	10%	22.5	4.8	n/a	107
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	99.4	48.2	n/a	n/a	n/a	41.5	n/a	n/a	174
9 - 13 du/acre	66.1	50.9	4%	2%	10%	12.9	13.3	n/a	171
13 - 19 du/acre	4.7	2.5	0%	0%	10%	2.0	15.0	n/a	30
19 - 31 du/acre	2.2	0.7	0%	0%	10%	1.4	26.0	n/a	35
31 - 48 du/acre	5.3	1.4	0%	0%	10%	3.6	30-40	n/a	116
48 + du/acre	1.7	0.5	0%	0%	10%	1.1	70-76	n/a	79
Vacant Sub-Total: MF/MU Zones	80.0	56.0	n/a	n/a	n/a	20.8	n/a	n/a	430
Vacant Total	179.4	104.2	n/a	n/a	n/a	62.3	n/a	n/a	604

Redevelopable Land									
0 - 3 du/acre	36.7	16.8	5%	5%	15%	15.2	2.2	27	6
3 - 5 du/acre	14.4	0.3	5%	5%	15%	10.8	4.0	16	27
5 - 7 du/acre	344.0	28.7	5%	5%	15%	241.2	4.8	519	632
7 - 9 du/acre	3.8	0.1	5%	5%	15%	2.8	6.0	6	11
Redev. Sub-Total: SF Zones	398.9	45.9	n/a	n/a	n/a	270.0	n/a	569	676
9 - 13 du/acre	26.7	15.5	4%	2%	15%	8.9	13.3	13	106
13 - 19 du/acre	36.6	1.8	0%	0%	15%	29.6	15.0	83	360
19 - 31 du/acre	19.0	0.7	0%	0%	15%	15.6	22-26	88	280
31 - 48 du/acre	64.6	9.7	0%	0%	15%	46.7	30-45	929	892
48 + du/acre	55.2	10.2	0%	0%	15%	38.3	70-76	429	2,305
Redev. Sub-Total: MF/MU Zones	202.2	37.8	n/a	n/a	n/a	139.2	n/a	1,543	3,944
Redevelopable Total	601.1	83.7	n/a	n/a	n/a	409.2	n/a	2,112	4,619

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of SeaTac, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 5,243 units. These units could accommodate an estimated 5,007 households, 832 more than necessary to attain the household growth target of 4,175 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	849
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	20
Multifamily Zones	3,472
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	902
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	5,243
Total Capacity (households)	5,007
Remaining Household Target (2006-2022)	4,175
Surplus/Deficit Capacity	832

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of SeaTac issued permits for about 163,000 sq. ft. of new commercial development on 9.5 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial and industrial development along with a decrease in overall commercial floor-area-ratio from 0.60 to 0.39. During this same period, SeaTac experienced an estimated net loss of 2,918 jobs, likely the result of a decline in airport related activity following Sept. 11, 2001. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. SeaTac's 2001-2022 growth target of 9,288 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	39.1	9.5
Floor Area (s.f.)	1,027,171	162,899
Floor Area Ratio (FAR)	0.60	0.39
Industrial		
Net Land Area (acres)	2.7	0.0
Floor Area (s.f.)	30,344	0
Floor Area Ratio (FAR)	0.26	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	31,614
Covered Employment in 2006 (est.)	28,696
Net New Jobs (2000-2006)	(2,918)
Job Growth Target (2001-2022)	9,288
Remaining Target (2006-2022)	9,288

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	9.5	0.0	0.0	0.0	9.5	412,943	162,899	0.39
Industrial								
Non-Residential Total	9.5	0.0	0.0	0.0	9.5	412,943	162,899	0.39

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	185.3	27.5	1%	1%	10%	139.2
Mixed-Use Zones	20.8	2.2	0%	0%	10%	16.8
Industrial Zones	9.7	3.7	1%	1%	10%	5.3
Vacant Total	215.8	33.4	n/a	n/a	n/a	161.2

Redevelopable Land						
Commercial Zones	12.9	0.7	1%	1%	15%	10.2
Mixed-Use Zones	142.8	20.5	0%	0%	15%	103.9
Industrial Zones	25.6	10.5	1%	1%	15%	12.6
Redevelopable Total	181.3	31.7	n/a	n/a	n/a	126.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	6,062,663	0.33-0.35	n/a	2,119,396	800	2,649
Mixed-Use Zones	730,307	0.70-1.75	n/a	870,578	450-550	1,710
Industrial Zones	230,520	0.35	n/a	80,682	675	120
Vacant Total	7,023,490	n/a	n/a	3,070,657	n/a	4,479

Redevelopable Land						
Commercial Zones	442,683	0.33-0.65	9,034	172,394	450-800	271
Mixed-Use Zones	4,526,447	0.60-1.75	221,418	6,426,892	450-550	12,745
Industrial Zones	547,911	0.35	34,961	156,807	675	232
Redevelopable Total	5,517,041	n/a	265,413	6,756,093	n/a	13,249

In 2006, the City of SeaTac had 216 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 161 acres of land suitable for development remained with capacity for 4,479 jobs under current zoning. The city also contained 181 gross acres of redevelopable land, 127 net acres of which was developable with capacity for 13,249 jobs. Nearly all of SeaTac's job capacity was located in commercial and mixed-use zones; less than 2% was located in industrial zones. Nearly three-quarters of the city's employment capacity was on redevelopable land. Overall capacity in SeaTac was for 17,728 jobs, 8,440 more than necessary to attain the job growth target of 9,288 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	2,921
Mixed-Use Zones	14,455
Industrial Zones	352
Job Capacity in Pipeline	0
Total Job Capacity	17,728
Remaining Job Target (2006-2022)	9,288
Surplus/Deficit Capacity	8,440

CITY OF TUKWILA

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Tukwila issued permits for 228 units of new single-family development, with an overall density of 5.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, also achieved 5.7 dus per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the density of single-family development. Overall, the city's housing stock gained 169 net new units, accommodating 5% of Tukwila's 2001-2022 growth target of 3,200 households, and leaving a target of 3,035 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	23.8	2.1	2.2	0.7	18.8	107	5.7
7 - 9 du/acre							
> 9 du/acre							
Plats Total	23.8	2.1	2.2	0.7	18.8	107	5.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					37.8	226	6.0
7 - 9 du/acre							
Other					1.9	2	1.0
SF Pmts Total	n/a	n/a	n/a	n/a	39.7	228	5.7

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	31.1	18.8
Lots	167	107
Lots/Acre	5.4	5.7
SF Permits		
Net Acres	40.1	39.7
Units	172	228
Units/Acre	4.3	5.7
MF Permits		
Net Acres	1.7	0.0
Units	42	0
Units/Acre	25.5	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	228
Replacement SF Units Permitted	4
SF Units Demolished	(67)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	4
Net Units (2001-2005)	169
Net Households (2001-2005)	166
Household Growth Target (2001-2022)	3,200
Remaining Target (2006-2022)	3,035

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Tukwila had 280 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 144 acres of land suitable for development remained with capacity for 2,024 housing units under current zoning. The city also contained 421 gross acres of redevelopable land, 213 acres of which was developable with capacity for 1,103 units. Capacity for an additional 350 units was identified in the development pipeline in mixed-use zones. Overall, one-third (1,163 units) of Tukwila's capacity was located in single-family zones, two-thirds (2,326 units) in zones allowing multifamily housing. Fifty-nine percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	229.8	102.0	5%	5%	10%	103.6	5.7	n/a	590
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	229.8	102.0	n/a	n/a	n/a	103.6	n/a	n/a	590
9 - 13 du/acre									
13 - 19 du/acre	4.4	0.4	0%	0%	10%	3.6	14.5	n/a	52
19 - 31 du/acre	7.6	0.0	0%-5%	0%	10%	6.6	21-25	n/a	156
31 - 48 du/acre									
48 + du/acre	38.4	2.6	5%	0%	10%	30.6	40.0	n/a	1,225
Vacant Sub-Total: MF/MU Zones	50.5	3.0	n/a	n/a	n/a	40.9	n/a	n/a	1,434
Vacant Total	280.3	105.0	n/a	n/a	n/a	144.4	n/a	n/a	2,024

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	386.8	145.5	5%	5%	15%	184.6	5.7	491	561
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	386.8	145.5	n/a	n/a	n/a	184.6	n/a	491	561
9 - 13 du/acre									
13 - 19 du/acre	7.9	0.0	0%	0%	15%	6.7	14.5	23	75
19 - 31 du/acre	14.5	0.3	0%-5%	0%	15%	11.8	21-25	31	227
31 - 48 du/acre									
48 + du/acre	12.2	0.3	5%	0%	15%	9.6	25.0	0	240
Redev. Sub-Total: MF/MU Zones	34.6	0.6	n/a	n/a	n/a	28.1	n/a	54	542
Redevelopable Total	421.4	146.1	n/a	n/a	n/a	212.8	n/a	545	1,103

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Tukwila, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 3,489 units. These units could accommodate an estimated 3,350 households, 315 more than necessary to attain the household growth target of 3,035 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,151
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	12
Multifamily Zones	283
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	1,693
Mixed-Use Capacity in Pipeline	350
Total Capacity (units)	3,489
Total Capacity (households)	3,350
Remaining Household Target (2006-2022)	3,035
Surplus/Deficit Capacity	315

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Tukwila issued permits for about 98,000 sq. ft. of new commercial development on 6.9 net acres of developable land. The city also issued permits for over 1 million sq. ft. of new buildings on 43.7 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development while industrial development remained fairly comparable to the previous five-year period. During this same period, Tukwila experienced an estimated net loss of 4,172 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Tukwila's 2001-2022 growth target of 16,000 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	26.9	6.9
Floor Area (s.f.)	405,601	98,189
Floor Area Ratio (FAR)	0.35	0.33
Industrial		
Net Land Area (acres)	54.7	43.7
Floor Area (s.f.)	1,122,783	1,076,106
Floor Area Ratio (FAR)	0.47	0.56

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	48,356
Covered Employment in 2006 (est.)	44,184
Net New Jobs (2000-2006)	(4,172)
Job Growth Target (2001-2022)	16,000
Remaining Target (2006-2022)	16,000

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	7.0	0.2	0.0	0.0	6.9	298,734	98,189	0.33
Industrial	48.3	4.6	0.0	0.0	43.7	1,904,813	1,076,106	0.56
Non-Residential Total	55.3	4.7	0.0	0.0	50.6	2,203,548	1,174,295	0.53

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	39.7	6.6	5%	0%	10%	28.3
Mixed-Use Zones	65.7	3.9	5%	0%	10%	52.8
Industrial Zones	195.4	25.1	5%	0%	10%	145.7
Vacant Total	300.9	35.6	n/a	n/a	n/a	226.8

Redevelopable Land						
Commercial Zones	11.3	0.6	5%-10%	0%	15%	8.3
Mixed-Use Zones	71.1	2.5	5%	0%	15%	55.4
Industrial Zones	139.8	9.7	5%	0%	15%	105.0
Redevelopable Total	222.1	12.7	n/a	n/a	n/a	168.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	1,233,775	0.5	n/a	616,888	300-500	1,498
Mixed-Use Zones	2,301,723	.5-.75	n/a	1,240,538	500	2,481
Industrial Zones	6,344,522	0.6	n/a	3,806,713	600-1000	5,655
Vacant Total	9,880,020	n/a	n/a	5,664,139	n/a	9,633

Redevelopable Land						
Commercial Zones	362,033	.5-.6	40,384	170,705	400-600	302
Mixed-Use Zones	2,412,330	.5-.75	797,889	833,164	500	1,666
Industrial Zones	4,573,837	0.6	601,244	2,143,058	600-700	3,229
Redevelopable Total	7,348,200	n/a	1,439,518	3,146,926	n/a	5,197

In 2006, the City of Tukwila had 301 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 227 acres of land suitable for development remained with capacity for 9,633 jobs under current zoning. The city also contained 222 gross acres of redevelopable land, 169 net acres of which was developable with capacity for 5,197 jobs. Capacity for an additional 1,362 jobs was identified in significant projects in the development pipeline. Overall, approximately half of Tukwila's employment capacity was located in industrial zones. A third of the city's capacity is in mixed-use zones. Overall capacity in Tukwila was for 16,192 jobs, 192 more than necessary to attain the job growth target of 16,000 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,800
Mixed-Use Zones	4,147
Industrial Zones	8,883
Job Capacity in Pipeline	1,362
Total Job Capacity	16,192
Remaining Job Target (2006-2022)	16,000
Surplus/Deficit Capacity	192

UNINCORPORATED KING COUNTY-SOUTH

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for 3,997 units of new single-family development within the Urban Unincorporated South subarea, achieving an overall density of 5.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.7 dus per net acre. The county also issued permits for 1,830 multifamily units, with an overall density of 22.8 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both the amount and density of residential development. Overall, the housing stock within the South subarea gained 5,627 net new units, accommodating more than 100% of the subarea's 2001-2022 growth target of 4,935 households.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded 2002-2005 (1)							
0 - 3 du/acre	71.2	20.7	6.0	19.7	24.8	66	2.7
3 - 5 du/acre	413.7	44.7	69.7	65.3	234.0	1,417	6.1
5 - 7 du/acre	289.0	37.0	47.3	34.2	170.4	1,248	7.3
7 - 9 du/acre	79.4	10.6	12.9	8.9	46.9	437	9.3
> 9 du/acre	3.1	0.3	0.5	0.2	2.1	17	8.0
Plats Total	856.4	113.3	136.5	128.3	478.2	3,185	6.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	77.3	97	1.3			
3 - 5 du/acre		355.8	1,617	4.5			
5 - 7 du/acre		261.7	1,719	6.6			
7 - 9 du/acre		69.5	538	7.7			
> 9 du/acre		2.4	26	11.1			
SF Pmts Total	n/a	n/a	n/a	n/a	766.6	3,997	5.2

Multifamily Permits Issued

< 9 du/acre	9.8	4.6	0.5	0.0	4.7	42	
9 - 13 du/acre	47.8	8.7	3.0	2.3	33.7	641	19.0
13 - 19 du/acre	27.9	3.6	2.5	0.6	21.2	588	27.8
19 - 31 du/acre	33.2	10.1	0.0	2.8	20.3	552	27.2
31 - 48 du/acre							
48 + du/acre							
Other zones	0.4	0.0	0.0	0.0	0.4	7	18.4
MF Pmts Total	119.1	27.0	6.0	5.7	80.4	1,830	22.8

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	276.9	604.3
Lots	1,525	4,053
Lots/Acre	5.5	6.7
SF Permits		
Net Acres	664.6	766.6
Units	2,275	3,997
Units/Acre	3.4	5.2
MF Permits		
Net Acres	86.4	80.4
Units	1,336	1,830
Units/Acre	15.5	22.8

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	3,997
Replacement SF Units Permitted	0
SF Units Demolished	(126)
MF Units Permitted	1,830
MF Units Demolished	0
Other New Units Permitted	100
Net Units (2001-2005)	5,801
Net Households (2001-2005)	5,627
Household Growth Target (2001-2022)	4,935
Remaining Target (2006-2022)	0

Residential Development: Buildable Land Supply and Capacity

In 2006, King County had 2,614 gross acres of vacant land zoned for residential uses in the Urban Unincorporated South subarea. After deductions for critical areas, public uses, and market factors, 1,194 acres of land suitable for development remained with capacity for 8,813 housing units under current zoning. The South subarea also contained 4,763 gross acres of redevelopable land, 2,304 acres of which was developable with capacity for 14,141 units. Eighty percent (18,511) of the residential capacity in the South subarea was located in single-family zones, 20% in zones allowing multifamily housing.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	511.9	174.9	12%	30%	15%	166.1	3.1	n/a	512
3 - 5 du/acre	1,359.3	205.2	18%	15%	15%	657.3	6.1	n/a	4,009
5 - 7 du/acre	431.8	74.0	18%	15%	15%	203.7	7.25	n/a	1,477
7 - 9 du/acre	180.6	49.3	18%	12%	15%	78.1	9.5	n/a	742
Vacant Sub-Total: SF Zones	2,483.6	503.3	n/a	n/a	n/a	1,105.3	n/a	n/a	6,740
9 - 13 du/acre	57.9	3.2	10%	5%	15%	39.5	18.4	n/a	724
13 - 19 du/acre	27.4	1.0	10%	5%	15%	19.1	27.8	n/a	529
19 - 31 du/acre	35.5	3.3	10%	5%	15%	23.3	26.5	n/a	617
31 - 48 du/acre	9.5	0.0	10%	5%	15%	6.8	29.7	n/a	203
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	130.2	7.6	n/a	n/a	n/a	88.6	n/a	n/a	2,073
Vacant Total	2,613.8	510.9	n/a	n/a	n/a	1,193.9	n/a	n/a	8,813
Redevelopable Land									
0 - 3 du/acre	504.6	124.5	10%	28%	25%	176.7	3.1	91	453
3 - 5 du/acre	2,138.5	187.3	16%	13%	25%	1,039.0	6.1	1,181	5,157
5 - 7 du/acre	1,549.1	103.9	16%	13%	25%	769.6	7.25	1,024	4,555
7 - 9 du/acre	383.8	16.9	16%	10%	25%	203.7	9.5	405	1,528
Redev. Sub-Total: SF Zones	4,576.0	432.6	n/a	n/a	n/a	2,189.0	n/a	2,701	11,694
9 - 13 du/acre	85.8	3.6	10%	5%	25%	52.4	18.4	85	877
13 - 19 du/acre	42.8	0.4	10%	5%	25%	27.1	27.8	55	696
19 - 31 du/acre	46.2	2.5	10%	5%	25%	27.9	26.5	70	669
31 - 48 du/acre	11.8	0.3	10%	5%	25%	7.3	29.7	12	206
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	186.7	6.8	n/a	n/a	n/a	114.7	n/a	222	2,448
Redevelopable Total	4,762.7	439.3	n/a	n/a	n/a	2,303.7	n/a	2,923	14,141

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in Unincorporated Urban King County South, including potential development on vacant and redevelopable lands, and accessory dwelling units, totaled 23,032 units. These units could accommodate an estimated 22,434 households of surplus capacity; the household growth target for the South subarea has been achieved for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	18,433
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	78
Multifamily Zones	4,521
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	23,032
Total Capacity (households)	22,434
Remaining Household Target (2006-2022)	0
Surplus/Deficit Capacity	22,434

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for about 48,000 sq. ft. of new commercial development on 6.4 net acres of developable land in the Urban Unincorporated South subarea. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.10 to 0.17. During this same period, the South subarea experienced an estimated net gain of 241 jobs, attaining 9% of the subarea's 2001-2022 growth target of 2,582 jobs and leaving a job growth target of 2,341 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	2.7	6.4
Floor Area (s.f.)	11,424	48,193
Floor Area Ratio (FAR)	0.10	0.17
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	12,600
Covered Employment in 2006 (est.)	12,841
Net New Jobs (2000-2006)	241
Job Growth Target (2001-2022)	2,582
Remaining Target (2006-2022)	2,341

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	6.4	0.0	0.0	0.0	6.4	280,795	48,193	0.17
Industrial								n/a
Non-Residential Total	6.4	0.0	0.0	0.0	6.4	280,795	48,193	0.17

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	83.1	7.9	15%	10%	15%	47.9
Mixed-Use Zones						
Industrial Zones	230.5	70.4	15%	10%	15%	102.1
Vacant Total	313.6	78.3	n/a	n/a	n/a	150.0

Redevelopable Land						
Commercial Zones	43.9	0.7	10%	5%	25%	31.9
Mixed-Use Zones						
Industrial Zones	4.3	3.1	10%	5%	25%	0.9
Redevelopable Total	48.2	3.8	n/a	n/a	n/a	32.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	2,087,395	.14-.35	n/a	412,673	550	750
Mixed-Use Zones						
Industrial Zones	4,447,040	0.5	n/a	2,223,500	800	2,779
Vacant Total	6,534,436	n/a	n/a	2,636,173	n/a	3,529

Redevelopable Land						
Commercial Zones	1,390,000	.14-.35	45,024	266,822	550	486
Mixed-Use Zones						
Industrial Zones	38,768	0.5	30,888	11,478	800	14
Redevelopable Total	1,428,768	n/a	75,912	278,300	n/a	500

In 2006, King County had 314 gross acres of vacant land zoned for commercial, industrial, and mixed uses in the Urban Unincorporated South subarea. After deductions for critical areas, public uses, and market factors, 150 acres of land suitable for development remained with capacity for 3,529 jobs under current zoning. The South subarea also contained 48 gross acres of redevelopable land, 33 net acres of which was developable with capacity for 500 jobs. Thirty percent of the South subarea's job capacity was located in commercial zones, 70% in industrial zones. Nearly 88% of the subarea's employment capacity was on vacant land. Overall capacity in the South subarea was for 4,029 jobs, 1,688 more than necessary to attain the job growth target of 2,341 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,236
Mixed-Use Zones	0
Industrial Zones	2,793
Job Capacity in Pipeline	0
Total Job Capacity	4,029
Remaining Job Target (2006-2022)	2,341
Surplus/Deficit Capacity	1,688

Notes

(1) Plat data for 2001 do not contain detail on critical areas, right-of-way, or public purpose acres. Records (2002-05) with complete data are shown here.

Rural Cities

CITY OF CARNATION

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Carnation issued permits for 1 unit of new single-family development, with a density of 0.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 2.6 dus per net acre in the one plat recorded during this period. The city also issued no permits for new multifamily units. Compared with the previous five-years, 2001-2005 saw a decline in residential development. Overall, the city's housing stock gained 1 net new unit, accommodating less than 1% of Carnation's 2001-2022 growth target of 246 households, and leaving a target of 245 households for the remainder of the planning period. The very low volume of residential activity 2001-2005 was due to the lack of sewerage in the city. Sewers are coming on line first quarter of 2008.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	1.3		0.1		1.2	3	2.6
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	1.3	0.0	0.1	0.0	1.2	3	2.6

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					1.5	1	0.7
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	1.5	1	0.7

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	37.6	1.2
Lots	81	3
Lots/Acre	2.2	2.6
SF Permits		
Net Acres	37.7	1.5
Units	81	1
Units/Acre	2.1	0.7
MF Permits		
Net Acres		0.0
Units		0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1
Replacement SF Units Permitted	1
SF Units Demolished	(1)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	1
Net Households (2001-2005)	1
Household Growth Target (2001-2022)	246
Remaining Target (2006-2022)	245

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Carnation had 50 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 23 acres of land suitable for development remained with capacity for 138 housing units under current zoning. The city also contained 27 gross acres of redevelopable land, 21.5 acres of which was developable with capacity for 218 units. Within the city limits, capacity for an additional 74 units was identified in projects in the development pipeline. Outside the city limits, but within Carnation's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 369 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or in UGA--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	29.1	10.0	18%	18%	15%	10.5	3.6	n/a	38
5 - 7 du/acre	17.2	0.0	18%	18%	15%	9.5	5.7	n/a	54
7 - 9 du/acre	1.8	0.0	0%	0%	15%	1.6	0.0	n/a	14
Vacant Sub-Total: SF Zones	48.1	10.0	n/a	n/a	n/a	21.6	n/a	n/a	106
9 - 13 du/acre									
13 - 19 du/acre	2.1	0.0	0%	0%	15%	1.8	18.0	n/a	33
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	2.1	0.0	n/a	n/a	n/a	1.8	n/a	n/a	33
Vacant Total	50.2	10.0	n/a	n/a	n/a	23.4	n/a	n/a	138

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre	11.4	0.0	0%	0%	20%	9.1	0.0	34	39
Redev. Sub-Total: SF Zones	11.4	0.0	n/a	n/a	n/a	9.1	n/a	34	39
9 - 13 du/acre									
13 - 19 du/acre	15.4	0.0	0%	0%	20%	12.3	18.0	43	179
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	15.4	0.0	n/a	n/a	n/a	12.3	n/a	43	179
Redevelopable Total	26.8	0.0	n/a	n/a	n/a	21.5	n/a	77	218

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Carnation, including potential development on vacant and redevelopable lands within city limits, major projects in the pipeline, and future capacity in the city's UGA, totaled 799 units. These units could accommodate an estimated 777 households, 532 more than necessary to attain the household growth target of 245 for the remainder of the planning period (2006-2022). The capacity analysis for the 2007 Buildable Lands analysis reflects the operation of a new public sewer system coming on line in 2008.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	145
Single-Family Capacity in Pipeline	74
Multifamily Zones	63
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	148
Mixed-Use Capacity in Pipeline	0
Estimated Capacity of UGA	369
Total Capacity (units)	799
Total Capacity (households)	777
Remaining Household Target (2006-2022)	245
Surplus/Deficit Capacity	532

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Carnation issued permits for over 28,000 sq. ft. of new commercial development on 1.1 net acres of developable land. The city also issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw a increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.13 to 0.59. During this same period, Carnation experienced an estimated net gain of 273 jobs, attaining the city's entire 2001-2022 growth target of 75 jobs in 5 years. The very low volume of commercial development activity 2001-2005 was due to the lack of sewerage in the city. Sewers are coming on line first quarter of 2008.

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.2	1.1
Floor Area (s.f.)	850	28,204
Floor Area Ratio (FAR)	0.13	0.59
Industrial		
Net Land Area (acres)	1.1	0.0
Floor Area (s.f.)	15,000	0
Floor Area Ratio (FAR)	0.32	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	600
Covered Employment in 2006 (est.)	873
Net New Jobs (2000-2006)	273
Job Growth Target (2001-2022)	75
Remaining Target (2006-2022)	0

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	1.2	0.0	0.0	0.1	1.1	48,079	28,204	0.59
Industrial								
Non-Residential Total	1.2	0.0	0.0	0.1	1.1	48,079	28,204	0.59

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	16.3	0.0	0%	0%	15%	13.8
Mixed-Use Zones	3.2	0.0	0%	0%	15%	2.7
Industrial Zones	1.5	0.0	0%	0%	15%	1.3
Vacant Total	20.9	0.0	n/a	n/a	n/a	17.8

Redevelopable Land						
Commercial Zones	0.4	0.0	0%	0%	20%	0.3
Mixed-Use Zones	6.5	0.0	0%	0%	20%	5.2
Industrial Zones	7.1	0.0	0%	0%	20%	5.7
Redevelopable Total	14.0	0.0	n/a	n/a	n/a	11.2

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	602,586	0.32-0.80	n/a	197,507	400-650	311
Mixed-Use Zones	116,829	0.59	n/a	68,534	400	171
Industrial Zones	56,119	0.32	n/a	17,958	1000	18
Vacant Total	775,535	n/a	n/a	284,000	n/a	501

Redevelopable Land						
Commercial Zones	13,784	0.8	915	10,112	400	25
Mixed-Use Zones	225,578	0.59	0	132,328	400	331
Industrial Zones	248,350	0.32	0	79,472	1000	79
Redevelopable Total	487,713	n/a	915	221,913	n/a	436

In 2006, the City of Carnation had 21 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 18 acres of land suitable for development remained with capacity for 501 jobs under current zoning. The city also contained 14 gross acres of redevelopable land, 11 net acres of which was developable with capacity for 436 jobs. Outside the city limits, but within Carnation's UGA, employment capacity of vacant and redevelopable parcels was estimated at 637 jobs under city land use designations anticipated upon annexation. Overall capacity in Carnation and UGA was for 1,573 jobs, all of which is surplus above and beyond the city's job target. The capacity analysis for the 2007 Buildable Lands analysis reflects the operation of a new public sewer system coming on line in 2008.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	337
Mixed-Use Zones	502
Industrial Zones	97
Estimated Capacity in UGA	637
Total Job Capacity	1,573
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	1,573

CITY OF DUVALL

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Duvall issued permits for 326 units of new single-family development, with an overall density of 5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.7 dus per net acre. The city also issued permits for 86 multifamily units, with an overall density of 20 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development along with an increase in the allowed as well as actual density of single-family development. Overall, the city's housing stock gained 399 net new units, accommodating 37% of Duvall's 2001-2022 growth target of 1,037 households, and leaving a target of 649 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	81.2	15.4	9.7	4.3	51.8	220	4.2
3 - 5 du/acre	2.8	0.7	0.4	0.0	1.7	10	5.9
5 - 7 du/acre							
7 - 9 du/acre	6.3	0.0	1.3	0.1	4.9	47	9.7
> 9 du/acre							
Plats Total	90.3	16.2	11.4	4.4	58.4	277	4.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	56.8	233	4.1			
3 - 5 du/acre		1.2	6	5.1			
5 - 7 du/acre		0.1	1	9.1			
7 - 9 du/acre		5.5	61	11.1			
> 9 du/acre		1.7	25	15.0			
SF Pmts Total	n/a	n/a	n/a	n/a	65.2	326	5.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	5.3	0.4	0.6	0.0	4.3	86	20.0
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	5.3	0.4	0.6	0.0	4.3	86	20.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	101.2	58.4
Lots	416	277
Lots/Acre	4.1	4.7
SF Permits		
Net Acres	248.7	65.2
Units	449	326
Units/Acre	1.8	5.0
MF Permits		
Net Acres	0.0	4.3
Units	0	86
Units/Acre	n/a	20.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	326
Replacement SF Units Permitted	0
SF Units Demolished	(13)
MF Units Permitted	86
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	399
Net Households (2001-2005)	388
Household Growth Target (2001-2022)	1,037
Remaining Target (2006-2022)	649

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Duvall had 88 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 52 acres of land suitable for development remained with capacity for 534 housing units under current zoning. The city also contained 156 gross acres of redevelopable land, 96 acres of which was developable with capacity for 703 units. Outside the city limits, but within Duvall's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 1,417 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include capacity in UGA--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	45.2	6.2	15%	6%	15%	26.2	4-5.9	n/a	108
5 - 7 du/acre	6.9	0.0	15%	6%	15%	4.7	7	n/a	33
7 - 9 du/acre	5.8	1.0	15%	6%	15%	3.2	9.7	n/a	31
Vacant Sub-Total: SF Zones	57.9	7.2	n/a	n/a	n/a	34.1	n/a	n/a	172
9 - 13 du/acre	27.6	6.0	5%	5%	15%	16.5	20.0	n/a	330
13 - 19 du/acre									
19 - 31 du/acre	2.2	0.0	5%	5%	15%	1.7	16.0	n/a	32
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	29.8	6.0	n/a	n/a	n/a	18.2	n/a	n/a	362
Vacant Total	87.8	13.2	n/a	n/a	n/a	52.3	n/a	n/a	534

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	86.4	4.8	15%	6%	20%	51.6	4-5.9	45	196
5 - 7 du/acre	32.1	0.1	15%	6%	20%	20.2	7	7	134
7 - 9 du/acre	12.9	2.6	15%	6%	20%	6.5	9.7	6	57
Redev. Sub-Total: SF Zones	131.4	7.5	n/a	n/a	n/a	78.3	n/a	58	387
9 - 13 du/acre	22.9	0.0	5%	5%	20%	16.5	14.9-20	10	301
13 - 19 du/acre									
19 - 31 du/acre	1.3	0.0	5%	5%	20%	1.0	16-20	1	15
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	24.2	0.0	n/a	n/a	n/a	17.4	n/a	11	316
Redevelopable Total	155.6	7.5	n/a	n/a	n/a	95.7	n/a	68	703

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Duvall including potential development on vacant and redevelopable lands and potential housing capacity in the UGA, totaled 2,654 units. These units could accommodate an estimated 2,580 households, 1,932 more than would be sufficient to accommodate the household growth target of 649 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	559
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	51
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	627
Estimated Capacity in UGA	1,417
Total Capacity (units)	2,654
Total Capacity (households)	2,580
Remaining Household Target (2006-2022)	649
Surplus/Deficit Capacity	1,932

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Duvall issued permits for about 209,000 sq. ft. of new commercial development on 20 net acres of developable land. The city also issued permits for about 4,000 sq. ft. of new space on 0.7 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a significant increase in the amount of commercial development. During this same period, Duvall experienced an estimated net gain of 59 jobs, attaining 5% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 1,066 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	6.4	20.4
Floor Area (s.f.)	49,801	209,327
Floor Area Ratio (FAR)	0.18	0.24
Industrial		
Net Land Area (acres)	0.0	0.7
Floor Area (s.f.)	0	4,194
Floor Area Ratio (FAR)	n/a	0.14

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	957
Covered Employment in 2006 (est.)	1,016
Net New Jobs (2000-2006)	59
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	1,066

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	22.6	0.3	1.7	0.2	20.4	887,359	209,327	0.24
Industrial	0.7	0.0	0.0	0.0	0.7	29,621	4,194	0.14
Non-Residential Total	23.3	0.3	1.7	0.2	21.1	916,980	213,521	0.23

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	33.1	4.4	8%	1%	15%	22.2
Mixed-Use Zones	9.9	2.0	5%	5%	15%	6.1
Industrial Zones						
Vacant Total	43.1	6.4	n/a	n/a	n/a	28.2

Redevelopable Land						
Commercial Zones	8.6	1.5	8%	1%	20%	5.1
Mixed-Use Zones	6.5	0.0	5%	5%	20%	4.6
Industrial Zones	1.0	0.1	1%	1%	20%	0.7
Redevelopable Total	16.0	1.7	n/a	n/a	n/a	10.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	966,190	.22-.25	n/a	212,160	500	424
Mixed-Use Zones	264,265	1	n/a	264,265	500	529
Industrial Zones						
Vacant Total	1,230,455	n/a	n/a	476,425	n/a	953

Redevelopable Land						
Commercial Zones	223,111	.22-.25	0	49,200	500	98
Mixed-Use Zones	202,431	1	7,494	194,936	500	390
Industrial Zones	29,287	0.25	1,229	6,093	800	8
Redevelopable Total	454,828	n/a	8,723	250,229	n/a	496

In 2006, the City of Duvall had 43 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 28 acres of land suitable for development remained with capacity for 953 jobs under current zoning. The city also contained 16 gross acres of redevelopable land, 10 net acres of which was developable with capacity for 496 jobs. Outside the city limits, but within Duvall's UGA, employment capacity of vacant and redevelopable parcels was estimated at 149 jobs under city land use designations anticipated upon annexation. Overall capacity in Duvall and its UGA was for 1,598 jobs, 532 more than would be sufficient to accommodate the city's growth target of 1,066 jobs for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	523
Mixed-Use Zones	918
Industrial Zones	8
Estimated Capacity in UGA	149
Total Job Capacity	1,598
Remaining Job Target (2006-2022)	1,066
Surplus/Deficit Capacity	532

CITY OF ENUMCLAW

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Enumclaw issued permits for 75 units of new single-family development, with an overall density of 4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.2 dus per net acre. The city also issued permits for 69 multifamily units, with an overall density of 13 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development and an increase in multifamily development. Overall, the city's housing stock gained 154 net new units, accommodating 8% of Enumclaw's 2001-2022 growth target of 1,927 households, and leaving a target of 1,779 households for the remainder of the planning period. Low development totals are due to ongoing moratoria status due to infrastructure deficits.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	3.4	0.0	0.5	0.0	2.9	12	4.2
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	3.4	0.0	0.5	0.0	2.9	12	4.2

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					18.0	70	3.9
7 - 9 du/acre							
> 9 du/acre					0.8	5	6.6
SF Pmts Total	n/a	n/a	n/a	n/a	18.7	75	4.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre	0.9	0.0	0.0	0.0	0.9	12	13.2
19 - 31 du/acre	5.3	0.1	0.2	0.7	4.4	57	13.1
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	6.2	0.1	0.2	0.7	5.3	69	13.1

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	28.0	2.9
Lots	102	12
Lots/Acre	3.6	4.2
SF Permits		
Net Acres	31.5	18.7
Units	121	75
Units/Acre	3.8	4.0
MF Permits		
Net Acres	0.0	5.3
Units	0	69
Units/Acre	n/a	13.1

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	75
Replacement SF Units Permitted	0
SF Units Demolished	(10)
MF Units Permitted	69
MF Units Demolished	0
Other New Units Permitted	20
Net Units (2001-2005)	154
Net Households (2001-2005)	148
Household Growth Target (2001-2022)	1,927
Remaining Target (2006-2022)	1,779

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Enumclaw had 274 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 140 acres of land suitable for development remained with capacity for 999 housing units under current zoning. The city also contained 185 gross acres of redevelopable land, 95 acres of which was developable with capacity for 427 units. Outside the city limits, but within Enumclaw's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 1,807 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in UGA or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	4.2	1.9	15%	15%	10%	1.4	2.0	n/a	3
3 - 5 du/acre									
5 - 7 du/acre	231.7	43.7	15%	15%	10%	118.4	4.2-8	n/a	765
7 - 9 du/acre	13.1	2.9	5%	5%	10%	8.2	7.0	n/a	58
Vacant Sub-Total: SF Zones	249.0	48.5	n/a	n/a	n/a	128.1	n/a	n/a	826
9 - 13 du/acre									
13 - 19 du/acre	9.4	7.3	5%	5%	10%	1.7	11.4	n/a	19
19 - 31 du/acre	15.6	3.2	3%-5%	2%-5%	10%	10.1	13-30	n/a	144
31 - 48 du/acre	0.1	0.0	3%	2%	10%	0.1	30.0	n/a	3
Other	0.3	0.0	3%	2%	10%	0.2	30.0	n/a	7
Vacant Sub-Total: MF/MU Zones	25.4	10.5	n/a	n/a	n/a	12.1	n/a	n/a	173
Vacant Total	274.3	59.0	n/a	n/a	n/a	140.2	n/a	n/a	999
Redevelopable Land									
0 - 3 du/acre	10.7	0.9	15%	15%	20%	5.5	2.0	2	9
3 - 5 du/acre									
5 - 7 du/acre	152.6	19.4	15%	15%	20%	74.6	4.2	82	228
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	163.4	20.3	n/a	n/a	n/a	80.1	n/a	85	237
9 - 13 du/acre									
13 - 19 du/acre	7.8	0.2	5%	5%	20%	5.5	11.4	10	52
19 - 31 du/acre	13.3	1.3	3%-5%	2%-5%	20%	8.7	13-30	8	124
31 - 48 du/acre	0.3	0.0	3%	2%	20%	0.2	30.0	0	6
Other	0.4	0.0	3%	2%	20%	0.3	30.0	0	8
Redev. Sub-Total: MF/MU Zones	21.7	1.5	n/a	n/a	n/a	14.6	n/a	18	190
Redevelopable Total	185.1	21.8	n/a	n/a	n/a	94.7	n/a	103	427

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Enumclaw, including potential development on vacant and redevelopable lands within city limites, accessory dwelling units, and future capacity in the city's UGA, totaled 3,249 units. These units could accommodate an estimated 3,173 households, 1,394 more than necessary to attain the household growth target of 1,779 for the remainder of the planning period (2006-2022). The capacity analysis for the 2007 Buildable Lands report assumes the ending of development moratoria on new residential platting that is anticipated with expanded wastewater treatment capacity coming on line in 2008.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,063
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	17
Multifamily Zones	284
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	78
Estimated Capacity in UGA	1,807
Total Capacity (units)	3,249
Total Capacity (households)	3,173
Remaining Household Target (2006-2022)	1,779
Surplus/Deficit Capacity	1,394

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Enumclaw issued permits for over 58,000 sq. ft. of new commercial development on nearly 6 net acres of developable land. The city also issued permits for about 66,000 sq. ft. of new buildings on 5 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development along with an increase in industrial activity. During this same period, Enumclaw experienced an estimated net gain of 248 jobs, attaining 22% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 877 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	12.7	5.8
Floor Area (s.f.)	151,747	58,603
Floor Area Ratio (FAR)	0.28	0.23
Industrial		
Net Land Area (acres)	2.9	4.9
Floor Area (s.f.)	36,601	66,416
Floor Area Ratio (FAR)	0.29	0.31

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	4,183
Covered Employment in 2006 (est.)	4,431
Net New Jobs (2000-2006)	248
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	877

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	6.1	0.0	0.3	0.0	5.8	251,176	58,603	0.23
Industrial	5.5	0.0	0.0	0.6	4.9	211,266	66,416	0.31
Non-Residential Total	11.6	0.0	0.3	0.7	10.6	462,442	125,019	0.27

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones	21.7	1.6	3%	2%	10%	17.2
Industrial Zones	95.3	26.3	2%	3%	15%	55.8
Vacant Total	117.0	27.8	n/a	n/a	n/a	73.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	33.3	1.2	3%	2%	20%	24.3
Industrial Zones	7.2	0.0	2%	3%	20%	5.5
Redevelopable Total	40.5	1.2	n/a	n/a	n/a	29.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones	750,105	0.20-0.75	n/a	175,754	400-550	349
Industrial Zones	2,428,809	0.31	n/a	752,931	700	1,076
Vacant Total	3,178,914	n/a	n/a	928,685	n/a	1,425

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	1,060,669	0.20-0.75	103,119	143,870	400-600	274
Industrial Zones	237,982	0.31	8,998	64,776	700	93
Redevelopable Total	1,298,651	n/a	112,118	208,646	n/a	366

In 2006, the City of Enumclaw had 117 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 73 acres of land suitable for development remained with capacity for 1,425 jobs under current zoning. The city also contained 40.5 gross acres of redevelopable land, 30 net acres of which was developable with capacity for 366 jobs. All of Enumclaw's commercial capacity was located in mixed-use zones. Eighty percent of the city's employment capacity was on vacant land. No additional employment capacity is projected in the city's UGA. Overall capacity in Enumclaw was for 1,791 jobs, 914 more than necessary to attain the job growth target of 877 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	623
Industrial Zones	1,168
Job Capacity in Pipeline	0
Total Job Capacity	1,791
Remaining Job Target (2006-2022)	877
Surplus/Deficit Capacity	914

CITY OF NORTH BEND

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of North Bend issued permits for 15 units of new single-family development, with an overall density of 4.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 3.1 dus per net acre. Compared with the previous five-years, 2001-2005 saw a significant decline in the amount of residential development. Overall, the city's housing stock gained 1 net new unit, leaving a target of 635 households for the remainder of the planning period. The small amount of development activity in North Bend is due to a water moratorium that was in place for the entire five-year review period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	2.9	0.5	0.5	0.0	1.9	6	3.1
7 - 9 du/acre							
> 9 du/acre							
Plats Total	2.9	0.5	0.5	0.0	1.9	6	3.1

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					3.4	15	4.4
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	3.4	15	4.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	4.4	1.9
Lots	16	6
Lots/Acre	3.7	3.1
SF Permits		
Net Acres	69.0	3.4
Units	287	15
Units/Acre	4.2	4.4
MF Permits		
Net Acres	9.0	0.0
Units	233	0
Units/Acre	26.0	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	15
Replacement SF Units Permitted	0
SF Units Demolished	(7)
MF Units Permitted	0
MF Units Demolished	(16)
Other New Units Permitted	9
Net Units (2001-2005)	1
Net Households (2001-2005)	1
Household Growth Target (2001-2022)	636
Remaining Target (2006-2022)	635

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of North Bend had 131 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 62 acres of land suitable for development remained with capacity for 315 housing units under current zoning. The city also contained 123 gross acres of redevelopable land, 56 acres of which was developable with capacity for 131 units. Outside the city limits, but within North Bend's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels is estimated at 1,161 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	99.1	14.9	15%	15%	15%	50.1	4	n/a	200
7 - 9 du/acre	15.8	0.6	15%	15%	15%	9.1	8.0	n/a	73
Vacant Sub-Total: SF Zones	114.9	15.4	n/a	n/a	n/a	59.2	n/a	n/a	273
9 - 13 du/acre	0.5	0.1	10%	10%	15%	0.3	12.0	n/a	4
13 - 19 du/acre	15.4	11.8	10%	10%	15%	2.4	16.0	n/a	39
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	15.9	11.9	n/a	n/a	n/a	2.7	n/a	n/a	42
Vacant Total	130.8	27.4	n/a	n/a	n/a	61.9	n/a	n/a	315

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	108.8	21.3	15%	15%	20%	49.0	4	72	124
7 - 9 du/acre	2.4	1.6	15%	15%	20%	0.5	8.0	1	3
Redev. Sub-Total: SF Zones	111.2	22.9	n/a	n/a	n/a	49.5	n/a	73	127
9 - 13 du/acre	3.2	0.0	10%	10%	20%	2.0	12.0	13	12
13 - 19 du/acre	9.1	2.2	10%	10%	20%	4.4	16.0	78	-7
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	12.3	2.2	n/a	n/a	n/a	6.4	n/a	90	5
Redevelopable Total	123.5	25.1	n/a	n/a	n/a	55.9	n/a	163	131

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of North Bend, including potential development on vacant and redevelopable lands within city limits, and future capacity in the city's UGA, totaled 1,598 units. These units could accommodate an estimated 1,565 households, 930 more than necessary to attain the household growth target of 635 for the remainder of the planning period (2006-2022). The capacity estimate for North Bend assumes that the water moratorium will be lifted in the near future, well before the end of the twenty-year planning period.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	400
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	16
Multifamily Zones	15
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	6
Estimated Capacity in UGA	1,161
Total Capacity (units)	1,598
Total Capacity (households)	1,565
Remaining Household Target (2006-2022)	635
Surplus/Deficit Capacity	930

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of North Bend issued permits for about 60,000 sq. ft. of new commercial development on 7.2 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in commercial development. During this same period, North Bend experienced an estimated net gain of 511 jobs, attaining 45% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 614 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	10.8	7.2
Floor Area (s.f.)	136,259	59,782
Floor Area Ratio (FAR)	0.29	0.19
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	1,912
Covered Employment in 2006 (est.)	2,423
Net New Jobs (2000-2006)	511
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	614

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	21.2	14.0	0.0	0.0	7.2	312,499	59,782	0.19
Industrial								
Non-Residential Total	21.2	14.0	0.0	0.0	7.2	312,499	59,782	0.19

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	28.2	14.4	10%	10%	15%	9.4
Mixed-Use Zones	46.2	35.5	10%	10%	15%	7.3
Industrial Zones	165.9	48.8	10%	10%	15%	79.7
Vacant Total	240.3	98.6	n/a	n/a	n/a	96.3

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	27.4	6.7	10%	10%	20%	13.2
Industrial Zones	39.9	21.8	10%	10%	20%	11.6
Redevelopable Total	67.3	28.5	n/a	n/a	n/a	24.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	408,500	0.35	n/a	142,975	400	357
Mixed-Use Zones	317,439	0.30-1.00	n/a	145,725	500-550	278
Industrial Zones	3,470,669	0.4	n/a	1,388,268	700	1,983
Vacant Total	4,196,608	n/a	n/a	1,676,968	n/a	2,619

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	575,870	0.30-1.00	0	439,066	500-550	867
Industrial Zones	504,264	0.4	0	201,706	700	288
Redevelopable Total	1,080,135	n/a	0	640,772	n/a	1,156

In 2006, the City of North Bend had 240 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 96 acres of land suitable for development remained with capacity for 2,619 jobs under current zoning. The city also contained 67 gross acres of redevelopable land, 25 net acres of which was developable with capacity for 1,156 jobs. Capacity for an additional 3,962 jobs was identified outside the city limits, but within North Bend's Urban Growth Area (UGA) under city land use designations anticipated upon annexation. Capacity for 25 jobs was identified in projects in the development pipeline. Overall capacity in North Bend and UGA was for 7,761 jobs, 7,147 more than necessary to attain the job growth target of 614 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	357
Mixed-Use Zones	1,146
Industrial Zones	2,271
Capacity in Pipeline and UGA	3,987
Total Job Capacity	7,761
Remaining Job Target (2006-2022)	614
Surplus/Deficit Capacity	7,147

TOWN OF SKYKOMISH

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the Town of Skykomish issued permits for 2 units of new single-family development, with an overall density of 3.9 dwelling units (dus) per net acre. No subdivision plats were recorded during this period. Overall, the town's housing stock gained 2 net new units, accommodating 10% of Skykomish's 2001-2022 growth target of 20 households, and leaving a target of 18 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					0.5	2	3.9
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	0.5	2	3.9

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	0.0	0.0
Lots	0	0
Lots/Acre	n/a	n/a
SF Permits		
Net Acres	2.2	0.5
Units	5	2
Units/Acre	2.3	3.9
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	2
Replacement SF Units Permitted	0
SF Units Demolished	0
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	2
Net Households (2001-2005)	2
Household Growth Target (2001-2022)	20
Remaining Target (2006-2022)	18

Residential Development: Buildable Land Supply and Capacity

In 2006, the Town of Skykomish had 63 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 10 acres of land suitable for development remained with capacity for 35 housing units under current zoning. No potential for adding residential uses through redevelopment was estimated for the 2007 Buildable Lands evaluation.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	62.8	49.1	5%	5%	20%	9.9	3.5	n/a	35
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	62.8	49.1	n/a	n/a	n/a	9.9	n/a	n/a	35
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	62.8	49.1	n/a	n/a	n/a	9.9	n/a	n/a	35

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the Town of Skykomish totaled 35 housing units. These units could accommodate an estimated 34 households, 16 more than necessary to attain the household growth target of 18 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	35
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	35
Total Capacity (households)	34
Remaining Household Target (2006-2022)	18
Surplus/Deficit Capacity	16

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the Town of Skykomish did not issue any permits for commercial or industrial development. During this same period, the town experienced an estimated net loss of 33 jobs. Skykomish does not have a job growth target under the Countywide Planning Policies.

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	90
Covered Employment in 2006 (est.)	57
Net New Jobs (2000-2006)	(33)
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

The Town of Skykomish did not estimate capacity for commercial growth for the 2007 Buildable Lands evaluation. Skykomish does not have a job growth target under the Countywide Planning Policies.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

CITY OF SNOQUALMIE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Snoqualmie issued permits for 1,198 units of new single-family development, with an overall density of 6.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.3 dus per net acre. The city also issued permits for 161 multifamily units, with an overall density of 10.1 units per net acre. Compared with the previous five-years, 2001-2005 saw a modest increase in the amount of residential development, particularly located with the Snoqualmie Ridge project. Overall, the city's housing stock gained 1,356 new units, accommodating 78% of Snoqualmie's 2001-2022 growth target of 1,697 households, and leaving a target of 373 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 9 du/acre							
> 9 du/acre	200.3	69.8	18.3	54.1	58.1	386	6.6
Other	299.8	39.5	35.8	78.7	145.8	908	6.2
Plats Total	500.0	109.4	54.1	132.8	203.9	1,294	6.3

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				5.6	21	3.7
3 - 5 du/acre							
5 - 9 du/acre							
> 9 du/acre					3.2	20	6.3
Other					185.3	1,157	6.2
SF Pmts Total	n/a	n/a	n/a	n/a	194.1	1,198	6.2

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	0.3	0.0	0.0	0.0	0.3	4	13.8
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	20.0
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones	19.7	2.0	0.0	2.3	15.5	154	10.0
MF Pmts Total	20.2	2.0	0.0	2.3	15.9	161	10.1

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	220.4	203.9
Lots	1,224	1,294
Lots/Acre	5.6	6.3
Permits in SF Zones		
Net Acres	28.8	5.6
Units	56	21
Units/Acre	1.9	3.7
Permits in MF and MU Zones, incl. Snoq. Ridge		
Net Acres	127.4	204.4
Units	1,005	1,338
Units/Acre	7.9	6.5

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,198
Replacement SF Units Permitted	0
SF Units Demolished	(3)
MF Units Permitted	161
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	1,356
Net Households (2001-2005)	1,324
Household Growth Target (2001-2022)	1,697
Remaining Target (2006-2022)	373

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Snoqualmie had 132 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 71 acres of land suitable for development remained with capacity for 116 housing units under current zoning. The city also contained 57 gross acres of redevelopable land, 8 acres of which was developable with capacity for 3 units. Capacity for an additional 2,296 units was identified in projects in the development pipeline, including further buildout of Snoqualmie Ridge. Outside the city limits, but within Snoqualmie's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels is estimated at 1,062 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or UGA--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	96.1	37.3	0%	0%	15%	50.0	0.2	n/a	10
3 - 5 du/acre									
5 - 7 du/acre	35.7	0.0	15%	15%	15%	21.2	5	n/a	106
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	131.9	37.3	n/a	n/a	n/a	71.3	n/a	n/a	116
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	131.9	37.3	n/a	n/a	n/a	71.3	n/a	n/a	116

Redevelopable Land									
0 - 3 du/acre	57.1	47.6	0%	0%	20%	7.6	0.2	3	3
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	57.1	47.6	n/a	n/a	n/a	7.6	n/a	3	3
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	57.1	47.6	n/a	n/a	n/a	7.6	n/a	3	3

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Snoqualmie, including potential development on vacant and redevelopable lands within city limits, major projects in the pipeline, and future capacity in the city's UGA, totaled 3,477 units. These units could accommodate an estimated 3,376 households, 3,003 more than necessary to attain the household growth target of 373 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	119
Single-Family Capacity in Pipeline	1,252
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	1,044
Mixed-Use Zones	0
Estimated Capacity in UGA	1,062
Total Capacity (units)	3,477
Total Capacity (households)	3,376
Remaining Household Target (2006-2022)	373
Surplus/Deficit Capacity	3,003

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Snoqualmie issued permits for about 105,000 sq. ft. of new commercial development on 7.8 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in commercial development. During this same period, Snoqualmie experienced an estimated net gain of 61 jobs, attaining 3% of the city's 2001-2022 growth target of 1,800 jobs and leaving a job growth target of 1,739 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	<i>1996-2000</i>	2001-2005
Net Land Area (acres)	17.5	7.8
Floor Area (s.f.)	260,013	105,731
Floor Area Ratio (FAR)	0.34	0.31
Industrial		
Net Land Area (acres)	11.0	0.0
Floor Area (s.f.)	176,609	0
Floor Area Ratio (FAR)	0.37	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	1,153
Covered Employment in 2006 (est.)	2,297
Net New Jobs (2000-2006)	1,144
Job Growth Target (2001-2022)	1,800
Remaining Target (2006-2022)	656

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	7.8	0.0	0.0	0.0	7.8	341,075	105,731	0.31
Industrial								
Non-Residential Total	7.8	0.0	0.0	0.0	7.8	341,075	105,731	0.31

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	5.0	2.0	5%	5%	15%	2.3
Mixed-Use Zones						
Industrial Zones	3.7	0.0	5%	5%	15%	2.9
Vacant Total	8.7	2.0	n/a	n/a	n/a	5.2

Redevelopable Land						
Commercial Zones	9.6	0.9	5%	5%	20%	6.3
Mixed-Use Zones						
Industrial Zones	10.4	0.2	5%	5%	20%	7.4
Redevelopable Total	20.1	1.1	n/a	n/a	n/a	13.6

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	99,944	.35-.6	n/a	42,793	400-600	95
Mixed-Use Zones						
Industrial Zones	124,715	0.35	n/a	43,650	600	73
Vacant Total	224,659	n/a	n/a	86,443	n/a	168

Redevelopable Land						
Commercial Zones	273,169	.35-.6		148,918	450-500	326
Mixed-Use Zones	0					
Industrial Zones	321,307	0.35		112,457	600	187
Redevelopable Total	594,476	n/a	0	261,376	n/a	514

In 2006, the City of Snoqualmie had 8.7 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 5.2 acres of land suitable for development remained with capacity for 168 jobs under current zoning. The city also contained 20.1 gross acres of redevelopable land, 13.6 net acres of which was developable with capacity for 514 jobs. Capacity for an additional 220 jobs was identified in significant projects in the development pipeline. Overall, Snoqualmie had capacity for 901 jobs, 245 more than necessary to attain the city's growth target of 656 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	421
Mixed-Use Zones	0
Industrial Zones	260
Capacity in Pipeline	220
Total Job Capacity	901
Remaining Job Target (2006-2022)	656
Surplus/Deficit Capacity	245

Appendix A: Definitions of Vacant and Redevelopable Land

The table below summarizes the technical definitions used by each jurisdiction to identify vacant and redevelopable parcels of land. Distinct methods were used to screen for redevelopability in single-family (SF) residential, multifamily (MF) residential, and commercial, industrial, and mixed/multiple-use (C/I/MU) zoning designations. Further detail about the methodology employed by individual jurisdictions can be obtained by contacting the county or cities in question. See Chapter III for a description of the countywide methodology, including general discussion of parcel definitions.

Jurisdiction	Vacant Land	SF Redevelopable	MF Redevelopable	C/I/MU Redevelopable
Algona	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 2.5 x existing DUs/ac	Allowed DUs/ac > 2.5 x existing DUs/ac	Improvement value / land value < 0.5
Auburn	Improvement value < \$1,000	Allowed DUs/ac > approx. 3x existing DUs/ac	Allowed DUs/ac > 3x existing DUs/ac	Improvement value / land value < 0.75, with significantly higher thresholds used in downtown zones
Beaux Arts Village	"Vacant" per KC Assessor and improvement value < \$5,000	Parcel area > 20,000 sq. ft.	NA	NA
Bellevue	Parcel entirely undeveloped or with minimal improvement value; also existing use is SF residential in commercial zone	Existing use SF and parcel area > 3 x minimum lot area, allowing at least 2 additional units	Improvement to land value ratio < .5, with additional screen based on uses and densities	Improvement to land value ratio < .5, with additional screen based on uses, parcel utilization, and other factors
Black Diamond	"Vacant" per KC Assessor and improvement value < \$5,000 and were selected as "vacant" last BL Report	Allowed DUs/ac > 3 x existing DUs/ac	Allowed DUs/ac > 2 x existing DUs/ac	Improvement value / land value < 0.5
Bothell	"Vacant" per KC Assessor and improvement value < \$5000	Parcel area > 2.5 x minimum allowed	Existing use SF or improvement value / land value < 0.5	Existing use SF or improvement value / land value < 0.5
Burien	"Vacant" per KC Assessor or improvement value < \$5000	Parcel area > 2.5 x minimum allowed	Existing DUs/ac / allowed DUs/ac < .375	For land in Downtown area: improvement value / land value < 1 For all other commercial land: improvement value / land value < 0.5
Carnation	Large unplatted parcels, greater than 1 ac.	Subdivision potential per staff analysis.	Improvement value / land value < 0.5	Improvement value / land value < 0.5
Clyde Hill	"Vacant" per KC Assessor and improvement value < \$5,000	Parcel area > 2 x minimum allowed	NA	NA

Jurisdiction	Vacant Land	SF Redevelopable	MF Redevelopable	C//MU Redevelopable
Covington	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 2.5 x existing DUs/ac	Allowed DUs/ac > 2.5 x existing DUs/ac	Improvement value / land value < 0.5
Des Moines	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 2.75 x existing DUs/ac	Existing use is SF residential	Improvement value / land value < 0.5
Duvall	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	Allowed DUs/ac > 3 x existing DUs/ac	Improvement value / land value < 0.5
Enumclaw	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	"Single Family" per KC Assessor were considered "Redevelopable"	Improvement value / land value < 0.5
Federal Way	Improvement value < \$1,000	Parcel area > 2.5 x minimum allowed	Existing use is SF or existing use commercial where improvement value / land value < 0.5	Improvement value / land value < 0.5
Hunts Point	"Vacant" per KC Assessor and improvement value < \$5,000	NA	NA	NA
Issaquah	No structures or structures valued at < \$1000	Allowed DUs/ac > 2.5 x existing DUs/ac	Allowed DUs/ac > 2 x existing DUs/ac, or existing use is SF residential	Improvement value / land value < 0.5
Kenmore	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	Improvement value / land value < 0.5 or an existing use of "Single Family" per KC Assessor	Improvement value / land value < 0.5 or an existing use of "Single Family" per KC Assessor
Kent	"Vacant" per KC Assessor and improvement value < \$5,000 and check against last BL analysis	Allowed DUs/ac > 2.5 x existing DUs/ac	Improvement value / land value < 0.5 or an existing use of "Single Family" per KC Assessor	Improvement value / land value < 0.5 (< 1 in urban center)
Kirkland	"Vacant" per LU Inventory	Parcel area > 2 x minimum allowed and > 3,600 sq. ft.	Allowed DUs/ac > 1.33 x existing DUs/ac, excluding condominiums	Improvement value / land value < 0.5
Lake Forest Park	"Vacant" per KC Assessor and improvement value < \$5,000 and check against last BL analysis	Parcel area > 3 x minimum allowed	Parcel-by-parcel assessment	Parcel-by-parcel assessment
Maple Valley	"Vacant" per KC Assessor and improvement value < \$5,000 and review of last BL analysis	Allowed DUs/ac significantly > existing DUs/ac (varied by zone)	Allowed DUs/ac significantly > existing DUs/ac (varied by zone)	NA
Medina	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 2 x existing DUs/ac	NA	NA

Jurisdiction	Vacant Land	SF Redevelopable	MF Redevelopable	C//MU Redevelopable
Mercer Island	Improvement value < \$5000	Parcel area > 2.5 x minimum allowed	Allowed DUs > 2.5 existing DUs and improvement value / land value < 0.5	Improvement value / land value < 0.5 with parcel by parcel assessment in downtown area
Milton	“Vacant” per KC Assessor and improvement value < \$5,000	Parcel area > 3 x minimum allowed	Existing use is SF residential	Improvement value / land value < 0.5
Newcastle	“Vacant” per KC Assessor and improvement value < \$15,000	Parcel area > 3 x minimum allowed	n/a	Improvement value / land value < 1 with additional parcel-by-parcel assessment based on staff assessment of development potential under current zoning and design guidelines.
Normandy Park	“Vacant” per property records, aerial photos	Parcel area > 3 x minimum allowed	Parcel by parcel assessment	Parcel by parcel assessment
North Bend	“Vacant” per city LU inventory	Parcel area > 0.5 ac	Existing use is SF residential	Existing use is SF residential
Pacific	“Vacant” per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	“Single Family” per KC Assessor were considered “Redevelopable”	Improvement value / land value < 0.5
Redmond	“Vacant” per city LU database	Allowed DUs/ac > 2.5 x existing DUs/ac	Existing use is SF residential or significantly underdeveloped MF uses	Existing use is SF residential or Improvement value / land value < 0.5 (with exceptions) Informed by downtown and Overlake planning studies
Renton	“Vacant” per KC Assessor, no building present, aerial photos, improvement value < \$ 5000	Allowed DUs/ac > 2 x existing DUs/ac; parcel-by-parcel assessment	Existing use is SF residential; parcel-by-parcel assessment	Parcel-by-parcel assessment utilizing GIS map layers and orthophotography
Sammamish	“Vacant” per KC Assessor and minimal improvement value	Allowed DUs/ac > 3 x existing DUs/ac	NA	NA
SeaTac	Improvement value < \$1,000 and aerial photo screen	Parcel area > 2 x minimum allowed	NA	Improvement value / land value < 0.5
Seattle	Vacant per KC Assessor or Imp Val < \$1000 and no building present) Industrial zones— improvement to land value ratio < 0.1	Parcel area > 2 x minimum allowed	For Lowrise zones: Allowed DUs/ac significantly > existing DUs/ac (varied by zone) For Midrise and Highrise zones: Improvement value / land value < 0.5	Commercial zones: Improvement value / land value < 0.5 Industrial zones: NA

Jurisdiction	Vacant Land	SF Redevelopable	MF Redevelopable	C//MU Redevelopable
Shoreline	GIS data indicated minimal floor area per land area OR vacant per aerial photo interpretation	Parcel area > 2x minimum allowed AND verification of subdivision potential through aerial photo interpretation	Allowed dus on parcel > 2x existing dus	FAR < 0.17 OR existing commercial buildings > 25 years old
Skykomish	"Vacant" per KC Assessor and improvement value < \$5,000 and check against last BL analysis	NA	NA	NA
Snoqualmie	"Vacant" per KC Assessor and improvement value < \$5,000	"Residential Constrained" zoned parcels are "redevelopable" if area > 10 acres		Improvement value / land value < 0.5
Tukwila	Res-no sf Com-Imp val < 5000	Parcel area > 2.5 x minimum allowed	Existing use SF	Improvement value / land value < 0.5
Woodinville	Vacant per KC Assessor and Improvement Value < \$5000 and lot size > 5000 sf	Allowed DUs/ac > 2 x or 3 x existing DUs/ac (depending on zoning)	Improvement value / land value < 0.5 or existing use is commercial	Improvement value / land value < 0.5
Yarrow Point	"Vacant" per KC Assessor and improvement value < \$5,000	Allowed DUs/ac > 3 x existing DUs/ac	NA	NA
Uninc. King County	"Vacant" per KC Assessor and improvement value < \$5000	Allowed DUs/Ac > 2.5 x existing DUs/Ac	Allowed DUs/Ac > 2.5 x existing DUs/Ac	Improvement value/land value <.5

Appendix B: Deductions for Critical Areas, ROWs, Public Uses, and Market Factors

The table below summarizes the methodology and assumptions made by each jurisdiction to account for several factors that were assumed to reduce the supply of land that is suitable for development. For each jurisdiction, the following factors are shown:

- **Critical areas.** The top line lists the types of critical areas considered in the analysis, including streams and rivers (ST), wetlands (WL), slopes and slide and erosion hazards (SL), flood hazards (FH), seismic hazards (SM), wildlife habitat (WH), and shorelines (SH). The “data” line lists the sources of environmental data. “Methodology” describes, in brief, the technical approach to quantifying the amount of land constrained for environmental reasons. All jurisdictions accounted for both critical areas and buffers consistent with their adopted critical areas ordinances, and, in several cases, Shoreline Master Program restrictions as well.
- **Future Rights-of-Way.** Percentages shown are assumptions about the proportion of land, which is not constrained by critical areas, that will likely be needed for future rights-of-way to provide access to future land uses.
- **Future Public Purposes.** Percentages shown are assumptions about the proportion of land, which is not constrained by critical areas, that will likely be needed for future public uses, such as drainage facilities, parks, etc.
- **Market Factors.** Percentages shown are assumptions about the proportion of land, which is not constrained by critical areas and not needed for future ROWs or public purposes, that is not likely to be available for development during the planning period.

Further detail about the methodology employed by individual jurisdictions can be obtained by contacting the county or cities in question. See Chapter III for a description of the countywide methodology, including general discussion of land supply deductions and discounts.

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Algona	ST, WL, SL Data: NWI, KC GIS layers Methodology: % discount per parcel based on maps and local knowledge	5%-10%	5%-10%	15% for vacant land 20% for redevelopable land
Auburn	WL, SL, ST Data: City GIS layers for critical areas, KC data Method: GIS overlay analysis with % discounts applied at zoning level	10%-15% for SF zones 0%-5% for all other land	5%-10% for SF zones 0%-10% for all other land	10%-15% for vacant land 15% for redevelopable land
Beaux Arts Village	NA	0%	0%	0%

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Bellevue	WL, ST, SH, SL Data: City critical areas maps, orthophotography, development files Method: % discounts at zone level based on GIS analysis, plat analysis, and other methods	Residential: 2-10% in SF zones; 2-3% in MF/MU zones Non-Residential: 0%	Residential: 2-10% in SF zones; 2-3% in MF/MU zones Non-Residential: 0%	10-20% for vacant land 10-20% for redevelopable land 0-15% for downtown zones
Black Diamond	Designated Open Space, SL Data: Black Diamond GIS data, KC GIS data Method: GIS overlay analysis	8%-15% for SF zones 5% for all other land	8%-15% for SF zones 5% for all other land	15%-20% for vacant land 20%-25% for redevelopable land
Bothell	SL, ST, WL Data: City GIS layers Method: GIS overlay analysis, with additional % discount	1%-8%	2%-6%	10% for vacant land 15% for redevelopable land
Burien	WL, ST, SL, SH Data: KC GIS layers, City CAD/GIS data, other data Method: GIS overlay analysis	9%-11% in SF zones 1%-5% on all other land	0%-4%	10% for vacant land 15% for redevelopable land
Carnation	SL, FH, WH Data: Hard copy maps based on KC, city, and other data sources Method: Staff discounted buildable land on a parcel by parcel basis based on map review	18% for SF zones allowing < 7du/acre 0% all other land	18% for SF zones allowing < 7du/acre 0% all other land	15% for vacant land 20% for redevelopable land
Clyde Hill	NA	0%	0%	10% for vacant land 15% for redevelopable land
Covington	WL, ST Data: City of Covington GIS data Method: GIS overlay analysis	5%-10%	5%-10%	15% for vacant land 20% for redevelopable land
Des Moines	WL, SL, ST, SH Data: KC GIS layers, city GIS data, NWI Method: GIS overlay analysis at parcel level	15% for SF zones 5% on all other land	15% for SF zones 5% on all other land	10% for vacant land 15% for redevelopable land
Duvall	ST, SH, SL, WL Data: KC GIS data, Method: GIS overlay analysis for ST and SL, and % discounts for SH and WL	15% for SF residential land 5% for MF/MU residential land 1%-8% for non-residential land	6% for SF residential land 5% for MF/MU residential land 1%-5% for non-residential land	15% for vacant land 20% for redevelopable land

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Enumclaw	WL, ST, SL Data: KC GIS data, NWI, City of Enumclaw Method: GIS overlay analysis	15% for SF zones allowing < 7du/acre 2%-5% all other land	15% for SF zones allowing < 7du/acre 2%-5% all other land	10% for vacant land 20% for redevelopable land
Federal Way	SL, WL, ST Data: City GIS layers Method: GIS overlay analysis	15% for SF zones 2%-15% on all other land	10% for SF land 0%-5% on all other land	10% for vacant land 15% for redevelopable land
Hunts Point	NA	0%	0%	0%
Issaquah	WL, SL, ST Data: KC and city data layers Method: GIS overlay analysis	0-15%	0-5%	10% for vacant land 15% for redevelopable land
Kenmore	ST, WL, SL, Data: KC GIS data, NWI, AAI, city data Method: GIS overlay analysis	0-15%	0-10% on SF zones 0% on all other land	10% for vacant land 15% for redevelopable land
Kent	SH, WL, ST, SL Data: City GIS data, KC GIS data Method: GIS overlay analysis	5%-20% for SF zones 0%-5% all other zones	0%-10% for SF zones 0%-5% all other zones	10% for vacant land 15% for redevelopable land
Kirkland	WL, ST Data: City GIS layers Method: GIS overlay analysis with % discounts per parcel Buffers per city CAO, variable by basin type	2%-10% on vacant land 5% on redevelopable land	0%-5% on vacant land 0% on redevelopable land	10% for vacant land 15% for redevelopable land
Lake Forest Park	SL, ST, WL Data: KC GIS data, city data Method: % discount per zone based on map review	4%	1%	10% for vacant land 15%-20% for redevelopable land
Maple Valley	SL, WL, ST Data: KC GIS data Method: GIS overlay analysis	2%-15%	2%-15%	15% for vacant land 20% for redevelopable land
Medina	NA	0%	0%	20% for vacant land 40% for redevelopable land
Mercer Island	SL, ST, SH Data: City GIS data Methodology: GIS overlay of all land in each zone as basis for % discounts at zone level; parcel-by-parcel assessment in non-SF areas	1-14% for SF zones 0% all other land	0%-1%	20%

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Milton	WL, SL Data: KC GIS layers, NWI, EIS for major redevelopment site Method: % discount per parcel	2%-12% for residential land 0% for non-residential land	2%-5% for residential land 0% for non-residential land	0%-10% for vacant land 15% for redevelopable land
Newcastle	WL, SL, ST Data: City critical areas data, KC slopes data Method: GIS overlay analysis	15% for SF zones 5% all other land	12% for SF zones 5% all other land	10% for vacant land 15% for redevelopable land
Normandy Park	SH, SL, ST, WL Data: KC GIS layers, NWI, city wetland mapping Method: GIS overlay	0%-7%	0%	20%- 50% in SF zones 15%-20% all other land
North Bend	FH, ST, WL Data: City wetlands map, FEMA, KC Sensitive Areas folio Method: GIS overlay analysis	15% for SF zones 10% all other land	15% for SF zones 10% all other land	15% for vacant land 20% for redevelopable land
Pacific	WL, SL, ST Data: City wetlands inventory, KC GIS data Method: GIS overlay analysis	5%-15% for residential land 0% for non-residential land	0%-15%	10%-40% for vacant land 10%-15% for redevelopable land
Redmond	WL, ST, SL, FH Data: City sensitive areas mapping, FEMA Method: GIS overlay with buffers per CAO	10%-24% for residential land 0% for all other land	0%-10% for residential land 0% for all other land	0%-10% for vacant land 0%-15% for redevelopable land
Renton	SL, WL Data: City data models Method: GIS overlay analysis based on Renton critical areas definitions	0%-15%	0%-12% for residential land 0%-1% for non-residential land	10% for vacant land 15% for redevelopable land
Sammamish	ST, WL, SL Data: KC data with revisions by city Method: GIS overlay	18%	16%	15% for vacant land 20% for redevelopable land
SeaTac	SL, WL, ST Data: KC GIS layers, City slopes layer Method: GIS overlay at parcel level	0%-5%	0%-5%	10% for vacant land 15% for redevelopable land
Seattle	N/A. Full density transfer allowed. Most CAs located in SF zones with highest transfer potential.	N/A. Seattle is effectively already fully platted with ROWs in place.	N/A. Seattle is effectively already full platted. Land for drainage or other public uses is not needed.	5% for vacant land 10% for redevelopable land
Shoreline	SL, SM, WL, ST, FH Data: KC GIS, FEMA, city GIS layers Method: GIS overlay analysis	0-5%	0-5%	15% for vacant land 20-25% for redevelopable land

Jurisdiction	Critical Areas	Future Rights-of-Way	Future Public Purposes	Market Factors
Skykomish	WL, SL, ST, FH Data: KC GIS layers, local knowledge, field checks Method: % discount per parcel	5%	5%	20%
Snoqualmie	WL, ST, SL, FH, SH Data: City critical areas mapping Method: GIS overlay to inform parcel selections and other assumptions	0%-15% for residential land 5% for non-residential land	0%-15% for residential land 5% for non-residential land	15% for vacant land 20% for redevelopable land
Tukwila	WL, SL, ST Data: City sensitive area inventory Method: GIS overlay	0%-5%	5% in SF zones 0% all other land	10% for vacant land 15% for redevelopable land
Woodinville	WL, ST, SL Data: City GIS layers for CAO Method: GIS overlay of parcels	5%-20%	5%-10%	10%-15% for vacant land 15% for redevelopable land
Yarrow Point	NA	0%	0%	10% for vacant land 15% for redevelopable land
Uninc. King County	WL, ST, SL Data: King County GIS layer and aeriels Method: GIS overlay	5%-20%	5-30%	10%-15% for vacant land 25-30% for redevelopable Land

Appendix C: Assumed Future Floor Area per Employee

The table below summarizes the assumptions made by each jurisdiction about the intensity of utilization of commercial and industrial space to house future employees. The figures represent square feet of floor area per employee in commercial/office and industrial/warehouse use categories respectively. Ranges indicate that different assumptions were made zone by zone within a single zoning category. Further detail about the methodology employed by individual jurisdictions can be obtained by contacting the county or cities in question. See the Addendum to the Buildable Lands report template for detailed discussion and guidelines on employment density assumptions.

Jurisdiction	Commercial/Office	Industrial/Warehouse
Algona	500	800
Auburn	304-600	463-700
Beaux Arts Village	NA	NA
Bellevue	300 - 400	600
Black Diamond	500	800
Bothell	350 - 600	450-500
Burien	250 - 500	1000
Carnation	400-650	1000
Clyde Hill	NA	NA
Covington	450	800
Des Moines	350 - 450	450
Duvall	500	800
Enumclaw	400 - 600	700
Federal Way	250 - 600	800
Hunts Point	NA	NA
Issaquah	450-545	NA
Kenmore	400-500	800
Kent	300 - 550	850
Kirkland	250 - 526	600
Lake Forest Park	500	NA
Maple Valley	400 – 600	850
Medina	NA	NA
Mercer Island	400	NA
Milton	350	NA
Newcastle	300 - 350	800
Normandy Park	500-600	NA
North Bend	400 - 550	700-1000
Pacific	450-500	650-800
Redmond	300	299-565
Renton	250 - 400	700
Sammamish	NA	NA
SeaTac	450-550	675-800
Seattle	275-300	450
Shoreline	350	NA
Skykomish	NA	NA
Snoqualmie	400 - 600	600
Tukwila	300 - 600	600 - 1000
Woodinville	325-550	700
Yarrow Point	NA	NA
Unincorporated King County	550	800