City of Kenmore

City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
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City of Kenmore
Planning Committee Meeting Agenda

May 4th @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:
Please click the link below to join the webinar or copy and put this link in your address bar in your web browser:
https://us02web.zoom.us/j/85753513812
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International numbers available: https://us02web.zoom.us/u/kb4AePGZlD

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Rita Moreno at rmoreno@kenmorewa.gov.

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, May 4, 2021. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

3. APPROVAL OF MINUTES

April 20, 2021 Planning Commission Meeting Minutes

4. AGENDA ITEMS

- Countywide Planning Policies, including capacity analysis and targets

Staff Memo - Draft Countywide Planning Policies, including Growth Targets and the Preliminary Urban Land Capacity Study
Attachment 1 Agenda Bill CPPS
Agenda Bill Attachment 1 - Growth Targets Staff Report
Agenda Bill Attachment 2 - 2021 KC Urban Growth Capacity Report - Preliminary Draft
Presentation - KC Draft Countywide Planning Policies and Report
Attachment 2 Planning Director Letter Candidate - Countywide Centers

5. ADJOURNMENT

6. UPCOMING MEETINGS:

May 18, 2021, 7:00 p.m. - Zoom

City of Kenmore
Planning Commission Meeting
April 20, 2021 @ 7:00 p.m.

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Mark Ohrenschall, Chair
Tracy Banaszynski
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Dwight Thompson
Mike Vanderlinde, Vice Chair

Consultants & Staff

Lauri Anderson, Principal Planner
Debbie Bent, Community Development Director
Rita Moreno, Administrative Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:01 p.m.

2. CITIZEN COMMENTS

No citizen comments.

3. APPROVAL OF MINUTES

March 2nd, 2021 Meeting Minutes – A motion to approve was made by Commissioner Thompson. Commissioner Greathouse seconded the motion. The motion passed 7-0 by roll call vote.

April 7th, 2021 Meeting Minutes – A motion to approve was made by Commissioner Olson. Commissioner Vanderlinde seconded the motion. The motion passed 7-0 by roll call vote.

4. AGENDA ITEMS

- Discussion of Joe Minicozzi Presentation

  City Staff asked Commissioners to share what they thought of the Joe Minicozzi presentation--what points stuck with them and what would be helpful moving forward with the Comprehensive Plan update. Commissioners discussed the presentation and had a question about how Kenmore, as a newer suburban community, fits into the paradigm Mr. Minicozzi was describing. There was also a discussion about land use and zoning. Commissioners continued to discuss the Urban Growth Boundary and talked about mixed use zoning, environmental impact, and neighborhood impact. They had questions about what are the tradeoffs, and what are our goals to get more affordable housing and a more financially stable city? Staff talked about their takeaways from the presentation.

- Land Use and Housing Elements Update, including Public Participation Plan and Community Survey information

  Staff provided answers via the staff memo to questions Commissioners had at previous meetings. Staff also discussed the public participation plan and community survey. Commissioners had questions about the survey reaching historically disadvantaged communities via mailer. The survey will be distributed to all Kenmore households in English and Spanish.

- Countywide Planning Policies, including capacity analysis and targets

  The second staff memo about the King County county wide planning policies was discussed. King County staff will present at the City Council meeting on 4/26. Commissioners are encouraged to watch the meeting via YouTube. A link will be provided with the next set of agenda materials. Staff asked if commissioners had any initial reactions, and noted that more discussion will follow on May 4th.

  Commissioners had questions about attachments in the first staff memo that showed vacant residential parcels and re-developable residential parcels. Staff gave clarification on the process. There was more discussion on current residential zoning.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 7:55 p.m.

_____
Planning Commission
Approved by Planning Commission on: _____

City Of Kenmore, Washington

Memorandum

Date: April 27, 2021

To: Planning Commission

From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Draft Countywide Planning Policies, including Growth Targets and the Preliminary Urban Land Capacity Study

On Monday, April 26, at their 7:00 p.m. meeting, the City Council heard a presentation by King County staff on the draft Countywide Planning Policies (CPPs), including the 2044 growth targets. Attachment 1 is the agenda packet provided to the City Council for the April 26 meeting, along with the Powerpoint presentation given that evening. Here is a link to the meeting recording: https://youtu.be/I8jFwVt2kcA

At your May 4 meeting, we will discuss the CPPs, Kenmore growth targets, and the City's housing and jobs capacity. As you know, the City's Comprehensive Plan must align with the CPPs.

Draft Countywide Planning Policies

The CPPs provide guidance to all of the Comprehensive Plan Elements. As the Commission is considering the Land Use and Housing Elements this year, staff has focused on some of the policies that impact those chapters.

Policy DP-3 states that urban land should be used efficiently to avoid the need to enlarge the urban growth boundary:

> Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:
> a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and station areas, consistent with the numeric goals in the regional growth strategy;
> b) Encouraging compact development with a mix of compatible residential, commercial, and community activities;
> c) Optimizing the use of existing capacity for housing and employment;
> d) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
> e) Coordinating plans for land use, transportation, schools, capital facilities and services.

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This concept fits with the information presented by Joe Minicozzi who encourages cities to use existing infrastructure and "thicken up" the community to improve the City's financial sustainability.

Policy DP-5 notes that reducing greenhouse gas emissions can be accomplished through land use strategies that promote a mix of housing, employment and services accessible to walkers, bicyclists, and those using transit:

> Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to promote walking, bicycling, transit, and other alternatives to auto travel.

This concept supports the Council's interest in small nodes of commercial development within single-family residential areas to provide opportunities for services close to home.

Policy DP-X3 identifies a new direction to:

> Evaluate the potential physical, economic, and cultural displacement of residents and businesses in regional growth centers and high-capacity transit station areas, particularly for Black, Indigenous, immigrant, and other communities at greatest risk. Use a range of strategies to mitigate identified displacement impacts.

Displacement mitigation is a concept that may be difficult to address through land use policy. However, an awareness of how land use changes may affect specific communities, and their involvement in the discussions, is important.

Policy DP-X4 addresses a new countywide growth designation--a "countywide center":

> Designate countywide centers in the Countywide Planning Policies where locations meet the criteria in the King County Centers Designation Framework. Countywide centers shall have zoned densities that support high-capacity transit and be located on existing or planned transit corridors.

Kenmore will need to decide whether to become a "candidate" countywide center by this summer (see Attachment 2). Staff presently is collecting data on existing conditions in Kenmore's downtown area and will compare that information with the size and density requirements for a countywide center before making a recommendation.

Policy H-1 states that the City should identify its housing affordability gap and then strive to achieve the following affordable housing percentages:

> Address the countywide need for housing affordable to households with low, very low, and extremely low incomes, (including those with special needs), at a level that calibrates with the jurisdiction's identified affordability gap for those households. The countywide need for housing in 2044 by percentage of Area Median Income (AMI) is: 30% and below AMI (extremely low) 15% of total housing supply, 31-50% of AMI (very low) 15% of total housing supply, and 51-80% of AMI (low)19% of total housing supply.

As you'll recall from the background information previously provided, preliminary 2020 King County data identifies Kenmore's current affordable housing unit percentages as 3%-12%-14% (extremely low, very low, and low). To meet the 15%-15%-19% standards, significant

efforts to support affordable housing will be necessary. ARCH staff are working with the County to determine how this affordability gap might be evaluated and addressed.

Policy H-5 states that the City should document its history of racially exclusive and discriminatory land use and housing practices:

> Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.

Although King County will help with this analysis, staff is aware of two historical discriminatory covenants—one over the Arrowhead Point subdivision and one over the Northlake Terrace subdivision. A covenant over the Arrowhead Point subdivision reads, "None other than persons of the Caucasian race may live upon or hold title to land in this plat." The covenant over the Northlake Terrace subdivision reads, "neither the said premises nor any house, building or improvement thereon erected shall at any time be occupied by persons of the Ethiopian race, or by Japanese or Chinese or any other Asiatic or Malay race, save and except as domestic servants in the employ of persons not coming within this restriction."

Enforcement of these covenants in the present time is, of course, prohibited by Federal law.

Finally, Policy H-16 directs the City to increase the ability of all residents to live in the neighborhood of their choice:

> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:
> a. providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;
> b. expanding capacity for moderate density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;
> c. evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and
> d. providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.

This concept supports moderate density housing throughout the jurisdiction—especially in areas zoned for lower density single-family detached housing.

The topics that the City Council asked the Planning Commission to include in the Land Use and Housing Element discussions (missing middle housing, expansion of the TOD, and small neighborhood commercial centers in single-family areas) are consistent with the overall direction from the CPPs.

4. Countywide Planning Policies, including capacity analysis and targets

The focus in the CPPs on diversity, equity and inclusion supports our public participation efforts that are targeted to historically disadvantaged communities.

Targets and Capacity

Included in the Countywide Planning Policies are Kenmore's preliminary 2019-2044 jobs and housing targets (see page 22 of the CPP matrix). These targets were negotiated between staff from all of the High Capacity Transit Communities, based on guidance from Vision 2050 and King County staff.

Kenmore's draft targets are 3,070 housing units and 3,500 jobs.

As part of the analysis of targets, staff reviewed the County's Urban Growth Capacity Study (see second attachment to Attachment 1). This study looks both at previous development (between 2012 and 2018) and at potential development on vacant and redevelopable lands. Through a four-phase effort that started in summer 2019, Kenmore staff provided detailed information to King County staff who then compiled the data and calculated final development capacity in the City.

Preliminary numbers show that Kenmore has development capacity under existing conditions for 4,135 housing units and 3,881 jobs.

Attachments
Attachment 1: 4/26/21 City Council agenda packet and Powerpoint presentation
Attachment 2: Information on Countywide Centers

4. Countywide Planning Policies, including capacity analysis and targets

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Review of King County Countywide Planning Policies, Urban Growth Capacity Study and Growth Targets **Proposed Council Action/Motion:** Review materials provided by King County, ask questions of staff and County representatives, and provide comments/concerns before the May 5 comment deadline.	**For Council Meeting Agenda of:** April 26, 2021 **Department:** Community Development **Prepared by:** Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner **Initial & Date** **Approved by Department Head:** DB, 4//9/21 **Approved by City Attorney:** N/A **Approved by Finance Director:** N/A **Approved by City Manager:** RK, 4/10/21 **Exhibits/Attachments:** Attachment 1: Explanation of Growth Targets Attachment 2: Draft Urban Growth Capacity Study

INFORMATION/BACKGROUND:

On April 26, staff from King County will join Kenmore staff to provide an overview of the draft King County Countywide Planning Policies (CPPs) and related materials. The draft policies were approved by the Growth Management Planning Council (GMPC) on March 31. The comment period runs until May 5 after which the GMPC will adopt final policies for recommendation to the King County Council (anticipated on June 23). Once adopted by the King County Council, the CPP amendments must be ratified within 90 days by the county and cities and towns representing at least 70 percent of the county population and 30 percent of those jurisdictions to go into effect.

The Countywide Planning Policies are part of the State's growth management planning framework, along with PSRC's Vision 2050—the multicounty planning policies for King, Pierce, Snohomish, and Kitsap counties. Kenmore's local Comprehensive Plan must be consistent with both Vision 2050 (adopted in October 2020) and with the final CPPs. Staff has provided regular feedback on the draft CPPs, as has Councilmember Srebnik who is a GMPC Alternate.

The County has prepared a matrix comparing the 2012 Countywide Planning Policies and the proposed draft policies, along with summaries of each chapter: https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx.

Some of the new emphases in the policies include:

- Centering equity
- Climate change and greenhouse gas reduction goals
- A King County Centers Designation Framework (Kenmore must decide whether to apply to become a Countywide Center by August 2021)
- Affordable housing
- Alternatives to driving alone
- Investments in renewable and alternative energy sources
- Provision of telecommunication infrastructure to businesses and households at all income levels.

The draft CPPs also include 2044 growth targets for each jurisdiction. These targets were developed using regional data on population and jobs growth expectations for the next 20 years. Kenmore and the other High Capacity Transit communities in King County (6 jurisdictions, including Shoreline, Lake Forest Park and Woodinville, and 3 potential annexation areas) are expected to accommodate 11% of the new housing growth and 6% of the new jobs growth in the County by 2044. This translates to a total of 29,933 housing units and 28,747 jobs. Kenmore's share of the target is proposed to be 3,070 housing units and 3,200 jobs. See Attachment 1 for more details about the growth target process.

As staff worked with King County to develop draft targets, comparisons to the City's housing and jobs capacity were analyzed. Attachment 2 is the draft Urban Growth Capacity Report that describes the methodology all jurisdictions used to assess their capacity based on historical (2012-2018) development. Although staff is working with the County to refine some of the numbers cited in the report, the City's capacity is estimated at 4,135 housing units and 3,881 jobs (page 31 in Attachment 2). The targets proposed in the Countywide Planning Policies are lower than these capacities.

Staff recommends that the Council review the draft CPPs and provide comments/concerns at the April 26 meeting. Given the size and scope of the CPPs, we encourage Council members to contact staff with questions in advance of the meeting. Issues identified after the April 26 meeting should be forwarded to the City Manager for inclusion, along with staff comments, in a response to the GMPC by the May 5 comment deadline.

FISCAL CONSIDERATION:

None.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

The Countywide Planning Policies will guide the Comprehensive Plan update which will touch on all Council priorities. In 2021, Council priorities to be addressed include: (1) Increase and preserve the options for affordable housing stock; (3) Develop and implement a diversity, equity, and inclusion policy and program; (6) Focus on and emphasize multimodal transportation, including BRT on SR522; and (11) Engage and educate the community on growth and development in Kenmore.

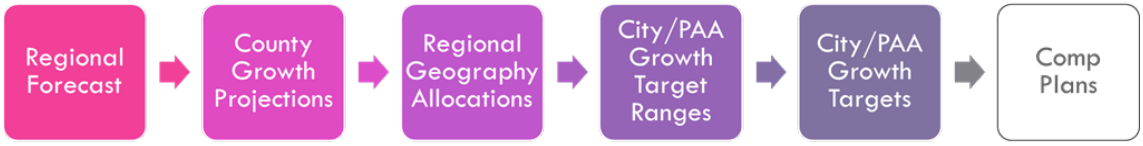
STAFF REPORT APPENDIX I: DRAFT 2019-2044 GROWTH TARGETS

As a part of the Countywide Planning Policies update, King County jurisdictions will create and adopt new growth targets for the 2024-2044 planning period. All jurisdictions have a role in accommodating future growth. The growth targets are a policy statement of the amount of housing and jobs King County cities and the unincorporated urban area will plan for in their 2024 comprehensive plans. King County facilitates the development of growth targets by convening staff representatives from each city and unincorporated King County to determine a set of draft growth targets as a component of the draft Countywide Planning Policies.

Growth Targets Development Process

Developing the growth targets has 5 key steps, before they are implemented in comprehensive plans, as illustrated in figure 1. The following discussion summarizes the targets development process.

Figure 1: Growth targets setting process



Regional Forecast

A regional forecast provides the level of growth anticipated in VISION 2050, the Puget Sound Regional Council's growth management plan. This regional forecast is the starting point for the countywide employment projection for the growth targets, in combination with the Regional Growth Strategy. Population from the regional forecast is compared to the Office of Financial Management's population projections, to ensure it is consistent with the projection range in that series.

Countywide Growth Projections

The county shares of growth in the VISION 2050 Regional Growth Strategy are applied to the regional population and employment forecasts to create a countywide projection of growth between the base year and 2044. County shares of population and employment growth from the Regional Growth Strategy are shown in table 1 below.

Table 1: Draft VISION 2050 Regional Growth Strategy county shares of growth

	Population	Employment
King County	50%	59%

Regional Geography Allocations

The regional geography shares from the Regional Growth Strategy are applied to the countywide growth projections of employment and population to create regional geography growth allocations for groups of cities. Population is then converted to housing units by household assumptions (share of group quarters population, household size, and vacancy rates) created for each regional geography from 2018 Census data from cities averaged to regional geography.

Table 2: Draft VISION 2050 Regional Growth Strategy regional geography shares of growth in King County

	Population	Employment
Metro Cities	44%	46%
Core Cities	41%	45%
High Capacity Transit Communities	11%	6%
Cities and Towns	5%	3%
Urban Unincorporated	0.5%	0.1%
Rural	1%	0.3%

City and Potential Annexation Area Growth Target Ranges

In the next step, regional geography allocations are translated into a range for cities and potential annexation areas using several data based factors, including existing capacity from the Urban Growth Capacity Report, number of regional growth centers, number of transit station areas, and recent growth. These factors are applied for cities relative to one another within a regional geography category, to build a potential target range for each city.

City and Potential Annexation Area Growth Targets

Finally, staff representing the 39 cities and unincorporated King County are convened by their VISION 2050 Regional Geography to negotiate the set of draft growth targets. Each Regional Geography group met approximately 5 times. Groups discussed the preliminary target ranges created in the previous step, weighing the merits and relevancy of capacity, existing development, transit and transportation connections, growth rates, and other supplied data to allocate growth targets within their Regional Geography. Groups worked iteratively, collectively identifying a

baseline set of housing and employment targets from the preliminary target ranges as a starting place for negotiation, and then individually working with other jurisdictional staff and elected officials to develop a jurisdictional position on the baseline. King County staff then assembled the individual positions from jurisdictions and convened the Regional Geography groups again to collectively attempt to close any gap between the individual growth target positions and the Regional Geography growth allocation. The draft growth targets developed from this process are presented in the Countywide Planning Policies and in Table 3 below.

Other Outreach and Local Engagement

King County staff facilitating the Countywide Planning Policies and growth targets development process presented to over 15 city councils, the Sound Cities Association's Policy Issues Committee, and development industry stakeholders, from November 2020 through March 2021. Additionally, regular updates were provided at monthly King County Planning Directors meetings to maintain awareness and seek feedback on the growth targets and Countywide Planning Policies development process.

2019-2044 Draft Growth Targets

Table 3: Draft King County Jurisdiction Growth Targets 2019-2044

Table DP-1: DRAFT King County Jurisdiction Growth Targets 2019-2044

	Jurisdiction	Net New Units and Jobs 2019-2044 Housing Target	2019-2044 Jobs Target
Metro Cities	Bellevue	27,000	54,000
	Seattle	112,000	169,500
Metropolitan Cities Subtotal		**139,000**	**223,500**
Core Cities	Auburn	12,000	18,420
	Bothell	5,800	9,000
	Burien	7,500	4,500
	Federal Way	11,260	20,460
	Issaquah	3,500	7,500
	Kent	10,200	30,200
	Kirkland	13,200	25,000
	Redmond	20,000	20,000
	Renton	17,000	30,000
	SeaTac	5,900	14,810
	Tukwila	6,500	15,000
Core Cities Subtotal		**112,860**	**194,890**
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline	1,420	1,220
	Renton PAA	1,670	370
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
High Capacity Transit Communities Subtotal		**29,932**	**25,240**

(Continued on next page)

	Jurisdiction	Net New Units and Jobs 2019-2044 Housing Target	2019-2044 Jobs Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	700	305
	Skykomish	10	0
	Snoqualmie	1,500	4,425
	Yarrow Point	10	0
Cities and Towns Subtotal		**16,183**	**17,468**
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban Unincorporated	448	400
Urban Unincorporated Subtotal		**1,292**	**700**

The draft growth targets presented in Table 3 reflect King County jurisdictions' best effort to meet the countywide and Regional Geography allocations, while developing a set of targets to be used as land use assumptions in the 2024 comprehensive plan update. Table 4 compares the aggregated draft growth targets to their respective allocation control totals.

Table 4: Comparing Draft Growth Targets to Countywide and Regional Geography Totals

	Housing Targets	Housing Allocation Total	Difference	Job Targets	Job Allocation Total	Difference
Metro Cities	139,000	134,500	+4,500	223,500	223,500	0
Core Cities	112,900	112,900	0	194,900	222,800	-27,900
High Capacity Transit Communities	29,900	29,900	0	25,200	28,700	-3,500
Cities and Towns	16,100	14,000	+2,100	17,100	12,900	+4,200
Urban Unincorporated	1,300	1,300	0	700	700	0
UGA total	299,200	292,600	6,600	461,400	488,600	-27,200

Table 4 shows that, while Regional Geography and countywide controls were not precisely met, the pattern of growth within the Urban Growth Area reflects the VISION 2050 Regional Growth Strategy and other Multicounty Planning Policies and Actions that encourage housing capacity and growth in Metropolitan Centers (MPP-RGS-7), and the consideration of jobs housing balance in setting growth targets (RGS-Action-8). Compared to the previous 2006-2031 targets, a greater share of housing growth has been directed towards Metropolitan and Core Cities in the 2019-2044 targets.

2021 KING COUNTY URBAN GROWTH CAPACITY REPORT

April 2021 ▪ Preliminary DRAFT

King County

4. Countywide Planning Policies, including capacity analysis and targets

Acknowledgements

This 2021 Urban Growth Capacity Report was prepared by King County and its cities under RCW 36.70A.215 amendment to the Washington State Growth Management Act. Every jurisdiction in King County has participated in collecting and evaluating development information to prepare this Report. Thanks to the following cities and towns for participation:

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

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UGC Technical Committee:	Jeff Dixon, David Johanson, Miryam Laytner, Andrew Leon, Katherine Nesse, Kaelene Nobis, Chris Pasinetti, Jennifer Pettyjohn, Robin Proebsting, David Pyle, Aaron Raymond, Jaimie Reavis, Jesse Reynolds
BERK Consulting:	Kevin Ramsey, Lisa Grueter, Ben Silver, Josh Linden, Andrew Bjorn, Jessie Hartmann, Lisa Johnson
Heartland LLC:	Mark Goodman, Chris Fiori, Tyson Heriot

4. Countywide Planning Policies, including capacity analysis and targets

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4. Countywide Planning Policies, including capacity analysis and targets

About this Draft Report

The Urban Growth Capacity Report is King County's buildable lands report. King County is a Growth Management Act (GMA) jurisdiction and must plan to accommodate projected growth within its boundaries, with most growth focused into urban growth areas (UGAs) where urban services are available or can be made available. This report includes preliminary findings from three key components of King County's Buildable Lands Program which are required under RCW 36.70A.215 and WAC 365-196-315:

- Analysis of countywide and jurisdictional growth trends between 2006 and 2018 compared to 2035 CPP targets.
- Analysis of achieved densities by jurisdiction based on growth that occurred between 2012 and 2018.
- Capacity for housing and job growth over the next 20 years.

The findings included in this report are preliminary, and may be revised following public review. Complete findings on capacity, achievement of growth targets and densities, and reasonable measures will be contained in the final report.

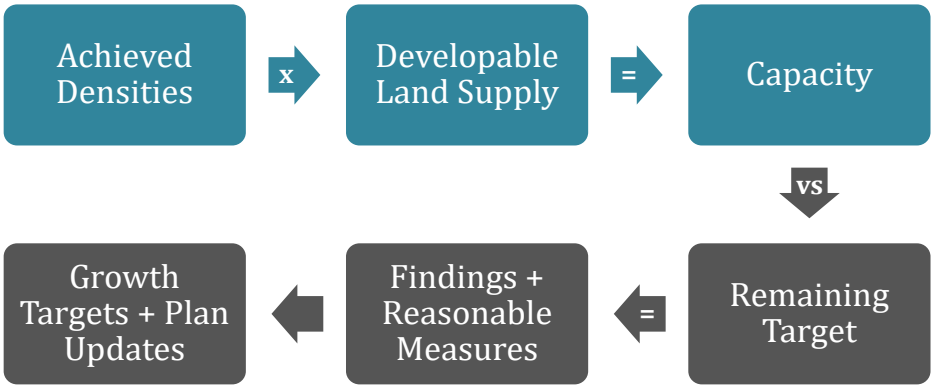
4. Countywide Planning Policies, including capacity analysis and targets

Ch. 3 Methodology and Guidance Overview

Overview

This chapter provides an overview of the methodology used by King County and its cities to calculate urban growth capacity for residential and non-residential development. Exhibit 1 shows the three major steps in this process in blue, as well as three major steps following this process in grey. These steps highlight how capacity analysis results will be used to inform the development of potential reasonable measures, new growth targets for jurisdictions, and eventually comprehensive plan updates.

Exhibit 1. Urban Growth Capacity Analysis Overview



Source: Graphic adapted from King County Urban Growth Capacity Guidance, 2019.

This process for data collection to support urban growth capacity analysis was split into four phases:

- **Phase One** – Achieved Densities
- **Phase Two** – Land Supply
- **Phase Three** – Initial Capacity
- **Phase Four** – Final Capacity

Throughout the 2021 Urban Growth Capacity Report data development process, King County provided guidance documents to jurisdictions that walked through the analytical steps required in each phase,

4. Countywide Planning Policies, including capacity analysis and targets

and when relevant, provided data to support the analysis. Along with the guidance documents, jurisdictions were asked to fill out standardized data tables to support data aggregation as well as comparisons across different jurisdictions and Regional Geographies. The remainder of this chapter summarizes the process required of each jurisdiction throughout the phases of data collection and analysis. It also describes additional analyses King County and a consultant team developed to update and add rigor to data assumptions used in the analysis, or to develop new processes embedded in the data collection guidance. The individual guidance documents are attached to the end of this report in the Technical Appendices.

Phase 1 - Achieved Densities

The goal of this phase was to calculate the achieved densities of new development that occurred between 2012 and 2018. For residential development, density is typically measured in dwelling units per acre. For non-residential development, density is typically measured as floor-area ratio, or the amount of building floor area divided by the total parcel area. Achieved densities form the basis for determining the assumed density of future development in urban growth capacity calculations. That process is described in more detail in Phase 3.

During Phase 1, King County jurisdictions collected the necessary data to calculate achieved density for each zone where development occurred during the six-year review and evaluation period of 2012 to 2018. An initial parcel-based analysis by King County was supplied to the jurisdictions to streamline reporting on achieved densities, which was then supplemented by jurisdiction-led analysis. The portions of reporting are:

1. Reviewing and supplementing a parcel-based analysis of new residential development, and
2. Reporting on additional development permitted during the review period, particularly non-residential and mixed-use development.

The parcel-based analysis was the starting place for residential data collection in the Urban Growth Capacity Study. It was designed to replace the majority of plat and permit reporting by identifying new residential development on parcels that changed boundaries or added residential units during 2012-2018. Permit reporting on single family and multifamily/mixed-use development was still necessary for residential developments not identified in the parcel-based analysis data, and to review or supplement the parcel-based analysis with project data (for example, non-buildable critical areas area). New non-residential development was designed to be addressed through permit reporting.

Using the parcel-based analysis supplemented by permit data, jurisdictions filled out several data templates provided by King County to support the calculation of achieved densities in residential, non-residential, and mixed-use zones. For details see Appendix A: Guide for Local Government Reporting Template PART 1.

4. Countywide Planning Policies, including capacity analysis and targets

Phase 2 - Land Supply

The goal of Phase 2 was for jurisdictions to identify vacant and redevelopable land that has potential to see new development activity over the next 20 years. To quantify the developable land supply, jurisdictions followed the steps below. Results of this analysis were documented in standard data templates provided by King County.

- Assemble data, including parcel/assessor data, critical areas, and zoning (a set of 2019 parcel data and assessment information was provided to jurisdictions),
- Exclude land uses or parcels that are unlikely to develop for categorical reasons (e.g., parks, schools, public facilities, other institutions),
- Identify planned density by zone (see discussion below),
- Define thresholds for identifying vacant and redevelopable parcels (see discussion below),
- Identify vacant and redevelopable parcels using thresholds,
- Review and refine the resulting developable land supply,
- Remove area for environmentally sensitive lands (critical areas)
- Screen for infrastructure gaps, and
- Summarize developable land supply by zone.

Planned Density Reporting

Planned density typically refers to the maximum density allowed by zoning code and development regulations. Planned densities were collected for two reasons. First, as a part of new requirements to the Growth Management Act (GMA) buildable lands statute passed by the State Legislature in 2017, King County jurisdictions are required to evaluate whether planned densities are being achieved in the 2020 Urban Growth Capacity Study. Achieved densities (evaluated in Phase One reporting) are later compared to planned densities as one indicator of whether development is occurring as planned.

Second, planned densities are used in the identification of redevelopable lands. These are lands that have some development already, but which could reasonably be expected to see additional development during the planning period. Redevelopable parcels include **partially utilized** parcels, meaning the parcel is large enough to be subdivided to allow for the creation of additional residential lots. They can also include **under-utilized** parcels, which are parcels that could be converted to a more intensive use typically because the planned density is significantly higher than the existing density on the parcels. Since the 2007 Buildable Lands Report, King County has recommended jurisdictions identify both kinds of redevelopable lands by comparing the existing density of development to its planned, or potential, density (see additional discussion below).

Typically, planned densities for residential zones are reported in dwelling units per acre (du/acre), and in floor area ratio (FAR) for non-residential zones. In certain cases, residential planned density is reported in terms of FAR or minimum lot size. Non-residential planned density has more variation and is less frequently defined as explicitly as residential zones. For these zones, jurisdictions were asked to fill out an FAR calculator to assist with consistent comparisons later in the study.

4. Countywide Planning Policies, including capacity analysis and targets

Developable Land Supply Reporting

This portion of the analysis involved a jurisdiction-wide scan to quantify all land available for residential or commercial/industrial development for the next 20-year planning period. "Land supply" is the phrase used to refer to an inventory of land "suitable for development." Land supply inventories for each jurisdiction ideally strive for a snapshot of land with development potential as of January 2019, approximating the end of the most recent evaluation period (2012-2018). The land supply is comprised of both vacant and redevelopable lands and is typically based on a parcel-based dataset provided by King County. In certain cases, individual jurisdictions maintain a land supply based on development site data in lieu of parcel data.

Vacant Definition

Vacant lands are devoid of development or contain only low value accessory structures. For this study, a recommended two-part test was used to determine if a parcel was vacant: query parcels with assessor present use codes indicating vacant land use *and* query parcels with improvement values less than $10,000. Selected parcels were then screened for known exclusions, such as school district land, parking lots associated with condo buildings, government-owned land, and other land use types (see Appendix).

Redevelopable Definition (Residential)

For redevelopable residential land, a ratio of potential to existing density on a parcel was used to determine if a parcel was redevelopable. For example, if a city defined redevelopable land to be where existing development is less than two times the potential density for that property, then a single family property on an acre lot which is zoned for up to four units per acre, would be considered redevelopable.

Jurisdictions were recommended to choose a threshold between 2 to 3.5. The threshold a jurisdiction selected was influenced by development pressure and existing density, i.e., a lower threshold is more appropriate for denser, rapidly developing jurisdictions.

King County provided calculated residential density by parcel for this phase, and combined with planned density, jurisdictions were able to calculate the above ratio and test various thresholds. Once a given threshold was selected, results were queried and then screened through a variety of factors (for details see Appendix B: Phase 2 Guidance).

Redevelopable Definition (Non-Residential and Mixed-Use)

Two methods were provided to jurisdictions for identifying redevelopable non-residential and mixed-use parcels. While a density-based ratio, as is recommended for residential lands, can be informative in some areas, particularly those facing significant development pressure, an improvement-to-land-value based ratio may also accurately identify properties likely to redevelop.

4. Countywide Planning Policies, including capacity analysis and targets

Value-ratio method. In the parcel/assessor data table provided by King County, an improvement-to-land-value ratio was calculated for each parcel (appraised improvement value divided by land value). A low ratio indicates more potential for redevelopment. Theoretically, the ratio reflects the potential profitability of more intensive use of a site relative to the revenue generating potential of the existing use. Typical threshold ratios for determining redevelopability range from 0.25 to 1. A threshold of 0.5 was recommended for most areas within the county. Jurisdictions experiencing more intense development pressure were allowed to consider a higher ratio.

Density-ratio method. Since planned densities for all zones were being evaluated for this analysis, using a density-based filter is more possible than in past studies. The existing FAR-based density was calculated and included in the parcel data. Similar to the residential redevelopability, this value was related to the planned FAR calculated for each zone to create a ratio of potential-to-existing density. Starting with a ratio of 1.5 (potential-to-existing density) and testing a +/-0.5 tolerance was the recommended starting place for reviewing the redevelopable land supply results. Jurisdictions with less non-residential development pressure were advised to set a higher threshold.

Screening

Regardless of method, queried parcels were screened and selectively removed from the analysis. Full documentation on the screening process can be found in Appendix B: Phase 2 Guidance. Two major factors in reducing land supply, critical areas and infrastructure gaps, bear additional description.

Critical Areas

Using the initial land supply, jurisdictions intersected and removed critical areas and critical area buffers in accordance with development standards, as described in Appendix B.

Infrastructure Gaps

Comporting with the new Department of Commerce Buildable Lands Guidance, the land supply was screened to remove or discount land supply experiencing significant water, sewer, stormwater, or transportation infrastructure gaps that would fully or partially impede development at planned levels. Jurisdictions were provided with a summary of infrastructure constraints identified in their comprehensive plan, and then performed a two step analysis to further identify infrastructure constrained development: first identifying any areas with development potential outside existing service areas or affected by a significant, but unscheduled infrastructure need, and secondly removing or discounting specific parcels that were unserved and unlikely to be serviced in the next 20 years due to these gaps. Further detail on the infrastructure gaps guidance is contained in Appendix G.

4. Countywide Planning Policies, including capacity analysis and targets

Final Land Supply

After critical area deductions and infrastructure constrained lands were removed, each jurisdiction reported net vacant and net redevelopable land by zone. This is the final land supply.

Major Planned Development – Pipeline

The last section of Phase 2 asked each jurisdiction to fill out permitted development already in the pipeline, and when possible, the corresponding parcel number. Pipeline development was considered separately in the capacity analysis, and this step was to ensure that parcels with permitted development were not double counted towards future capacity as well.

Phases 3 and 4 – Capacity

Calculating capacity was spread across two phases of data reporting. Phase 3 focused on an initial capacity calculation by zone, paired with local reporting on achieved growth and densities. Phase 4 data reporting finalized urban growth capacity calculations for each jurisdiction by applying market factor and employment density assumptions to the initial capacity calculated in Phase 3.

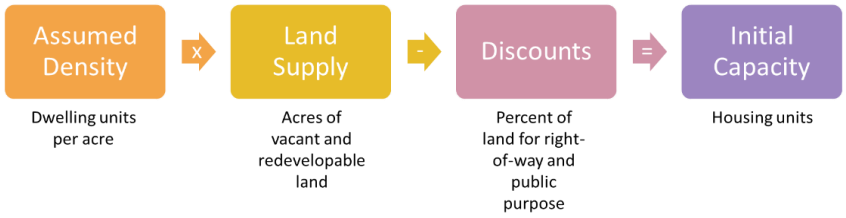
Capacity Overview

Generally, developable capacity is calculated by zone, and is the product of a zone's assumed density and the area of land supply, minus a percentage accounting for streets, sidewalks, and public purpose land. Achieved densities calculated in Phase 1 of data collection typically form the basis for the assumed densities, and the land supply was reported by zone in Phase 2. Jurisdictions selected discounts for right-of-way and public purpose lands, informed by recent development trends, to reduce the land supply for non-buildable, necessary infrastructure. This process is illustrated below in Exhibit 2.

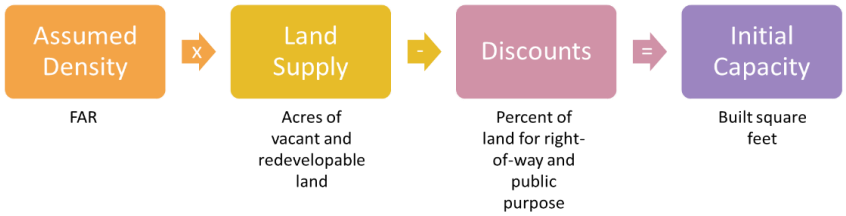
4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 2. Capacity Calculation Steps

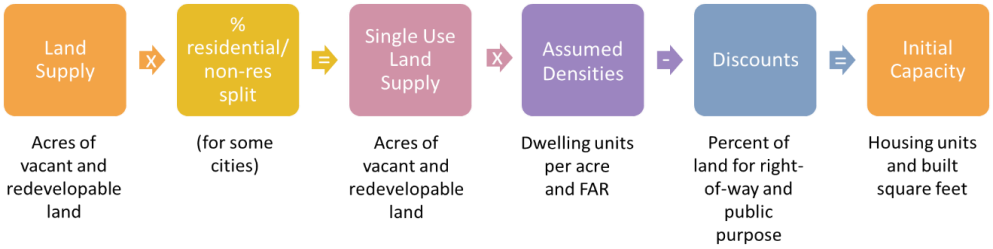
Calculating Residential Capacity



Calculating Non-Residential Capacity



Calculating Mixed-use Capacity



Source: King County Phase 3 Guidance Document, 2020.

Calculating Capacity

The steps for calculating capacity are broken down in the following sections: reporting assumed density, determining mixed-use splits, taking discounts, and calculating capacity.

Assumed Densities

Assumed densities are an important part of developing capacity calculations. They are reported for each zone where development can occur. Assumed densities, except in limited circumstances, must be based upon the achieved densities observed in the 2012-2018 evaluation period reported in Phase 1 of Urban Growth Capacity data collection. This is specifically called out in RCW 36.70A.215(3)a, e.

4. Countywide Planning Policies, including capacity analysis and targets

Deviation from achieved density is only permitted for zones in the following circumstances:

- **Insufficient observed development in the evaluation period**. Some zones may have experienced limited or no development to draw reasonable conclusions for anticipated development densities, either in the types of development allowed in a mixed-use zone, or in the quantity of development.
- **Changes in regulations**. Densities achieved in development permitted during the five-year review period may reflect zoning and development regulations that have since changed. Where regulations have changed to effectively increase or decrease achievable net densities, assumed future densities should reflect the impact of those regulatory changes, and the specific changes should be documented.
- **Trends over time**. A trend of increasing dwelling units per acre or FAR over time could justify an assumed future density higher than indicated in the zonal average reported as achieved density in Phase 1. Annual reporting in Phase 1 data would indicate this trend.
- **Infrastructure gaps.** "Partial infrastructure gaps," where infrastructure limitations affected portions of zones from achieving planned densities were identified in Phase 2 data reporting.

In such cases, jurisdictions may look to the planned density to inform the assumed density. Documentation of the specific development circumstances that demand deviation from the achieved density, and the rationale for the selected assumed density are required in the reporting tools.

Assumed densities are the basis for calculating initial capacity below.

Mixed-Use Zone Splits

Mixed-use zones are defined as zones with capacity for both residential and non-residential development. In some cities, mixed-use zones require the achieved use splits observed in Phase 1 to apportion area to residential and non-residential uses to calculate capacity, but all cities were asked to report on differences between achieved density and planned density for mixed-use development.

Some mixed-use zones did not see development in the evaluation period. In these instances, jurisdictions were advised to draw from additional sources:

- Observed splits in zones in comparable zones in or outside of the given jurisdiction
- Expressed vision for these areas in comprehensive and neighborhood plan policies, or development regulations
- Local knowledge of market conditions, demand for space, projects in the development pipeline, and developer interest
- Existing development similar to that envisioned for a zone

Defining these splits is a key component in understanding the breakdown in land supply available to residential and non-residential development on mixed-use land.

4. Countywide Planning Policies, including capacity analysis and targets

Discounts

To estimate the actual developable capacity, the area of vacant and redevelopable land supply must be reduced or "discounted" to account for land that gets utilized for rights-of-way and other public purpose uses where people do not live or work. Public purpose uses are generally stormwater facilities, parks, or other open space. These amounts vary by type and density of development. The starting place for approximating these discounts is the observed development data used to calculate achieved densities in Phase 1.

Past buildable lands reports provide additional reference points, built from the development observed during those evaluation periods. As development becomes denser and occurs as infill, these discount rates reduce, as right-of-way and public purpose uses are already built into the urban fabric.

Jurisdictions were encouraged to tailor discount selections to major land use types (e.g., multifamily, or non-residential development) and to vacant or redevelopable land. Some jurisdictions varied discounts by zone, based on future development conditions.

Initial Capacity

In this step, capacity is calculated by combining all portions of the analysis up until this point. From here, capacity was calculated by the following steps:

1. Report land supply area by vacant/redevelopable and by zone.
2. Deduct the selected percentages for rights-of-way and public purpose, determining the actual buildable area.
3. Calculate initial capacity by multiplying assumed density by buildable area, resulting in either initial dwelling unit calculations for residential capacity, or square feet of developable floor area for non-residential capacity.
4. Subtract and existing units/development on redevelopable parcels in order to obtain the net capacity by zone.

It is important to note that in Phase 1 data collection, achieved densities were separately calculated for the residential and non-residential components of mixed-use projects. These achieved densities were generally calculated from the number of residential units or commercial/office square footage over the entire parcel area. Calculating density in this manner factors in a split between residential and non-residential uses into the achieved density, making a separate apportionment of mixed-use zoned land before the assumed density is applied unnecessary. Some jurisdictions preferred to apportion mixed use land to single uses to calculate achieved densities. For these jurisdictions, it was necessary to apply the achieved mixed-use land split to the land supply before applying their assumed densities.

4. Countywide Planning Policies, including capacity analysis and targets

Final Capacity

Creating the final urban growth capacity calculations for each jurisdiction involves applying market factor and employment density assumptions to the general capacity calculation process outlined in Phase 3. This section describes those assumptions.

Market Factor

Market Factor is the estimated percentage of developable land contained within an urban growth area that is likely to remain unavailable over the course of a 20-year planning period and is, in practice, the final non-developable land deduction when calculating lands suitable for development and redevelopment. Appendix E: Market Factor Guidance details considerations jurisdictions used when selecting appropriate assumptions to apply in each zone based on local market conditions or other factors.

Employment Density

Estimating employment densities is the final step in estimating total capacity for new job growth in a jurisdiction. While there are various ways to convert land capacity to capacity for new employment, King County selected to use an approach that converts non-residential development capacity measured in square feet of floor area to capacity for new employment. This conversion requires assumptions for the average number of built square feet of floor area for each job. The lower the square foot per job, the higher the density of use. The calculation is simply:

Total job capacity *= Gross square footage[1] of floor area capacity / gross square footage per job*

Square footage per job can vary widely by building type or employment sector. For example, warehouses devote a great deal of square footage to storing inventory or other goods, and therefore typically require considerably more square footage per job than office uses. Average employment density assumptions should reflect the types of job growth that are expected in an area.

Many jurisdictions selected different employment density assumptions for commercial and industrial zones to reflect different expectations for the type of development and job growth expected in those zones. Some jurisdictions even varied employment density assumptions among different commercial zones. For example, a city may assume that average square footage per job is lower in a downtown zone than in other commercial zones further from the core. This decision could reflect expectations that a higher proportion of the downtown floor area capacity will be used as office space, compared to other commercial zones where lower density retail uses may be more common.

Appendix F: Employment Density Guidance provides additional details about considerations jurisdictions could use when selecting the assumptions.

[1] Gross square footage simply refers to the total square footage of the building, including walls. Gross square footage capacity is calculated as the floor area ratio (FAR) * the parcel size in square feet.

4. Countywide Planning Policies, including capacity analysis and targets

Ch. 4 Development Trends

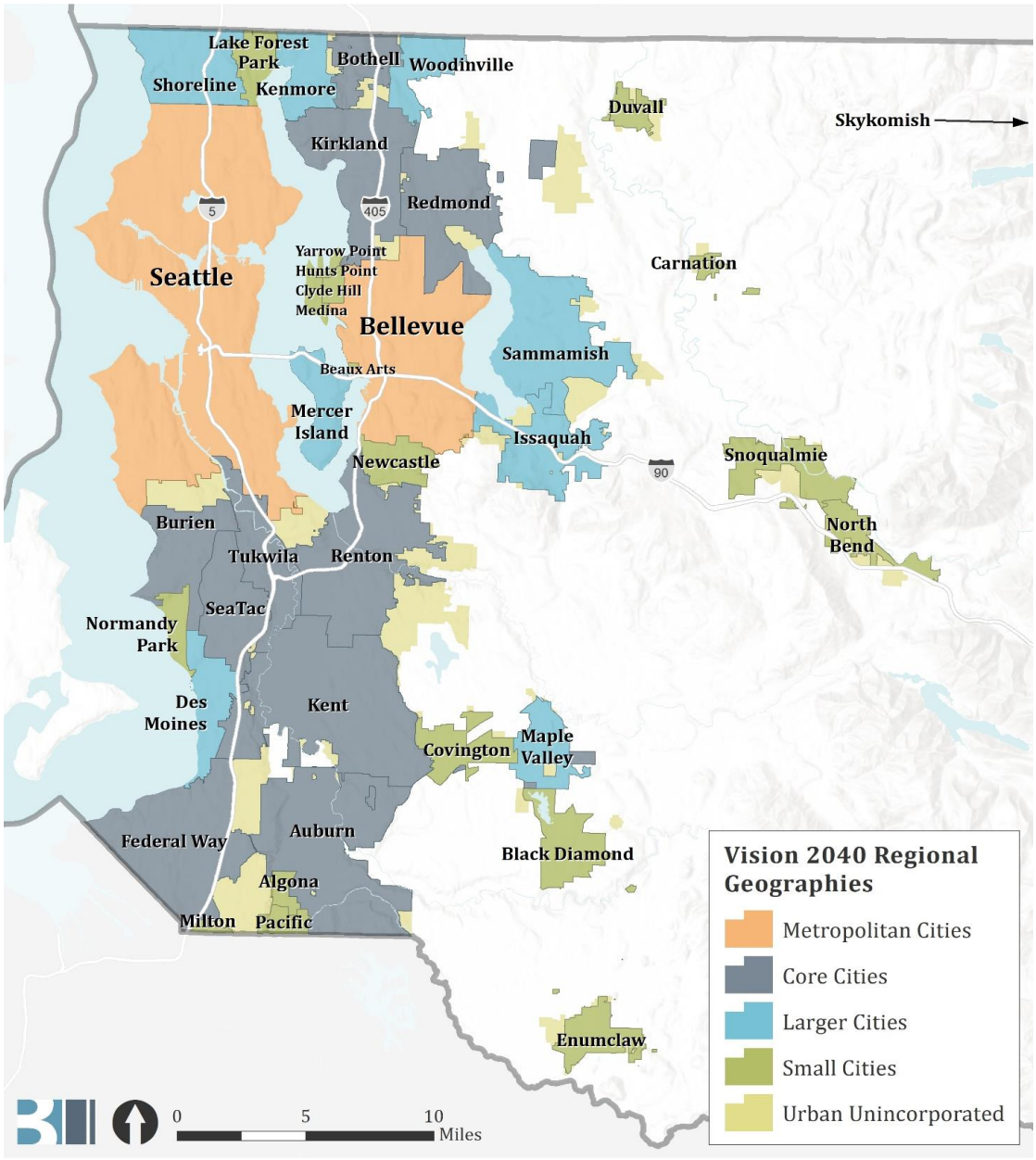
This chapter reviews residential and employment growth trends in King County between 2006 and 2018. It also compares these trends to growth targets set in the 2012 King County Countywide Planning Policies and subsequently extended to 2035.[2] These targets include growth for the Urban Growth Area as a whole, individual jurisdictions, and a set of five Regional Geographies for grouping individual jurisdictions: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Urban Unincorporated areas (for a map, see Exhibit 3).

Regional Geographies used in this chapter are based on Puget Sound Regional Council's VISON 2040 regional plan, as the 2006-2035 targets were adopted using the VISION 2040 plan as a framework. They should not be confused with the new VISION 2050 Regional Geographies King County adopted in 2020. Chapter 6 will use the new Regional Geographies to summarize capacity with an eye towards planning for new 2019-2044 growth targets.

[2] King County extended the 2006-2031 growth targets out to 2035 using a linear projection based on continuing the same average annual growth rate. These 2035 targets may vary from land use assumptions used in local comprehensive plans for jurisdictions that selected a different method for extending their 2031 growth targets to 2035.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 3. Map of VISION 2040 Regional Geographies Used for 2035 Growth Targets



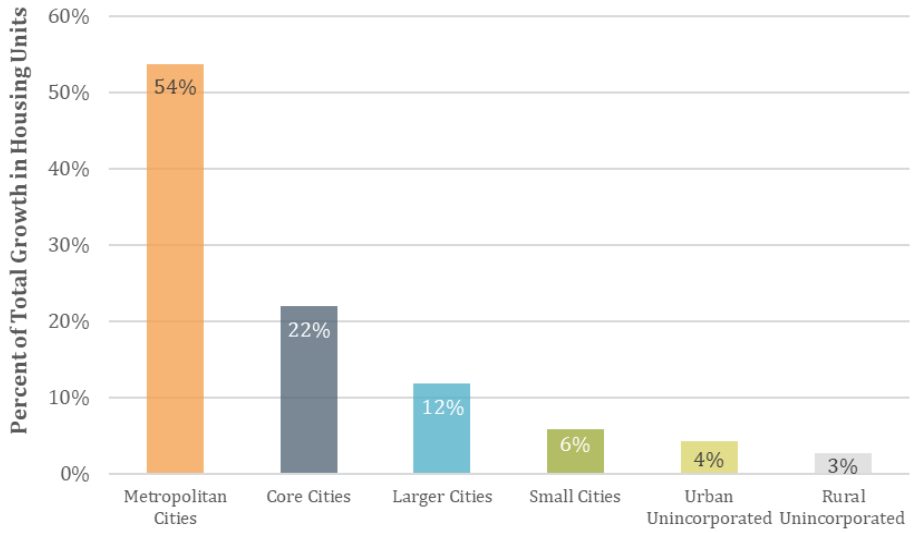
Source: PSRC VISION 2040; BERK, 2021.

4. Countywide Planning Policies, including capacity analysis and targets

Residential Growth Trends

Between 2006 and 2018, the county had a net gain of 415,591 new residents and 130,892 new housing units. The average annual rate of net new housing production was 1.4%. Exhibit 4 shows net new housing with break downs by Regional Geography. Over half of all new housing units were constructed in Metropolitan Cities, with the vast majority in the City of Seattle. During this period only 3% of all housing production was in rural unincorporated areas.

Exhibit 4. Net New Housing Units by Regional Geography, 2006-2018



Source: King County, 2021, based on Washington State Office of Financial Management (OFM) Small Area Estimates[3].

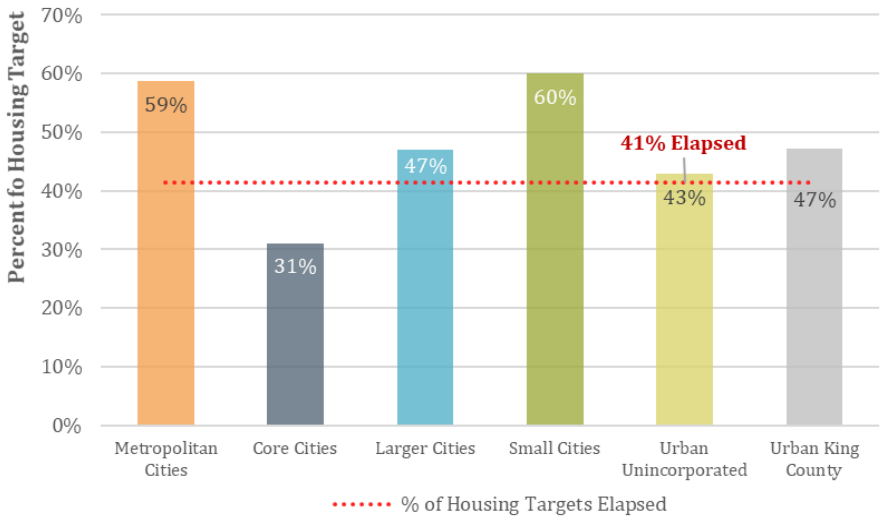
Consistency of Residential Growth with Adopted Targets

As a whole, King County is on pace to meet the 2035 countywide growth target of 276,604 net new units. Exhibit 5 shows progress toward the 2035 housing growth targets. As of 2018, King County was 47% of the way to achieving the 2035 target, compared to 41% of the growth period having elapsed (12 out of 29 years). The exhibit shows that progress by Regional Geography has varied. Collectively, Metropolitan Cities, Larger Cities, and Small Cities have all growth at a faster pace than needed to achieve their targets in 2035. On the other hand, Core Cities have grown more slowly than needed to achieve their 2035 targets.

[3] All 2006 and 2018 city and urban unincorporated area estimates in this chapter are sourced from block-level data from the WA Office of Financial Management (OFM) Small Area Estimates Program. This source was used to develop jurisdictional estimates for both years that reflect approximate current municipal boundaries to control for growth due to annexation. Some variation from OFM official April 1st population estimates for jurisdictions will be evident.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 5. Progress Towards 2035 Housing Targets, 2006-2018



Source: King County, 2021, based on OFM Small Area Estimates.

Exhibit 6 compares housing growth to targets for each jurisdiction. The column with colored cells (% of 2035 Target Pace) measures the progress of each city and urban unincorporated King County compared to the pace needed to achieve their 2035 target. A value of 100% indicates the jurisdiction was growing at exactly the right rate to meet their 2035 target, while lower values indicate the jurisdiction was growing at a slower rate than implied in the growth target. For jurisdictions growing slower than the target pace, the color of the cell indicates how close the pace of growth is to target. Jurisdictions very close to the target pace are shown in green, while those further from the pace are in yellow, orange, or red. The number of jurisdictions that grew significantly slower than the target pace are relatively few. Cities that have significantly over paced their target rate were generally affected by having very small residential targets. Note that data for cities that straddle two counties include only the King County portion.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 6. Residential Growth Compared to Targets, 2006-2018

City/Jurisdiction	2006 Total Housing Units	2006-2035 Housing Target	2006-2018 Housing Production	2018 Total Housing Units	% of 2035 HU target pace	Remaining 2035 Target	Annual Growth Needed to Achieve Target
Metropolitan Cities							
Bellevue	55,107	20,056	6,591	61,698	79%	13,465	1.3%
Seattle	292,881	99,760	63,675	356,556	154%	36,085	0.6%
Subtotal	**347,988**	**119,816**	**70,266**	**418,254**	**142%**	**49,550**	**0.7%**
Core Cities							
Auburn	23,602	11,159	3,138	26,740	68%	8,021	1.8%
Bothell	9,522	4,420	2,204	11,726	121%	2,216	1.1%
Burien	19,584	5,150	1,225	20,809	57%	3,926	1.1%
Federal Way	34,560	9,396	2,525	37,085	65%	6,871	1.1%
Kent	43,552	10,753	4,259	47,811	96%	6,495	0.8%
Kirkland	35,556	9,941	3,100	38,656	75%	6,841	1.0%
Redmond	22,790	11,896	4,946	27,736	100%	6,950	1.5%
Renton	36,168	17,231	6,607	42,775	93%	10,623	1.5%
SeaTac	10,301	6,728	548	10,849	20%	6,180	3.4%
Tukwila	7,739	5,626	130	7,869	6%	5,496	4.1%
Subtotal	**243,374**	**92,300**	**28,683**	**272,057**	**75%**	**63,617**	**1.4%**
Larger Cities							
Des Moines	12,287	3,480	413	12,700	29%	3,067	1.4%
Issaquah	11,517	6,670	5,096	16,612	185%	1,574	0.6%
Kenmore	8,156	4,060	1,120	9,276	67%	2,940	1.9%
Maple Valley	6,765	2,088	2,061	8,826	239%	27	0.0%
Mercer Island	9,467	2,320	1,006	10,473	105%	1,314	0.7%
Sammamish	18,196	4,849	3,585	21,780	179%	1,264	0.3%
Shoreline	22,173	5,800	1,529	23,702	64%	4,271	1.1%
Woodinville	4,550	3,480	604	5,154	42%	2,876	3.3%
Subtotal	**93,110**	**32,747**	**15,413**	**108,523**	**114%**	**17,334**	**0.9%**
Small Cities							
Algona	960	220	89	1,049	97%	132	0.7%
Beaux Arts Village	119	3	1	120	82%	2	0.1%
Black Diamond	1,623	2,204	112	1,735	12%	2,092	7.1%
Carnation	739	383	141	880	89%	242	1.6%
Clyde Hill	1,083	12	8	1,091	176%	3	0.0%
Covington	5,470	1,705	1,564	7,034	222%	141	0.1%
Duvall	2,105	1,322	576	2,681	105%	746	1.6%
Enumclaw	5,048	1,653	278	5,326	41%	1,375	1.5%
Hunts Point	183	1	4	187	888%	-	Met Target
Lake Forest Park	5,226	551	201	5,427	88%	350	0.4%
Medina	1,162	22	72	1,234	795%	-	Met Target
Milton	337	58	271	608	1129%	-	Met Target
Newcastle	3,784	1,392	1,404	5,188	244%	-	Met Target
Normandy Park	2,794	139	83	2,877	144%	56	0.1%
North Bend	3,352	771	361	3,712	113%	411	0.7%
Pacific	2,146	331	316	2,462	231%	15	0.0%
Skykomish	166	12	7	173	144%	5	0.2%
Snoqualmie	2,864	1,873	2,087	4,951	269%	-	Met Target
Yarrow Point	401	16	25	426	375%	-	Met Target
Subtotal	**39,560**	**12,670**	**7,601**	**47,160**	**145%**	**5,069**	**0.6%**
Urban Unincoporated							
Urban Unincorporated	35,910	12,837	5,498	41,408	104%	7,339	1.0%
Subtotal	**35,910**	**12,837**	**5,498**	**41,408**	**104%**	**7,339**	**1.0%**
Urban King County	**759,942**	**270,370**	**127,461**	**887,403**	**114%**	**142,909**	**0.9%**

Source: King County, 2021, based on OFM Small Area Estimates.

Percent of Target Pace

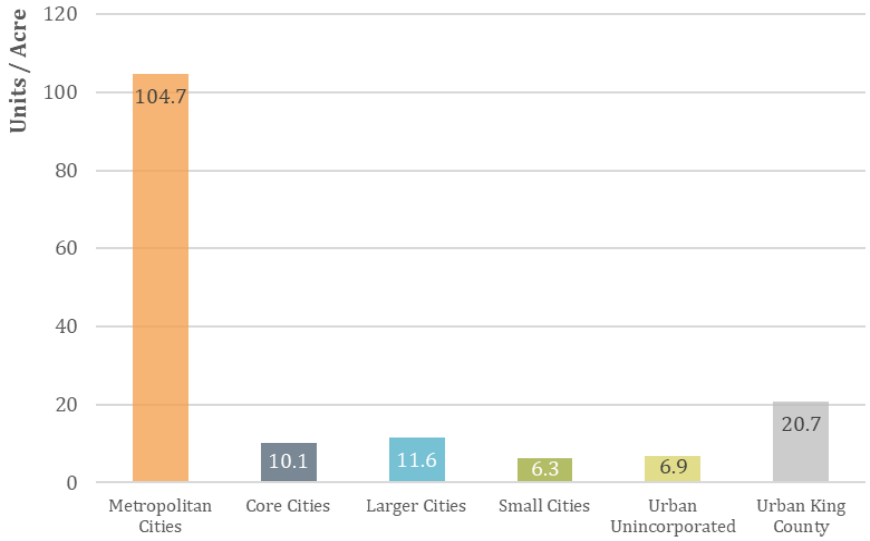
0% — 100% +

4. Countywide Planning Policies, including capacity analysis and targets

Achieved Residential Density

This section evaluates achieved density in dwelling units per acre for residential construction that was permitted between 2012 and 2018. Achieved density varied significantly between Regional Geographies, as shown in Exhibit 7. Metropolitan Cities permitted housing at ~105 du/acre on average, while in the remainder of the county average density ranged between 6 and 12 units per acre.

Exhibit 7. Average Achieved Density of Permitted Housing Units, 2012-2018



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

The following exhibits summarize achieved density in five density categories, shown in Exhibit 8..

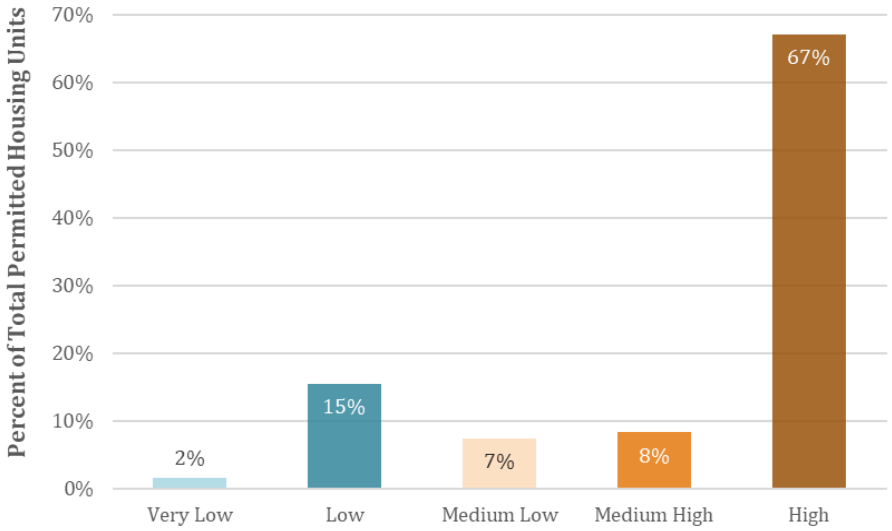
Exhibit 8. Categories for Summarizing Achieved Residential Density (Dwelling units per Acre)

Very Low	Low	Medium-Low	Medium-High	High
Less than 4	**4 - 10**	**10 – 24**	**24 – 48**	**Greater than 48**

Over two-thirds of all newly permitted housing units were in the High density development classification, with densities greater than 48 units per acre, as shown in Exhibit 9. Housing in this category would almost exclusively be in multifamily buildings such as apartments or condominiums. About 17% of all housing development was in the Low or Very Low categories, indicating single-family housing built at 10 units per acre or less. Only 15% of all housing production was built at Medium densities between 10 and 48 units per acre. Residences in these categories could include "missing middle" formats such as small lot single family, multiplexes, townhomes, and some low-rise apartments or condominiums.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 9. Countywide Permitted Housing Units by Achieved Density, 2012-2018

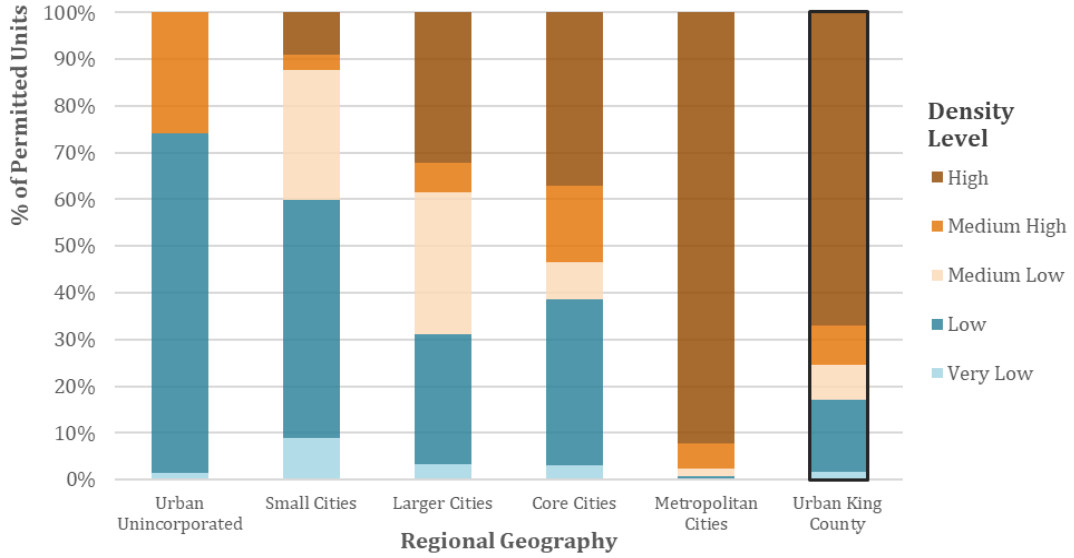


Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Exhibit 10 shows the distribution of achieved density for each Regional Geography. Over 90% of permitted units in Metropolitan Cities were in the High density housing range. High density housing also accounted for between 30% and 40% of permitted units in Core Cities and Larger Cities, both of which included a diversity of different density levels. In Urban Unincorporated and Small Cities, Low and Very Low density development was most common.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 10. Permitted Housing Units by Regional Geography and Achieved Density, 2012-2018

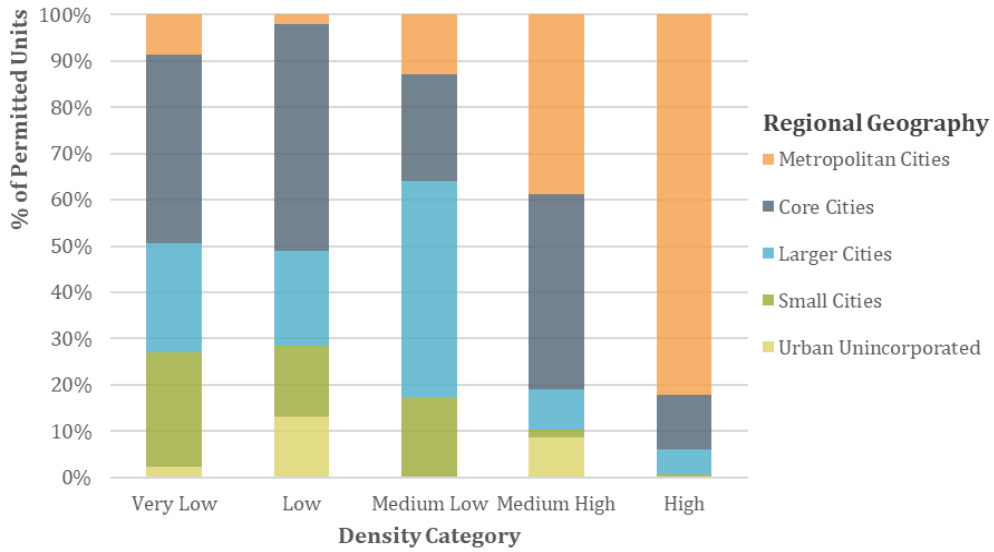


Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Exhibit 11 presents the same permit data transposed to show the distribution by Regional Geography for each achieved density level. Not surprisingly, the vast majority of the High density growth occurred in Metropolitan Cities. Most of the Medium-High density growth was split between Metropolitan Cities and Core Cities. About 70% of both Low and Medium-Low density growth occurred in Core Cities and Larger Cities.

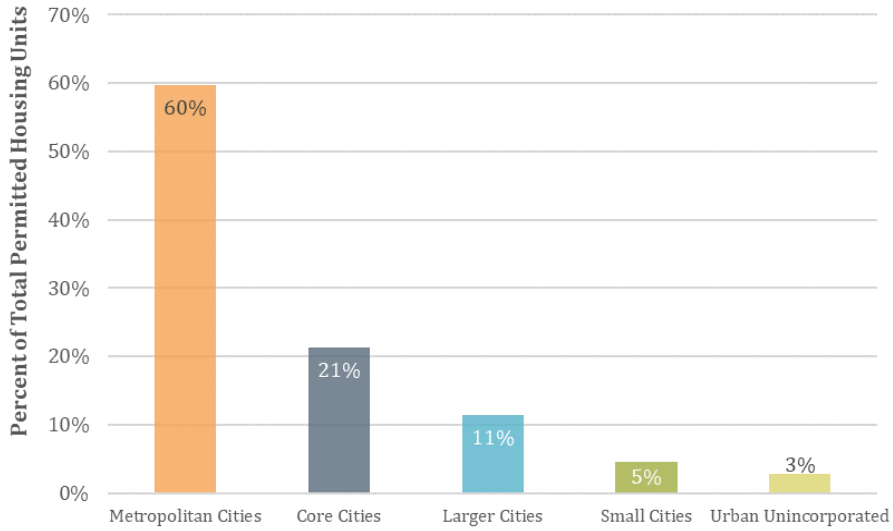
4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 11. Permitted Housing Units by Achieved Density and Regional Geography, 2012-2018



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Exhibit 12. Permitted Housing Units by Regional Geography, 2006-2018



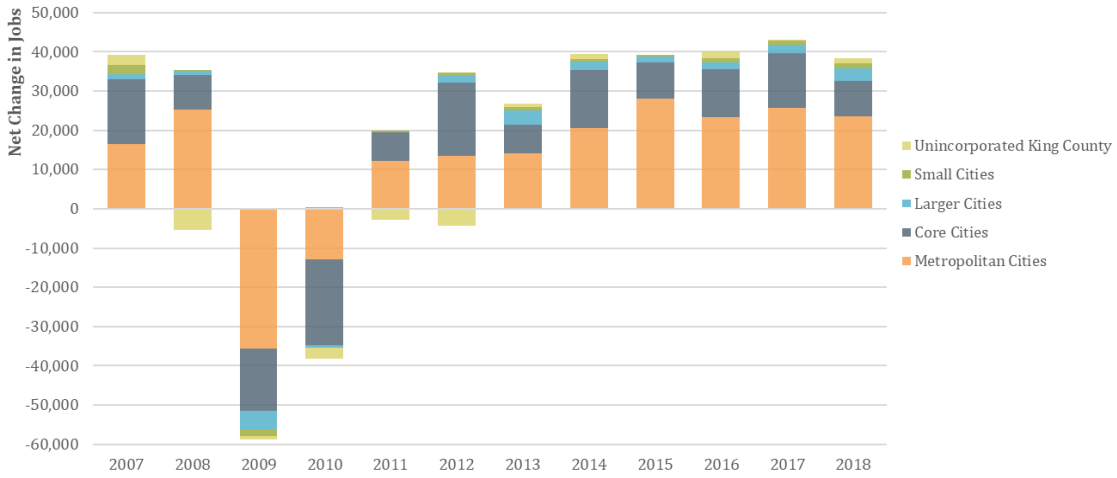
Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

4. Countywide Planning Policies, including capacity analysis and targets

Employment Growth Trends

Between 2006 and 2018, the county had a net gain of 246,475 new jobs. The average annual rate of job growth was 1.8%. Exhibit 13 shows annual gain or loss of jobs by Regional Geography. It shows significant job losses during Great Recession in 2009 and 2010. It also shows smaller losses of jobs in Unincorporated King County in 2008, 2011, and 2012. These are likely due to annexations of unincorporated areas into cities, which would represent a shift of jobs from one Regional Geography category to another rather than actual job losses. With regards to job growth, these trends show annual gains highly concentrated in Metropolitan and Core Cities.

Exhibit 13: Annual Net Change in Jobs by Regional Geography, 2007-2018

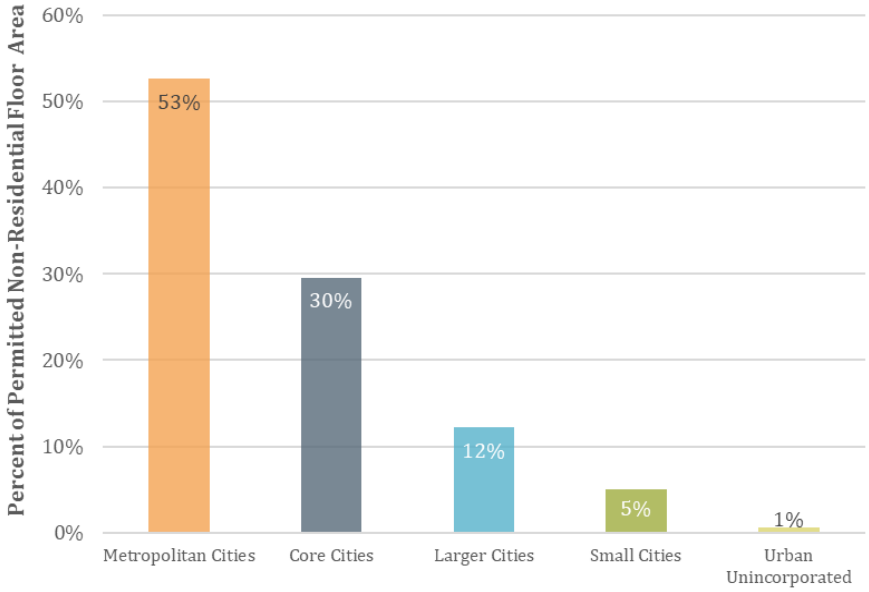


Source: PSRC, 2020.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 14 breaks down all non-residential development permitted in urban King County by Regional Geography. Over half of this growth was within Metropolitan Cities, and nearly a third was in Core Cities. The other geographies had much smaller shares.

Exhibit 14. Permitted Non-Residential Floor Area by Regional Geography, 2012-2018



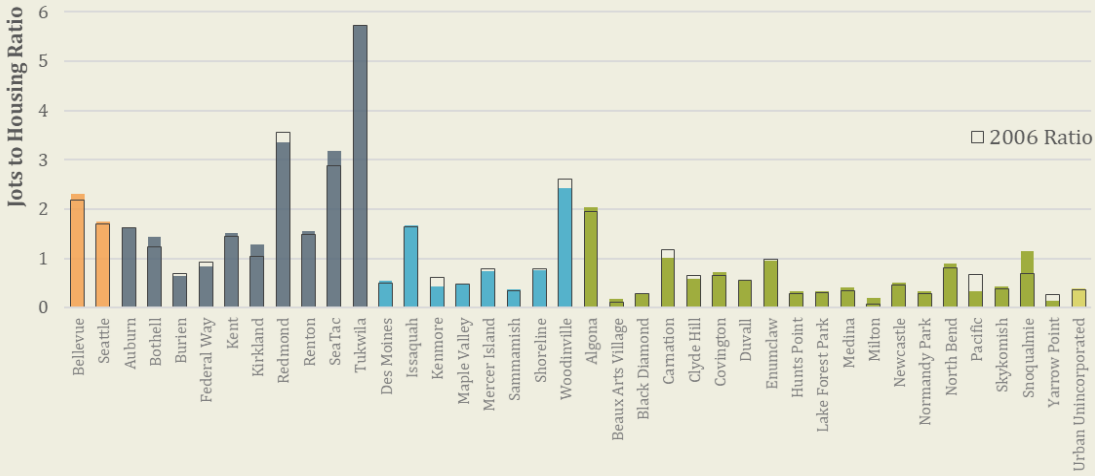
Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

4. Countywide Planning Policies, including capacity analysis and targets

Jobs Housing Balance

The chart below shows the ratio of jobs to housing units for each Regional Geography. Metropolitan Cities and Core Cities are significantly higher than other geographies, reflecting their roles containing King County's primary employment centers. The following exhibit shows the same ratio calculated for each individual jurisdiction. There is significant variation, with Tukwila, SeaTac, and Redmond each standing out with relatively high ratios.

Exhibit 15. Jobs to Housing Ratio by Jurisdiction (2018 vs 2006)



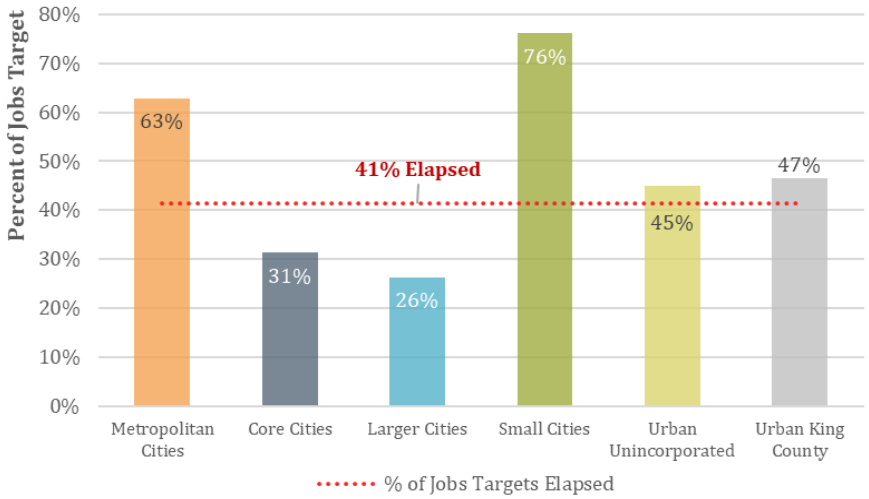
Source: PSRC, 2020; OFM, 2020.

Consistency of Employment Growth with Adopted Targets

As a whole, urban King County is on pace to hit the 2035 countywide growth target of 488,659 net new jobs. Exhibit 16 shows progress toward the 2035 job growth targets. As of 2018, King County was 47% of the way to achieving the 2035 target, compared to 41% of the growth period having elapsed (12 out of 29 years). The exhibit shows that progress by Regional Geography has varied. As a category, both Metropolitan Cities and Small Cities have grown at a faster pace than needed to achieve their targets in 2035. On the other hand, Core Cities and Large Cities have grown more slowly than needed to achieve their 2035 targets.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 16. Progress Toward 2035 Jobs Target by Regional Geography, 2006-2018



Source: King County, 2021; PSRC, 2020.

Exhibit 17 compares job growth to targets for each jurisdiction. The column with colored cells (% of Jobs Target Pace) measures the progress of each city and unincorporated urban King County compared to the pace needed to achieve their 2035 target. A value of 100% indicates the jurisdiction was growing at exactly the right rate to hit their 2035 target while lower values indicate the jurisdiction was growing at a slower rate than implied in the growth target. For jurisdictions growing slower than the target pace, the color of the cell indicates how close the pace of growth is to target. Jurisdictions close to the target pace are shown in green, while those further from the pace are in yellow, orange, or red.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 17. Employment Growth Compared to Targets, 2006-2018

City	2006 Total Jobs	2006-2035 Jobs Target	2006-2018 Jobs Growth	2018 Total Jobs	% of Jobs Target Pace	Remaining 2035 Target	Annual Growth to Achieve 2035 Target
Metropolitan Cities							
Bellevue	120,494	61,480	22,529	143,023	89%	38,951	1.6%
Seattle	498,931	170,172	123,190	622,121	175%	46,982	0.4%
Subtotal	**619,425**	**231,652**	**145,719**	**765,144**	**152%**	**85,933**	**0.7%**
Core Cities							
Auburn	38,252	22,446	5,518	43,770	59%	16,928	2.3%
Bothell	11,757	5,800	5,023	16,780	209%	777	0.3%
Burien	13,371	5,754	(26)	13,345	-1%	5,780	2.5%
Federal Way	31,616	14,268	(468)	31,148	-8%	14,736	2.8%
Kent	63,299	15,405	9,061	72,360	142%	6,344	0.5%
Kirkland	36,698	24,186	12,582	49,280	126%	11,604	1.4%
Redmond	81,207	26,680	11,967	93,174	108%	14,713	0.9%
Renton	53,431	33,640	12,720	66,151	91%	20,920	1.9%
SeaTac	29,585	29,348	4,937	34,522	41%	24,411	4.2%
Tukwila	44,345	20,358	621	44,966	7%	19,737	2.6%
Subtotal	**403,561**	**197,884**	**61,935**	**465,496**	**76%**	**135,949**	**1.7%**
Large Cities							
Des Moines	6,206	5,800	859	7,065	36%	4,941	4.1%
Issaquah	18,889	23,200	8,950	27,839	93%	14,250	3.0%
Kenmore	5,062	3,480	(1,050)	4,012	-73%	4,530	6.6%
Maple Valley	3,297	2,320	893	4,190	93%	1,427	2.0%
Mercer Island	7,453	1,160	292	7,745	61%	868	0.7%
Sammamish	6,199	2,088	1,987	8,186	230%	101	0.1%
Shoreline	17,411	5,800	487	17,898	20%	5,313	1.7%
Woodinville	11,876	5,800	643	12,519	27%	5,157	2.4%
Subtotal	**76,393**	**49,648**	**13,061**	**89,454**	**64%**	**36,587**	**2.4%**
Small Cities							
Algona	1,879	244	263	2,142	261%	-	Met Target
Beaux Arts Village	13	4	9	22	595%	-	Met Target
Black Diamond	458	1,218	57	515	11%	1,161	13.3%
Carnation	871	429	15	886	8%	414	2.7%
Clyde Hill	713	-	(79)	634	N/A	N/A	N/A
Covington	3,528	1,531	1,485	5,013	234%	46	0.1%
Duvall	1,182	974	301	1,483	75%	673	2.7%
Enumclaw	4,960	853	96	5,056	27%	757	0.9%
Hunts Point	51	-	13	64	N/A	N/A	N/A
Lake Forest Park	1,612	244	165	1,777	164%	79	0.3%
Medina	409	-	110	519	N/A	N/A	N/A
Milton	22	186	98	120	128%	88	4.3%
Newcastle	1,736	853	891	2,627	253%	-	Met Target
Normandy Park	773	75	161	934	516%	-	Met Target
North Bend	2,707	1,218	590	3,297	117%	628	1.1%
Pacific	1,443	429	(609)	834	-343%	1,038	7.3%
Skykomish	64	-	12	76	N/A	N/A	N/A
Snoqualmie	2,004	1,218	3,684	5,688	731%	-	Met Target
Yarrow Point	109	-	(49)	60	N/A	N/A	N/A
Subtotal	**24,534**	**9,475**	**7,213**	**31,747**	**184%**	**4,884**	**0.9%**
Urban Unincorporated							
Urban Unincorporated	12,843	7,900	3,557	16,400	109%	4,343	1.6%
Subtotal	**12,843**	**7,900**	**3,557**	**16,400**	**109%**	**4,343**	**1.6%**
Urban King County	**1,136,756**	**496,559**	**231,485**	**1,368,241**	**113%**	**265,074**	**1.1%**

Source: King County 20211; PSRC, 2020.

Percent of Target Pace

0% — 100% +

4. Countywide Planning Policies, including capacity analysis and targets

Achieved Non-Residential Density

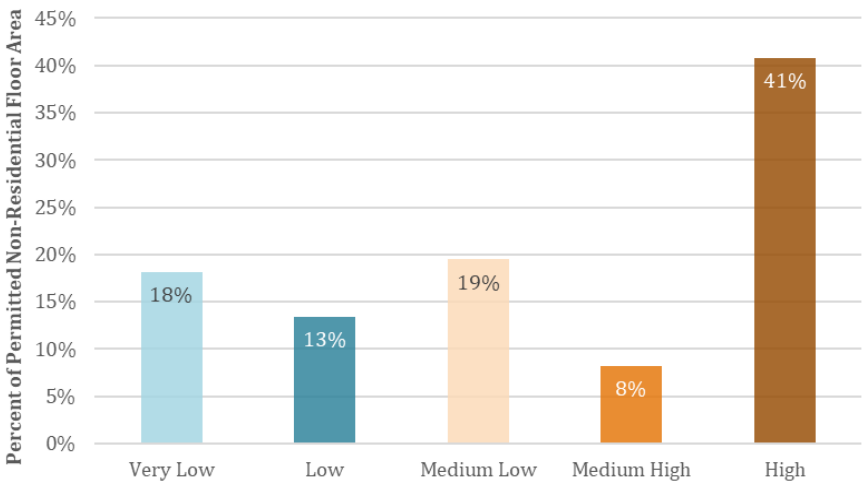
For non-residential construction that occurred between 2012 and 2018, jurisdictions evaluated achieved density in floor area ratio (FAR). This metric compares the built floor area of structures to the total area of the parcel. For multistory buildings, this method sums floor area on each story. This can result in floor area ratios greater than 1.0. When presenting the results of this analysis, this report summarizes achieved density in five density categories, shown in Exhibit 18.

Exhibit 18. Categories for Summarizing Achieved Non-Residential Density (FAR)

Very Low	Low	Medium-Low	Medium-High	High
Less than 0.35	0.35 – 0.5	0.5 – 1.0	1.0 – 3.0	Greater than 3.0

During the six-year analysis period, about 41% of all newly permitted non-residential development was High density (greater than 3 FAR), as shown in Exhibit 19. Medium-Low and Very Low were the two next common density levels. Medium-High was the least common with only 8% of all development.

Exhibit 19. Permitted Non-Residential Development by Achieved Density Level, 2012-2018

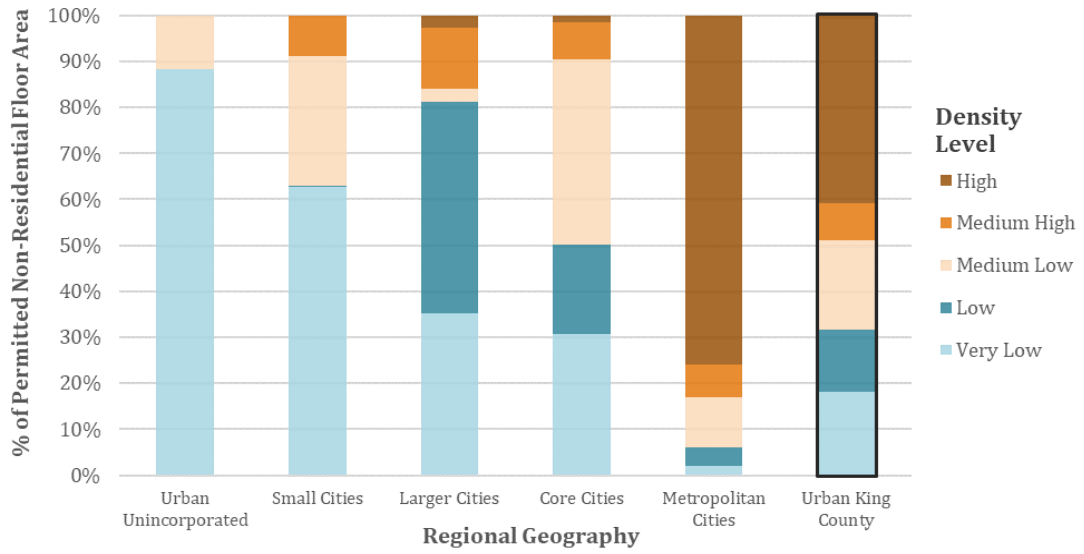


Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Exhibit 20 shows the distribution of achieved non-residential density for each Regional Geography. About 75% of build square footage in Metropolitan Cities was developed at High density. In all other Regional Geographies, Low or Very Low development accounted for half or more of all square footage.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 20. Permitted Non-Residential Development by Regional Geography and Achieved Density, 2012-2018

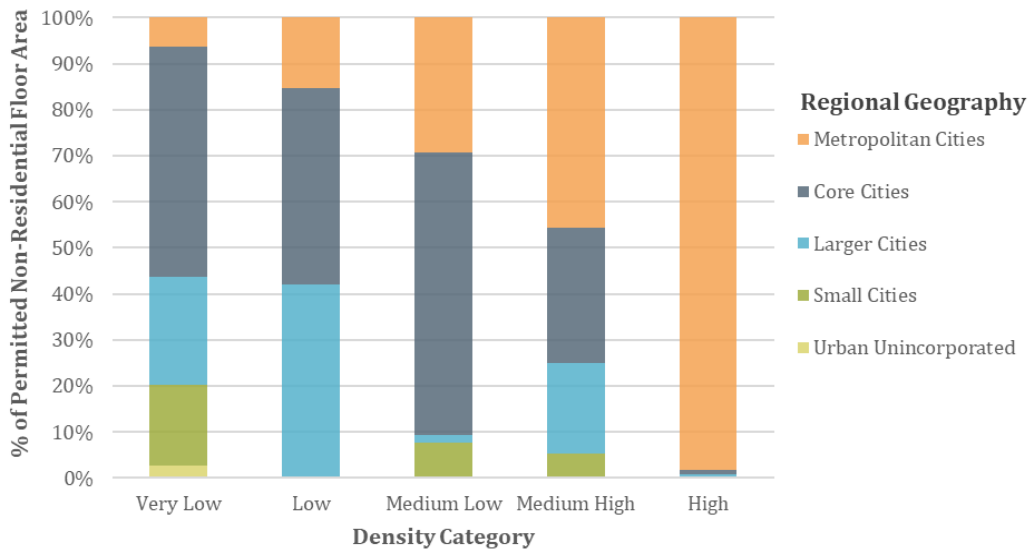


Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Exhibit 21 presents the same permit data transposed to show the distribution by Regional Geography for each achieved density level. Not surprisingly, nearly all High-density development occurred in Metropolitan Cities. Development at other density levels was spread out across different Regional Geographies. The one exception is Urban Unincorporated, which saw very limited development overall and mostly in Very Low density projects.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 21. Permitted Non-Residential Development by Achieved Density and Regional Geography, 2012-2018



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

4. Countywide Planning Policies, including capacity analysis and targets

4. Countywide Planning Policies, including capacity analysis and targets

Ch. 6 Conclusions: Capacity and Growth Targets

This chapter presents urban growth capacity for housing and jobs in King County. Summaries include capacity for the county as a whole, individual jurisdictions, and a set of five Regional Geographies for grouping individual jurisdictions based on the Puget Sound Regional Council (PSRC) VISION 2050 growth plan: Metropolitan Cities, Core Cities, High Capacity Transit (HCT) Communities, Cities & Towns, and Urban Unincorporated areas. See Exhibit 22 for a map of jurisdictions by Regional Geography.

The Regional Geographies used in this chapter and in the jurisdictional profiles in Chapter 7 should not be confused with the older VISION 2040 Regional Geographies discussed in Chapter 4. These new geographies are consistent with those used in the VISION 2050 multicounty planning policies developed through PSRC in 2020, although all unincorporated urban areas are included in the urban unincorporated category.

The next public draft of this report will include updated 2044 growth targets for jurisdictions in King County, along with an analysis of Urban King County's ability to accommodate updated growth targets.

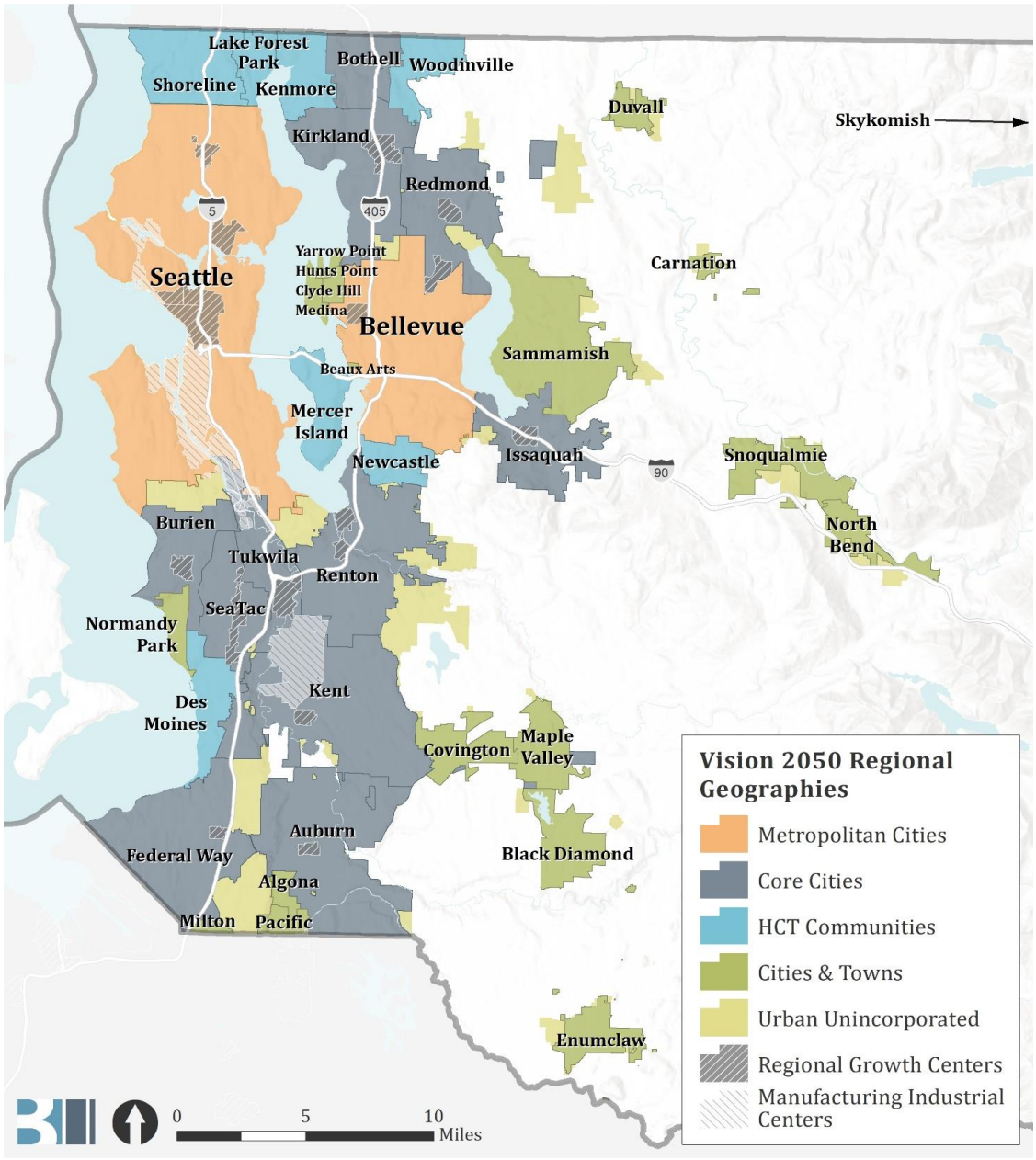
General Findings

As a whole, King County has growth capacity of 394,230 housing units and 576,498 jobs in the urban areas of the county. This capacity is distributed within jurisdictions across the county, as shown in Exhibit 23. This exhibit breaks down both housing and employment capacity by VISION 2050 Regional Geography, and it shows the share of capacity by jurisdiction within each geography. Note that data for cities that straddle two counties include only the King County portion.[4]

[4] These cities include Auburn, Bothell, Milton, and Pacific.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 22. Map of VISION 2050 Regional Geographies



Sources: PSRC VISION 2050; BERK, 2021.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 23. Housing and Job Capacity by VISION 2050 Regional Geography and Jurisdiction

Jurisdiction	Total Housing Capacity (Units)	Share of Housing Capacity in Regional Geography	Total Job Capacity (Jobs)	Share of Job Capacity in Regional Geography
Metropolitan Cities				
Bellevue	26,859	13%	117,241	32%
Seattle	172,440	87%	245,598	68%
Subtotal	**199,298**		**362,839**	
Core Cities				
Auburn	9,151	8%	7,927	5%
Bothell	6,370	5%	9,015	5%
Burien	10,816	9%	752	0%
Federal Way	2,667	2%	14,761	9%
Issaquah	14,103	12%	15,561	9%
Kent	11,248	10%	28,995	17%
Kirkland	13,352	11%	18,139	11%
Redmond	17,777	15%	15,851	10%
Renton	16,503	14%	26,210	16%
SeaTac	6,396	5%	15,565	9%
Tukwila	8,219	7%	13,691	8%
Subtotal	**116,600**		**166,468**	
HCT Communities				
Des Moines	8,386	17%	1,649	10%
Kenmore	4,135	8%	3,881	23%
Lake Forest Park	1,870	4%	691	4%
Mercer Island	1,607	3%	961	6%
Newcastle	3,234	6%	680	4%
Shoreline	27,256	54%	4,456	27%
Woodinville	3,705	7%	4,373	26%
Subtotal	**50,193**		**16,691**	
Cities & Towns				
Algona	266	1%	313	1%
Beaux Arts	2	0%	0	0%
Black Diamond	8,434	38%	3,188	11%
Carnation	704	3%	2,864	10%
Clyde Hill	5	0%	28	0%
Covington	4,609	21%	8,421	29%
Duvall	1,343	6%	681	2%
Enumclaw	1,308	6%	1,152	4%
Hunts Point	5	0%	0	0%
Maple Valley	1,573	7%	1,096	4%
Medina	8	0%	0	0%
Milton	66	0%	1,213	4%
Normandy Park	153	1%	35	0%
North Bend	2,098	9%	5,759	20%
Pacific	137	1%	77	0%
Sammamish	1,144	5%	305	1%
Skykomish	29	0%	0	0%
Snoqualmie	372	2%	4,079	14%
Yarrow Point	17	0%	0	0%
Subtotal	**22,271**		**29,211**	
Urban Unincorporated				
Subtotal	**5,867**		**1,289**	
Total Urban Capacity:	**394,230**	**Housing Units**	**576,498**	**Jobs**

Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

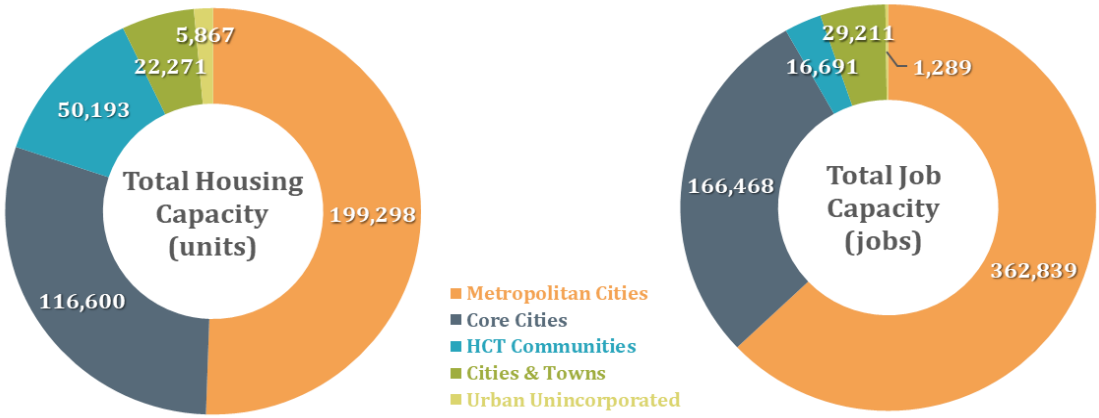
4. Countywide Planning Policies, including capacity analysis and targets

Findings by Regional Geography

Exhibit 24 summarizes housing and job capacity in King County, with breakdowns by VISION 2050 Regional Geographies. Over half of all housing capacity is in the Metropolitan Cities (Seattle and Bellevue), with another 30% of capacity located in Core Cities. Job capacity is even more focused in Metropolitan Cities and Core Cities. Only 20% of housing capacity and less than 9% of all job capacity is located in the HCT Communities, Cities & Towns, or Urban Unincorporated categories. HCT Communities have a much higher relative share of housing capacity with 13% of countywide total, compared to only 3% of countywide job capacity.

Exhibit 24. Capacity Summary, King County – VISION 2050 Geographies

VISION 2050 Regional Geographies	Total Housing Capacity		Total Job Capacity	
	Units	Percent	Jobs	Percent
Metropolitan Cities	199,298	51%	362,839	63%
Core Cities	116,600	30%	166,468	29%
HCT Communities	50,193	13%	16,691	3%
Cities & Towns	22,271	6%	29,211	5%
Urban Unincorporated	5,867	1%	1,289	0.2%
Total Urban Capacity	**394,230**	**Housing Units**	**576,498**	**Jobs**



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

Residential Capacity

Exhibits in this section are grouped both by VISION 2050 Regional Geographies, as well as by assumed density level. For capacity calculations, individual jurisdictions selected an assumed density level for each zone based on a combination of factors, including the achieved density measured in historic development activity as well as current planned density. See Chapter 3 for more information about achieved density.

4. Countywide Planning Policies, including capacity analysis and targets

For residential capacity, each zone is categorized by density level according to the assumed dwelling units per acre (du/acre) for future development. Exhibits reporting residential capacity throughout the rest of this report rely on the following density levels, consistent with the categorization of achieved density levels in Ch. 4.

Exhibit 25. Assumed Density Levels – Residential Capacity (dwelling units per acre)

Very Low	Low	Medium-Low	Medium-High	High
Less than 4	**4 - 10**	**10 – 24**	**24 – 48**	**Greater than 48**

Source: BERK, 2021

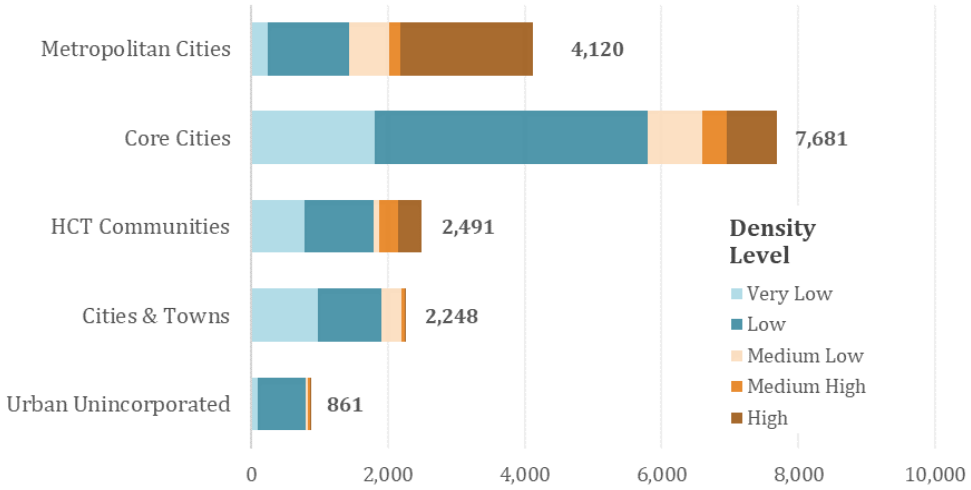
Residential Land Supply

Exhibit 26 and Exhibit 27 show the breakdown of the net buildable land for residential development after all deductions have been made. Deductions include the removal of critical acres and critical area buffers, infrastructure constrained areas, future rights of way and usage for public purpose, and market factor. It is important to emphasize that these exhibits do not show growth capacity for new housing units, rather they show the acreage of land available for residential development.

There are 17,400 acres of buildable land available for residential development. Much of that land is grouped in the very low and low assumed density levels. This exhibit highlights the relative higher amount of land available in Very Low and Low density levels.

Exhibit 26. Buildable Residential Land by Assumed Density (acres)

Vision 2050 Geography	Assumed Density					Total	
	Very Low	Low	Medium Low	Medium High	High	#	%
Metropolitan Cities	244	1,190	590	152	1,944	4,120	24%
Core Cities	1,807	3,985	801	363	725	7,681	44%
HCT Communities	772	1,016	74	287	341	2,491	14%
Cities & Towns	980	927	284	46	11	2,248	13%
Urban Unincorporated	95	697	35	28	5	861	5%
Urban King County	**3,898**	**7,815**	**1,784**	**877**	**3,026**	**17,400**	**100%**



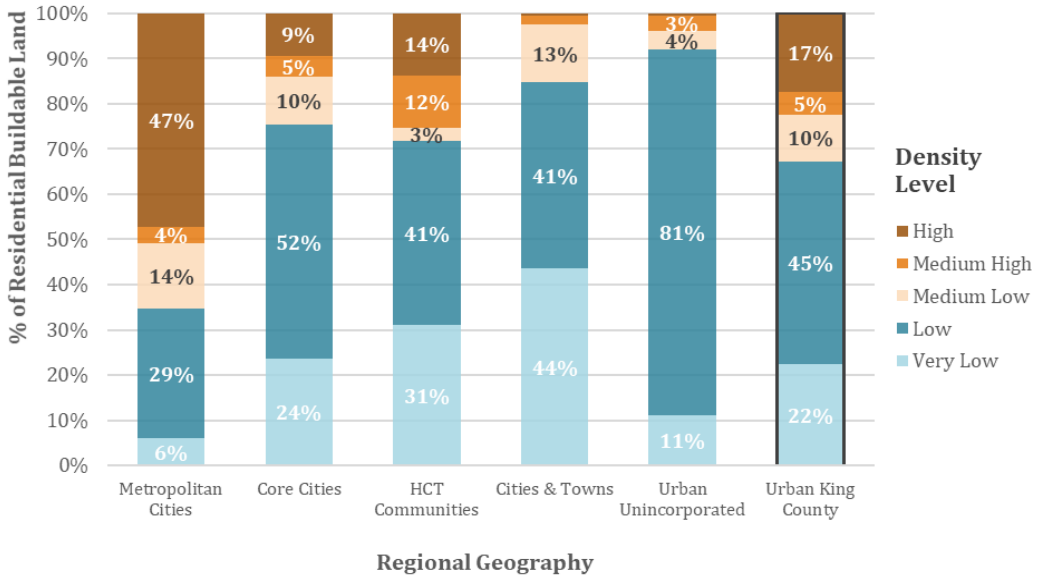
Note: Metropolitan Cities includes estimated breakdowns of residential/non-residential land supply in Seattle.
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

Exhibit 27 shows similar data presented by percent breakdown by geography by assumed density level as opposed to total acres of residential land supply. Metropolitan Cities have the greatest share of land supply allocated for higher density development, with 51% of available land for residential development falling into Medium-High or High density zones. The share of land in these density levels is much lower in the other Regional Geographies. HCT Communities have a somewhat higher share of Medium-High and High density land supply (26%) than Core Cities (14%), likely reflecting a relatively larger share of land in zones established to support transit-oriented residential and mixed-use development.

4. Countywide Planning Policies, including capacity analysis and targets

Across the entire county, roughly two-thirds of residential land supply falls into the Low or Very Low density levels, with just 22% of land supply categorized as High density or Medium-High density. While there is less residential land supply available at the higher density levels, the higher density levels allow for a far larger relative share of housing unit growth capacity, as discussed in the following section.

Exhibit 27. Percent of Residential Buildable Land by Regional Geography and Assumed Density



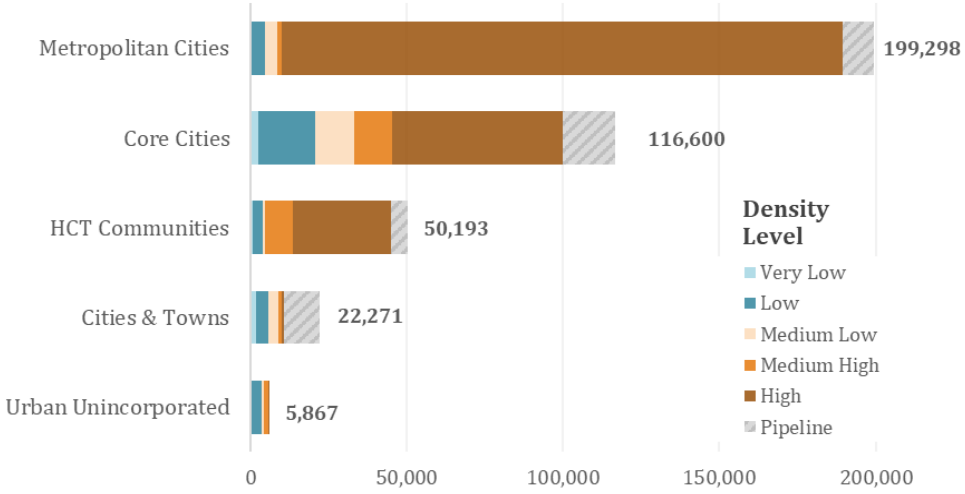
Note: Metropolitan Cities includes estimated breakdowns of residential/non-residential land supply in Seattle.
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

Residential Unit Capacity

Exhibit 28 and Exhibit 29 show residential growth capacity in terms of housing units, broken down by assumed density level and pipeline capacity. Pipeline capacity refers to housing units or non-residential development that has been permitted for construction, but not yet built as of the baseline for this study of January 1, 2019. Parcels with pipeline development are set aside and not counted in the remaining capacity broken down by assumed density level. See Chapter 3 for a more detailed discussion.

Exhibit 28. Housing Capacity by Assumed Density (units)

Vision 2050 Geography	Assumed Density						Total	
	Very Low	Low	Medium Low	Medium High	High	Pipeline	#	%
Metropolitan Cities	438	4,308	3,803	1,291	179,473	9,984	199,298	51%
Core Cities	2,555	18,307	12,447	11,991	54,566	16,734	116,600	30%
HCT Communities	831	3,090	815	8,710	31,509	5,239	50,193	13%
Cities & Towns	1,867	3,680	3,276	1,123	770	11,555	22,271	6%
Urban Unincorporated	61	3,544	823	1,184	256	0	5,867	1%
Urban King County	**5,753**	**32,930**	**21,163**	**24,299**	**266,573**	**43,512**	**394,230**	**100%**



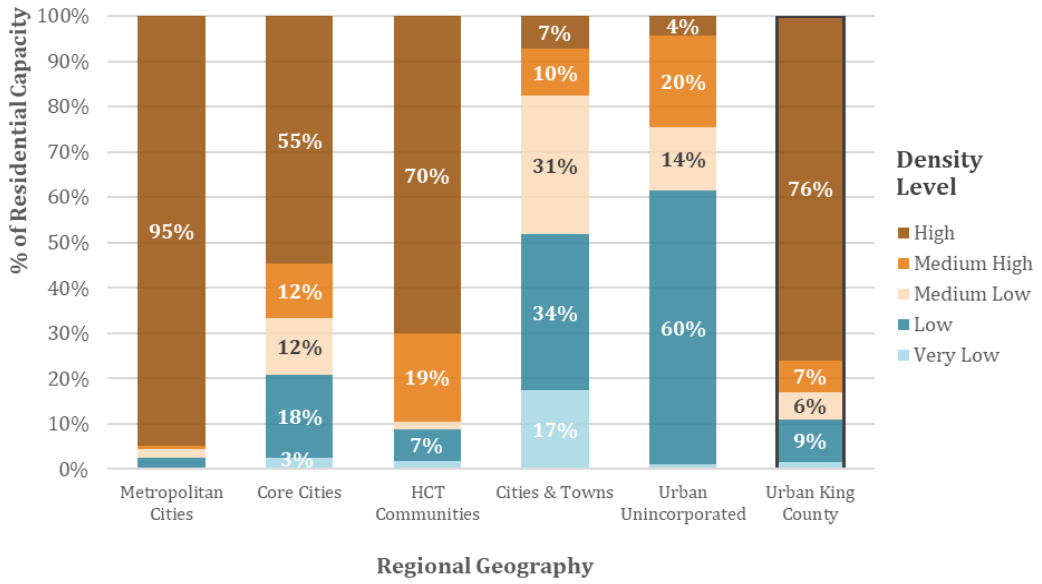
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

There is growth capacity for nearly 200,000 housing units in Metropolitan Cities, followed by capacity for roughly 116,000 housing units in Core Cities. These two VISION 2050 geographies make up 80% of urban housing unit capacity in King County. The remaining 20% of capacity found in HCT Communities, with capacity for just over 50,000 housing units; Cities & Towns, with capacity for over 22,000 housing units; and the Urban Unincorporated areas, with capacity for nearly 6,000 housing units.

Exhibit 29 shows the percent breakdown of housing unit capacity by assumed density level. Countywide, over three-quarters of urban housing capacity (266,000 units) is in High density zones (see also Exhibit 28). Almost all of the housing capacity in Metropolitan Cities is in High density zones, and in Core Cities and HCT Communities, the majority of capacity is in High and Medium-High density zones. Cities & Towns and Urban Unincorporated areas have a much greater share of capacity in Low and Very Low density zones.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 29. Percent of Non-Pipeline Housing Unit Capacity by Assumed Density



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

Employment Capacity

Exhibits in this section are grouped both by VISION 2050 Regional Geographies, as well as by assumed density level. For non-residential capacity, each zone is categorized by density level according to the assumed floor area ratio (FAR) for future development. Exhibits reporting non-residential capacity throughout the rest of this report rely on the following density levels, consistent with the categorization of achieved density in Ch. 4.

Exhibit 30. Assumed Density Levels – Non-Residential Capacity (FAR)

Very Low	Low	Medium-Low	Medium-High	High
Less than 0.35	0.35 – 0.5	0.5 – 1.0	1.0 – 3.0	Greater than 3.0

Source: BERK, 2021.

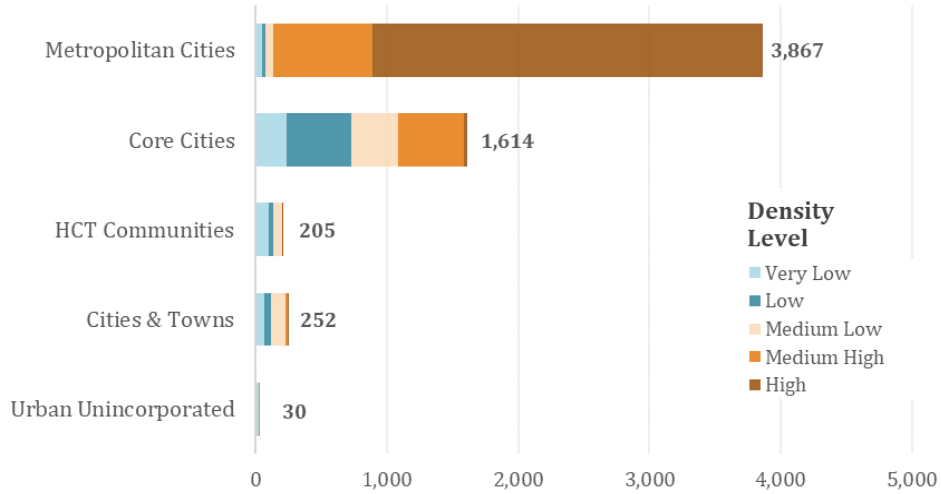
Nonresidential Land Supply

Exhibit 31 and Exhibit 32 show the breakdown of the net buildable land for non-residential development after all deductions have been made. This also includes removal of critical acres and critical area buffers, infrastructure constrained areas, future rights-of-way and usage for public purpose, and market factor. It is important to emphasize that these exhibits do not show growth capacity, rather they show the dispersion of land available for non-residential growth.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 31. Buildable Non-Residential Land by Assumed Density (acres)

Geography	Assumed Density Level					Total	
	Very Low	Low	Medium Low	Medium High	High	#	%
Metropolitan Cities	51	24	58	760	2,974	3,867	65%
Core Cities	234	492	358	506	24	1,614	27%
HCT Communities	102	32	64	5	1	205	3%
Cities & Towns	68	45	111	24	5	252	4%
Urban Unincorporated	26	0	0	4	0	30	1%
Urban King County	**481**	**593**	**591**	**1,298**	**3,005**	**5,968**	**100%**

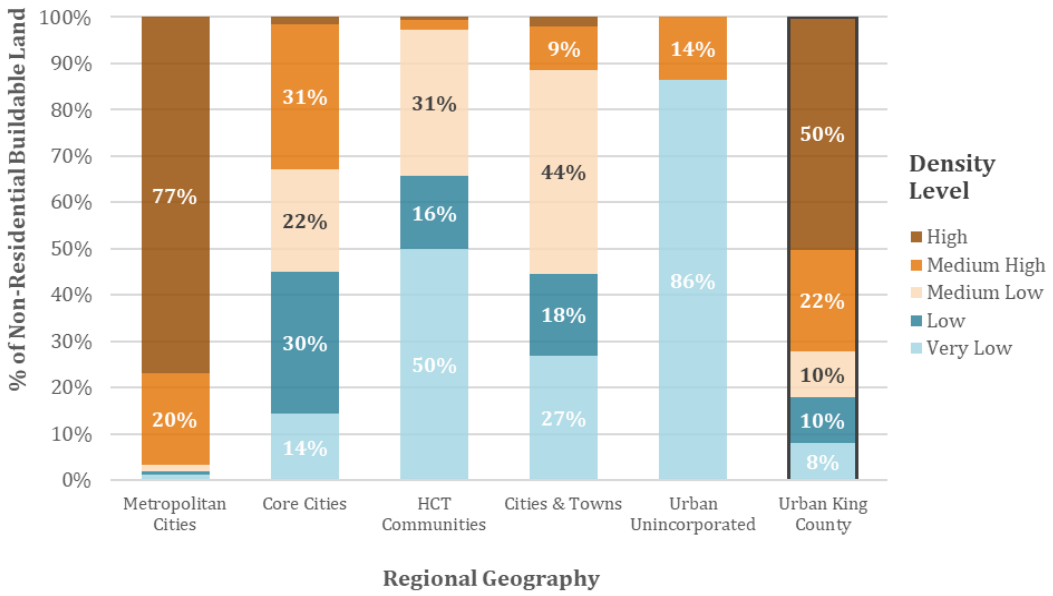


Note: Metropolitan Cities includes estimated breakdowns of residential/non-residential land supply in Seattle.
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

There are nearly 6,000 acres of buildable land available for non-residential development. The overwhelming majority of non-residential land supply is focused in Metropolitan Cities and Core Cities, consistent with the location of regional growth center (RGCs) and manufacturing-industrial centers (MICs) in the VISION 2050 plan (shown in Exhibit 22).

HCT Communities, Cities & Towns, and Urban Unincorporated areas have far less land available for non-residential development, totaling just 8% of total non-residential urban land supply across the county.

Exhibit 32. Percent of Non-Residential Buildable Land by Assumed Density



Note: Metropolitan Cities includes estimated breakdowns of residential/non-residential land supply in Seattle.
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

Across all of urban King County, half of land available for non-residential development is at the High assumed density level, with the 22% in the Medium-High level, and the remaining land supply spread across the lower assumed density levels. Similar to the residential side of land supply, the Metropolitan Cities have the highest share of buildable land in the High density level, with comparatively less land available for non-residential development available in the Medium-Low, Low, and Very Low density levels. The breakdown is more varied amongst the Core Cities, HCT Communities, and Cities & Towns, with Urban Unincorporated areas being comprised of almost entirely Very Low density land supply for non-residential development.

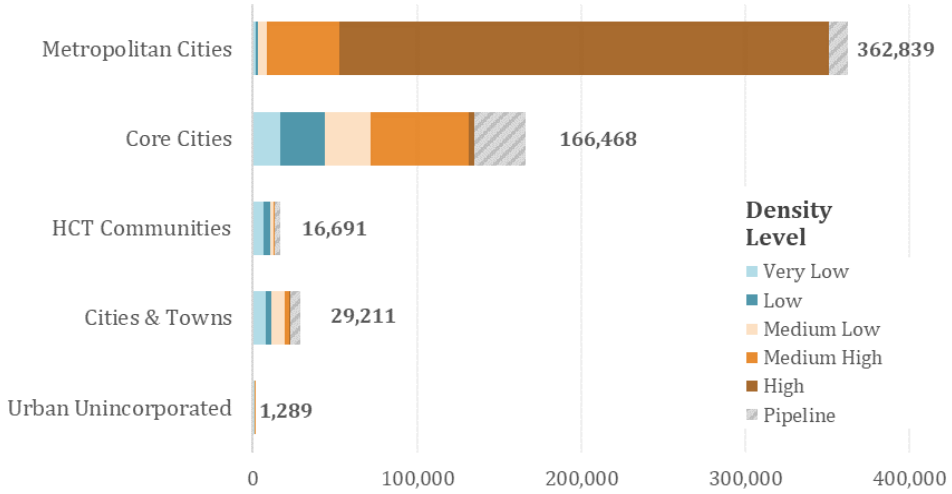
Capacity for Job Growth

Exhibit 33 and Exhibit 34 show non-residential growth capacity in terms of jobs, broken down by assumed density level and pipeline capacity.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 33. Job Capacity by Assumed Density (jobs)

Geography	Assumed Density Level						Total	
	Very Low	Low	Medium Low	Medium High	High	Pipeline	#	%
Metropolitan Cities	1,699	1,694	5,056	44,174	298,572	11,645	362,839	63%
Core Cities	16,463	27,383	27,673	60,000	3,296	31,653	166,468	29%
HCT Communities	6,697	3,885	2,034	686	124	3,265	16,691	3%
Cities & Towns	7,508	3,761	8,113	2,725	747	6,355	29,211	5%
Urban Unincorporated	1,004	0	0	285	0	0	1,289	0%
Total	**33,371**	**36,723**	**42,876**	**107,870**	**302,740**	**52,918**	**576,498**	**100%**



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

The Metropolitan Cities have capacity for nearly 363,000 jobs, 63% of total urban job capacity in King County. Most of this capacity in both Metropolitan Cities and countywide is in the High assumed density level. Countywide, there is capacity for 302,740 jobs in the High assumed density level, with 298,572 of those found in Metropolitan Cities.

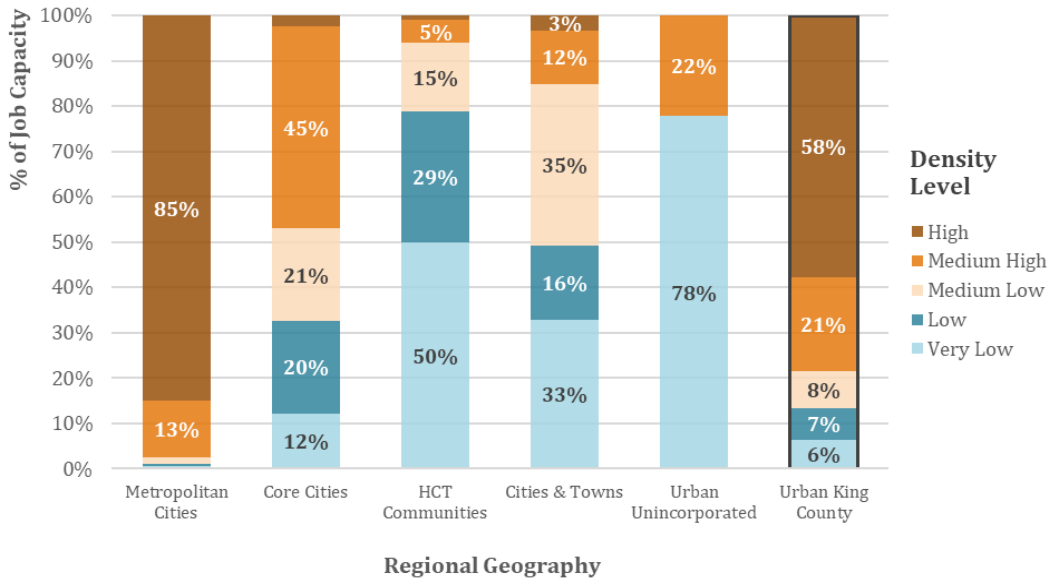
Capacity for another 166,468 jobs is found in Core Cities, 29% of total urban job capacity in King County. This capacity is more evenly spread across the various assumed density levels, with a slightly higher concentration in the Medium-High level.

There is comparatively less job capacity elsewhere in the county, with HCT Communities, Cities & Towns, and Urban Unincorporated areas only comprising roughly 8% of total job capacity, or just over 47,000 jobs.

Exhibit 34 shows the percent breakdown of job capacity by density levels within the VISION 2050 Regional Geographies.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 34. Percent of Non-Pipeline Job Capacity by Assumed Density



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

Nearly all the job capacity in Metropolitan Cities is in the High or Medium-High density zones, similar to the residential capacity results. In Core Cities, the largest share of job capacity is in the Medium-High assumed density level, while in HCT Communities, Cities & Towns, and Urban Unincorporated areas, job capacity is more spread across the assumed density levels.

Countywide, nearly 80% of job capacity in urban areas is found in High or Medium-High density zones, with remaining capacity spread somewhat evenly across Medium-Low, Low, and Very Low density zones.

Job Capacity by Land Use Type

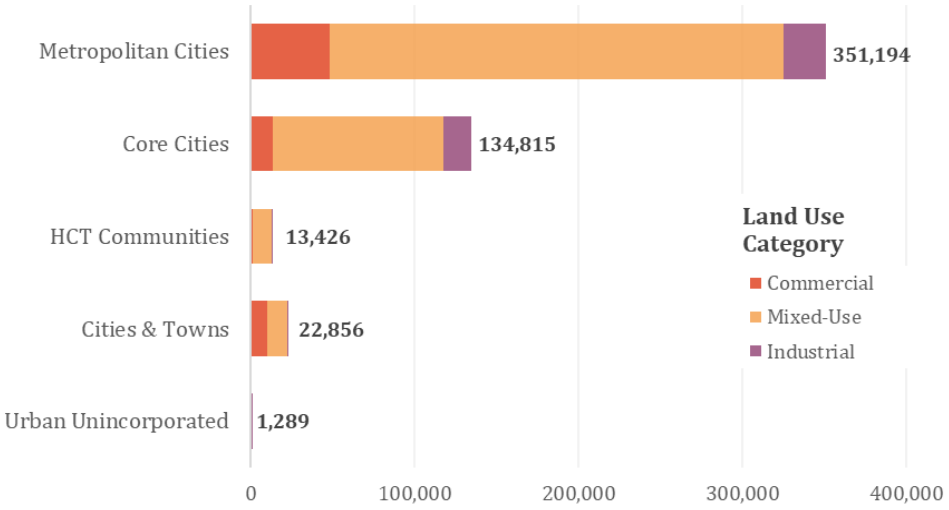
Throughout this study, jurisdictions were asked to categorize zones with potential for non-residential development by broad land use types: commercial, mixed-use, and industrial. The following section presents non-pipeline job capacity by those land use types and broken down by VISION 2050 Regional Geography. It is important to note that some jurisdictions allow for commercial development in industrial zones, industrial development in commercial zones, and multiple uses in mixed-use zones.[5]

[5] Since many jurisdictions allow for non-commercial uses in some commercial zones, a portion of job growth in commercial zones is likely to be from non-commercial jobs. Therefore, this study uses the phrase 'job capacity in commercial zones' instead of 'commercial job capacity' to describe job capacity by land use type.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 35. Non-Pipeline Job Capacity by Land Use Type (jobs)

Geography	Land Use Type			Total
	Commercial	Mixed-Use	Industrial	
Metropolitan Cities	48,223	277,042	25,929	351,194
Core Cities	14,033	103,672	17,109	134,815
HCT Communities	1,813	11,305	308	13,426
Cities & Towns	10,110	12,180	565	22,856
Urban Unincorporated	285	425	579	1,289
Urban King County	**74,465**	**404,625**	**44,490**	**523,580**



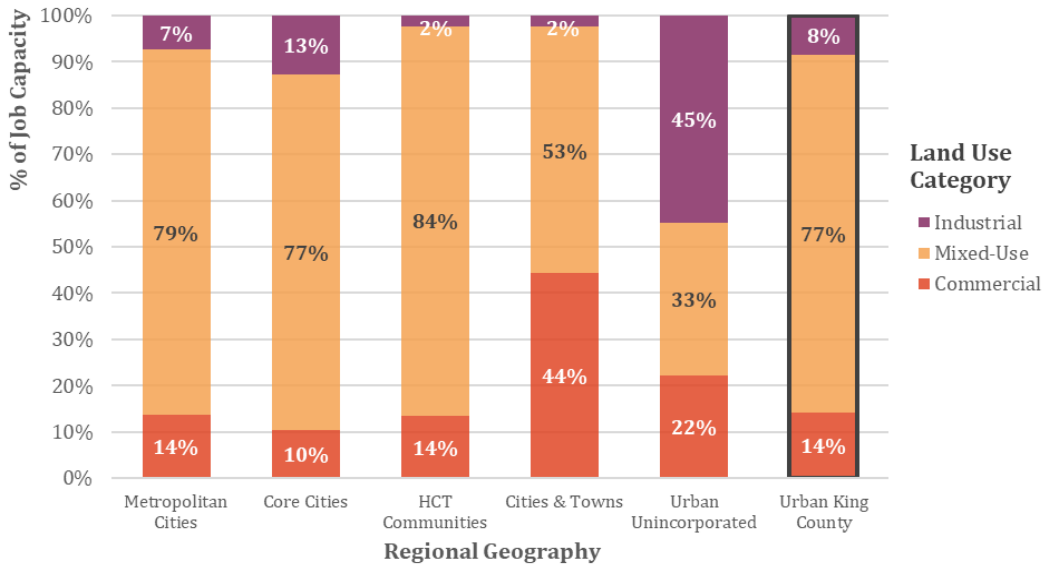
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

Across all geographies, the majority of job capacity is found in mixed-use zones. In urban King County, there is capacity for over 400,000 jobs in mixed-used zones, nearly 75,000 jobs in commercial zones, and nearly 45,000 jobs in industrial zones. In Metropolitan Cities alone, there is capacity for over 275,000 jobs in mixed-use zones.

Metropolitan Cities and Core Cities have the greatest amount of job capacity in industrial zones, with HCT Communities and Cities & Towns having a relative higher amount of job capacity in mixed-use and commercial zones.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 36. Percent of Non-Pipeline Job Capacity by Land Use Type



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

In Metropolitan Cities, Core Cities, and HCT Communities, over three quarters of job capacity is found in mixed-use zones. Countywide, 77% of urban job capacity is found in mixed-use zones. HCT Communities and Cities & Towns have a small share of job capacity in industrial zones, just 2%. Cities & Towns have the highest share of job capacity in commercial zones, at 44%, whereas all other geographies have between just 10%-22% of job capacity found in commercial zones.

Growth Targets

After 2019-2044 growth targets are finalized, this section will present targets by Regional Geography and jurisdiction and compare to capacity for growth. Ultimately, jurisdictions will demonstrate zoned or planned capacity for their targets in comprehensive plans, though capacity calculated in the Urban Growth Report provides a helpful point of comparison.

4. Countywide Planning Policies, including capacity analysis and targets

4. Countywide Planning Policies, including capacity analysis and targets

Ch. 7 Profiles of Cities and Unincorporated Areas

This chapter provides detailed profiles summarizing findings for each individual jurisdiction. The profiles are divided into four separate pages covering the following topics:

- Page 1: Housing Growth and Residential Development Trends
- Page 2: Residential Land Supply and Capacity
- Page 3: Employment Growth and Commercial/Industrial Development Trends
- Page 4: Commercial/Industrial Land Supply and Job Capacity

These jurisdictions are presented alphabetically by Vison 2050 Regional Geography, as shown in Exhibit 37.

Exhibit 37. Profiled King County Jurisdictions by VISION 2050 Regional Geography

Metropolitan Cities	▪ City of Bellevue	▪ City of Seattle	
Core Cities	▪ City of Auburn ▪ City of Bothell ▪ City of Burien ▪ City of Federal Way	▪ City of Issaquah ▪ City of Kent ▪ City of Kirkland ▪ City of Redmond	▪ City of Renton ▪ City of SeaTac ▪ City of Tukwila ▪
High Capacity Transit Communities	▪ City of Des Moines ▪ City of Kenmore ▪ City of Lake Forest Park	▪ City of Mercer Island ▪ City of Newcastle	▪ City of Shoreline ▪ City of Woodinville
Cities and Towns	▪ City of Algona ▪ City of Beaux Arts ▪ City of Black Diamond ▪ City of Carnation ▪ City of Clyde Hill ▪ City of Covington ▪ City of Duvall	▪ City of Enumclaw ▪ Town of Hunts Point ▪ City of Maple Valley ▪ City of Medina ▪ City of Milton ▪ City of Normandy Park	▪ City of North Bend ▪ City of Pacific ▪ City of Sammamish ▪ Town of Skykomish ▪ City of Snoqualmie ▪ Town of Yarrow Point
Urban Unincorporated Areas	▪ All urban unincorporated areas combined		

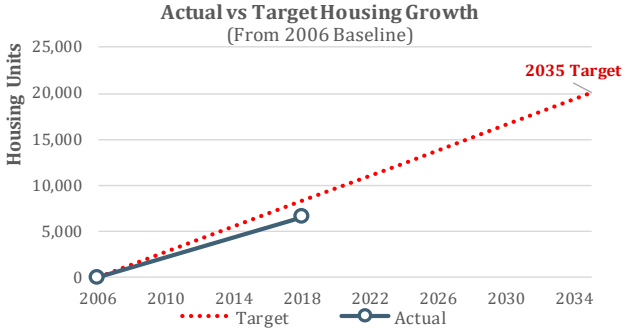
4. Countywide Planning Policies, including capacity analysis and targets

Metropolitan Cities

City of Bellevue
City of Seattle

City of Bellevue

Housing Growth and Residential Development Trends



Bellevue Housing Growth Target: 2006-2035	20,056
2006 Estimated Housing Units	55,107
2018 Estimated Housing Units	61,698
Estimated Housing Growth	**6,591**
Remaining 2035 Target	13,465

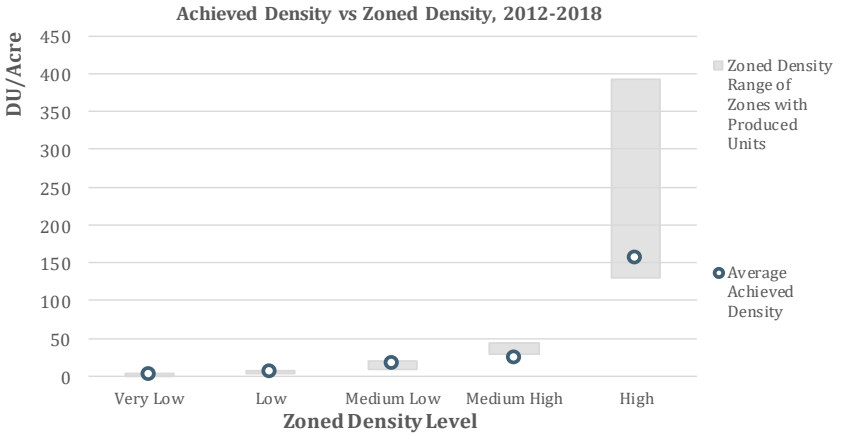
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
79.4%	1.00%	1.28%

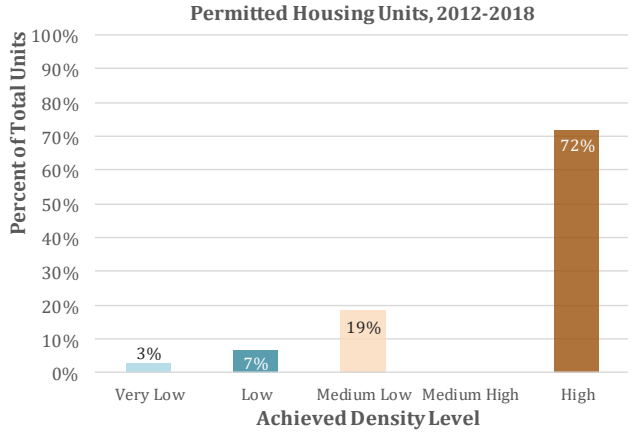
Since 2006, Bellevue has grown at 79% of the pace needed to achieve its 2035 housing growth target of 20,056 units. During this period, the total number of housing units in Bellevue grew by roughly 12%. At this current rate, Bellevue is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.3% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	67.1	10.3	0.9	1.1	54.7	120	**2.2**
Low	4 - 10 du/acre	41.0	2.3	0.7	3.3	34.7	186	**5.4**
Medium Low	10 - 24 du/acre	7.1	2.4	0.0	0.0	4.7	76	**16.2**
Medium High	24 - 48 du/acre	64.9	0.9	0.0	0.0	63.9	1,560	**24.4**
High	48 & up du/acre	14.6	0.0	0.0	0.0	14.6	2,278	**155.5**
	Total	**194.7**	**15.9**	**1.7**	**4.4**	**172.7**	**4,220**	**24.4**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	54.7	120
Low	59.3	277
Medium Low	36.5	784
Medium High	0.0	0
High	22.1	3,039
Total	**172.7**	**4,220**

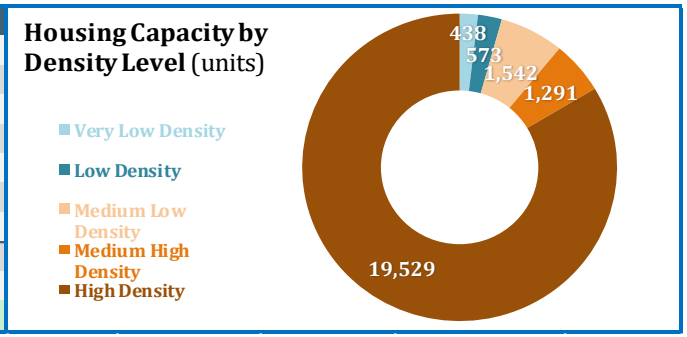




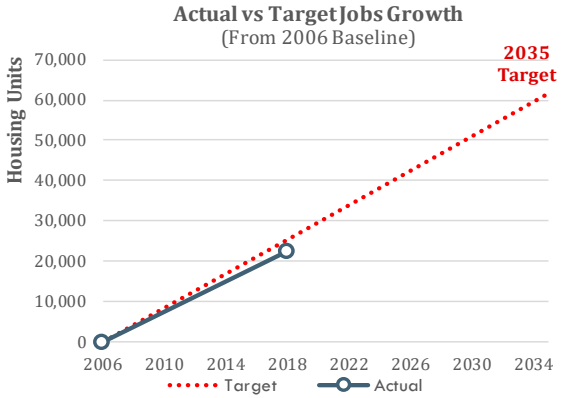
Bellevue - Residential Land Supply and Capacity

Assumed Density Level		Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acres)	Net Capacity (units)
Very Low Density	Land Supply	0.00	0.00	0.00	0.00	0.0% - 10.0%	243.98	0.8 / 3.4	**438**
Low Density	Land Supply	0.00	0.00	0.00	0.00	10.0% - 10.0%	137.65	6.6	**573**
Medium Low Density	Land Supply	0.00	0.00	0.00	0.00	0.0% - 10.0%	338.40	22.4	**1,542**
Medium High Density	Land Supply	0.00	0.00	0.00	0.00	10.0% - 15.0%	152.19	30.0	**1,291**
High Density	Land Supply	0.00	0.00	0.00	0.00	0.0% - 10.0%	318.06	303.0	**19,529**
All Zones	**Total**	**0.00**	**0.00**	**0.00**	**0.00**		**1,190.28**		**23,375**

Capacity (units)	
Very Low Density Zones	438
Low Density Zones	573
Medium Low Density Zones	1,542
Medium High Density Zones	1,291
High Density Zones	19,529
Capacity in Pipeline	*3,484*
Total Capacity (Units)	**26,859**
Remaining Target (2018-2035)	13,465
Surplus/Deficit Capacity (Units)	**13,393**



Bellevue - Employment Growth and Commercial/Industrial Development Trends



Bellevue Jobs Growth Target: 2006-2035	61,480
2006 Jobs (PSRC)	120,494
2018 Jobs (PSRC)	143,023
Total Jobs Growth	**22,529**
Remaining 2035 Target	38,951

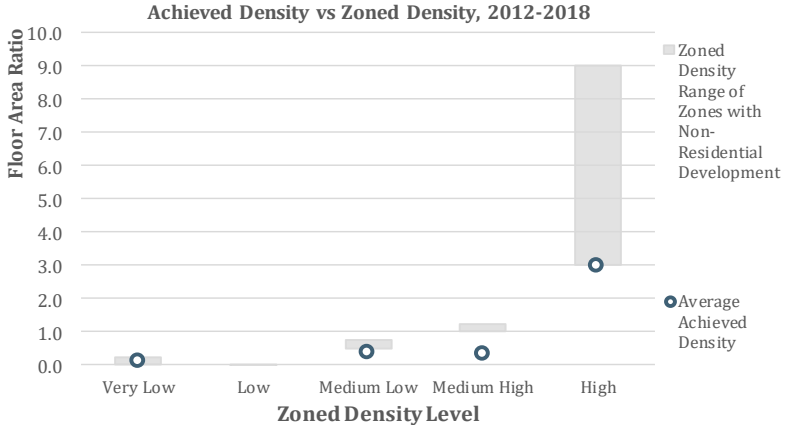
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
88.6%	1.56%	1.60%

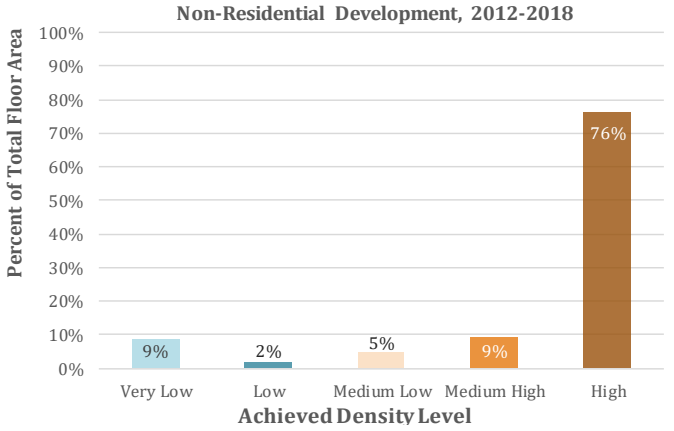
Since 2006, Bellevue has grown at 89% of the pace needed to achieve its 2035 jobs growth target of 61,480 units. During this period, the total number of jobs in Bellevue grew by roughly 19%. At this current rate, Bellevue is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.6% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	1,661,282	200,888	**0.1**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	504,925	179,905	**0.4**
Medium High	1.0 - 3.0 FAR	1,348,453	412,671	**0.3**
High	3.0 & up FAR	909,541	2,704,313	**3.0**
	Total	**4,424,202**	**3,497,777**	**0.8**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	2,446,734	301,651	**0.1**
Low	168,421	60,828	**0.4**
Medium Low	454,922	163,610	**0.4**
Medium High	585,613	311,958	**0.5**
High	768,513	2,659,730	**3.5**
Total	**4,424,202**	**3,497,777**	**0.8**



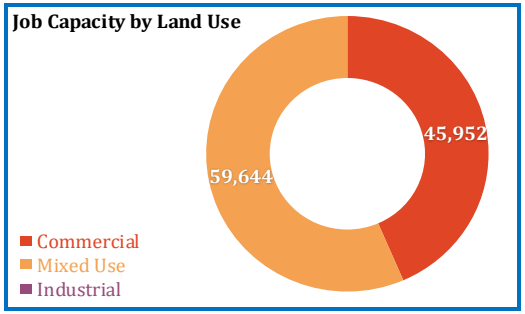


Bellevue - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	79.2	0.0	0.0	0.0	79.2	10%	71.3
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**79.2**	**0.0**	**0.0**	**0.0**	**1317.6**		**71.3**

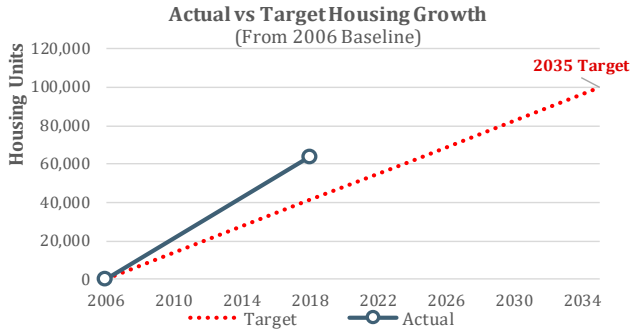
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Subtotal	16.07	0.26 / 9.90	3.26	14.38	300 / 444	**45,952**
Mixed-Use						
Mixed Use Total	9.24	0.30 / 5.40	3.40	18.04	300 / 500	**59,644**
Industrial						
Industrial Total	1.12	0.11	0.20	0.00	550	**0**
City Total						
Commercial	16.07	0.26 / 9.90	0.69	14.38	300 / 444	45,952
Mixed Use	9.24	0.30 / 5.40	0.91	18.04	300 / 500	59,644
Industrial	1.12	0.11	0.26	0.00	550	0
Job Capacity in Pipeline						*11,645*
City Total	**26.43**	**9.90**	**1.86**	**32.42**	**550**	**117,241**

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,699	2%
Low Density	1,694	2%
Medium Low Density	5,056	5%
Medium High Density	17,663	17%
High Density	79,485	75%
Capacity in Pipeline		*11,645*
Total Capacity (jobs)		**117,241**
Remaining Target (2018-2035)		38,951
Surplus/Deficit Capacity (jobs)		**78,290**



City of Seattle

Housing Growth and Residential Development Trends



Seattle Housing Growth Target: 2006-2035	99,760
2006 Estimated Housing Units	292,881
2018 Estimated Housing Units	356,556
Estimated Housing Growth	**63,675**
Remaining 2035 Target	**36,085**

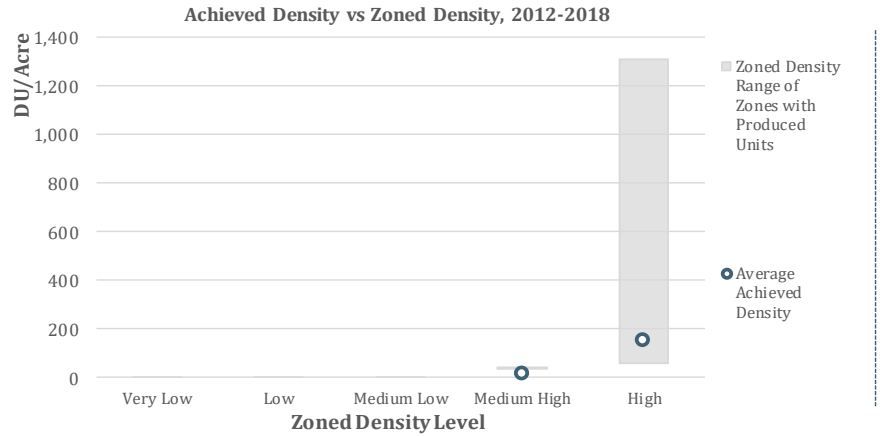
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
154.3%	**1.81%**	**0.60%**

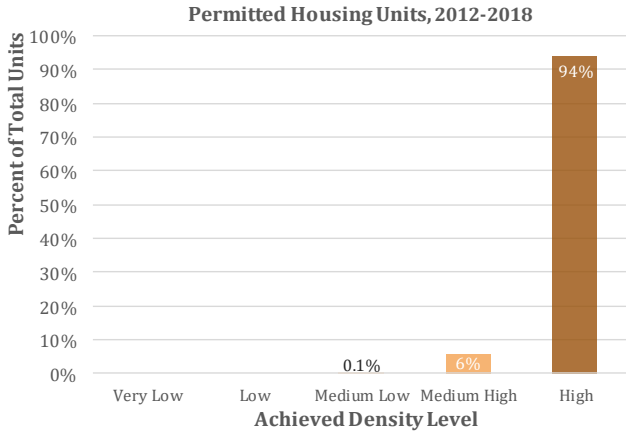
Since 2006, Seattle has grown at 154% of the pace needed to achieve its 2035 housing growth target of 99,760 units. During this period, the total number of housing units in Seattle grew by roughly 22%. At this current rate, Seattle is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.6% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	1.6	22	**14.2**
High	48 & up du/acre	0.0	0.0	0.0	0.0	304.1	45,833	**150.7**
	Total	**0.0**	**0.0**	**0.0**	**0.0**	**305.7**	**45,855**	**150.0**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	0.0	0
Medium Low	1.6	23
Medium High	68.5	2,706
High	235.6	43,126
Total	**305.7**	**45,855**



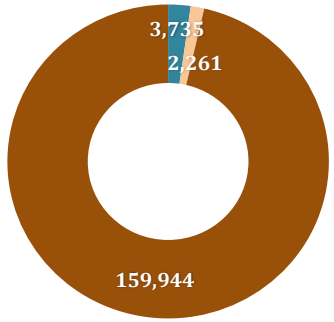


Seattle - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres*	Critical Areas and Infrastructure Deductions	Buildable Area (acres)*	Residential Split (low/high)	Assumed Densities (low/high - FAR)	Market Factor (low/high)	Net Capacity (units)
Very Low Density	Vacant Subtotal	0.0	Not available for disaggregation	0.0	0%	0.0	0%	0
	Redev Subtotal	0.0		0.0	0%	0.0	0%	0
	Subtotal	0.0						**0**
Low Density (SF Zones)	Vacant Subtotal	0.0	Not available for disaggregation	0.0	0%	Based on # of Dev. Sites	0%	0
	Redev Subtotal	1,283.9		1,052.3	100%		20% - 35%	3,735
	Subtotal	1,283.9		1,052.3				**3,735**
Medium Low Density (RSV Zones)	Vacant Subtotal	0.0	Not available for disaggregation	0.0	0%	0.0	0%	0
	Redev Subtotal	262.3		251.5	100%	0.8	10% - 40%	2,261
	Subtotal	262.3		251.5				**2,261**
Medium High Density	Vacant Subtotal	0.0	Not available for disaggregation	0.0	0%	0.0	0%	0
	Redev Subtotal	0.0		0.0	0%	0.0	0%	0
	Subtotal	0.0		0.0				**0**
High Density	Vacant Subtotal	577.8	Not available for disaggregation	506.6	0% - 100%	0.4 / 30.0	10% - 40%	4,813
	Redev Subtotal	2,085.2		2,016.7	20% - 100%	1.3 / 30.0	5% - 40%	155,131
	Subtotal	2,663.0		2,523.3				**159,944**
All Zones	Vacant Total	577.8		506.6				4,813
	Redev Total	3,631.3		3,320.4				161,127
	Total	**4,209.2**		**3,827.0**				**165,940**

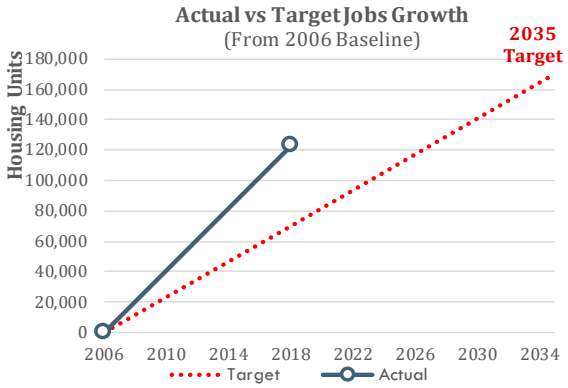
Capacity (units)	
Very Low Density Zones	0
Low Density Zones	3,735
Medium Low Density Zones	2,261
Medium High Density Zones	0
High Density Zones	159,944
Citywide ADU Capacity	*6,500*
Total Capacity (Units)	**172,440**
Remaining Target (2018-2035)	36,085
Surplus/Deficit Capacity (Units)	**136,355**

Housing Capacity by Density Level (units)



*Note: For Seattle, gross acres and buildable area in acres is the total for both residential and non-residential acres, due to the format data was provided.

Seattle - Employment Growth and Commercial/Industrial Development Trends



Seattle Jobs Growth Target: 2006-2035	170,172
2006 Jobs (PSRC)	498,931
2018 Jobs (PSRC)	622,121
Total Jobs Growth	**123,190**
Remaining 2035 Target	46,982

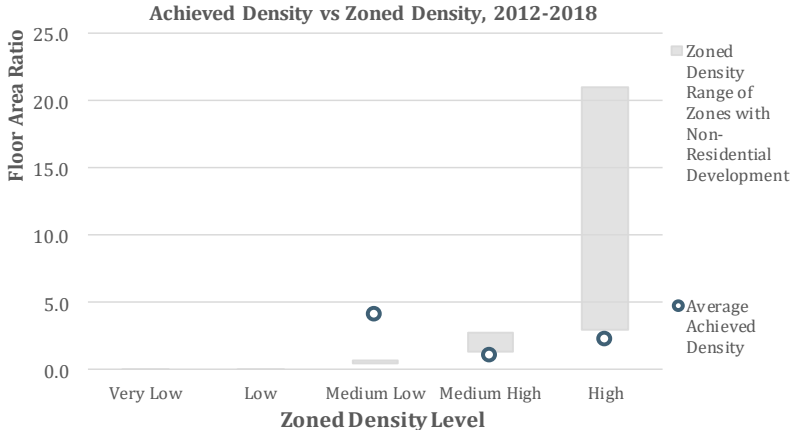
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
174.9%	2.06%	0.44%

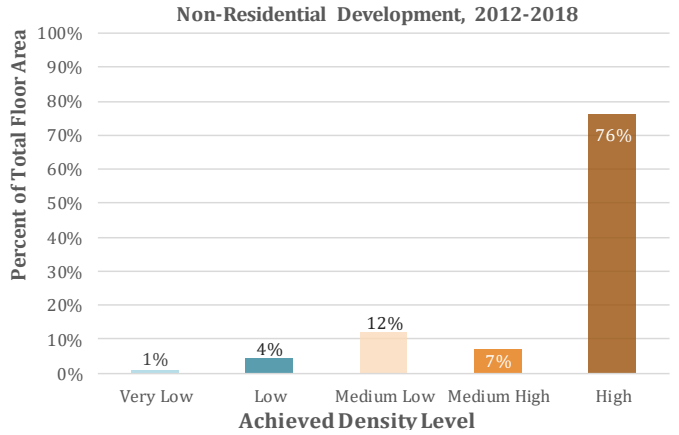
Since 2006, Seattle has grown at 175% of the pace needed to achieve its 2035 jobs growth target of 170,172 units. During this period, the total number of jobs in Seattle grew by roughly 25%. At this current rate, Seattle is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.4% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	86,380	355,885	4.1
Medium High	1.0 - 3.0 FAR	2,362,278	2,306,095	1.0
High	3.0 & up FAR	7,758,376	17,216,838	2.2
	Total	**10,207,034**	**19,878,818**	**1.9**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	1,134,435	202,017	0.2
Low	1,998,886	842,833	0.4
Medium Low	3,899,050	2,373,226	0.6
Medium High	846,891	1,349,352	1.6
High	2,327,772	15,111,390	6.5
Total	**10,207,034**	**19,878,818**	**1.9**





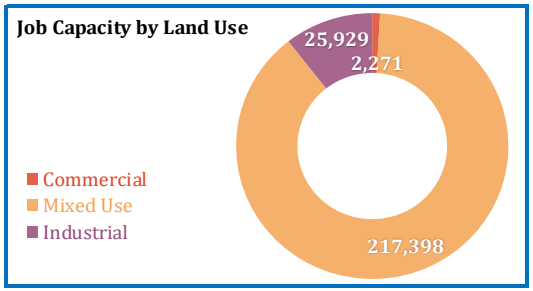
Seattle - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)*	Critical Areas/ Infrastructure Deductions	Buildable Area (acres)*	Assumed Densities (low/high - FAR)	Potential New Floor Area (mil. sq. ft)	Non-Residential Split (low/high)	Market Factor	Initial Non-Res Capacity (sq. ft.)
Vacant / Redev.								
Commercial	3.9	Not available for disaggregation	3.9	2.00 / 30.00	0.96	20% - 100%	10% - 40%	962,374
Mixed Use	3,687.6		3,370.1	0.75 / 30.00	372.95	0% - 100%	5% - 40%	102,759,477
Industrial	517.6		453.1	0.40 / 2.75	25.51	100%	25%	25,390,784
Land Supply Total	**4,209.2**		**3,827.0**		**399.43**		**Non-Res Capacity:**	**129,112,635**

*Note: For Seattle, gross acres and buildable area in acres is the total for both residential and non-residential acres, due to the format data was provided.

Job Capacity by Land Use	Assumed Density Range (FAR)	Initial Non-Res Capacity (mil. sq ft.)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job (min/max)	Job Capacity
Commercial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	2.00 / 30.00	0.96	0.27	0.69	275	2,271
Commercial Total	**2.00 / 30.00**	**0.96**	**0.27**	**0.69**	**275**	**2,271**
Mixed-Use						
Vacant	1.88 / 30.00	3.22	0.00	3.22	275 / 300	7,922
Redevelopable	0.75 / 30.00	99.54	21.44	78.10	300	209,476
Mixed Use Total	**0.75 / 30.00**	**102.76**	**21.44**	**81.32**	**275 / 300**	**217,398**
Industrial						
Vacant	0.40 / 2.75	25.39	5.12	20.45	500 / 700	25,929
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.40 / 2.75**	**25.39**	**5.12**	**20.45**	**500 / 700**	**25,929**
City Total						
Commercial	2.00 / 30.00	1.0	0.27	0.69	275	2,271
Mixed Use	0.75 / 30.00	102.8	21.44	81.32	275 / 300	217,398
Industrial	0.40 / 2.75	25.4	5.12	20.45	500 / 700	25,929
Job Capacity in Pipeline						*none reported*
City Total	**0.00**	**129.11**	**26.83**	**102.46**	**275 / 700**	**245,598**

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	26,511	11%
High Density	219,087	89%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**245,598**
Remaining Target (2018-2035)		46,982
Surplus/Deficit Capacity (jobs)		**198,616**

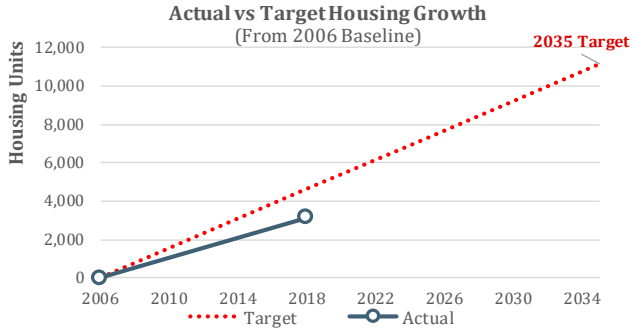


Core Cities

City of Auburn
City of Bothell
City of Burien
City of Federal Way
City of Issaquah
City of Kent
City of Kirkland
City of Redmond
City of Renton
City of SeaTac
City of Tukwila

City of Auburn

Housing Growth and Residential Development Trends



Auburn Housing Growth Target: 2006-2035	11,159
2006 Estimated Housing Units	23,602
2018 Estimated Housing Units	26,740
Estimated Housing Growth	**3,138**
Remaining 2035 Target	**8,021**

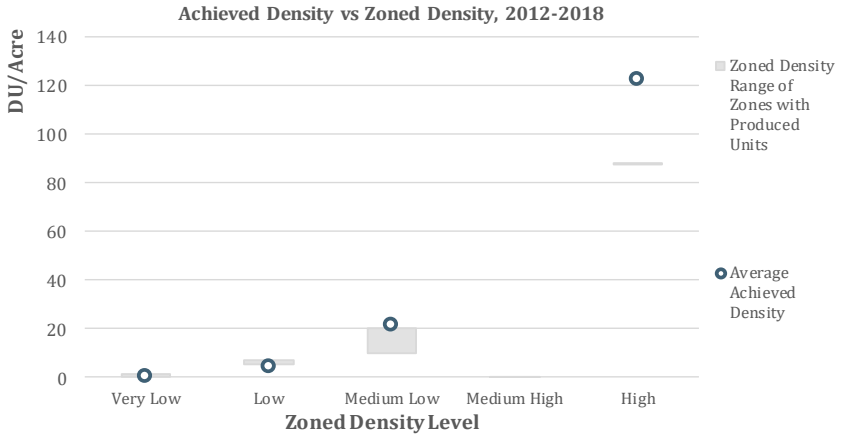
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
68.0%	**1.11%**	**1.76%**

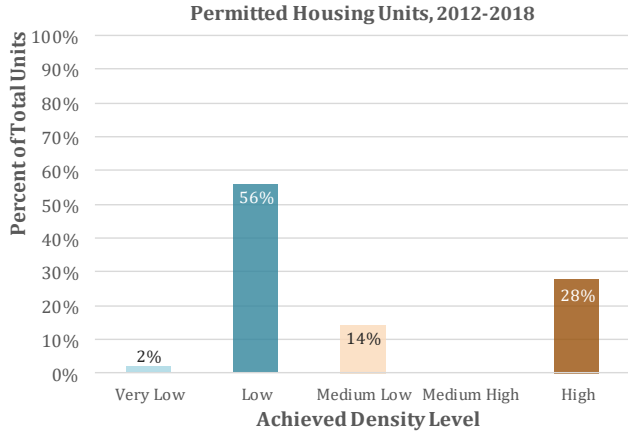
Since 2006, Auburn has grown at 68% of the pace needed to achieve its 2035 housing growth target of 11,159 units. During this period, the total number of housing units in Auburn grew by roughly 13%. At this current rate, Auburn is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.8% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	173.6	0.0	0.0	0.0	173.6	5	**0.0**
Low	4 - 10 du/acre	135.5	0.0	0.0	0.0	135.5	525	**3.9**
Medium Low	10 - 24 du/acre	6.2	0.0	0.0	0.0	6.2	132	**21.1**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	2.1	0.0	0.0	0.0	2.1	255	**122.1**
	Total	**317.5**	**0.0**	**0.0**	**0.0**	**317.5**	**917**	**2.9**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	208.6	18
Low	117.1	512
Medium Low	6.2	132
Medium High	0.0	0
High	2.1	255
Total	**334.0**	**917**



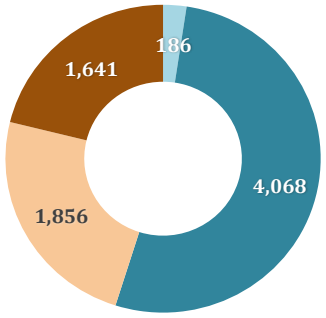


Auburn - Residential Land Supply and Capacity

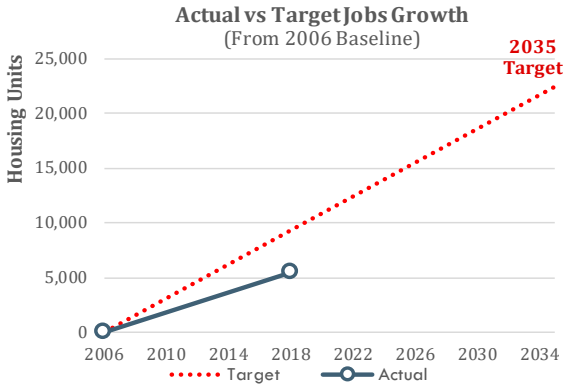
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				89.35	20.0% - 20.0%	268.04	0.3 / 1.0	119
	Redev Subtotal				114.76	20.0% - 20.0%	344.27	0.3 / 1.0	67
	Subtotal	1,508.47	354.51	133.45	204.10		612.31		**186**
Low Density	Vacant Subtotal				121.45	15.0% - 20.0%	387.16	4.4 / 7.0	1,939
	Redev Subtotal				183.49	15.0% - 20.0%	589.17	4.4 / 7.0	2,129
	Subtotal	1,947.77	299.20	123.89	304.94		976.33		**4,068**
Medium Low Density	Vacant Subtotal				11.06	5.0% - 20.0%	64.56	10.0 / 21.1	1,009
	Redev Subtotal				8.97	5.0% - 20.0%	52.92	10.0 / 21.1	847
	Subtotal	368.92	212.31	0.67	20.04		117.49		**1,856**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				1.03	5.0% - 5.0%	6.82	94.0	641
	Redev Subtotal				1.61	5.0% - 5.0%	10.65	94.0	1,000
	Subtotal	21.35	0.18	0.00	2.65		17.47		**1,641**
All Zones	Vacant Total				222.89		726.58		3,708
	Redev Total				308.83		997.01		4,043
	Total	**3,846.51**	**866.20**	**258.01**	**531.72**		**1,723.59**		**7,751**

Capacity (units)	
Very Low Density Zones	186
Low Density Zones	4,068
Medium Low Density Zones	1,856
Medium High Density Zones	0
High Density Zones	1,641
Capacity in Pipeline	*1,400*
Total Capacity (Units)	**9,151**
Remaining Target (2018-2035)	8,021
Surplus/Deficit Capacity (Units)	**1,130**

Housing Capacity by Density Level (units)



Auburn - Employment Growth and Commercial/Industrial Development Trends



Auburn Jobs Growth Target: 2006-2035	22,446
2006 Jobs (PSRC)	38,252
2018 Jobs (PSRC)	43,770
Total Jobs Growth	**5,518**
Remaining 2035 Target	16,928

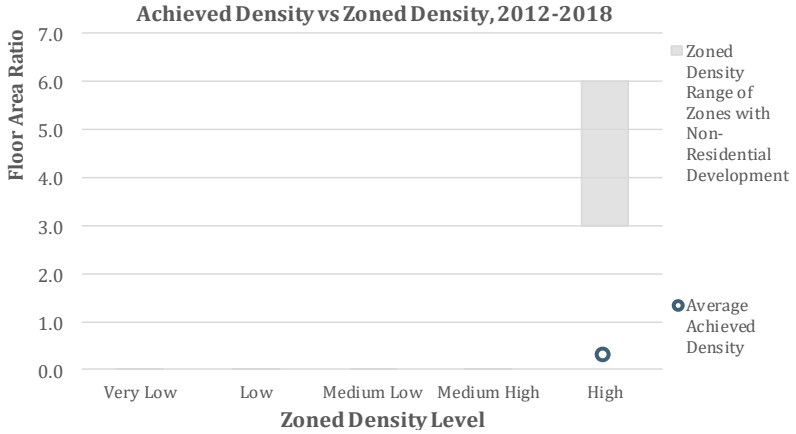
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
59.4%	1.20%	2.27%

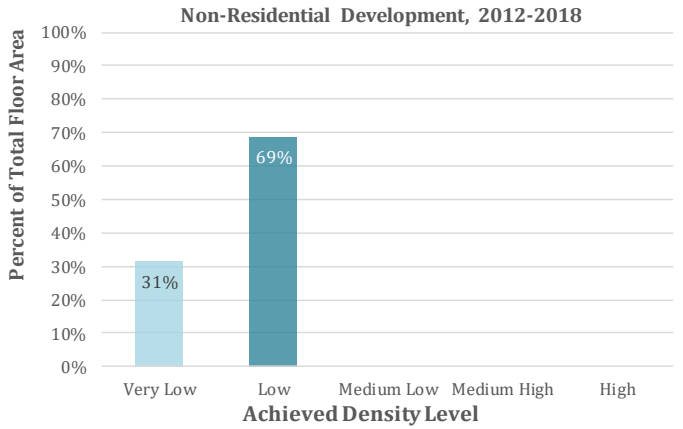
Since 2006, Auburn has grown at 59% of the pace needed to achieve its 2035 jobs growth target of 22,446 units. During this period, the total number of jobs in Auburn grew by roughly 14%. At this current rate, Auburn is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.3% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	1,435,270	400,061	**0.3**
	Total	**1,435,270**	**400,061**	**0.3**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	766,494	125,804	**0.2**
Low	668,776	274,257	**0.4**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**1,435,270**	**400,061**	**0.3**



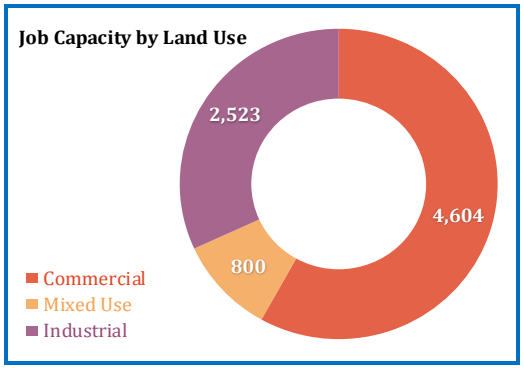


Auburn - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	420.4	93.2	16.4	24.5	286.3	15%	237.2
Mixed Use	152.6	113.3	2.0	2.9	34.4	5%	32.4
Industrial	718.2	362.8	17.8	26.7	310.9	8%	282.5
Non-Res Land Total	**1291.1**	**569.4**	**36.1**	**54.1**	**631.5**		**552.1**

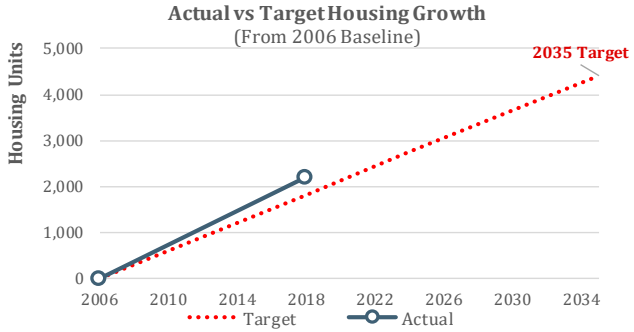
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial							
Vacant	5.19	0.25	0.00		1.30	375 / 400	3,270
Redevelopable	5.14	0.25	0.76		0.53	375 / 400	1334
Commercial Total	**10.33**	**0.25**	**0.76**		**1.83**	**375 / 400**	**4,604**
Mixed-Use							
Vacant	0.95	0.25 / 0.37	0.00		0.33	400 / 1000	531
Redevelopable	0.46	0.25 / 0.37	0.06		0.11	400 / 1000	268
Mixed Use Total	**1.41**	**0.25 / 0.37**	**0.06**		**0.44**	**400 / 1000**	**800**
Industrial							
Vacant	6.71	0.07 / 0.41	0.00		1.63	1,000	1,631
Redevelopable	5.60	0.07 / 0.41	0.29		0.89	1,000	892
Industrial Total	**12.31**	**0.07 / 0.41**	**0.29**		**2.52**	**1,000**	**2,523**
City Total							
Commercial	10.33	0.25	0.69		1.83	375 / 400	4,604
Mixed Use	1.41	0.25 / 0.37	0.91		0.44	400 / 1000	800
Industrial	12.31	0.07 / 0.41	0.26		2.52	1,000	2,523
Job Capacity in Pipeline							*0*
City Total	**24.05**	**0.07 / 0.41**	**1.86**		**4.79**	**375 / 1000**	**7,927**

Job Capacity by Assumed Density Level	#	%
Very Low Density	4,877	62%
Low Density	3,050	38%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**7,927**
Remaining Target (2018-2035)		16,928
Surplus/Deficit Capacity (jobs)		**-9,001**



City of Bothell

Housing Growth and Residential Development Trends



Bothell Housing Growth Target: 2006-2035	4,420
2006 Estimated Housing Units	9,522
2018 Estimated Housing Units	11,726
Estimated Housing Growth	**2,204**
Remaining 2035 Target	2,216

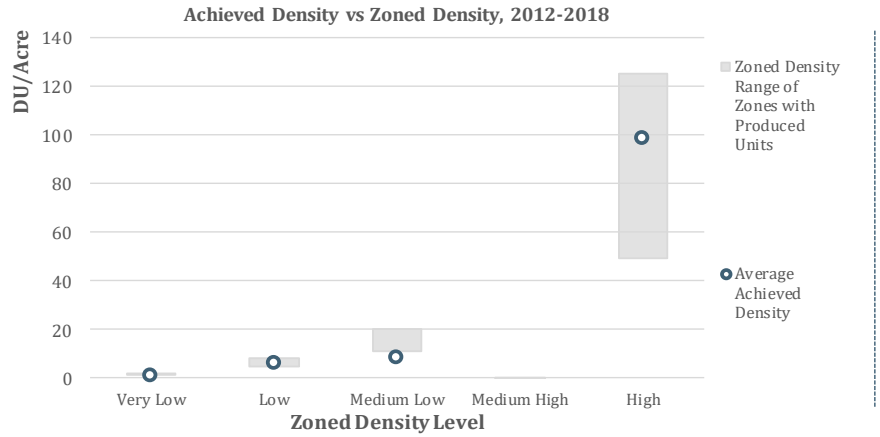
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
120.5%	1.93%	1.11%

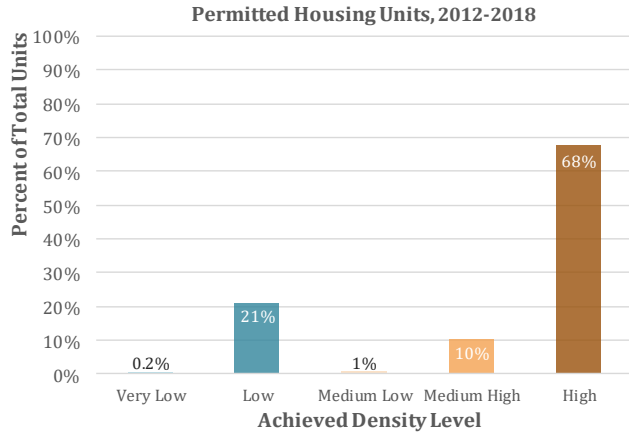
Since 2006, Bothell has grown at 121% of the pace needed to achieve its 2035 housing growth target of 4,420 units. During this period, the total number of housing units in Bothell grew by roughly 23%. At this current rate, Bothell is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	1.6	0.0	0.0	0.0	1.6	1	**0.6**
Low	4 - 10 du/acre	179.1	43.2	0.0	19.7	116.2	670	**5.8**
Medium Low	10 - 24 du/acre	6.3	0.2	0.0	0.0	6.1	49	**8.1**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	20.9	0.0	1.7	0.5	18.7	1,836	**98.1**
	Total	**207.9**	**43.5**	**1.7**	**20.2**	**142.5**	**2,556**	**17.9**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	3.7	6
Low	112.6	535
Medium Low	1.6	22
Medium High	9.5	260
High	15.1	1,733
Total	**142.5**	**2,556**

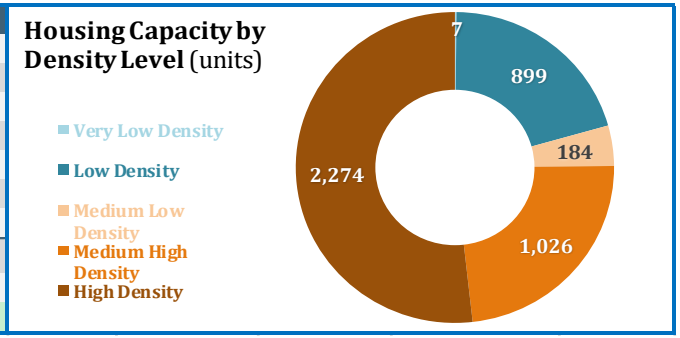




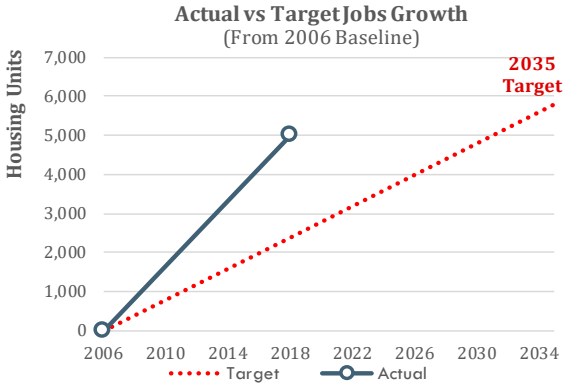
Bothell - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				5.39	1.0% - 3.0%	10.03	3.1	7
	Redev Subtotal				1.20	1.0% - 3.0%	2.81	3.1	0
	Subtotal	34.07	13.33	0.00	6.58		12.85		**7**
Low Density	Vacant Subtotal				42.64	3.0% - 5.0%	77.45	4.3 / 8.0	392
	Redev Subtotal				71.22	3.0% - 5.0%	126.99	4.3 / 8.0	508
	Subtotal	376.01	47.71	0.00	113.86		204.45		**899**
Medium Low Density	Vacant Subtotal				0.75	3.0% - 5.0%	2.14	13.3 / 23.9	33
	Redev Subtotal				3.51	3.0% - 5.0%	9.78	13.3 / 23.9	151
	Subtotal	24.14	7.43	0.00	4.26		11.92		**184**
Medium High Density	Vacant Subtotal				4.47	3.0% - 3.0%	12.88	25.0 / 34.0	407
	Redev Subtotal				7.17	3.0% - 3.0%	20.66	25.0 / 34.0	620
	Subtotal	64.35	17.77	0.00	11.65		33.54		**1,026**
High Density	Vacant Subtotal				3.22	3.0% - 3.0%	9.27	66.3 / 192.4	1,271
	Redev Subtotal				3.43	3.0% - 3.0%	9.89	66.3 / 192.4	1,003
	Subtotal	30.11	3.50	0.00	6.65		19.16		**2,274**
All Zones	Vacant Total				56.47		111.78		2,109
	Redev Total				86.53		170.13		2,282
	Total	**528.68**	**89.74**	**0.00**	**143.00**		**281.91**		**4,391**

Capacity (units)	
Very Low Density Zones	7
Low Density Zones	899
Medium Low Density Zones	184
Medium High Density Zones	1,026
High Density Zones	2,274
Capacity in Pipeline	*1,979*
Total Capacity (Units)	**6,370**
Remaining Target (2018-2035)	2,216
Surplus/Deficit Capacity (Units)	**4,154**



Bothell - Employment Growth and Commercial/Industrial Development Trends



Bothell Jobs Growth Target: 2006-2035	5,800
2006 Jobs (PSRC)	11,757
2018 Jobs (PSRC)	16,780
Total Jobs Growth	**5,023**
Remaining 2035 Target	777

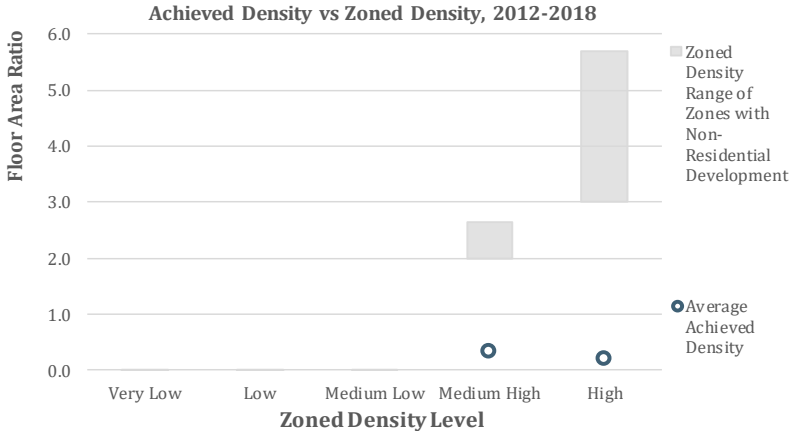
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
209.3%	3.56%	0.27%

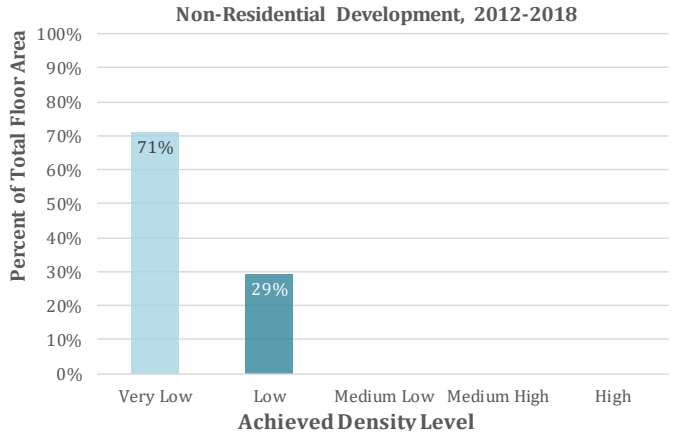
Since 2006, Bothell has grown at 209% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Bothell grew by roughly 43%. At this current rate, Bothell is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.3% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	17,550	5,592	**0.3**
High	3.0 & up FAR	634,620	121,751	**0.2**
	Total	**652,170**	**127,343**	**0.2**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	551,332	90,251	**0.2**
Low	100,838	37,092	**0.4**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**652,170**	**127,343**	**0.2**



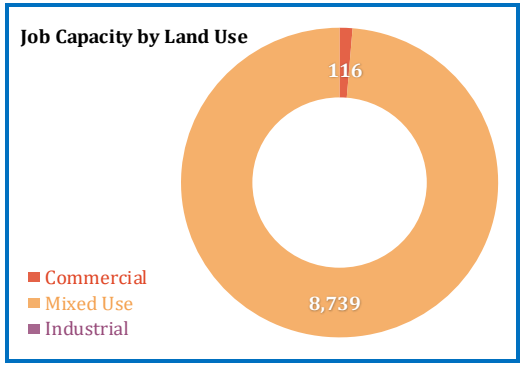


Bothell - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	6.5	2.6	0.6	0.4	2.9	5% - 10%	2.7
Mixed Use	159.4	57.2	15.3	10.2	76.6	1% - 5%	71.7
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**165.9**	**59.9**	**15.9**	**10.6**	**79.5**		**74.3**

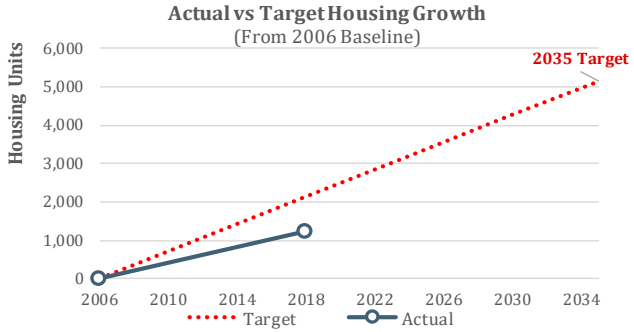
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.02	0.35 / 0.40	0.00	0.01	200	47
Redevelopable	0.09	0.35 / 0.40	0.07	0.01	200	69
Commercial Total	**0.12**	**0.35 / 0.40**	**0.07**	**0.02**	**200**	**116**
Mixed-Use						
Vacant	1.37	0.10 / 1.20	0.00	0.83	200 / 1000	4,137
Redevelopable	1.76	0.10 / 1.20	0.10	0.92	200 / 1000	4602
Mixed Use Total	**3.12**	**0.10 / 1.20**	**0.10**	**1.75**	**200 / 1000**	**8,739**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	0.12	0.35 / 0.40	0.69	0.02	200	116
Mixed Use	3.12	0.10 / 1.20	0.91	1.75	200 / 1000	8,739
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*160*
City Total	**3.24**	**1.20**	**1.86**	**1.77**	**0 / 1000**	**9,015**

Job Capacity by Assumed Density Level	#	%
Very Low Density	225	3%
Low Density	2,605	29%
Medium Low Density	540	6%
Medium High Density	5,485	62%
High Density	0	0%
Capacity in Pipeline		*160*
Total Capacity (jobs)		**9,015**
Remaining Target (2018-2035)		777
Surplus/Deficit Capacity (jobs)		**8,238**



City of Burien

Housing Growth and Residential Development Trends



Burien Housing Growth Target: 2006-2035	5,150
2006 Estimated Housing Units	19,584
2018 Estimated Housing Units	20,809
Estimated Housing Growth	**1,225**
Remaining 2035 Target	3,926

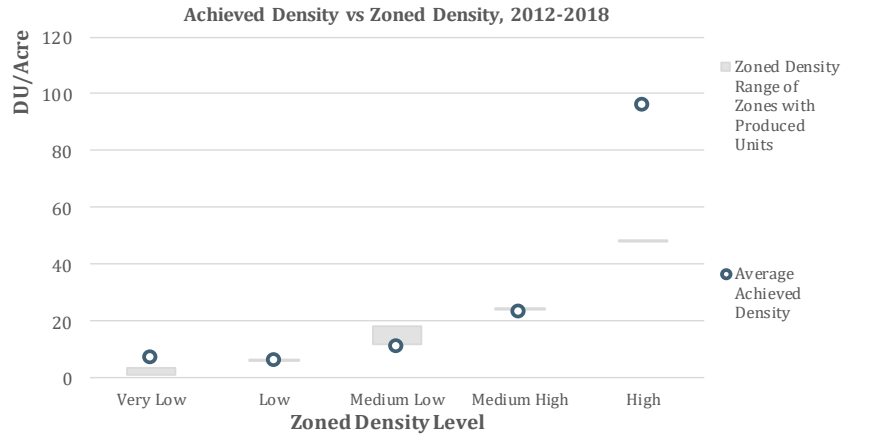
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
57.5%	0.52%	1.11%

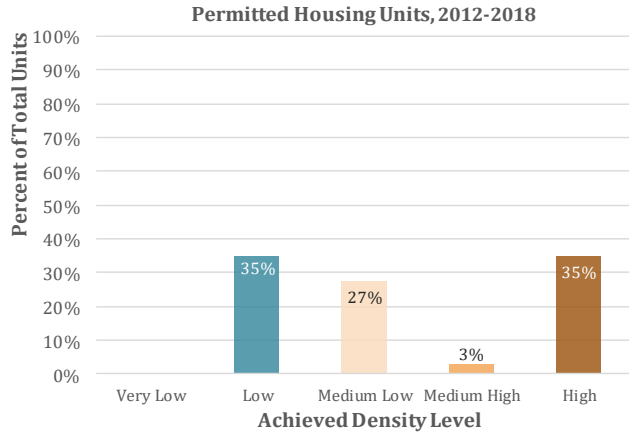
Since 2006, Burien has grown at 57% of the pace needed to achieve its 2035 housing growth target of 5,150 units. During this period, the total number of housing units in Burien grew by roughly 6%. At this current rate, Burien is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	17.6	12.5	0.0	0.2	4.8	33	**6.9**
Low	4 - 10 du/acre	58.3	0.0	0.5	2.1	55.6	323	**5.8**
Medium Low	10 - 24 du/acre	5.7	0.0	0.0	0.0	5.7	63	**11.0**
Medium High	24 - 48 du/acre	9.9	0.4	0.0	0.1	9.4	216	**23.1**
High	48 & up du/acre	4.0	0.0	0.0	0.0	4.0	381	**95.6**
	Total	**95.5**	**13.0**	**0.6**	**2.5**	**79.5**	**1,016**	**12.8**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	60.4	356
Medium Low	15.1	279
Medium High	1.1	27
High	2.9	354
Total	**79.5**	**1,016**

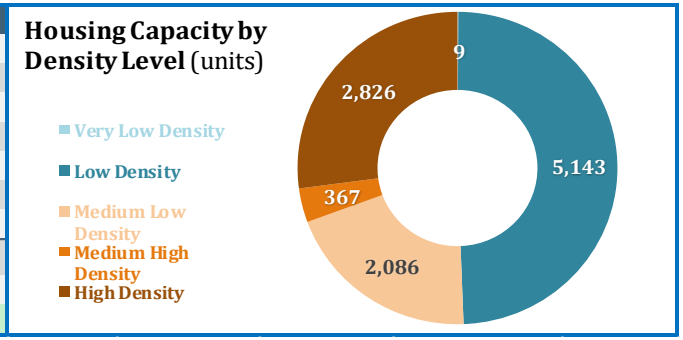




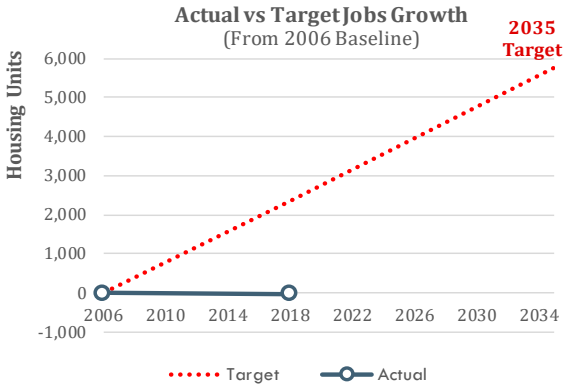
Burien - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.23	18.0% - 18.0%	7.17	1.0	7
	Redev Subtotal				0.54	20.0% - 20.0%	3.03	1.0	2
	Subtotal	15.23	0.53	0.00	1.76		10.20		**9**
Low Density	Vacant Subtotal				15.33	16.0% - 30.0%	92.35	5.6 / 8.0	946
	Redev Subtotal				52.01	17.0% - 32.0%	308.91	5.6 / 8.0	4,196
	Subtotal	1,276.66	712.44	0.00	67.34		401.26		**5,143**
Medium Low Density	Vacant Subtotal				2.21	22.0% - 31.0%	37.90	10.8 / 23.0	721
	Redev Subtotal				4.97	24.0% - 32.0%	82.12	10.8 / 23.0	1,365
	Subtotal	204.58	29.80	0.00	7.17		120.01		**2,086**
Medium High Density	Vacant Subtotal				0.16	30.0% - 31.0%	2.60	24.0 / 25.7	66
	Redev Subtotal				0.98	32.0% - 33.0%	15.58	24.0 / 25.7	301
	Subtotal	28.87	0.54	0.00	1.13		18.18		**367**
High Density	Vacant Subtotal				0.60	31.0% - 100.0%	2.47	120.7	349
	Redev Subtotal				1.33	32.0% - 100.0%	20.91	120.7	2,477
	Subtotal	50.50	7.05	0.00	1.93		23.38		**2,826**
All Zones	Vacant Total				19.52		142.49		2,089
	Redev Total				59.82		430.54		8,341
	Total	**1,575.84**	**750.36**	**0.00**	**79.34**		**573.03**		**10,431**

Capacity (units)	
Very Low Density Zones	9
Low Density Zones	5,143
Medium Low Density Zones	2,086
Medium High Density Zones	367
High Density Zones	2,826
Capacity in Pipeline	*385*
Total Capacity (Units)	**10,816**
Remaining Target (2018-2035)	3,926
Surplus/Deficit Capacity (Units)	**6,890**



Burien - Employment Growth and Commercial/Industrial Development Trends



Burien Jobs Growth Target: 2006-2035	5,754
2006 Jobs (PSRC)	13,371
2018 Jobs (PSRC)	13,345
Total Jobs Growth	**-26**
Remaining 2035 Target	5,780

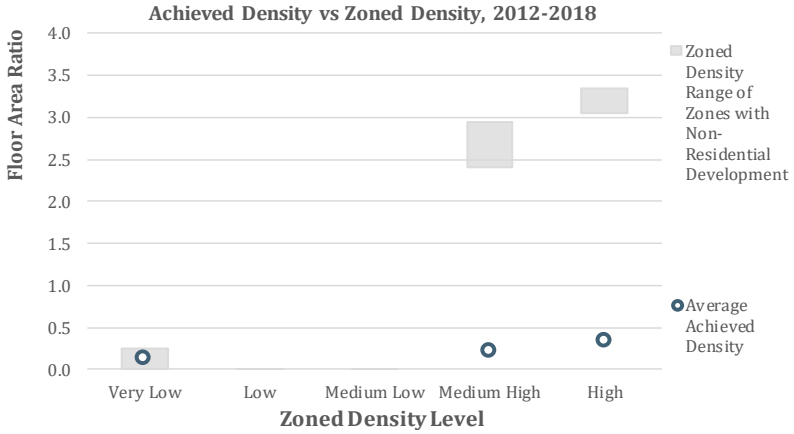
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
-1.1%	-0.02%	2.55%

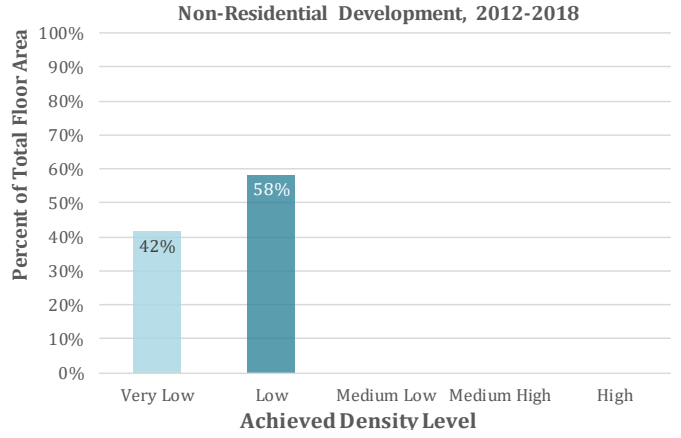
Since 2006, Burien has grown at -1% of the pace needed to achieve its 2035 jobs growth target of 5,754 units. During this period, the total number of jobs in Burien grew by roughly 0%. At this current rate, Burien is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.5% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	113,288	13,973	0.1
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	313,495	69,911	0.2
High	3.0 & up FAR	965,891	329,761	0.3
	Total	**1,392,674**	**413,645**	**0.3**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	808,777	172,505	0.2
Low	583,897	241,140	0.4
Medium Low	0	0	0.0
Medium High	0	0	0.0
High	0	0	0.0
Total	**1,392,674**	**413,645**	**0.3**



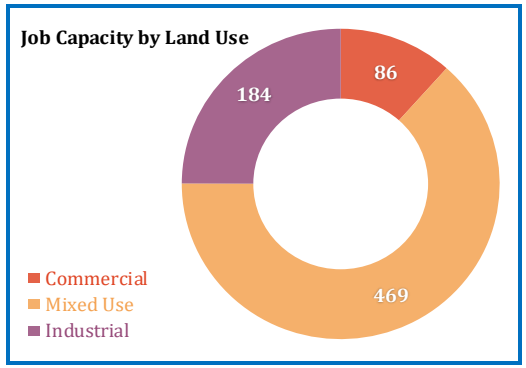


Burien - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	12.1	0.2	0.4	0.4	11.1	36% - 40%	6.7
Mixed Use	129.3	13.7	3.5	3.5	108.7	10% - 46%	64.9
Industrial	16.3	0.0	0.5	0.5	15.3	8% - 10%	13.7
Non-Res Land Total	**157.6**	**13.9**	**4.3**	**4.3**	**135.1**		**85.3**

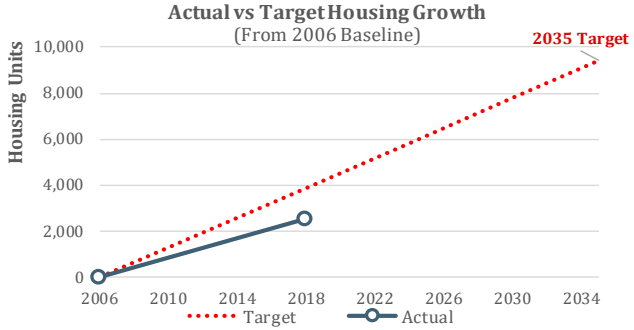
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.15	0.22 / 0.40	0.00	0.06	650	86
Redevelopable	0.14	0.22 / 0.40	0.11	0.00	650	0
Commercial Total	**0.29**	**0.22 / 0.40**	**0.11**	**0.06**	**650**	**86**
Mixed-Use						
Vacant	1.17	0.12 / 0.41	0.00	0.30	650 / 1200	406
Redevelopable	1.66	0.12 / 0.41	1.17	0.04	650 / 1200	62
Mixed Use Total	**2.83**	**0.12 / 0.41**	**1.17**	**0.34**	**650 / 1200**	**469**
Industrial						
Vacant	0.09	0.41	0.00	0.04	1,200	30
Redevelopable	0.51	0.41	0.02	0.19	1,200	154
Industrial Total	**0.60**	**0.41**	**0.02**	**0.22**	**1,200**	**184**
City Total						
Commercial	0.29	0.22 / 0.40	0.69	0.06	650	86
Mixed Use	2.83	0.12 / 0.41	0.91	0.34	650 / 1200	469
Industrial	0.60	0.41	0.26	0.22	1,200	184
Job Capacity in Pipeline						*13*
City Total	**3.71**	**0.12 / 0.41**	**1.86**	**0.62**	**650 / 1200**	**752**

Job Capacity by Assumed Density Level	#	%
Very Low Density	414	56%
Low Density	325	44%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*13*
Total Capacity (jobs)		**752**
Remaining Target (2018-2035)		5,780
Surplus/Deficit Capacity (jobs)		**-5,027**



City of Federal Way

Housing Growth and Residential Development Trends



Federal Way Housing Growth Target: 2006-2035	**9,396**
2006 Estimated Housing Units	34,560
2018 Estimated Housing Units	37,085
Estimated Housing Growth	**2,525**
Remaining 2035 Target	**6,871**

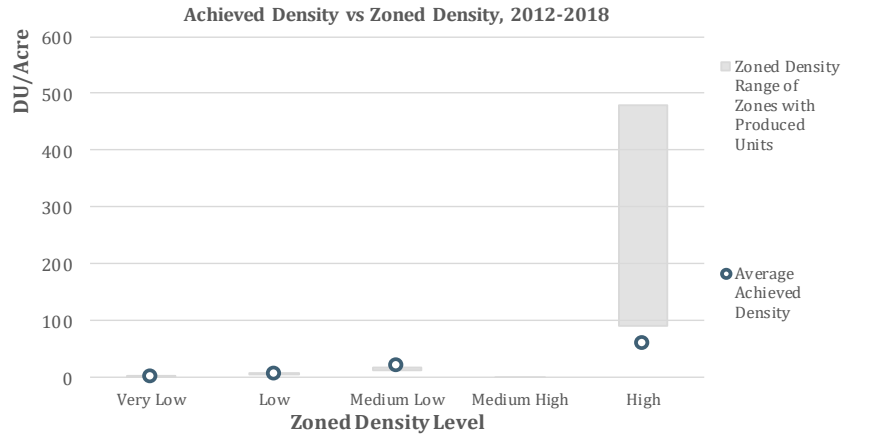
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
65.0%	**0.61%**	**1.09%**

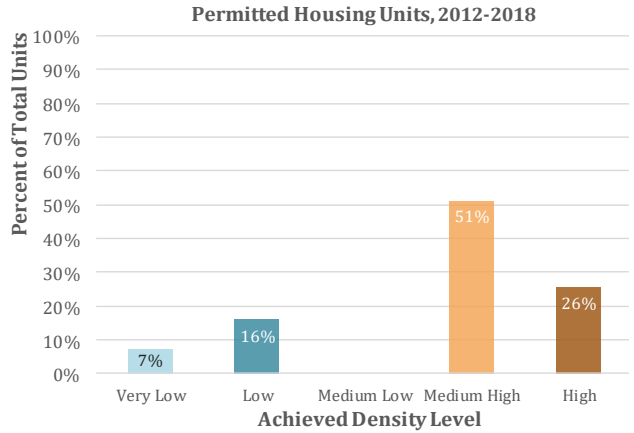
Since 2006, Federal Way has grown at 65% of the pace needed to achieve its 2035 housing growth target of 9,396 units. During this period, the total number of housing units in Federal Way grew by roughly 7%. At this current rate, Federal Way is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	29.7	0.0	0.0	0.0	29.7	29	**1.0**
Low	4 - 10 du/acre	57.1	0.0	0.0	0.0	57.1	245	**4.3**
Medium Low	10 - 24 du/acre	59.0	17.9	7.1	0.3	33.7	659	**19.5**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	14.1	0.0	0.5	1.5	12.2	723	**59.2**
	Total	**160.0**	**17.9**	**7.6**	**1.7**	**132.8**	**1,656**	**12.5**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	56.5	123
Low	46.4	264
Medium Low	0.0	0
Medium High	26.1	846
High	3.7	423
Total	**132.8**	**1,656**

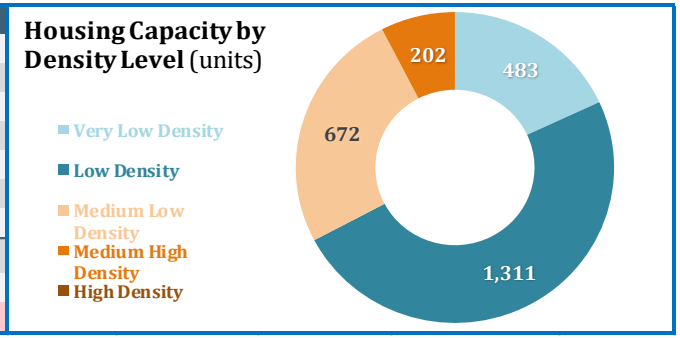




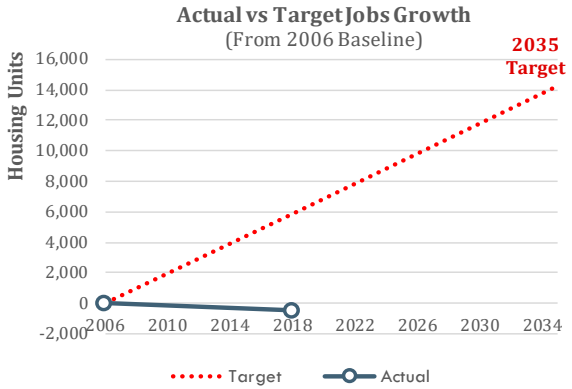
Federal Way - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				91.64	18.0% - 18.0%	123.06	0.2 / 2.9	258
	Redev Subtotal				118.17	18.0% - 18.0%	158.68	0.2 / 2.9	225
	Subtotal	1,391.30	791.83	0.00	209.81		281.75		**483**
Low Density	Vacant Subtotal				99.14	18.0% - 18.0%	133.14	4.5 / 8.7	723
	Redev Subtotal				136.12	18.0% - 18.0%	182.78	4.5 / 8.7	588
	Subtotal	1,459.97	787.80	0.00	235.26		315.92		**1,311**
Medium Low Density	Vacant Subtotal				9.70	7.0% - 7.0%	26.38	12.1 / 18.2	327
	Redev Subtotal				21.98	7.0% - 7.0%	59.79	12.1 / 18.2	345
	Subtotal	276.10	149.37	0.00	31.68		86.18		**672**
Medium High Density	Vacant Subtotal				2.43	7.0% - 7.0%	6.62	24.2	160
	Redev Subtotal				0.82	7.0% - 7.0%	2.22	24.2	42
	Subtotal	39.00	26.01	0.00	3.25		8.83		**202**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	438.09	91.21	0.00	0.00		0.00		**0**
All Zones	Vacant Total				202.92		289.20		1,468
	Redev Total				277.08		403.47		1,199
	Total	**3,604.46**	**1,846.21**	**0.00**	**480.00**		**692.68**		**2,667**

Capacity (units)	
Very Low Density Zones	483
Low Density Zones	1,311
Medium Low Density Zones	672
Medium High Density Zones	202
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**2,667**
Remaining Target (2018-2035)	6,871
Surplus/Deficit Capacity (Units)	**-4,204**



Federal Way - Employment Growth and Commercial/Industrial Development Trends



Federal Way Jobs Growth Target: 2006-2035	14,268
2006 Jobs (PSRC)	31,616
2018 Jobs (PSRC)	31,148
Total Jobs Growth	**-468**
Remaining 2035 Target	**14,736**

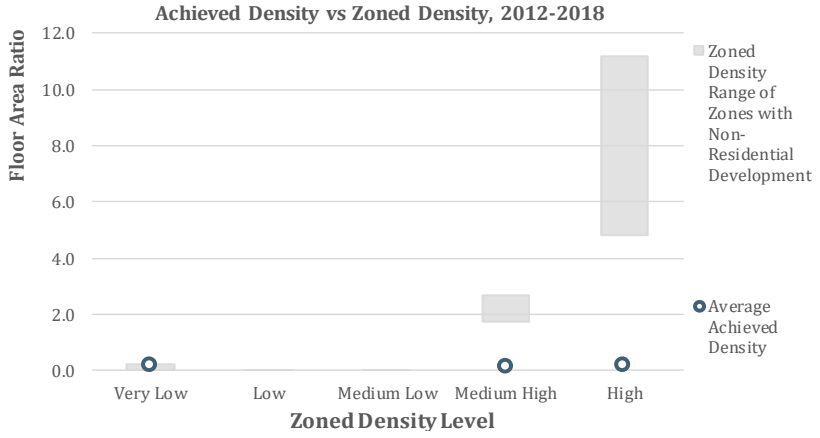
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
-7.9%	**-0.12%**	**2.78%**

Since 2006, Federal Way has grown at -8% of the pace needed to achieve its 2035 jobs growth target of 14,268 units. During this period, the total number of jobs in Federal Way grew by roughly -1%. At this current rate, Federal Way is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.8% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	56,628	9,120	**0.2**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	2,989,922	407,512	**0.1**
High	3.0 & up FAR	1,222,002	218,100	**0.2**
	Total	**4,268,552**	**634,732**	**0.1**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	4,268,552	634,732	**0.1**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**4,268,552**	**634,732**	**0.1**



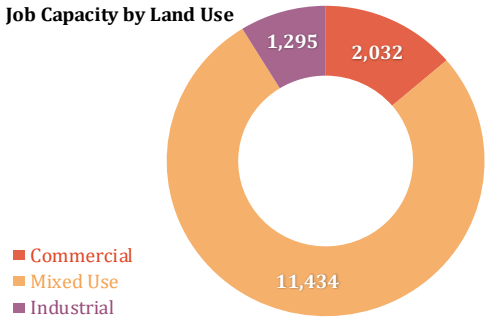
Federal Way - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	536.0	224.3	46.8	15.6	249.3	15%	202.6
Mixed Use	253.2	24.8	34.3	11.4	182.7	1% - 5%	175.2
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**789.2**	**249.1**	**81.0**	**32.9**	**526.8**		**377.8**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial							
Vacant	4.68	0.38	0.00		1.16	700 / 900	1,302
Redevelopable	4.14	0.38	0.08		0.66	700 / 900	730
Commercial Total	**8.82**	**0.38**	**0.08**		**1.82**	**700 / 900**	**2,032**
Mixed-Use							
Vacant	3.23	0.18 / 1.50	0.01		0.82	375	2,183
Redevelopable	4.40	0.18 / 1.50	0.35		3.47	375	9251
Mixed Use Total	**7.63**	**0.18 / 1.50**	**0.36**		**4.29**	**375**	**11,434**
Industrial*							
Vacant	1.38	0.40	0.00		0.55	1,100	503
Redevelopable	2.49	0.40	0.12		0.87	1,100	792
Industrial Total	**3.87**	**0.40**	**0.12**		**1.42**	**1,100**	**1,295**
City Total							
Commercial	8.82	0.38	0.69		1.82	700 / 900	2,032
Mixed Use	7.63	0.18 / 1.50	0.91		4.29	375	11,434
Industrial	3.87	0.40	0.26		1.42	1,100	1,295
Job Capacity in Pipeline							*0*
City Total	**20.33**	**1.50**	**1.86**		**7.53**	**375 / 1100**	**14,761**

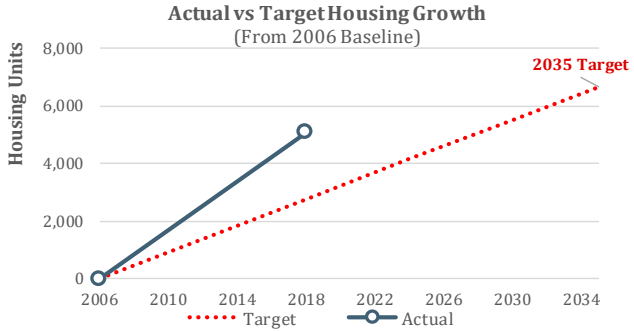
*Certain zones grouped as industrial allow for commercial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	2,149	15%
Low Density	3,267	22%
Medium Low Density	1,245	8%
Medium High Density	8,099	55%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**14,761**
Remaining Target (2018-2035)		14,736
Surplus/Deficit Capacity (jobs)		**25**



City of Issaquah

Housing Growth and Residential Development Trends



Issaquah Housing Growth Target: 2006-2035	**6,670**
2006 Estimated Housing Units	11,517
2018 Estimated Housing Units	16,612
Estimated Housing Growth	**5,096**
Remaining 2035 Target	**1,574**

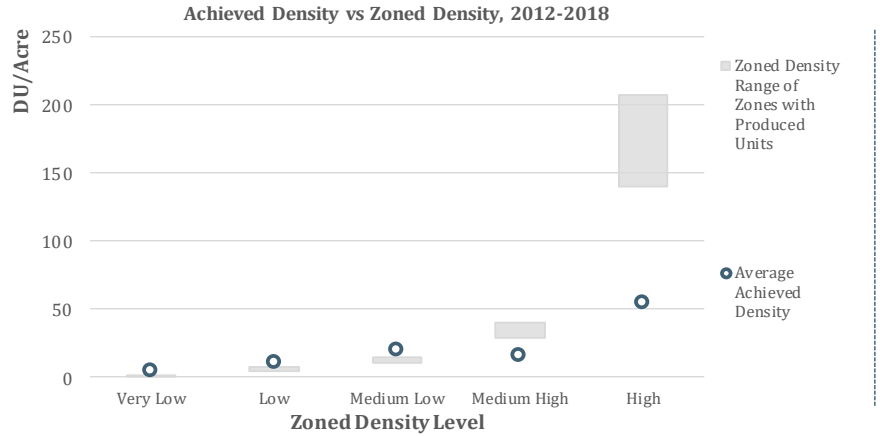
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
184.6%	3.69%	0.56%

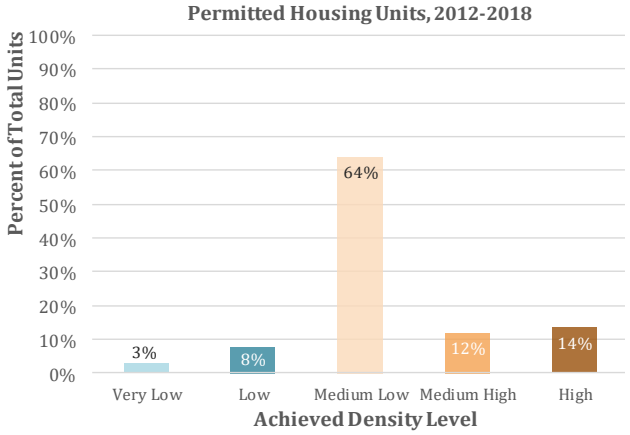
Since 2006, Issaquah has grown at 185% of the pace needed to achieve its 2035 housing growth target of 6,670 units. During this period, the total number of housing units in Issaquah grew by roughly 44%. At this current rate, Issaquah is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.6% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	26.0	7.3	0.0	0.0	18.7	78	**4.2**
Low	4 - 10 du/acre	47.7	0.3	0.0	0.0	47.4	481	**10.1**
Medium Low	10 - 24 du/acre	21.4	0.2	0.0	3.1	18.1	358	**19.8**
Medium High	24 - 48 du/acre	87.2	0.1	1.0	3.5	82.5	1,238	**15.0**
High	48 & up du/acre	9.7	3.0	0.0	0.0	6.6	356	**53.6**
	Total	**191.9**	**10.9**	**1.0**	**6.6**	**173.4**	**2,511**	**14.5**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	27.8	67
Low	26.7	196
Medium Low	103.0	1,606
Medium High	10.2	298
High	5.6	344
Total	**173.4**	**2,511**

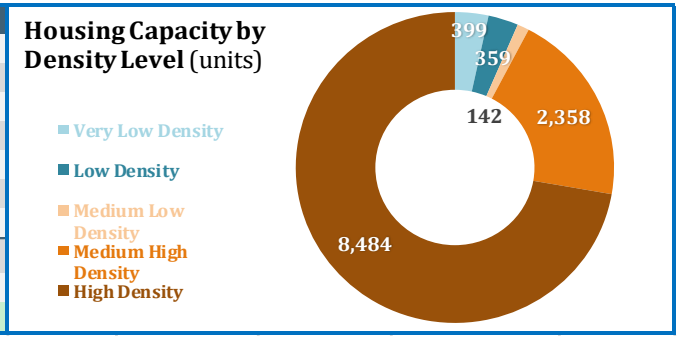




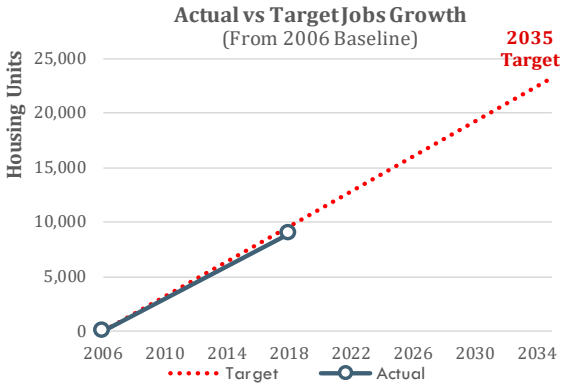
Issaquah - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				22.10	7.0% - 15.0%	69.11	4.0	175
	Redev Subtotal				44.47	7.0% - 15.0%	137.42	4.0	224
	Subtotal	392.70	103.48	0.00	66.57		206.53		**399**
Low Density	Vacant Subtotal				8.22	12.0% - 25.0%	27.10	6.9 / 9.2	197
	Redev Subtotal				19.78	12.0% - 25.0%	64.55	6.9 / 9.2	162
	Subtotal	166.28	27.60	0.00	28.00		91.65		**359**
Medium Low Density	Vacant Subtotal				1.32	1.0% - 15.0%	8.28	11.7 / 15.0	109
	Redev Subtotal				1.27	1.0% - 15.0%	7.50	11.7 / 15.0	32
	Subtotal	22.65	1.89	0.00	2.60		15.78		**142**
Medium High Density	Vacant Subtotal				11.37	1.0% - 25.0%	68.43	27.0 / 33.0	2,063
	Redev Subtotal				2.55	1.0% - 25.0%	12.73	27.0 / 33.0	295
	Subtotal	28.69	2.72	0.00	13.92		81.15		**2,358**
High Density	Vacant Subtotal				6.29	15.0% - 20.0%	33.55	50.0 / 60.0	1,982
	Redev Subtotal				32.50	15.0% - 20.0%	122.37	50.0 / 60.0	6,503
	Subtotal	292.63	21.71	0.00	38.79		155.92		**8,484**
All Zones	Vacant Total				49.30		206.47		4,526
	Redev Total				100.58		344.57		7,216
	Total	**902.95**	**157.40**	**0.00**	**149.87**		**551.04**		**11,743**

Capacity (units)	
Very Low Density Zones	399
Low Density Zones	359
Medium Low Density Zones	142
Medium High Density Zones	2,358
High Density Zones	8,484
Capacity in Pipeline	*2,360*
Total Capacity (Units)	**14,103**
Remaining Target (2018-2035)	1,574
Surplus/Deficit Capacity (Units)	**12,528**



Issaquah - Employment Growth and Commercial/Industrial Development Trends



Issaquah Jobs Growth Target: 2006-2035	23,200
2006 Jobs (PSRC)	18,889
2018 Jobs (PSRC)	27,839
Total Jobs Growth	**8,950**
Remaining 2035 Target	14,250

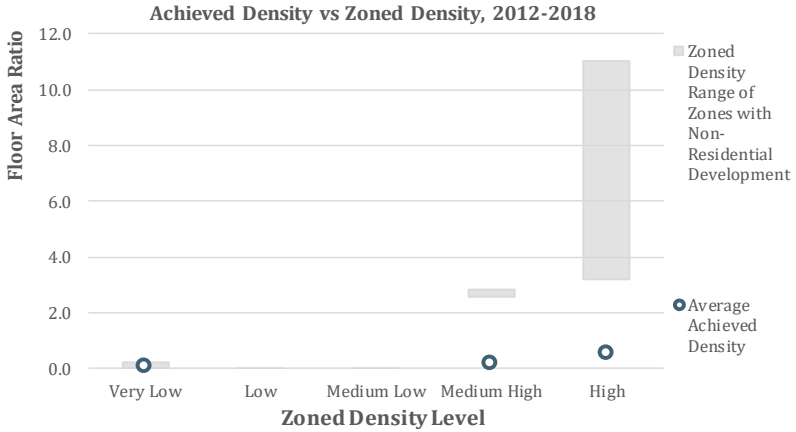
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
93.2%	3.95%	3.01%

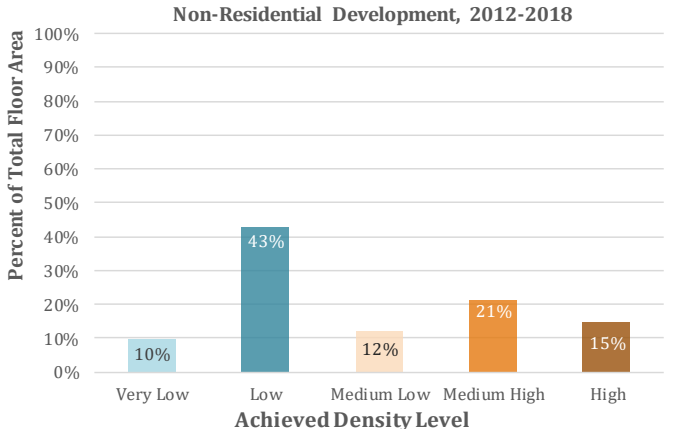
Since 2006, Issaquah has grown at 93% of the pace needed to achieve its 2035 jobs growth target of 23,200 units. During this period, the total number of jobs in Issaquah grew by roughly 47%. At this current rate, Issaquah is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 3% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	1,069,083	79,167	0.1
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	62,188	10,650	0.2
High	3.0 & up FAR	1,705,456	938,629	0.6
	Total	2,836,727	1,028,446	0.4

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	1,263,400	99,261	0.1
Low	1,226,830	439,629	0.4
Medium Low	204,521	122,521	0.6
Medium High	92,998	217,468	2.3
High	48,978	149,567	3.1
Total	2,836,727	1,028,446	0.4



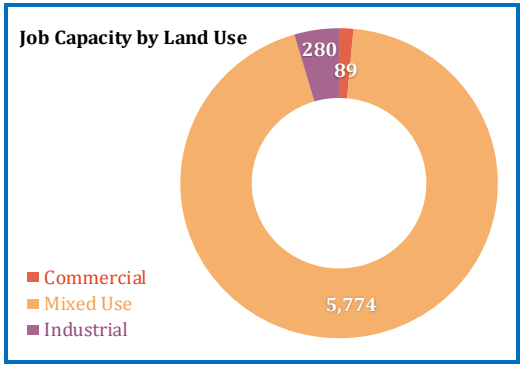


Issaquah - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	1.3	0.1	0.1	0.1	1.0	0%	1.0
Mixed Use	318.6	41.0	30.1	13.9	233.6	11% - 25%	183.6
Industrial	18.4	1.2	1.3	0.9	15.1	15%	12.5
Non-Res Land Total	**338.2**	**42.3**	**31.4**	**14.8**	**249.7**		**197.1**

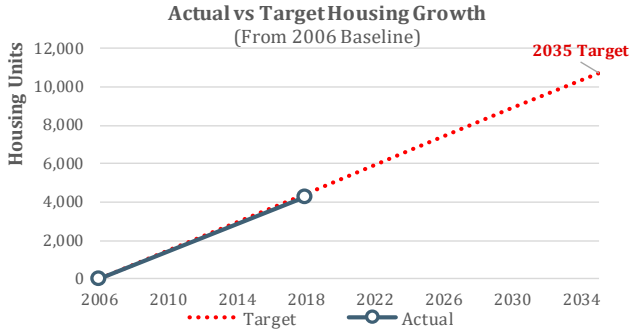
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.04	0.50	0.00	0.02	250	89
Redevelopable	0.00	0.50	0.00	0.00	250	0
Commercial Total	**0.04**	**0.50**	**0.00**	**0.02**	**250**	**89**
Mixed-Use						
Vacant	1.76	1.50	0.00	0.80	0 / 300	3,117
Redevelopable	6.24	1.50	2.45	0.77	0 / 300	2657
Mixed Use Total	**8.00**	**1.50**	**2.45**	**1.57**	**0 / 300**	**5,774**
Industrial						
Vacant	0.36	0.50	0.00	0.18	700	254
Redevelopable	0.19	0.50	0.08	0.02	700	26
Industrial Total	**0.54**	**0.50**	**0.08**	**0.20**	**700**	**280**
City Total						
Commercial	0.04	0.50	0.69	0.02	250	89
Mixed Use	8.00	1.50	0.91	1.57	0 / 300	5,774
Industrial	0.54	0.50	0.26	0.20	700	280
Job Capacity in Pipeline						*9,418*
City Total	**8.59**	**1.50**	**1.86**	**1.79**	**0 / 700**	**15,561**

Job Capacity by Assumed Density Level	#	%
Very Low Density	125	2%
Low Density	469	8%
Medium Low Density	5,549	90%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*9,418*
Total Capacity (jobs)		**15,561**
Remaining Target (2018-2035)		14,250
Surplus/Deficit Capacity (jobs)		**1,311**



City of Kent

Housing Growth and Residential Development Trends



Kent Housing Growth Target: 2006-2035	10,753
2006 Estimated Housing Units	43,552
2018 Estimated Housing Units	47,811
Estimated Housing Growth	4,259
Remaining 2035 Target	6,495

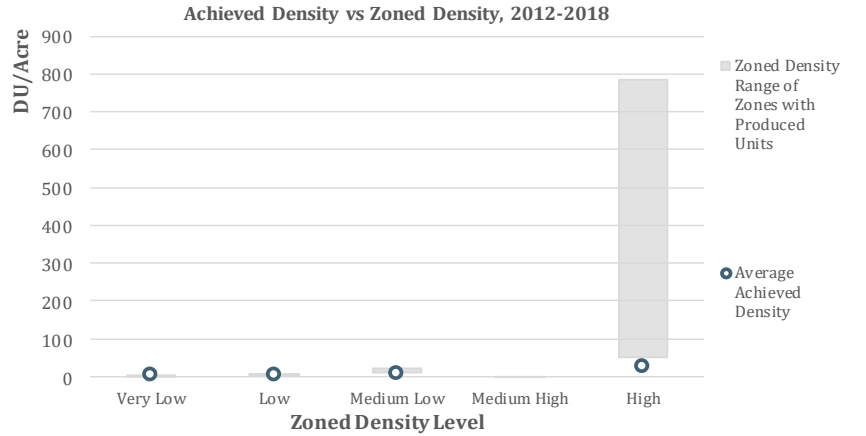
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
95.7%	0.81%	0.80%

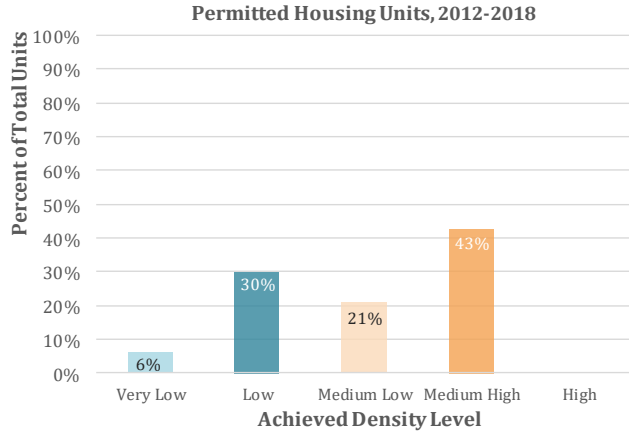
Since 2006, Kent has grown at 96% of the pace needed to achieve its 2035 housing growth target of 10,753 units. During this period, the total number of housing units in Kent grew by roughly 10%. At this current rate, Kent is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.8% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	81.2	27.5	0.0	41.7	11.9	48	**4.0**
Low	4 - 10 du/acre	275.7	54.6	0.0	22.1	199.0	644	**3.2**
Medium Low	10 - 24 du/acre	50.2	4.6	0.0	1.8	43.8	255	**5.8**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	76.8	19.0	0.0	0.4	57.4	1,572	**27.4**
	Total	**483.9**	**105.7**	**0.0**	**66.0**	**312.2**	**2,519**	**8.1**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	97.1	156
Low	155.9	755
Medium Low	27.1	528
Medium High	32.0	1,080
High	0.0	0
Total	**312.2**	**2,519**

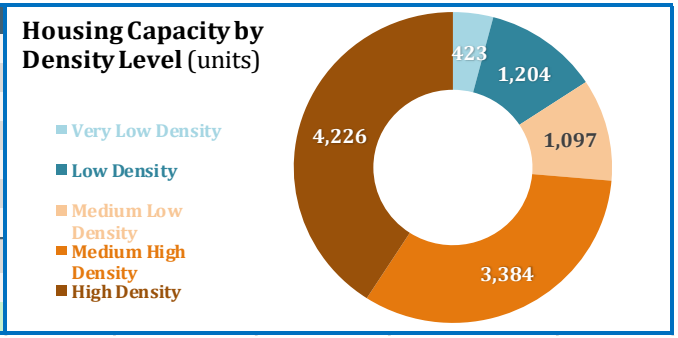




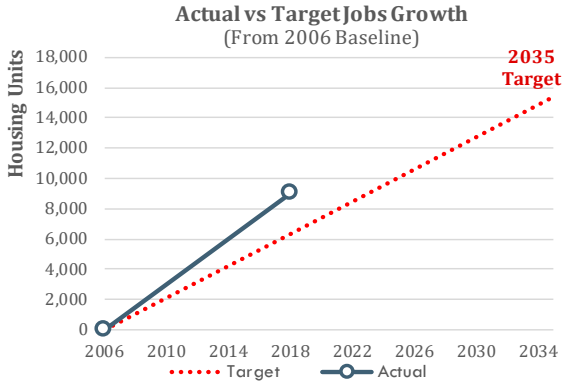
Kent - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				20.47	10.0% - 14.0%	159.75	3.9	365
	Redev Subtotal				12.33	10.0% - 14.0%	96.84	3.9	58
	Subtotal	0.00	0.00	0.00	32.80		256.59		**423**
Low Density	Vacant Subtotal				28.53	5.0% - 20.0%	228.17	4.7 / 5.8	1,085
	Redev Subtotal				30.68	5.0% - 20.0%	245.26	4.7 / 9.0	119
	Subtotal	0.00	0.00	0.00	59.21		473.43		**1,204**
Medium Low Density	Vacant Subtotal				4.07	11.0% - 20.0%	31.33	10.9 / 20.6	569
	Redev Subtotal				4.14	11.0% - 20.0%	32.30	10.9 / 20.6	528
	Subtotal	0.00	0.00	0.00	8.21		63.63		**1,097**
Medium High Density	Vacant Subtotal				8.57	11.0% - 20.0%	67.54	39.7 / 40.0	2,681
	Redev Subtotal				2.26	11.0% - 20.0%	17.77	39.7 / 40.0	703
	Subtotal	0.00	0.00	0.00	10.83		85.31		**3,384**
High Density	Vacant Subtotal				3.81	11.0% - 20.0%	29.15	83.3 / 174.2	2,800
	Redev Subtotal				1.87	11.0% - 20.0%	13.84	83.3 / 174.2	1,426
	Subtotal	0.00	0.00	0.00	5.68		42.99		**4,226**
All Zones	Vacant Total				65.45		515.95		7,500
	Redev Total				51.28		406.00		2,833
	Total	**0.00**	**0.00**	**0.00**	**116.73**		**921.95**		**10,333**

Capacity (units)	
Very Low Density Zones	423
Low Density Zones	1,204
Medium Low Density Zones	1,097
Medium High Density Zones	3,384
High Density Zones	4,226
Capacity in Pipeline	*915*
Total Capacity (Units)	**11,248**
Remaining Target (2018-2035)	6,495
Surplus/Deficit Capacity (Units)	**4,753**



Kent - Employment Growth and Commercial/Industrial Development Trends



Kent Jobs Growth Target: 2006-2035	15,405
2006 Jobs (PSRC)	63,299
2018 Jobs (PSRC)	72,360
Total Jobs Growth	**9,061**
Remaining 2035 Target	6,344

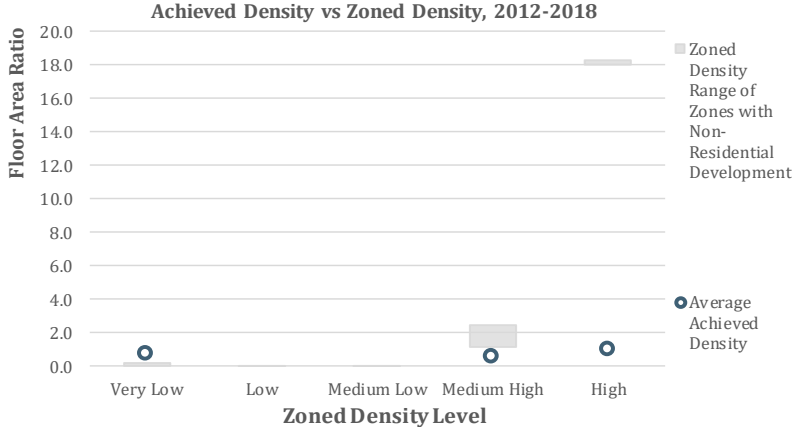
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
142.1%	1.19%	0.52%

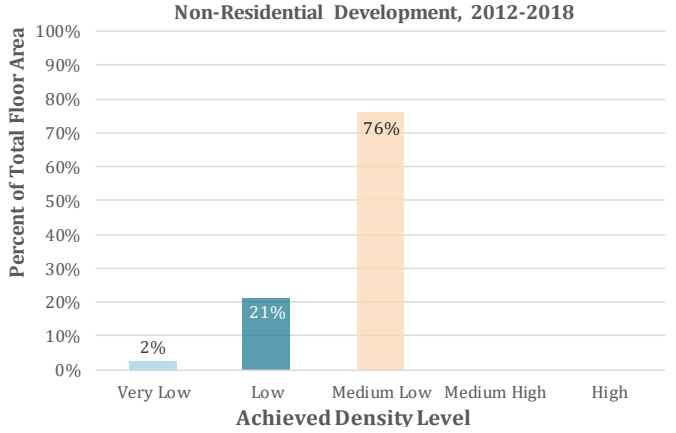
Since 2006, Kent has grown at 142% of the pace needed to achieve its 2035 jobs growth target of 15,405 units. During this period, the total number of jobs in Kent grew by roughly 14%. At this current rate, Kent is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.5% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	67,191	51,095	**0.8**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	9,107,938	4,907,235	**0.5**
High	3.0 & up FAR	93,131	91,268	**1.0**
	Total	**9,268,260**	**5,049,598**	**0.5**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	745,943	123,090	**0.2**
Low	2,598,787	1,070,908	**0.4**
Medium Low	5,923,530	3,855,600	**0.7**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**9,268,260**	**5,049,598**	**0.5**





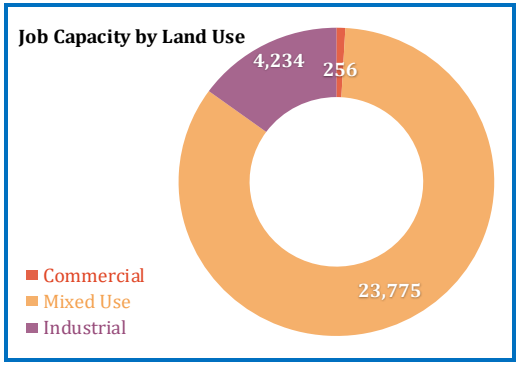
Kent - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	6.2	0.0	1.2	0.6	4.3	50%	1.2
Mixed Use	279.2	0.0	55.8	27.9	195.4	11% - 20%	162.6
Industrial	511.9	0.0	102.4	51.2	358.3	5%	332.7
Non-Res Land Total	**797.3**	**0.0**	**159.5**	**87.5**	**612.2**		**496.6**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial*						
Vacant	1.29	0.09 / 0.28	0.00	0.27	300 / 1200	252
Redevelopable	0.72	0.09 / 0.28	0.17	0.01	1,200	5
Commercial Total	**2.01**	**0.09 / 0.28**	**0.17**	**0.28**	**300 / 1200**	**256**
Mixed-Use						
Vacant	4.53	2.45	0.00	6.01	300	20,029
Redevelopable	2.55	2.45	2.44	1.12	300	3746
Mixed Use Total	**7.08**	**2.45**	**2.44**	**7.13**	**300**	**23,775**
Industrial						
Vacant	6.90	0.39 / 0.64	0.00	3.35	1,200	2,790
Redevelopable	7.60	0.39 / 0.64	1.73	1.73	1,200	1444
Industrial Total	**14.49**	**0.39 / 0.64**	**1.73**	**5.08**	**1,200**	**4,234**
City Total						
Commercial	2.01	0.09 / 0.28	0.69	0.28	300 / 1200	256
Mixed Use	7.08	2.45	0.91	7.13	300	23,775
Industrial	14.49	0.39 / 0.64	0.26	5.08	1,200	4,234
Job Capacity in Pipeline						*730*
City Total	**23.59**	**2.45**	**1.86**	**12.49**	**300 / 1200**	**28,995**

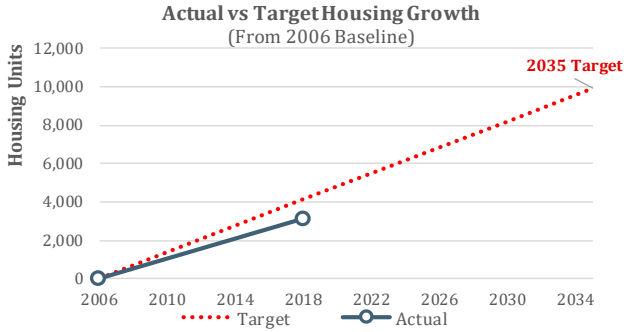
*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,187	4%
Low Density	2,889	10%
Medium Low Density	2,372	8%
Medium High Density	21,817	77%
High Density	0	0%
Capacity in Pipeline		*730*
Total Capacity (jobs)		**28,995**
Remaining Target (2018-2035)		6,344
Surplus/Deficit Capacity (jobs)		**22,651**



City of Kirkland

Housing Growth and Residential Development Trends



Kirkland Housing Growth Target: 2006-2035	9,941
2006 Estimated Housing Units	35,556
2018 Estimated Housing Units	38,656
Estimated Housing Growth	**3,100**
Remaining 2035 Target	6,841

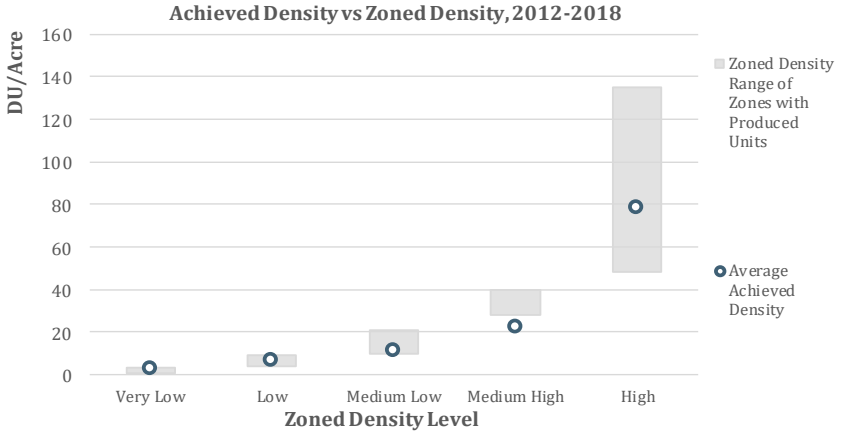
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
75.4%	0.73%	1.04%

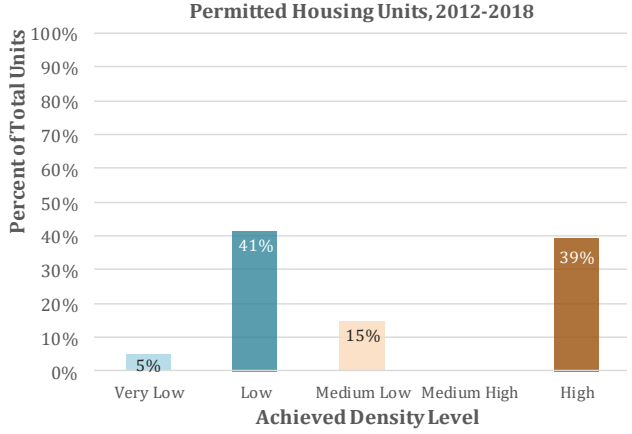
Since 2006, Kirkland has grown at 75% of the pace needed to achieve its 2035 housing growth target of 9,941 units. During this period, the total number of housing units in Kirkland grew by roughly 9%. At this current rate, Kirkland is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	5.9	0.1	0.0	0.0	5.8	17	**2.9**
Low	4 - 10 du/acre	146.8	5.5	0.0	0.0	141.2	888	**6.3**
Medium Low	10 - 24 du/acre	17.1	1.2	0.0	0.0	15.9	177	**11.1**
Medium High	24 - 48 du/acre	2.3	0.0	0.0	0.0	2.3	50	**21.9**
High	48 & up du/acre	9.0	0.0	0.0	0.0	9.0	705	**78.4**
	Total	**181.1**	**6.9**	**0.0**	**0.0**	**174.2**	**1,837**	**10.5**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	24.6	86
Low	118.0	759
Medium Low	22.5	271
Medium High	0.0	0
High	9.1	721
Total	**174.2**	**1,837**

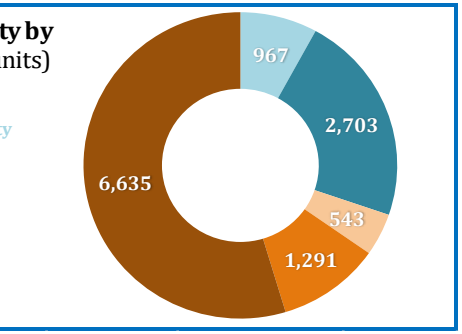




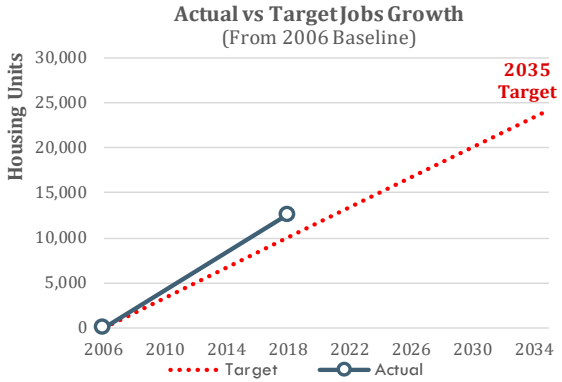
Kirkland – Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.68	7.0% - 17.0%	88.44	3.9	265
	Redev Subtotal				5.05	7.0% - 17.0%	268.38	3.9	702
	Subtotal	545.45	109.43	0.00	6.73		356.82		**967**
Low Density	Vacant Subtotal				2.98	7.0% - 17.0%	46.15	4.0 / 9.3	305
	Redev Subtotal				35.02	7.0% - 17.0%	558.07	4.0 / 9.3	2,398
	Subtotal	828.95	58.12	0.00	37.99		604.22		**2,703**
Medium Low Density	Vacant Subtotal				0.16	7.0% - 17.0%	3.55	10.0 / 21.8	44
	Redev Subtotal				1.47	7.0% - 17.0%	54.22	10.0 / 21.8	499
	Subtotal	77.69	11.86	0.00	1.63		57.77		**543**
Medium High Density	Vacant Subtotal				0.03	7.0% - 7.0%	1.31	28.0 / 40.0	47
	Redev Subtotal				0.88	7.0% - 7.0%	40.26	28.0 / 40.0	1,244
	Subtotal	48.90	3.21	0.00	0.91		41.57		**1,291**
High Density	Vacant Subtotal				0.07	7.0% - 7.0%	3.19	48.0 / 135.0	324
	Redev Subtotal				1.63	7.0% - 7.0%	74.35	48.0 / 135.0	6,312
	Subtotal	95.32	4.37	0.00	1.70		77.55		**6,635**
All Zones	Vacant Total				4.92		142.65		985
	Redev Total				44.05		995.29		11,155
	Total	**1,596.31**	**186.99**	**0.00**	**48.97**		**1,137.93**		**12,140**

Capacity (units)	
Very Low Density Zones	967
Low Density Zones	2,703
Medium Low Density Zones	543
Medium High Density Zones	1,291
High Density Zones	6,635
Capacity in Pipeline	*1,212*
Total Capacity (Units)	**13,352**
Remaining Target (2018-2035)	6,841
Surplus/Deficit Capacity (Units)	**6,510**



Kirkland – Employment Growth and Commercial/Industrial Development Trends



Kirkland Jobs Growth Target: 2006-2035	24,186
2006 Jobs (PSRC)	36,698
2018 Jobs (PSRC)	49,280
Total Jobs Growth	**12,582**
Remaining 2035 Target	11,604

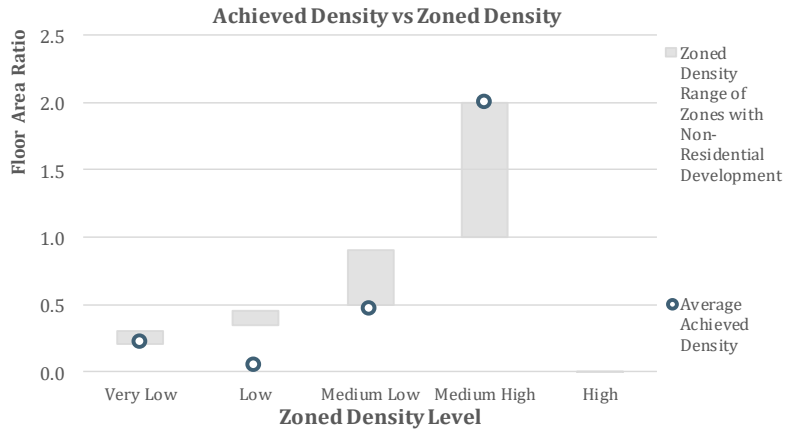
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
125.7%	2.86%	1.39%

Since 2006, Kirkland has grown at 126% of the pace needed to achieve its 2035 jobs growth target of 24,186 units. During this period, the total number of jobs in Kirkland grew by roughly 34%. At this current rate, Kirkland is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.4% to reach its remaining target by 2035.

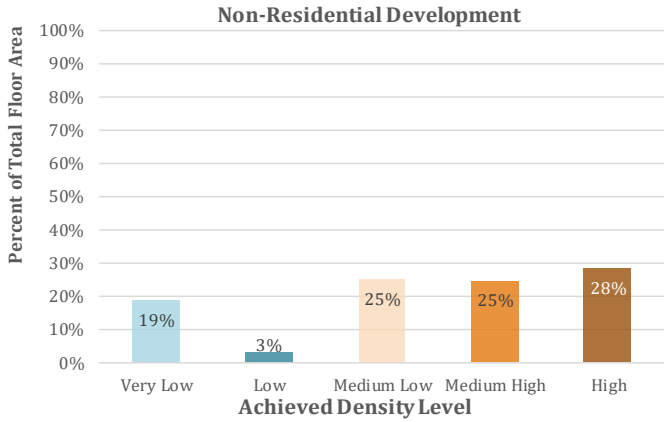
Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	1,125,119	242,666	**0.2**
Low	0.35 - 0.5 FAR	186,909	7,394	**0.0**
Medium Low	0.5 - 1.0 FAR	391,250	183,070	**0.5**
Medium High	1.0 - 3.0 FAR	99,857	199,942	**2.0**
High	3.0 & up FAR	0	0	
	Total	**1,803,134**	**633,072**	**0.4**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	1,439,813	118,814	**0.1**
Low	55,383	20,604	**0.4**
Medium Low	183,884	159,369	**0.9**
Medium High	98,507	156,492	**1.6**
High	40,012	180,793	**4.5**
Total	**1,817,597**	**636,072**	**0.3**



Note: Ranges are based on the maximum allowable density of zones within each category



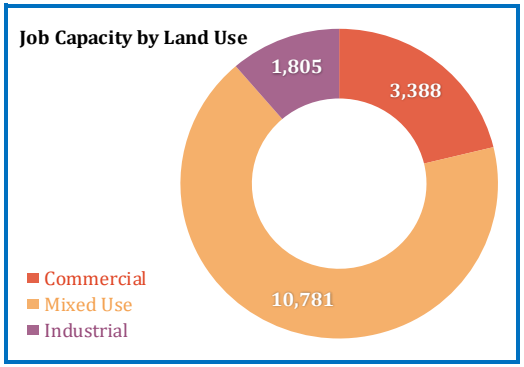
Kirkland – Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	87.3	11.0	1.5	0.0	74.8	5%	71.0
Mixed Use	191.8	16.2	3.5	0.0	172.1	7% - 17%	159.7
Industrial	1.1	1.1	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**280.2**	**28.3**	**5.0**	**0.0**	**267.7**		**230.7**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.61	0.02 / 1.80	0.00	0.14	250	561
Redevelopable	2.48	0.02 / 1.80	0.47	0.71	250	2827
Commercial Total	**3.09**	**0.02 / 1.80**	**0.47**	**0.85**	**250**	**3,388**
Mixed-Use						
Vacant	0.21	0.02 / 4.52	0.00	0.13	300	435
Redevelopable	6.75	0.02 / 4.52	1.68	3.10	300	10346
Mixed Use Total	**6.96**	**0.02 / 4.52**	**1.68**	**3.23**	**300**	**10,781**
Industrial*						
Vacant	0.01	0.88	0.00	0.01	300	30
Redevelopable	0.83	0.88	0.20	0.53	300	1775
Industrial Total	**0.84**	**0.88**	**0.20**	**0.54**	**300**	**1,805**
City Total						
Commercial	3.09	0.02 / 1.80	0.69	0.85	250	3,388
Mixed Use	6.96	0.02 / 4.52	0.91	3.23	300	10,781
Industrial	0.84	0.88	0.26	0.54	300	1,805
Job Capacity in Pipeline						*2,165*
City Total	**10.89**	**0.02 / 4.52**	**1.86**	**4.62**	**250 / 300**	**18,139**

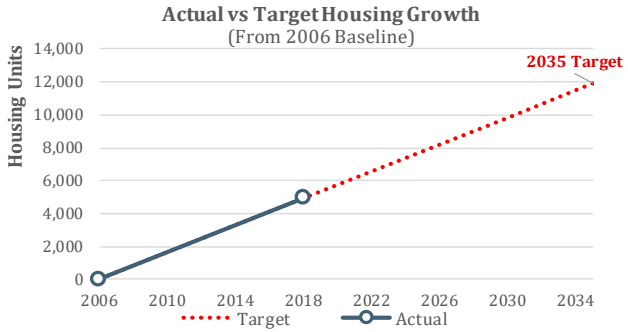
*Certain zones grouped as industrial allow for commercial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	525	3%
Low Density	1,206	8%
Medium Low Density	5,636	35%
Medium High Density	6,692	42%
High Density	1,914	12%
Capacity in Pipeline		*2,165*
Total Capacity (jobs)		**18,139**
Remaining Target (2018-2035)		11,604
Surplus/Deficit Capacity (jobs)		**6,535**



City of Redmond

Housing Growth and Residential Development Trends



Redmond Housing Growth Target: 2006-2035	11,896
2006 Estimated Housing Units	22,790
2018 Estimated Housing Units	27,736
Estimated Housing Growth	**4,946**
Remaining 2035 Target	**6,950**

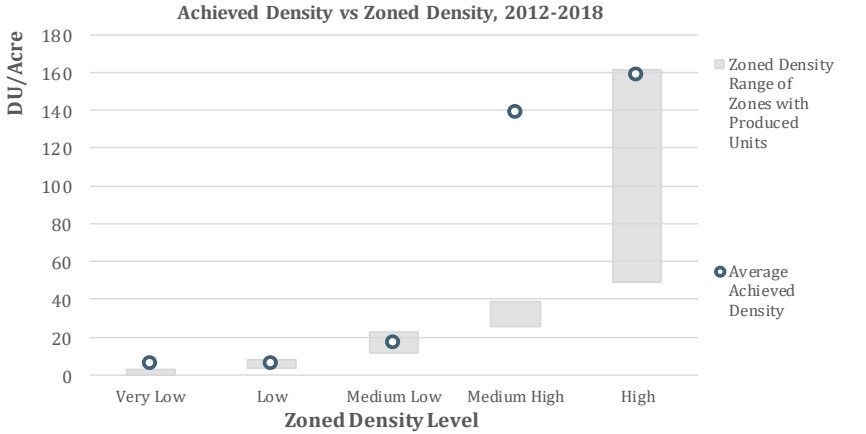
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
100.5%	1.81%	1.47%

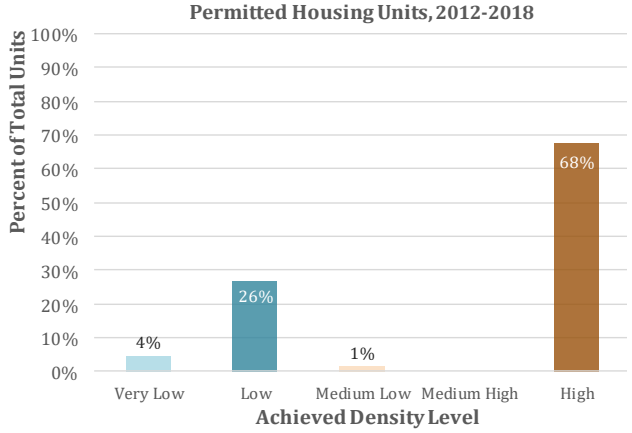
Since 2006, Redmond has grown at 100% of the pace needed to achieve its 2035 housing growth target of 11,896 units. During this period, the total number of housing units in Redmond grew by roughly 22%. At this current rate, Redmond is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.5% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	3.0	0.0	0.0	0.0	3.0	17	**5.6**
Low	4 - 10 du/acre	179.1	3.2	0.0	0.0	175.9	1,099	**6.2**
Medium Low	10 - 24 du/acre	2.6	0.0	0.0	0.0	2.6	44	**16.7**
Medium High	24 - 48 du/acre	13.4	0.0	0.0	0.0	13.4	1,859	**138.4**
High	48 & up du/acre	3.0	0.0	0.0	0.0	3.0	482	**158.5**
	Total	**201.2**	**3.2**	**0.0**	**0.0**	**198.0**	**3,501**	**17.7**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	46.8	162
Low	132.1	954
Medium Low	2.9	51
Medium High	0.0	0
High	17.8	2,439
Total	**199.7**	**3,606**

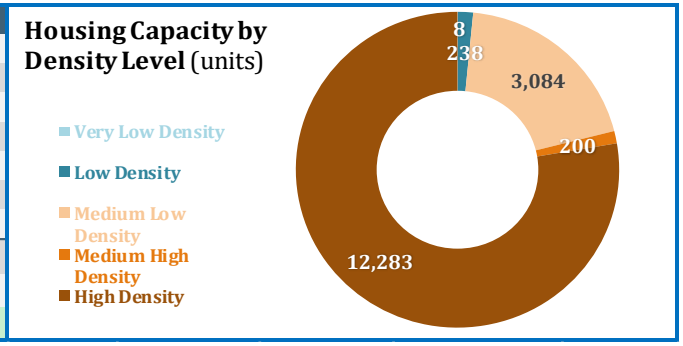




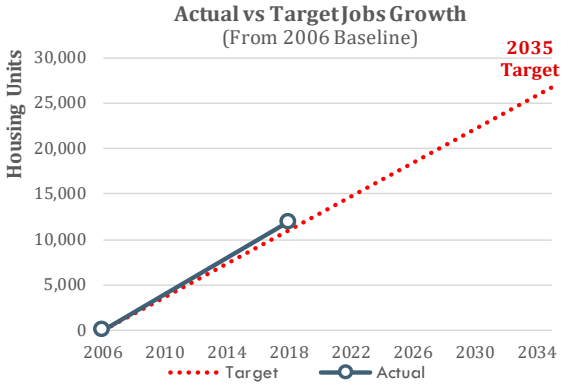
Redmond - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.36	10.0% - 10.0%	1.80	0.1 / 3.0	3
	Redev Subtotal				0.62	10.0% - 10.0%	3.08	0.1 / 3.0	5
	Subtotal	209.70	193.62	9.50	0.98		4.88		**8**
Low Density	Vacant Subtotal				5.42	10.0% - 10.0%	27.08	4.0 / 9.4	129
	Redev Subtotal				12.35	10.0% - 10.0%	61.74	4.0 / 9.4	110
	Subtotal	493.36	212.07	162.87	17.76		88.82		**238**
Medium Low Density	Vacant Subtotal				6.41	5.0% - 10.0%	55.91	12.0 / 23.0	1,175
	Redev Subtotal				10.38	5.0% - 10.0%	89.30	12.0 / 23.0	1,908
	Subtotal	201.95	29.85	0.49	16.79		145.21		**3,084**
Medium High Density	Vacant Subtotal				0.14	7.0% - 7.0%	1.16	39.2 / 43.6	51
	Redev Subtotal				0.88	7.0% - 7.0%	7.27	39.2 / 43.6	149
	Subtotal	10.15	0.00	0.00	1.02		8.43		**200**
High Density	Vacant Subtotal				0.70	5.0% - 10.0%	5.78	49.2 / 161.2	315
	Redev Subtotal				13.82	5.0% - 10.0%	115.93	49.2 / 161.2	11,968
	Subtotal	149.35	2.61	1.35	14.52		121.71		**12,283**
All Zones	Vacant Total				13.02		91.73		1,672
	Redev Total				38.04		277.31		14,141
	Total	**1,064.52**	**438.15**	**174.21**	**51.07**		**369.04**		**15,813**

Capacity (units)	
Very Low Density Zones	8
Low Density Zones	238
Medium Low Density Zones	3,084
Medium High Density Zones	200
High Density Zones	12,283
Capacity in Pipeline	*1,964*
Total Capacity (Units)	**17,777**
Remaining Target (2018-2035)	6,886
Surplus/Deficit Capacity (Units)	**10,891**



Redmond - Employment Growth and Commercial/Industrial Development Trends



Redmond Jobs Growth Target: 2006-2035	26,680
2006 Jobs (PSRC)	81,207
2018 Jobs (PSRC)	93,174
Total Jobs Growth	**11,967**
Remaining 2035 Target	14,713

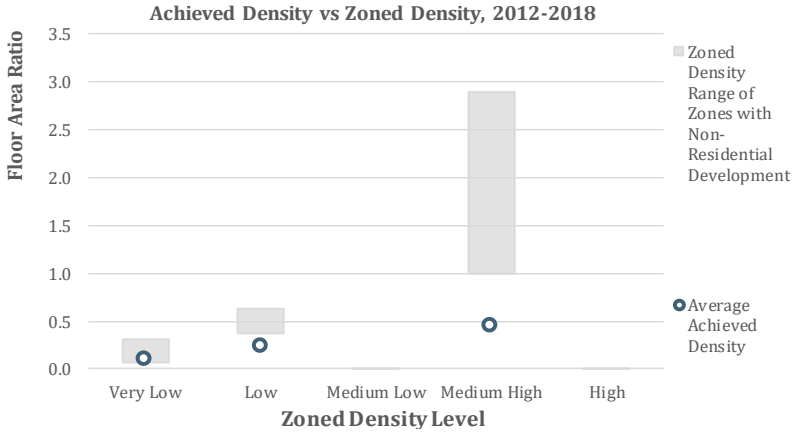
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
108.4%	1.23%	0.93%

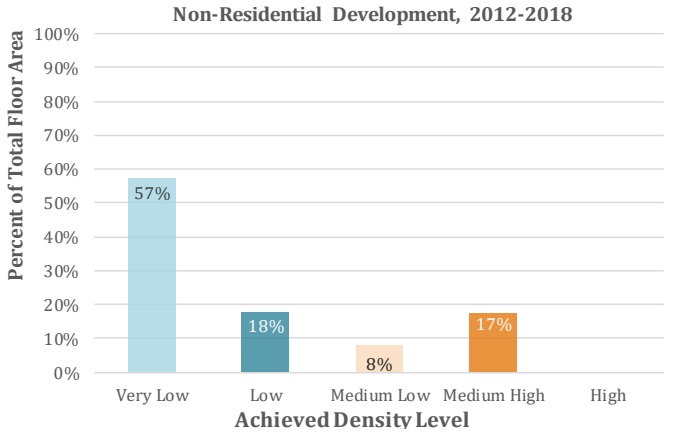
Since 2006, Redmond has grown at 108% of the pace needed to achieve its 2035 jobs growth target of 26,680 units. During this period, the total number of jobs in Redmond grew by roughly 15%. At this current rate, Redmond is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.9% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	4,021,624	375,664	**0.1**
Low	0.35 - 0.5 FAR	2,257,096	544,282	**0.2**
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	1,742,591	783,948	**0.4**
High	3.0 & up FAR	0	0	
	Total	**8,021,311**	**1,703,894**	**0.2**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	7,551,156	1,022,721	**0.1**
Low	664,724	318,430	**0.5**
Medium Low	226,315	136,034	**0.6**
Medium High	206,450	310,063	**1.5**
High	0	0	**0.0**
Total	**8,648,644**	**1,787,248**	**0.2**



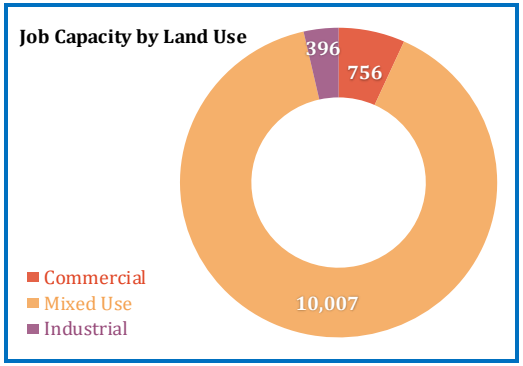


Redmond - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	177.6	111.2	0.0	0.0	66.4	5% - 10%	63.0
Mixed Use	377.4	54.5	16.1	16.1	290.8	5% - 10%	271.7
Industrial	134.4	32.5	0.0	0.0	101.9	35%	66.2
Non-Res Land Total	**695.2**	**198.1**	**16.1**	**16.1**	**464.9**		**401.0**

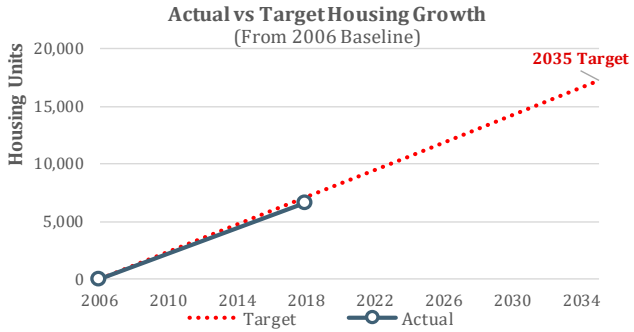
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial							
Vacant	0.33	0.03 / 0.60	0.00		0.06	300 / 330	181
Redevelopable	2.42	0.03 / 0.60	0.39		0.19	300 / 330	575
Commercial Total	**2.74**	**0.03 / 0.60**	**0.39**		**0.25**	**300 / 330**	**756**
Mixed-Use							
Vacant	3.09	0.05 / 1.13	0.00		1.21	300 / 730	3,930
Redevelopable	8.75	0.05 / 1.13	3.05		1.85	300 / 730	6077
Mixed Use Total	**11.84**	**0.05 / 1.13**	**3.05**		**3.05**	**300 / 730**	**10,007**
Industrial							
Vacant	0.57	0.24 / 0.50	0.00		0.16	730	224
Redevelopable	2.31	0.24 / 0.50	0.67		0.13	730	171
Industrial Total	**2.88**	**0.24 / 0.50**	**0.67**		**0.29**	**730**	**396**
City Total							
Commercial	2.74	0.03 / 0.60	0.69		0.25	300 / 330	756
Mixed Use	11.84	0.05 / 1.13	0.91		3.05	300 / 730	10,007
Industrial	2.88	0.24 / 0.50	0.26		0.29	730	396
Job Capacity in Pipeline							*4,693*
City Total	**17.47**	**0.03 / 1.13**	**1.86**		**3.59**	**300 / 730**	**15,851**

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,505	13%
Low Density	8,656	78%
Medium Low Density	997	9%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*4,693*
Total Capacity (jobs)		**15,851**
Remaining Target (2018-2035)		14,713
Surplus/Deficit Capacity (jobs)		**1,138**



City of Renton

Housing Growth and Residential Development Trends



Renton Housing Growth Target: 2006-2035	17,231
2006 Estimated Housing Units	36,168
2018 Estimated Housing Units	42,775
Estimated Housing Growth	**6,607**
Remaining 2035 Target	**10,623**

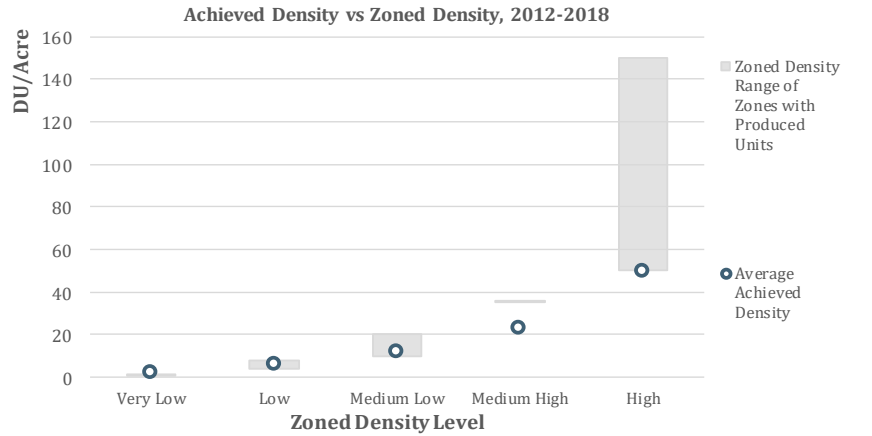
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
92.7%	1.52%	1.46%

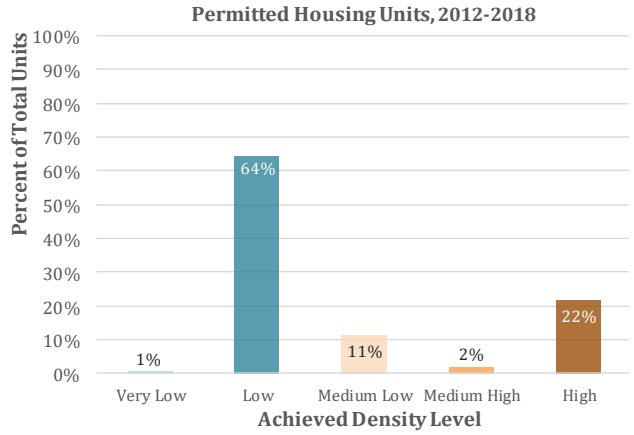
Since 2006, Renton has grown at 93% of the pace needed to achieve its 2035 housing growth target of 17,231 units. During this period, the total number of housing units in Renton grew by roughly 18%. At this current rate, Renton is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.5% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	14.8	2.7	3.9	0.0	8.2	16	**2.0**
Low	4 - 10 du/acre	378.1	45.4	13.0	50.8	269.0	1,550	**5.8**
Medium Low	10 - 24 du/acre	48.6	3.2	0.6	6.4	38.3	452	**11.8**
Medium High	24 - 48 du/acre	0.2	0.0	0.0	0.0	0.2	5	**22.7**
High	48 & up du/acre	17.5	1.8	0.4	2.7	12.7	630	**49.6**
	Total	**459.3**	**53.1**	**17.9**	**59.9**	**328.4**	**2,653**	**8.1**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	8.2	16
Low	288.9	1,707
Medium Low	18.7	300
Medium High	2.0	54
High	10.7	576
Total	**328.4**	**2,653**

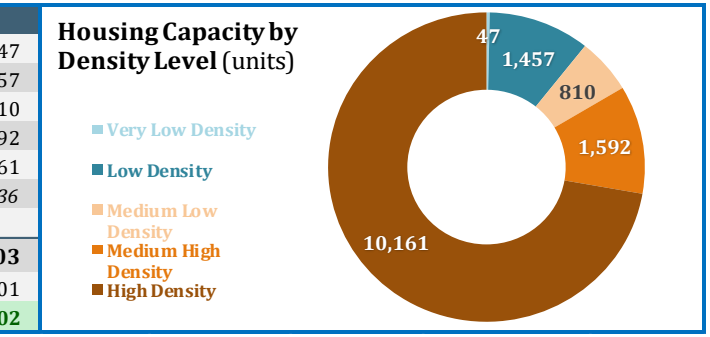




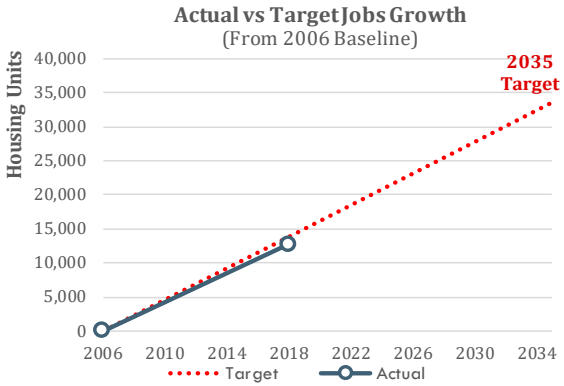
Renton - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				11.89	14.0% - 14.0%	25.98	0.2 / 2.0	32
	Redev Subtotal				6.61	14.0% - 14.0%	14.44	0.2 / 2.0	15
	Subtotal	106.75	38.24	0.00	18.50		40.43		**47**
Low Density	Vacant Subtotal				65.20	10.0% - 35.0%	152.17	5.4 / 8.2	906
	Redev Subtotal				106.67	10.0% - 35.0%	249.35	5.4 / 8.2	551
	Subtotal	693.07	53.16	0.00	171.87		401.52		**1,457**
Medium Low Density	Vacant Subtotal				11.79	15.0% - 35.0%	34.23	10.2 / 17.4	443
	Redev Subtotal				11.66	15.0% - 35.0%	35.28	10.2 / 17.4	367
	Subtotal	137.60	20.32	0.00	23.46		69.51		**810**
Medium High Density	Vacant Subtotal				2.58	15.0% - 15.0%	24.86	41.0	1,018
	Redev Subtotal				1.46	15.0% - 15.0%	14.01	41.0	574
	Subtotal	56.61	3.47	0.00	4.04		38.87		**1,592**
High Density	Vacant Subtotal				4.09	11.0% - 21.0%	38.78	54.3 / 112.5	3,438
	Redev Subtotal				9.39	11.0% - 21.0%	90.39	54.3 / 112.5	6,724
	Subtotal	421.82	28.69	0.00	13.48		129.17		**10,161**
All Zones	Vacant Total				95.55		276.03		5,836
	Redev Total				135.79		403.48		8,231
	Total	**1,415.85**	**143.87**	**0.00**	**231.34**		**679.50**		**14,067**

Capacity (units)	
Very Low Density Zones	47
Low Density Zones	1,457
Medium Low Density Zones	810
Medium High Density Zones	1,592
High Density Zones	10,161
Capacity in Pipeline	*2,436*
Total Capacity (Units)	**16,503**
Remaining Target (2018-2035)	10,601
Surplus/Deficit Capacity (Units)	**5,902**



Renton - Employment Growth and Commercial/Industrial Development Trends



Renton Jobs Growth Target: 2006-2035	33,640
2006 Jobs (PSRC)	53,431
2018 Jobs (PSRC)	66,151
Total Jobs Growth	**12,720**
Remaining 2035 Target	**20,920**

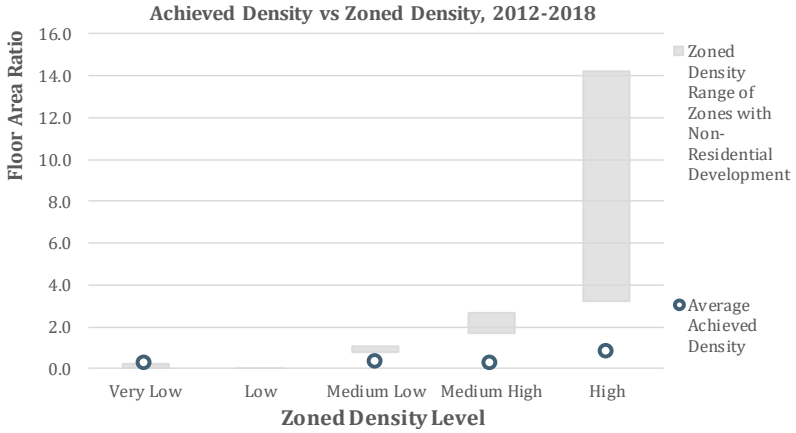
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
91.4%	**1.98%**	**1.86%**

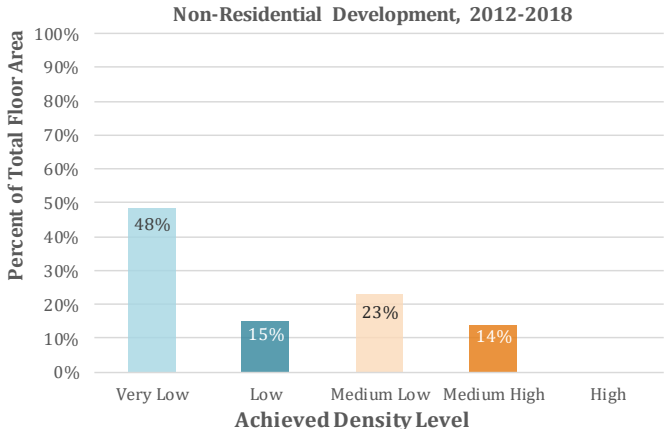
Since 2006, Renton has grown at 91% of the pace needed to achieve its 2035 jobs growth target of 33,640 units. During this period, the total number of jobs in Renton grew by roughly 24%. At this current rate, Renton is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.9% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	387,403	88,225	**0.2**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	47,532	13,171	**0.3**
Medium High	1.0 - 3.0 FAR	7,136,894	1,913,364	**0.3**
High	3.0 & up FAR	1,518,735	1,167,138	**0.8**
	Total	**9,090,564**	**3,181,898**	**0.4**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	6,324,143	1,530,240	**0.2**
Low	1,258,936	486,520	**0.4**
Medium Low	1,347,460	723,882	**0.5**
Medium High	160,025	441,256	**2.8**
High	0	0	**0.0**
Total	**9,090,564**	**3,181,898**	**0.4**



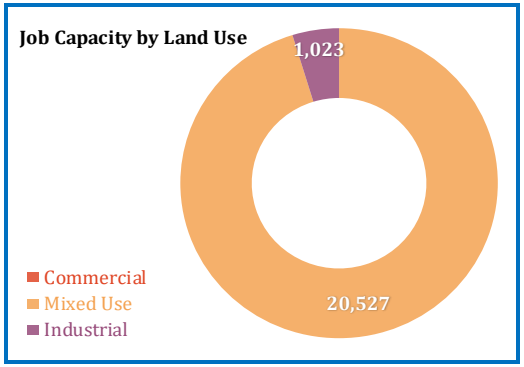


Renton - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	261.9	32.2	11.5	6.9	211.3	11% - 35%	179.8
Industrial	63.6	2.8	3.0	1.8	55.9	20% - 30%	41.9
Non-Res Land Total	**325.5**	**35.0**	**14.5**	**8.7**	**267.2**		**221.7**

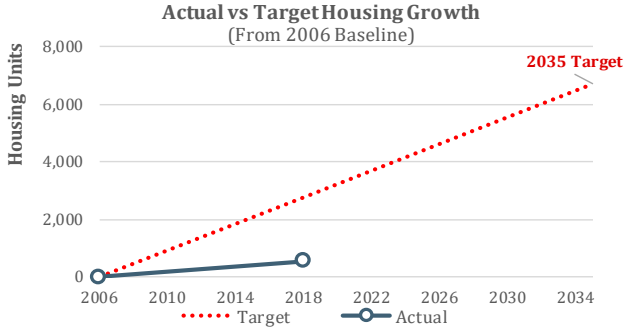
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Commercial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Mixed-Use						
Vacant	3.75	0.28 / 4.01	0.00	3.21	250 / 400	12,415
Redevelopable	4.08	0.28 / 4.01	0.59	2.22	250 / 400	8112
Mixed Use Total	**7.83**	**0.28 / 4.01**	**0.59**	**5.44**	**250 / 400**	**20,527**
Industrial						
Vacant	0.88	0.20 / 0.39	0.00	0.32	450 / 700	688
Redevelopable	0.95	0.20 / 0.39	0.14	0.20	450 / 700	336
Industrial Total	**1.82**	**0.20 / 0.39**	**0.14**	**0.52**	**450 / 700**	**1,023**
City Total						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	7.83	0.28 / 4.01	0.91	5.44	250 / 400	20,527
Industrial	1.82	0.20 / 0.39	0.26	0.52	450 / 700	1,023
Job Capacity in Pipeline						*4,660*
City Total	**9.66**	**4.01**	**1.86**	**5.96**	**0 / 700**	**26,210**

Job Capacity by Assumed Density Level	#	%
Very Low Density	2,989	14%
Low Density	1,012	5%
Medium Low Density	5,109	24%
Medium High Density	11,058	51%
High Density	1,382	6%
Capacity in Pipeline		*4,660*
Total Capacity (jobs)		**26,210**
Remaining Target (2018-2035)		20,920
Surplus/Deficit Capacity (jobs)		**5,290**



City of SeaTac

Housing Growth and Residential Development Trends



SeaTac Housing Growth Target: 2006-2035	6,728
2006 Estimated Housing Units	10,301
2018 Estimated Housing Units	10,849
Estimated Housing Growth	**548**
Remaining 2035 Target	6,180

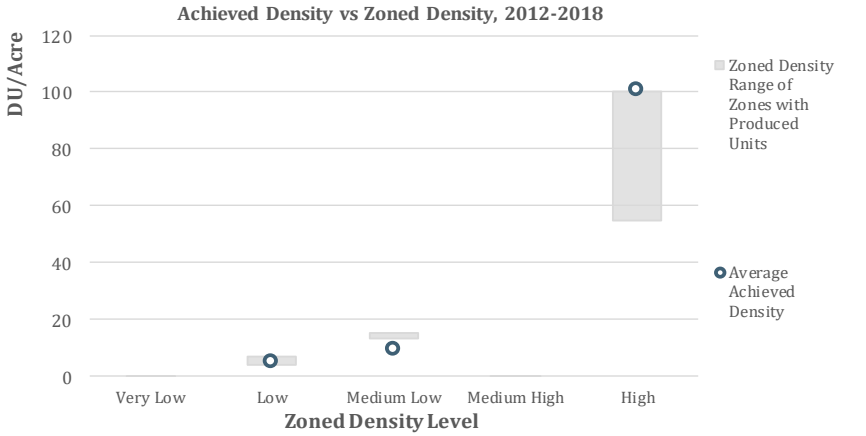
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
19.7%	0.44%	3.35%

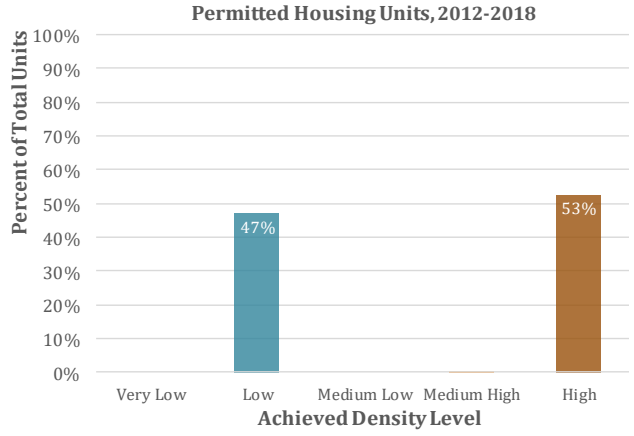
Since 2006, SeaTac has grown at 20% of the pace needed to achieve its 2035 housing growth target of 6,728 units. During this period, the total number of housing units in SeaTac grew by roughly 5%. At this current rate, SeaTac is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 3.4% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	16.8	0.0	0.0	0.0	16.8	79	**4.7**
Medium Low	10 - 24 du/acre	23.0	4.1	0.0	0.0	18.9	180	**9.5**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	2.9	0.0	0.0	0.0	2.9	290	**100.8**
	Total	**42.7**	**4.1**	**0.0**	**0.0**	**38.6**	**549**	**14.2**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	35.7	259
Medium Low	0.0	0
Medium High	0.0	1
High	2.9	289
Total	**38.6**	**549**

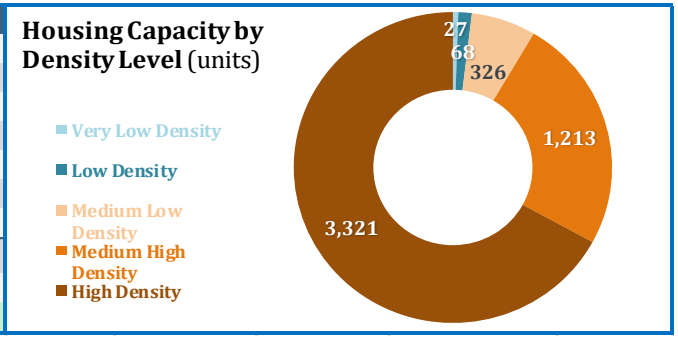




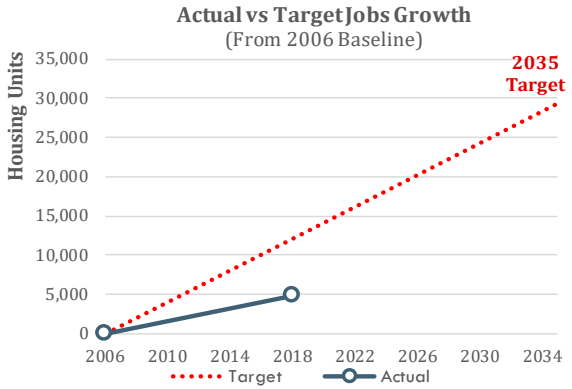
SeaTac - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	40.0% - 100.0%	5.16	2.2	11
	Redev Subtotal				0.00	40.0% - 100.0%	19.47	2.2	16
	Subtotal	49.92	8.86	0.00	0.00		24.63		**27**
Low Density	Vacant Subtotal				0.00	20.0% - 60.0%	11.69	4.0 / 6.9	55
	Redev Subtotal				0.00	20.0% - 60.0%	131.54	4.0 / 6.9	13
	Subtotal	386.22	29.48	0.00	0.00		143.23		**68**
Medium Low Density	Vacant Subtotal				0.72	21.0% - 50.0%	3.00	12.1 / 22.0	51
	Redev Subtotal				7.41	21.0% - 50.0%	26.33	12.1 / 22.0	274
	Subtotal	86.80	32.60	0.00	8.13		29.33		**326**
Medium High Density	Vacant Subtotal				5.87	35.0% - 75.0%	19.99	26.0 / 45.0	827
	Redev Subtotal				5.00	35.0% - 75.0%	16.82	26.0 / 45.0	386
	Subtotal	119.60	22.83	0.00	10.87		36.82		**1,213**
High Density	Vacant Subtotal				1.14	11.0% - 50.0%	6.34	70.0 / 101.3	542
	Redev Subtotal				8.48	11.0% - 50.0%	32.80	70.0 / 101.3	2,779
	Subtotal	338.85	28.26	0.00	9.63		39.14		**3,321**
All Zones	Vacant Total				7.73		46.19		1,487
	Redev Total				20.89		226.96		3,468
	Total	**981.39**	**122.04**	**0.00**	**28.62**		**273.14**		**4,955**

Capacity (units)	
Very Low Density Zones	27
Low Density Zones	68
Medium Low Density Zones	326
Medium High Density Zones	1,213
High Density Zones	3,321
Capacity in Pipeline	*1,441*
Total Capacity (Units)	**6,396**
Remaining Target (2018-2035)	6,180
Surplus/Deficit Capacity (Units)	**216**



SeaTac - Employment Growth and Commercial/Industrial Development Trends



SeaTac Jobs Growth Target: 2006-2035	29,348
2006 Jobs (PSRC)	29,585
2018 Jobs (PSRC)	34,522
Total Jobs Growth	**4,937**
Remaining 2035 Target	24,411

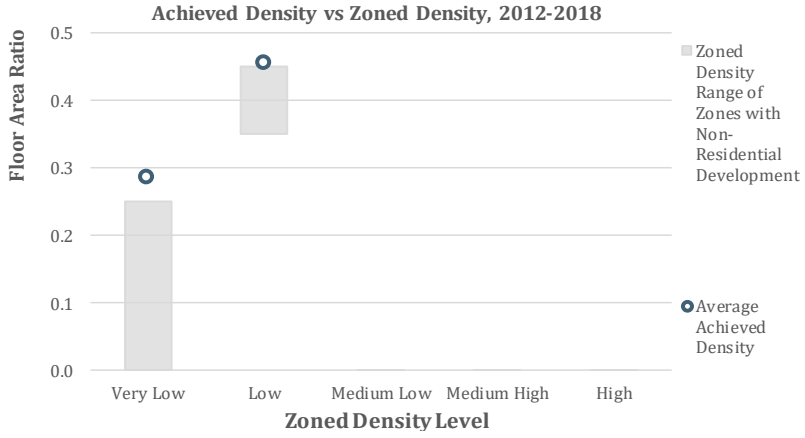
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
40.7%	1.39%	4.16%

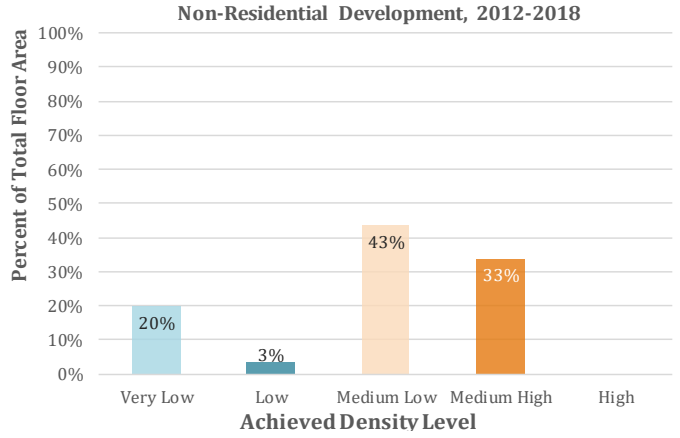
Since 2006, SeaTac has grown at 41% of the pace needed to achieve its 2035 jobs growth target of 29,348 units. During this period, the total number of jobs in SeaTac grew by roughly 17%. At this current rate, SeaTac is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 4.2% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	573,564	164,245	**0.3**
Low	0.35 - 0.5 FAR	19,925	9,050	**0.5**
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**593,489**	**173,295**	**0.3**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	458,773	51,480	**0.1**
Low	19,925	9,050	**0.5**
Medium Low	114,791	112,765	**1.0**
Medium High	54,729	87,220	**1.6**
High	0	0	**0.0**
Total	**648,218**	**260,515**	**0.4**



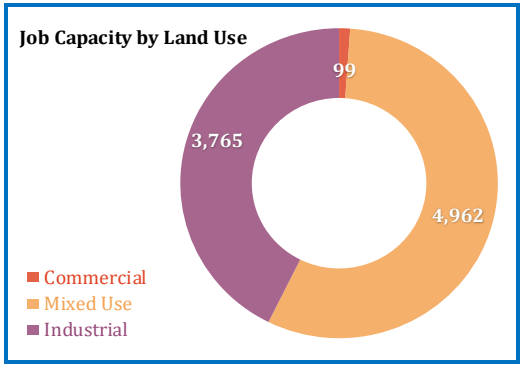


SeaTac - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	4.9	0.0	0.2	0.2	4.4	40%	2.4
Mixed Use	187.0	26.3	8.0	8.0	144.6	35% - 75%	66.2
Industrial	383.6	95.1	14.4	14.4	259.6	10% - 50%	151.4
Non-Res Land Total	**575.4**	**121.4**	**22.7**	**22.7**	**408.6**		**220.0**

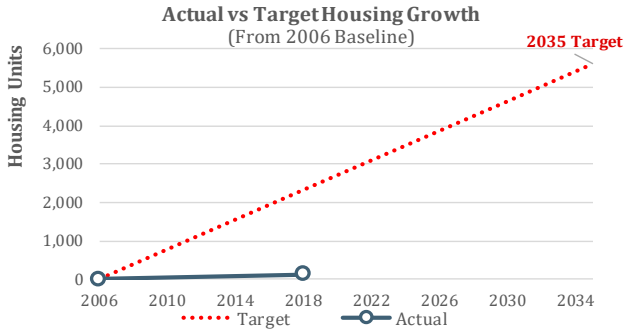
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.04	0.60	0.00	0.02	600	37
Redevelopable	0.07	0.60	0.00	0.04	600	62
Commercial Total	**0.11**	**0.60**	**0.00**	**0.06**	**600**	**99**
Mixed-Use						
Vacant	0.29	0.60 / 1.50	0.00	0.36	600	593
Redevelopable	2.59	0.60 / 1.50	1.01	2.62	600	4369
Mixed Use Total	**2.88**	**0.60 / 1.50**	**1.01**	**2.98**	**600**	**4,962**
Industrial						
Vacant	4.17	0.35 / 1.50	0.00	2.19	800 / 1200	2,218
Redevelopable	2.43	0.35 / 1.50	0.40	1.38	800 / 1200	1547
Industrial Total	**6.59**	**0.35 / 1.50**	**0.40**	**3.57**	**800 / 1200**	**3,765**
City Total						
Commercial	0.11	0.60	0.69	0.06	600	99
Mixed Use	2.88	0.60 / 1.50	0.91	2.98	600	4,962
Industrial	6.59	0.35 / 1.50	0.26	3.57	800 / 1200	3,765
Job Capacity in Pipeline						*6,739*
City Total	**9.58**	**0.35 / 1.50**	**1.86**	**6.61**	**600 / 1200**	**15,565**

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	1,709	19%
Medium Low Density	269	3%
Medium High Density	6,848	78%
High Density	0	0%
Capacity in Pipeline		*6,739*
Total Capacity (jobs)		**15,565**
Remaining Target (2018-2035)		24,411
Surplus/Deficit Capacity (jobs)		**-8,846**



City of Tukwila

Housing Growth and Residential Development Trends



Tukwila Housing Growth Target: 2006-2035	5,626
2006 Estimated Housing Units	7,739
2018 Estimated Housing Units	7,869
Estimated Housing Growth	**130**
Remaining 2035 Target	**5,496**

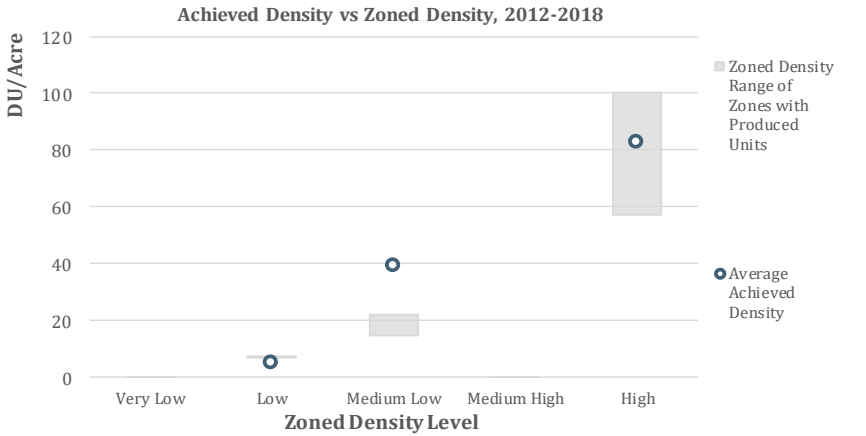
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
5.6%	**0.14%**	**4.11%**

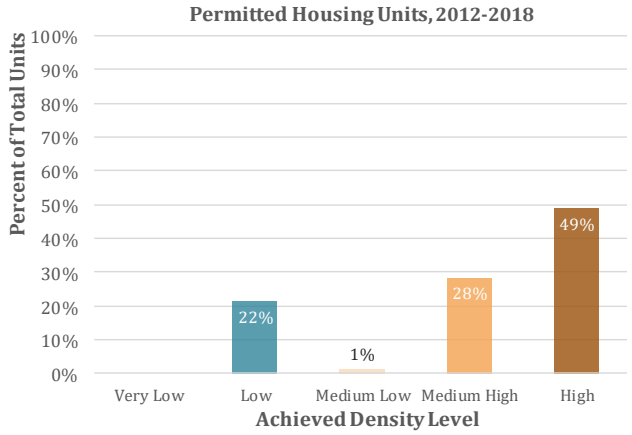
Since 2006, Tukwila has grown at 6% of the pace needed to achieve its 2035 housing growth target of 5,626 units. During this period, the total number of housing units in Tukwila grew by roughly 2%. At this current rate, Tukwila is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 4.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	35.6	1.7	2.3	0.0	31.6	163	**5.2**
Medium Low	10 - 24 du/acre	4.2	0.0	0.2	0.0	4.0	155	**38.9**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	5.3	0.0	0.0	0.0	5.3	440	**82.4**
	Total	**45.1**	**1.7**	**2.5**	**0.0**	**40.9**	**758**	**18.5**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	31.6	163
Medium Low	0.6	9
Medium High	5.3	215
High	3.4	371
Total	**40.9**	**758**

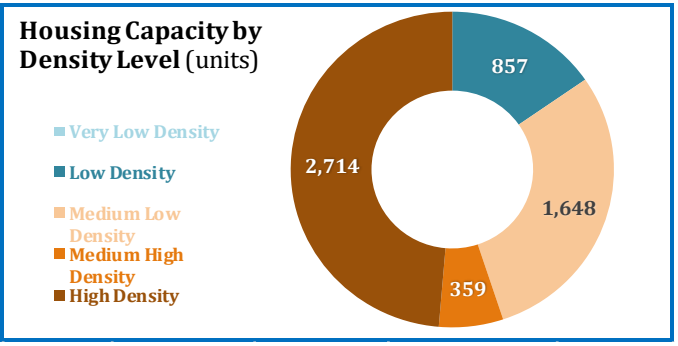




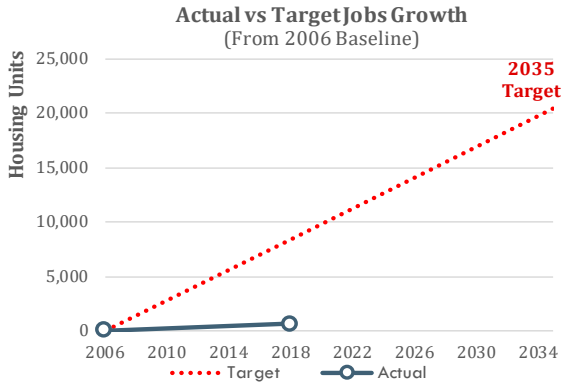
Tukwila - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Low Density	Vacant Subtotal				9.06	20.0% - 20.0%	63.41	5.1	323
	Redev Subtotal				31.52	20.0% - 20.0%	220.65	5.1	533
	Subtotal	645.65	225.11	14.74	40.58		284.06		**857**
Medium Low Density	Vacant Subtotal				7.65	10.0% - 20.0%	44.69	14.5 / 22.0	938
	Redev Subtotal				6.01	10.0% - 20.0%	39.04	14.5 / 22.0	710
	Subtotal	171.21	95.68	0.00	13.65		83.72		**1,648**
Medium High Density	Vacant Subtotal				0.43	10.0% - 10.0%	2.79	35.8	100
	Redev Subtotal				1.18	10.0% - 10.0%	7.69	35.8	259
	Subtotal	13.56	0.12	0.00	1.61		10.48		**359**
High Density	Vacant Subtotal				1.37	0.0% - 10.0%	8.92	61.7 / 61.7	271
	Redev Subtotal				13.82	0.0% - 10.0%	89.84	61.7 / 61.7	2,443
	Subtotal	105.34	21.77	0.00	15.19		98.76		**2,714**
All Zones	Vacant Total				18.51		119.81		1,632
	Redev Total				52.53		357.22		3,945
	Total	**935.76**	**342.68**	**14.74**	**71.04**		**477.03**		**5,577**

Capacity (units)	
Very Low Density Zones	0
Low Density Zones	857
Medium Low Density Zones	1,648
Medium High Density Zones	359
High Density Zones	2,714
Capacity in Pipeline	*2,642*
Total Capacity (Units)	**8,219**
Remaining Target (2018-2035)	5,496
Surplus/Deficit Capacity (Units)	**2,723**



Tukwila - Employment Growth and Commercial/Industrial Development Trends



Tukwila Jobs Growth Target: 2006-2035	20,358
2006 Jobs (PSRC)	44,345
2018 Jobs (PSRC)	44,966
Total Jobs Growth	**621**
Remaining 2035 Target	19,737

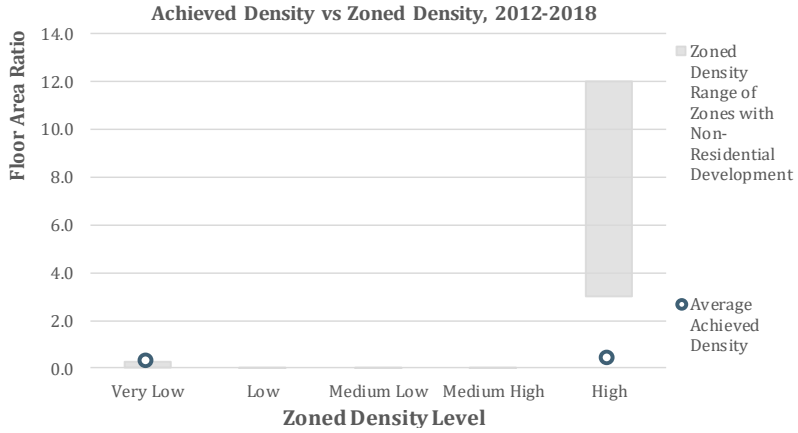
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
7.4%	0.12%	2.58%

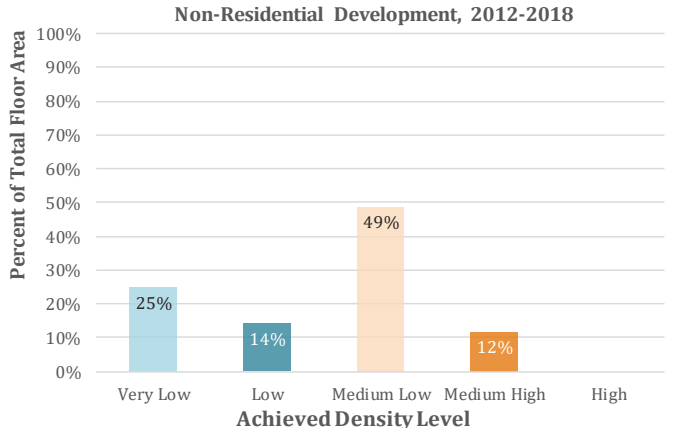
Since 2006, Tukwila has grown at 7% of the pace needed to achieve its 2035 jobs growth target of 20,358 units. During this period, the total number of jobs in Tukwila grew by roughly 1%. At this current rate, Tukwila is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.6% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	328,799	96,529	**0.3**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	1,422,281	533,029	**0.4**
	Total	**1,751,080**	**629,558**	**0.4**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	1,141,085	158,640	**0.1**
Low	219,547	90,252	**0.4**
Medium Low	348,948	307,035	**0.9**
Medium High	41,500	73,631	**1.8**
High	0	0	**0.0**
Total	**1,751,080**	**629,558**	**0.4**





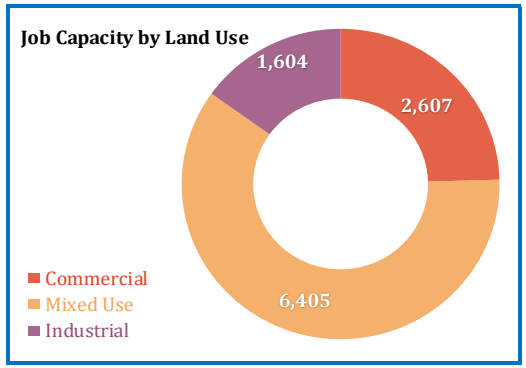
Tukwila - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	234.4	137.9	1.9	9.7	84.9	20%	65.6
Mixed Use	392.2	41.6	7.0	35.1	308.5	10% - 20%	256.3
Industrial	282.1	122.6	3.2	16.0	140.4	35%	84.5
Non-Res Land Total	**908.6**	**302.1**	**12.1**	**65.9**	**580.1**		**406.5**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial*							
Vacant	0.45	0.07 / 0.75	0.00		0.19	400 / 800	275
Redevelopable	3.97	0.07 / 0.75	0.95		1.09	400 / 800	2332
Commercial Total	**4.42**	**0.07 / 0.75**	**0.95**		**1.28**	**400 / 800**	**2,607**
Mixed-Use							
Vacant	5.48	0.06 / 0.93	0.00		1.21	400	3,020
Redevelopable	5.69	0.06 / 0.93	1.53		1.35	400	3385
Mixed Use Total	**11.16**	**0.06 / 0.93**	**1.53**		**2.56**	**400**	**6,405**
Industrial							
Vacant	1.02	0.42	0.00		0.43	800	534
Redevelopable	2.67	0.42	0.26		0.86	800	1070
Industrial Total	**3.68**	**0.42**	**0.26**		**1.28**	**800**	**1,604**
City Total							
Commercial	4.42	0.07 / 0.75	0.69		1.28	400 / 800	2,607
Mixed Use	11.16	0.06 / 0.93	0.91		2.56	400	6,405
Industrial	3.68	0.42	0.26		1.28	800	1,604
Job Capacity in Pipeline							*3,074*
City Total	**19.26**	**0.06 / 0.93**	**1.86**		**5.12**	**400 / 800**	**13,691**

*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	2,467	23%
Low Density	2,195	21%
Medium Low Density	5,954	56%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*3,074*
Total Capacity (jobs)		**13,691**
Remaining Target (2018-2035)		19,737
Surplus/Deficit Capacity (jobs)		**-6,046**

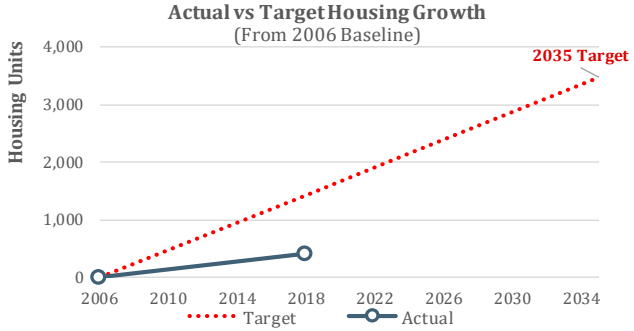


High Capacity Transit Communities

City of Des Moines
City of Kenmore
City of Lake Forest Park
City of Mercer Island
City of Newcastle
City of Shoreline
City of Woodinville

City of Des Moines

Housing Growth and Residential Development Trends



Des Moines Housing Growth Target: 2006-2035	3,480
2006 Estimated Housing Units	12,287
2018 Estimated Housing Units	12,700
Estimated Housing Growth	**413**
Remaining 2035 Target	3,067

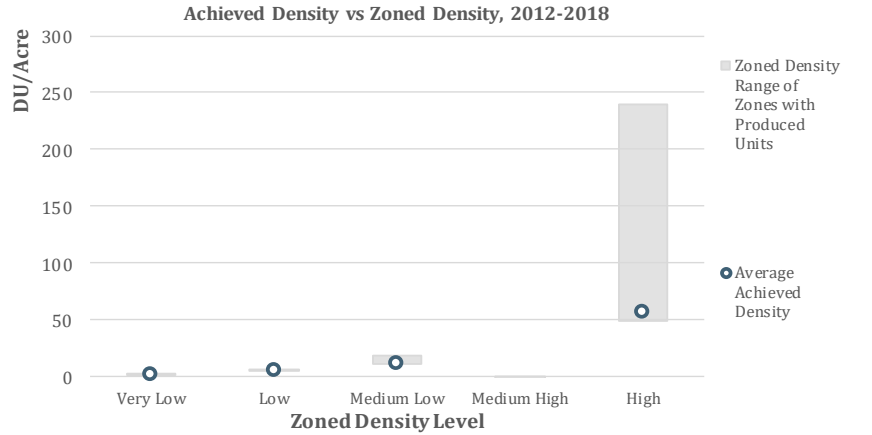
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
28.7%	0.28%	1.42%

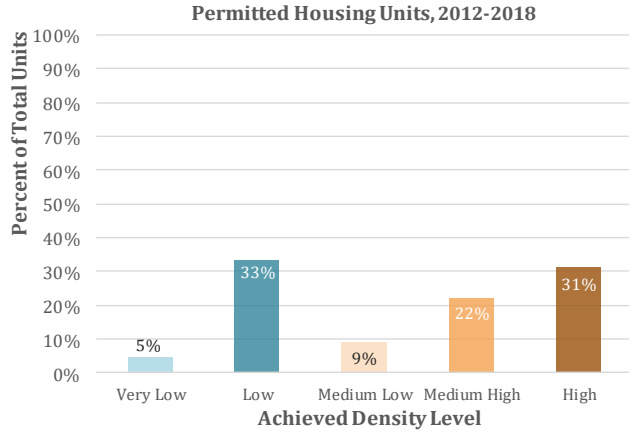
Since 2006, Des Moines has grown at 29% of the pace needed to achieve its 2035 housing growth target of 3,480 units. During this period, the total number of housing units in Des Moines grew by roughly 3%. At this current rate, Des Moines is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.4% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	2.4	1.1	0.0	0.0	1.3	2	**1.5**
Low	4 - 10 du/acre	36.0	0.9	3.9	0.2	31.0	138	**4.4**
Medium Low	10 - 24 du/acre	4.3	0.3	0.0	0.1	3.9	44	**11.2**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	3.7	0.0	0.0	0.0	3.7	209	**56.5**
	Total	**46.4**	**2.3**	**3.9**	**0.2**	**40.0**	**393**	**9.8**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	5.9	18
Low	27.9	131
Medium Low	2.8	35
Medium High	2.4	87
High	0.9	122
Total	**40.0**	**393**

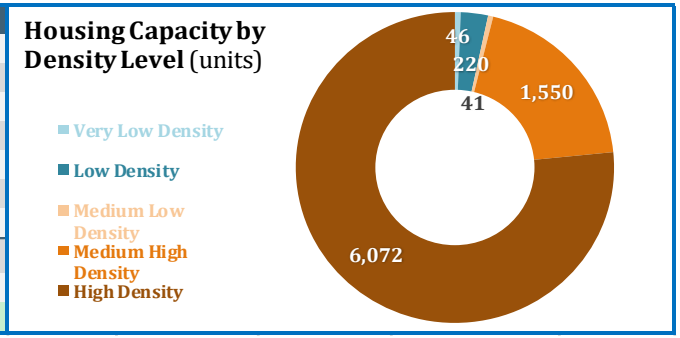




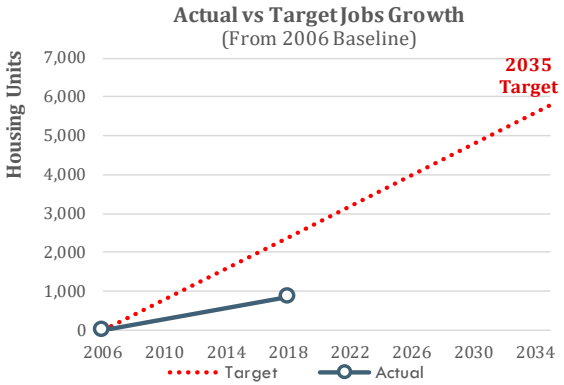
Des Moines - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				3.55	20.0% - 20.0%	7.82	1.2 / 3.8	28
	Redev Subtotal				6.33	20.0% - 20.0%	13.93	1.2 / 3.8	19
	Subtotal	181.56	111.71	0.00	9.89		21.75		**46**
Low Density	Vacant Subtotal				10.58	20.0% - 20.0%	24.42	4.4 / 8.8	118
	Redev Subtotal				23.13	20.0% - 20.0%	53.44	4.4 / 8.8	101
	Subtotal	516.05	376.59	0.00	33.71		77.86		**220**
Medium Low Density	Vacant Subtotal				0.07	20.0% - 20.0%	0.31	12.4	4
	Redev Subtotal				0.85	20.0% - 20.0%	3.67	12.4	37
	Subtotal	10.42	4.30	0.00	0.92		3.98		**41**
Medium High Density	Vacant Subtotal				2.90	14.0% - 30.0%	13.45	24.2 / 36.3	488
	Redev Subtotal				10.48	14.0% - 30.0%	43.42	24.2 / 36.3	1,062
	Subtotal	98.44	9.27	0.00	13.38		56.88		**1,550**
High Density	Vacant Subtotal				2.41	20.0% - 30.0%	10.01	48.4 / 129.7	988
	Redev Subtotal				12.71	20.0% - 30.0%	51.89	48.4 / 129.7	5,084
	Subtotal	103.04	1.91	0.00	15.12		61.91		**6,072**
All Zones	Vacant Total				19.51		56.01		1,626
	Redev Total				53.50		166.36		6,304
	Total	**909.51**	**503.78**	**0.00**	**73.01**		**222.37**		**7,930**

Capacity (units)	
Very Low Density Zones	46
Low Density Zones	220
Medium Low Density Zones	41
Medium High Density Zones	1,550
High Density Zones	6,072
Capacity in Pipeline	*456*
Total Capacity (Units)	**8,386**
Remaining Target (2018-2035)	3,067
Surplus/Deficit Capacity (Units)	**5,319**



Des Moines - Employment Growth and Commercial/Industrial Development Trends



Des Moines Jobs Growth Target: 2006-2035	5,800
2006 Jobs (PSRC)	6,206
2018 Jobs (PSRC)	7,065
Total Jobs Growth	**859**
Remaining 2035 Target	4,941

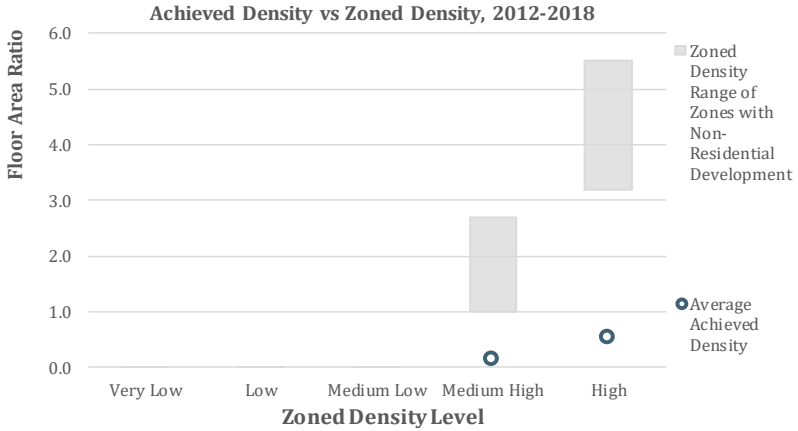
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
35.8%	**1.15%**	**4.11%**

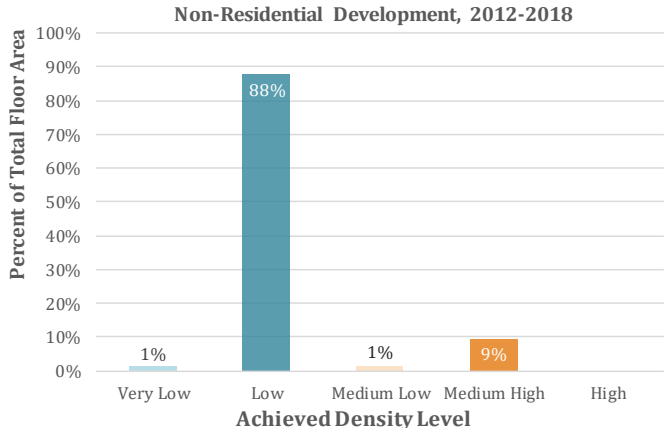
Since 2006, Des Moines has grown at 36% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Des Moines grew by roughly 14%. At this current rate, Des Moines is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 4.1% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	40,980	6,203	**0.2**
High	3.0 & up FAR	3,938,931	2,104,363	**0.5**
	Total	**3,979,911**	**2,110,566**	**0.5**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	114,290	29,744	**0.3**
Low	3,724,382	1,853,398	**0.5**
Medium Low	47,100	29,583	**0.6**
Medium High	94,139	197,841	**2.1**
High	0	0	**0.0**
Total	**3,979,911**	**2,110,566**	**0.5**



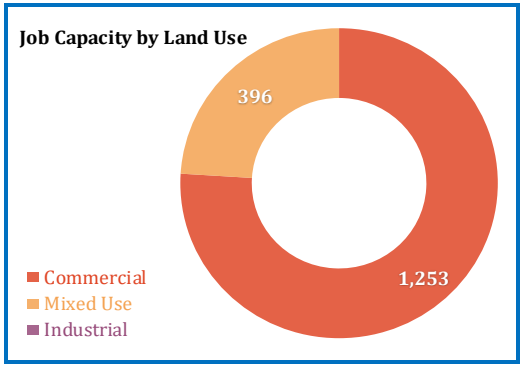


Des Moines - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	85.0	11.4	5.5	5.5	62.6	0% - 20%	51.2
Mixed Use	178.8	6.2	12.9	12.9	146.7	15% - 30%	106.6
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**263.8**	**17.6**	**18.5**	**18.5**	**209.3**		**157.8**

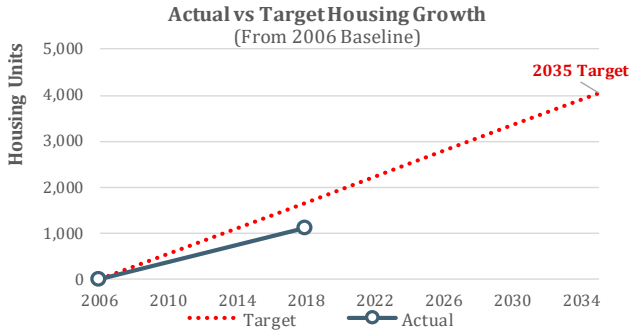
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.96	0.32 / 3.50	0.00	0.42	0 / 800	727
Redevelopable	1.27	0.32 / 3.50	0.29	0.30	0 / 800	526
Commercial Total	**2.23**	**0.32 / 3.50**	**0.29**	**0.72**	**0 / 800**	**1,253**
Mixed-Use						
Vacant	0.51	0.01 / 0.63	0.00	0.10	400 / 800	247
Redevelopable	4.13	0.01 / 0.63	1.51	0.06	400 / 800	149
Mixed Use Total	**4.64**	**0.01 / 0.63**	**1.51**	**0.16**	**400 / 800**	**396**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	2.23	0.32 / 3.50	0.69	0.72	0 / 800	1,253
Mixed Use	4.64	0.01 / 0.63	0.91	0.16	400 / 800	396
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*0*
City Total	**6.87**	**3.50**	**1.86**	**0.88**	**0 / 800**	**1,649**

Job Capacity by Assumed Density Level	#	%
Very Low Density	542	33%
Low Density	0	0%
Medium Low Density	823	50%
Medium High Density	160	10%
High Density	124	8%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**1,649**
Remaining Target (2018-2035)		4,941
Surplus/Deficit Capacity (jobs)		**-3,292**



City of Kenmore

Housing Growth and Residential Development Trends



Kenmore Housing Growth Target: 2006-2035	4,060
2006 Estimated Housing Units	8,156
2018 Estimated Housing Units	9,276
Estimated Housing Growth	**1,120**
Remaining 2035 Target	2,940

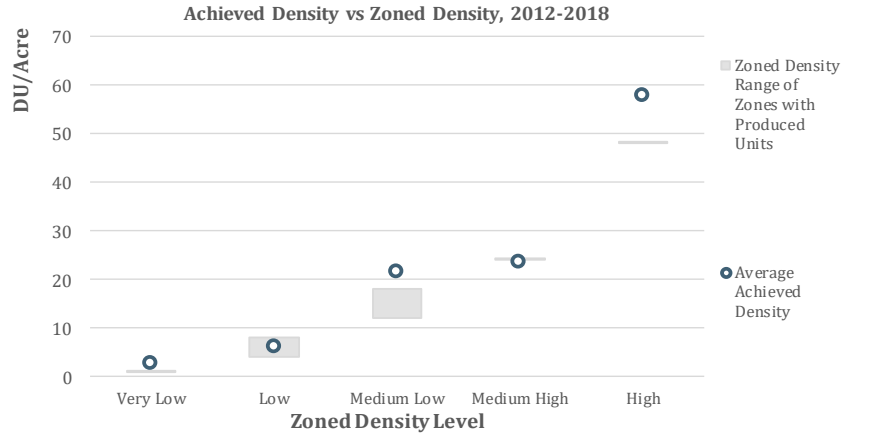
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
66.7%	1.14%	1.86%

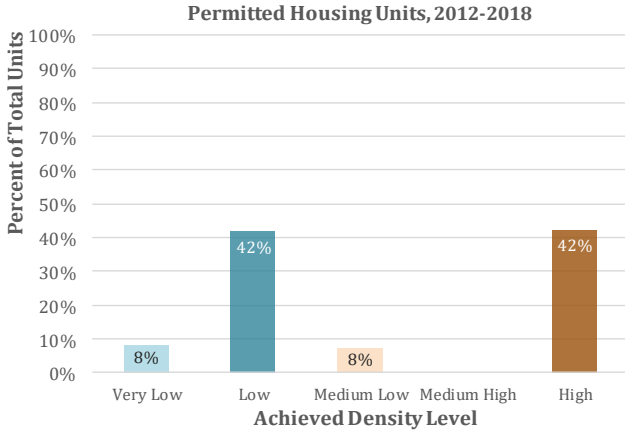
Since 2006, Kenmore has grown at 67% of the pace needed to achieve its 2035 housing growth target of 4,060 units. During this period, the total number of housing units in Kenmore grew by roughly 14%. At this current rate, Kenmore is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.9% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	3.5	0.0	0.0	0.0	3.5	9	**2.5**
Low	4 - 10 du/acre	65.3	2.8	0.3	0.5	61.7	365	**5.9**
Medium Low	10 - 24 du/acre	5.6	4.2	0.1	0.0	1.4	29	**21.4**
Medium High	24 - 48 du/acre	1.0	0.0	0.0	0.0	1.0	23	**23.3**
High	48 & up du/acre	5.5	0.0	0.0	0.0	5.5	320	**57.7**
	Total	**81.0**	**7.0**	**0.4**	**0.5**	**73.1**	**746**	**10.2**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	18.3	61
Low	46.9	313
Medium Low	2.6	56
Medium High	0.0	0
High	5.3	316
Total	**73.1**	**746**

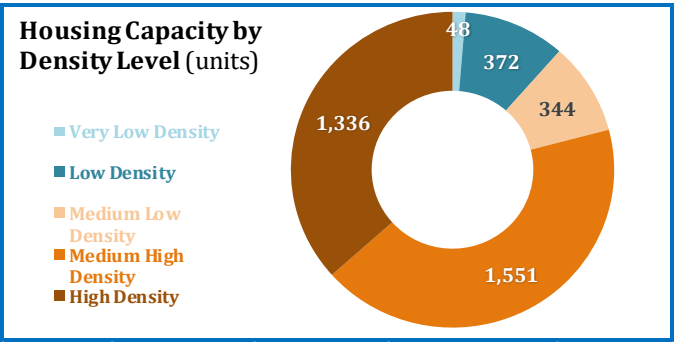




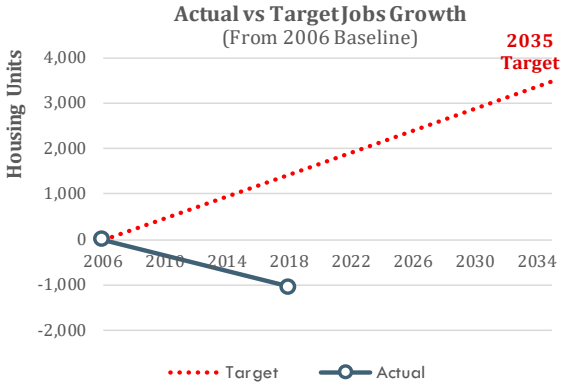
Kenmore - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				3.56	5.0% - 9.0%	15.04	2.5 / 3.5	47
	Redev Subtotal				3.48	0.0% - 9.0%	13.46	2.5 / 3.5	1
	Subtotal	151.92	114.06	0.00	7.05		28.50		**48**
Low Density	Vacant Subtotal				7.83	5.0% - 5.0%	22.03	6.7 / 8.0	149
	Redev Subtotal				21.56	5.0% - 5.0%	60.36	6.7 / 8.0	224
	Subtotal	218.79	101.13	0.00	29.39		82.39		**372**
Medium Low Density	Vacant Subtotal				1.36	5.0% - 5.0%	7.25	16.4 / 23.3	139
	Redev Subtotal				2.13	5.0% - 5.0%	11.36	16.4 / 23.3	205
	Subtotal	32.98	9.72	0.00	3.49		18.61		**344**
Medium High Density	Vacant Subtotal				0.14	5.0% - 5.0%	0.74	24.0	18
	Redev Subtotal				17.17	0.0% - 5.0%	51.59	24.0 / 31.0	1,533
	Subtotal	2.88	0.00	0.00	17.31		52.34		**1,551**
High Density	Vacant Subtotal				1.02	5.0% - 10.0%	5.33	48.0 / 72.0	266
	Redev Subtotal				3.80	5.0% - 10.0%	20.19	48.0 / 72.0	1,071
	Subtotal	116.09	12.21	0.00	4.82		25.51		**1,336**
All Zones	Vacant Total				13.91		50.39		618
	Redev Total				48.13		156.96		3,033
	Total	**522.66**	**237.12**	**0.00**	**62.04**		**207.35**		**3,651**

Capacity (units)	
Very Low Density Zones	48
Low Density Zones	372
Medium Low Density Zones	344
Medium High Density Zones	1,551
High Density Zones	1,336
Capacity in Pipeline	*484*
Total Capacity (Units)	**4,135**
Remaining Target (2018-2035)	2,940
Surplus/Deficit Capacity (Units)	**1,195**



Kenmore - Employment Growth and Commercial/Industrial Development Trends



Kenmore Jobs Growth Target: 2006-2035	3,480
2006 Jobs (PSRC)	5,062
2018 Jobs (PSRC)	4,012
Total Jobs Growth	**-1,050**
Remaining 2035 Target	4,530

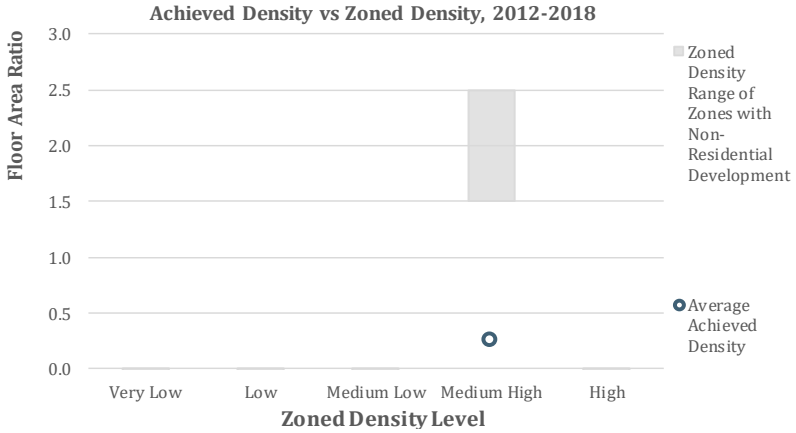
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
-72.9%	-1.73%	6.64%

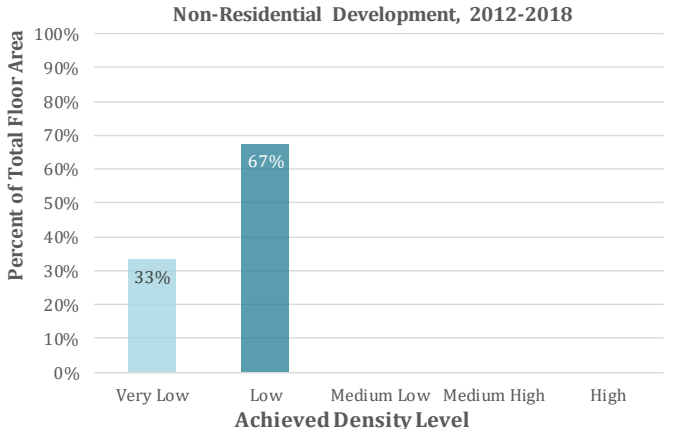
Since 2006, Kenmore has grown at -73% of the pace needed to achieve its 2035 jobs growth target of 3,480 units. During this period, the total number of jobs in Kenmore grew by roughly -21%. At this current rate, Kenmore is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 6.6% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	239,623	61,187	0.3
High	3.0 & up FAR	0	0	
	Total	**239,623**	**61,187**	**0.3**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	134,034	20,211	**0.2**
Low	105,589	40,976	**0.4**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**239,623**	**61,187**	**0.3**



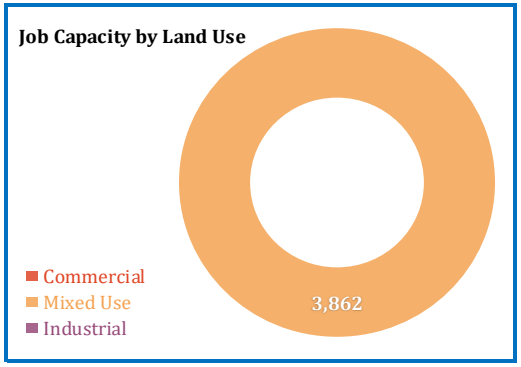


Kenmore - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	131.4	17.4	8.0	16.0	90.1	0% - 10%	87.5
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**131.4**	**17.4**	**8.0**	**16.0**	**90.1**		**87.5**

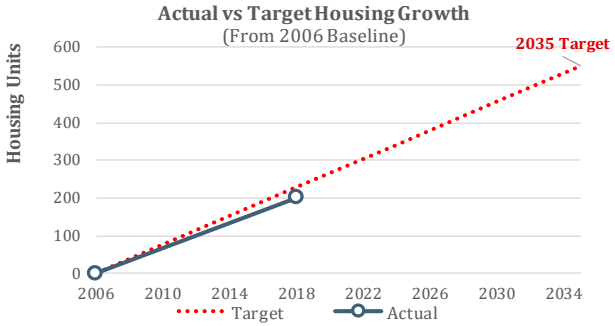
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Commercial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Mixed-Use						
Vacant	0.48	0.16 / 1.50	0.00	0.19	300 / 400	623
Redevelopable	3.33	0.16 / 1.50	0.26	0.97	300 / 400	3239
Mixed Use Total	**3.81**	**0.16 / 1.50**	**0.26**	**1.16**	**300 / 400**	**3,862**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	3.81	0.16 / 1.50	0.91	1.16	300 / 400	3,862
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*19*
City Total	**3.81**	**1.50**	**1.86**	**1.16**	**0 / 400**	**3,881**

Job Capacity by Assumed Density Level	#	%
Very Low Density	295	8%
Low Density	3,518	91%
Medium Low Density	0	0%
Medium High Density	49	1%
High Density	0	0%
Capacity in Pipeline		*19*
Total Capacity (jobs)		**3,881**
Remaining Target (2018-2035)		4,530
Surplus/Deficit Capacity (jobs)		**-649**



City of Lake Forest Park

Housing Growth and Residential Development Trends



Lake Forest Park Housing Growth Target: 2006-2035	551
2006 Estimated Housing Units	5,226
2018 Estimated Housing Units	5,427
Estimated Housing Growth	**201**
Remaining 2035 Target	350

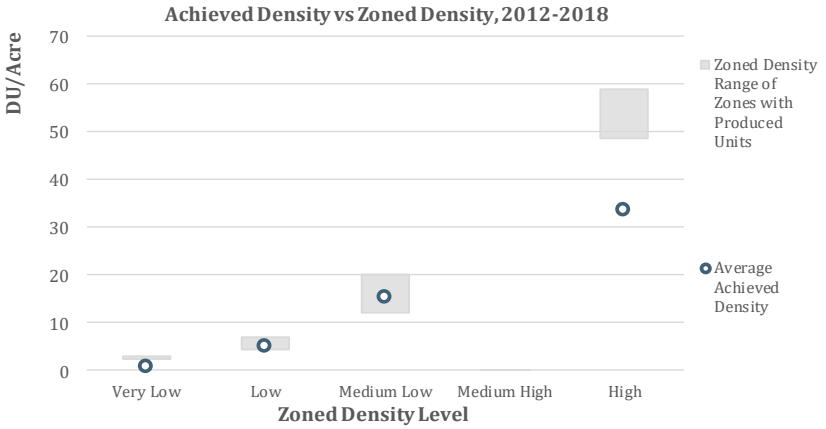
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
88.2%	0.32%	0.38%

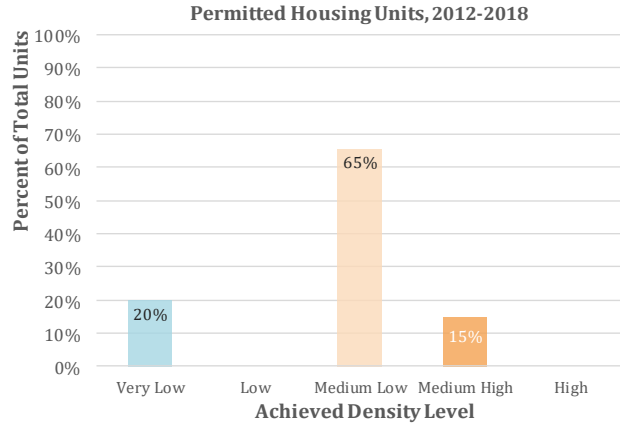
Since 2006, Lake Forest Park has grown at 88% of the pace needed to achieve its 2035 housing growth target of 551 units. During this period, the total number of housing units in Lake Forest Park grew by roughly 4%. At this current rate, Lake Forest Park is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.4% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	3.5	0.0	0.0	0.0	3.5	2	**0.6**
Low	4 - 10 du/acre	17.8	4.2	0.0	0.0	13.6	67	**4.9**
Medium Low	10 - 24 du/acre	5.1	0.0	0.0	0.1	5.1	77	**15.2**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.8	0.0	0.0	0.0	0.8	25	**33.3**
	Total	**27.2**	**4.2**	**0.0**	**0.1**	**22.9**	**171**	**7.5**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	15.2	34
Low	0.0	0
Medium Low	6.9	112
Medium High	0.8	25
High	0.0	0
Total	**22.9**	**171**

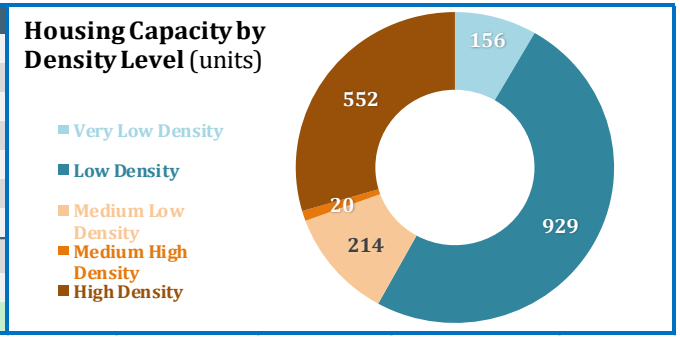




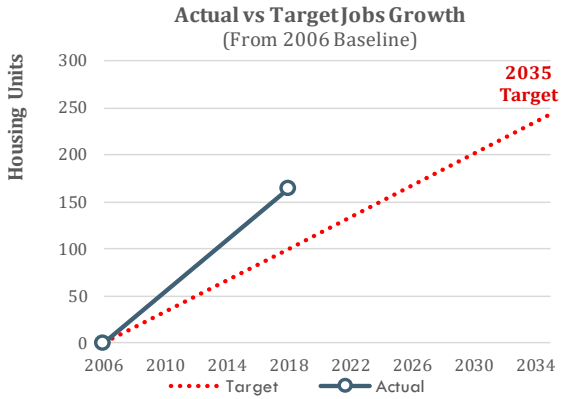
Lake Forest Park - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.66	20.0% - 20.0%	24.94	2.0 / 3.0	56
	Redev Subtotal				6.32	20.0% - 20.0%	94.73	2.0 / 3.0	100
	Subtotal	207.12	47.27	0.29	7.98		119.66		**156**
Low Density	Vacant Subtotal				2.40	20.0% - 20.0%	35.93	4.4 / 6.0	192
	Redev Subtotal				14.79	20.0% - 20.0%	221.85	4.4 / 6.0	737
	Subtotal	373.29	27.13	2.45	17.19		257.78		**929**
Medium Low Density	Vacant Subtotal				0.00	16.0% - 20.0%	0.00	12.0 / 18.2	0
	Redev Subtotal				0.89	16.0% - 20.0%	14.08	12.0 / 18.2	214
	Subtotal	19.51	1.67	0.00	0.89		14.08		**214**
Medium High Density	Vacant Subtotal				0.00	16.0% - 16.0%	0.00	24.2 / 33.3	0
	Redev Subtotal				0.05	16.0% - 16.0%	0.71	24.2 / 33.3	20
	Subtotal	0.94	0.06	0.00	0.05		0.71		**20**
High Density	Vacant Subtotal				0.00	16.0% - 16.0%	0.00	65.0	0
	Redev Subtotal				0.56	16.0% - 16.0%	8.85	65.0	552
	Subtotal	11.17	0.00	0.00	0.56		8.85		**552**
All Zones	Vacant Total				4.06		60.87		247
	Redev Total				22.60		340.22		1,623
	Total	**612.01**	**76.14**	**2.74**	**26.66**		**401.09**		**1,870**

Capacity (units)	
Very Low Density Zones	156
Low Density Zones	929
Medium Low Density Zones	214
Medium High Density Zones	20
High Density Zones	552
Capacity in Pipeline	*0*
Total Capacity (Units)	**1,870**
Remaining Target (2018-2035)	350
Surplus/Deficit Capacity (Units)	**1,520**



Lake Forest Park - Employment Growth and Commercial/Industrial Development Trends



Lake Forest Park Jobs Growth Target: 2006-2035	244
2006 Jobs (PSRC)	1,612
2018 Jobs (PSRC)	1,777
Total Jobs Growth	**165**
Remaining 2035 Target	79

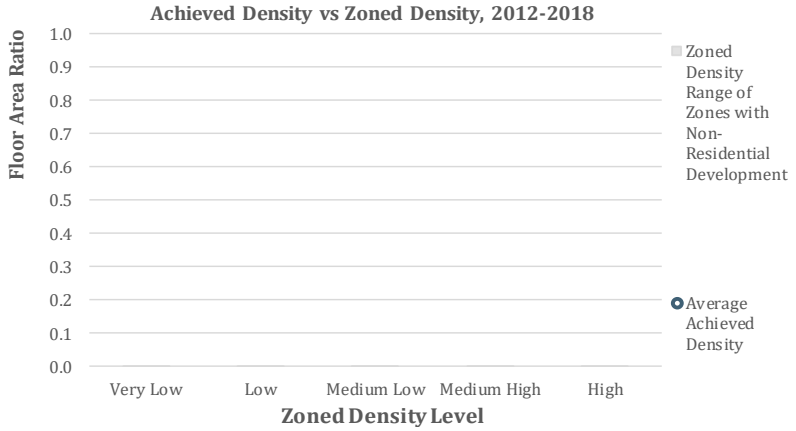
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
163.7%	**0.85%**	**0.26%**

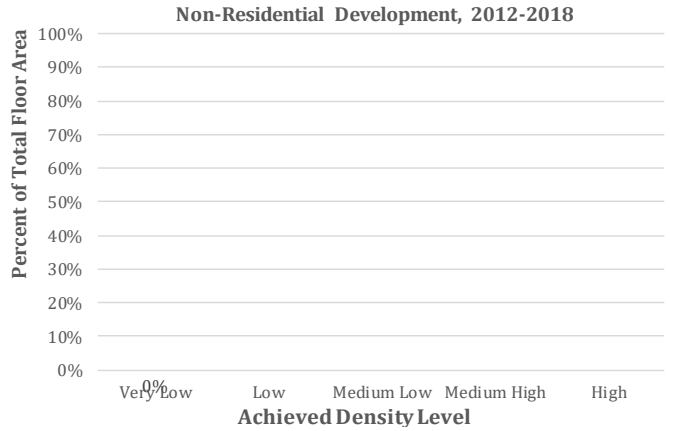
Since 2006, Lake Forest Park has grown at 164% of the pace needed to achieve its 2035 jobs growth target of 244 units. During this period, the total number of jobs in Lake Forest Park grew by roughly 10%. At this current rate, Lake Forest Park is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.3% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**0**	**0**	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**0**	**0**	**0.0**



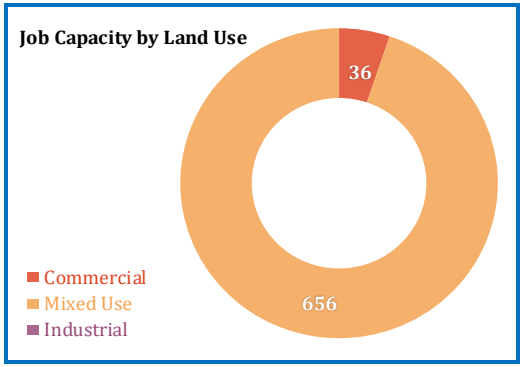


Lake Forest Park - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	3.4	0.2	0.1	0.0	3.0	26% - 50%	1.6
Mixed Use	31.1	1.7	1.2	0.3	28.0	16%	23.3
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**34.5**	**1.9**	**1.3**	**0.3**	**31.0**		**24.9**

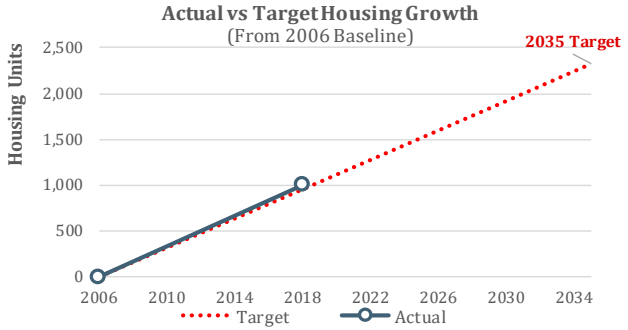
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	0.50	0.00	0.00	465	0
Redevelopable	0.07	0.50	0.02	0.02	465	36
Commercial Total	**0.07**	**0.50**	**0.02**	**0.02**	**465**	**36**
Mixed-Use						
Vacant	0.00	0.65	0.00	0.00	465	0
Redevelopable	1.01	0.65	0.29	0.30	465	656
Mixed Use Total	**1.01**	**0.65**	**0.29**	**0.30**	**465**	**656**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	0.07	0.50	0.69	0.02	465	36
Mixed Use	1.01	0.65	0.91	0.30	465	656
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*0*
City Total	**1.08**	**0.65**	**1.86**	**0.32**	**0 / 465**	**691**

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	0	0%
Medium Low Density	691	100%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**691**
Remaining Target (2018-2035)		79
Surplus/Deficit Capacity (jobs)		**613**



City of Mercer Island

Housing Growth and Residential Development Trends



Mercer Island Housing Growth Target: 2006-2035	2,320
2006 Estimated Housing Units	9,467
2018 Estimated Housing Units	10,473
Estimated Housing Growth	**1,006**
Remaining 2035 Target	**1,314**

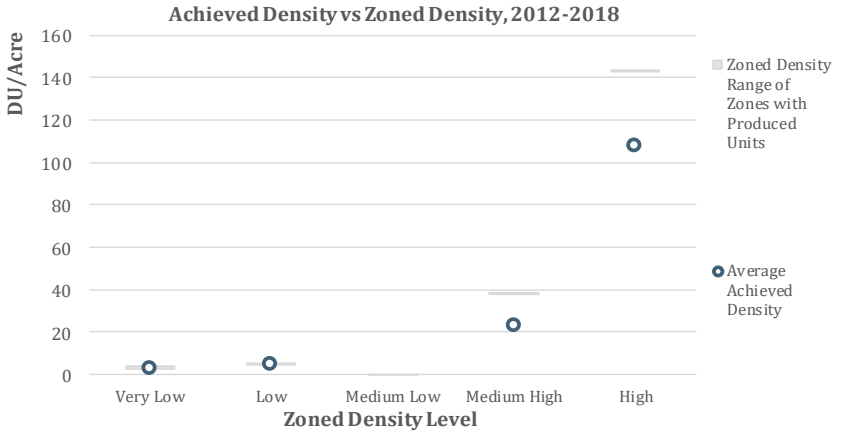
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
104.8%	**0.89%**	**0.74%**

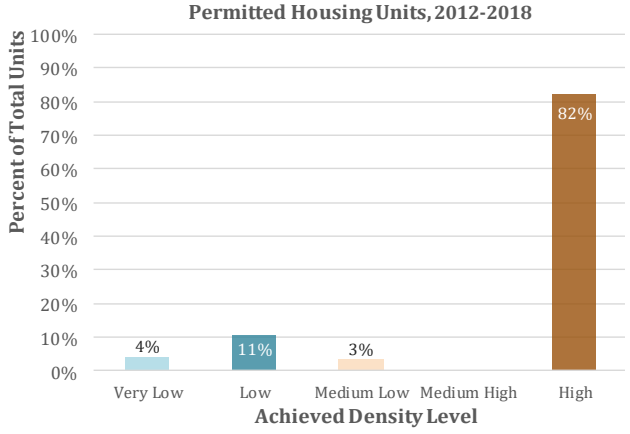
Since 2006, Mercer Island has grown at 105% of the pace needed to achieve its 2035 housing growth target of 2,320 units. During this period, the total number of housing units in Mercer Island grew by roughly 11%. At this current rate, Mercer Island is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.7% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	12.2	2.2	1.7	0.0	8.3	22	**2.7**
Low	4 - 10 du/acre	16.0	0.7	2.4	0.0	13.0	60	**4.6**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	1.0	0.0	0.2	0.0	0.8	19	**22.7**
High	48 & up du/acre	4.7	0.2	0.2	0.0	4.3	460	**107.5**
	Total	**33.8**	**3.1**	**4.4**	**0.0**	**26.4**	**561**	**21.3**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	8.3	22
Low	13.0	60
Medium Low	0.8	19
Medium High	0.0	0
High	4.3	460
Total	**26.4**	**561**

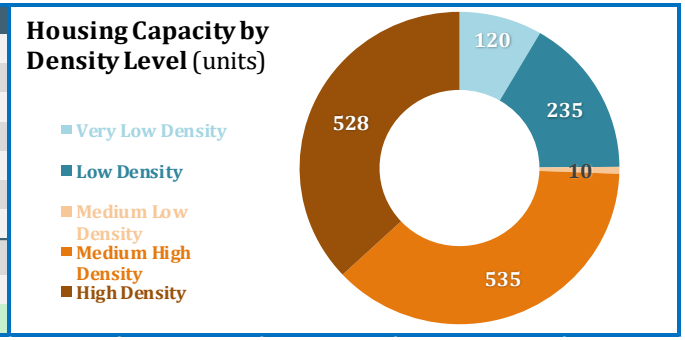




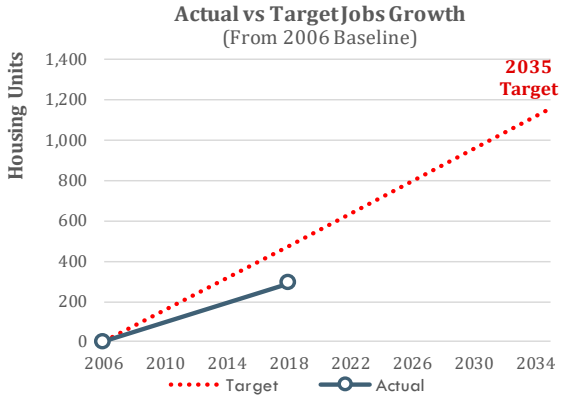
Mercer Island - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.96	3.0% - 3.0%	32.05	2.6 / 3.3	85
	Redev Subtotal				13.31	3.0% - 3.0%	85.97	2.6 / 3.3	35
	Subtotal	352.32	211.82	0.00	18.27		118.02		**120**
Low Density	Vacant Subtotal				3.27	3.0% - 5.0%	21.12	4.6 / 6.1	98
	Redev Subtotal				16.64	3.0% - 5.0%	107.54	4.6 / 6.1	138
	Subtotal	287.75	134.59	0.00	19.91		128.65		**235**
Medium Low Density	Vacant Subtotal				0.02	20.0% - 20.0%	0.45	22.7	10
	Redev Subtotal				0.05	20.0% - 20.0%	1.13	22.7	0
	Subtotal	3.12	1.05	0.00	0.07		1.58		**10**
Medium High Density	Vacant Subtotal				0.00	20.0% - 20.0%	0.00	26.0	0
	Redev Subtotal				2.00	20.0% - 20.0%	43.70	26.0	535
	Subtotal	62.65	5.52	0.00	2.00		43.70		**535**
High Density	Vacant Subtotal				0.02	10.0% - 10.0%	0.54	100.6 / 167.8	91
	Redev Subtotal				0.95	10.0% - 10.0%	23.47	100.6 / 167.8	437
	Subtotal	29.86	2.10	0.00	0.97		24.01		**528**
All Zones	Vacant Total				8.27		54.16		284
	Redev Total				32.95		261.81		1,145
	Total	**735.70**	**355.08**	**0.00**	**41.22**		**315.97**		**1,429**

Capacity (units)	
Very Low Density Zones	120
Low Density Zones	235
Medium Low Density Zones	10
Medium High Density Zones	535
High Density Zones	528
Capacity in Pipeline	*178*
Total Capacity (Units)	**1,607**
Remaining Target (2018-2035)	1,314
Surplus/Deficit Capacity (Units)	**293**



Mercer Island - Employment Growth and Commercial/Industrial Development Trends



Mercer Island Jobs Growth Target: 2006-2035	1,160
2006 Jobs (PSRC)	7,453
2018 Jobs (PSRC)	7,745
Total Jobs Growth	**292**
Remaining 2035 Target	**868**

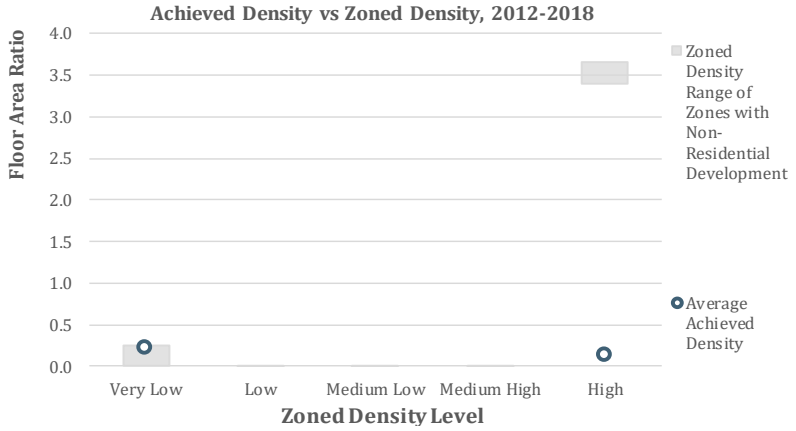
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
60.8%	**0.33%**	**0.66%**

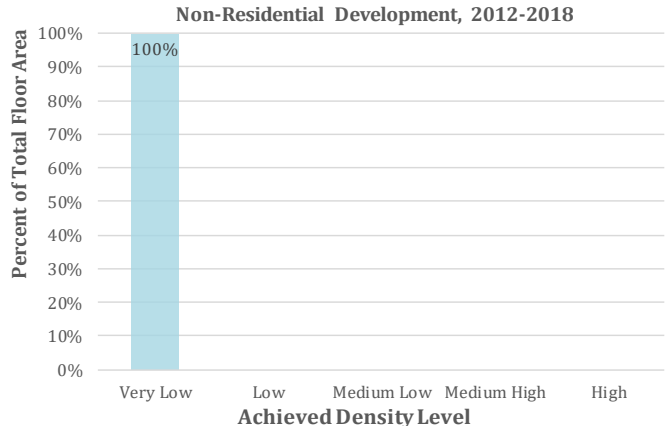
Since 2006, Mercer Island has grown at 61% of the pace needed to achieve its 2035 jobs growth target of 1,160 units. During this period, the total number of jobs in Mercer Island grew by roughly 4%. At this current rate, Mercer Island is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.7% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	364,525	77,277	**0.2**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	195,824	24,137	**0.1**
	Total	**560,349**	**101,414**	**0.2**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	560,349	101,414	**0.2**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**560,349**	**101,414**	**0.2**



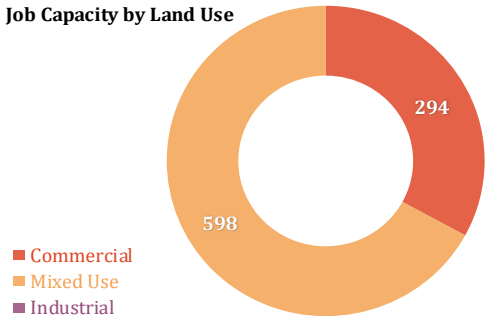


Mercer Island - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	25.0	15.6	0.0	0.3	9.0	15% - 20%	7.2
Mixed Use	29.9	2.1	0.0	1.0	26.8	10%	24.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**54.8**	**17.7**	**0.0**	**1.3**	**35.8**		**31.2**

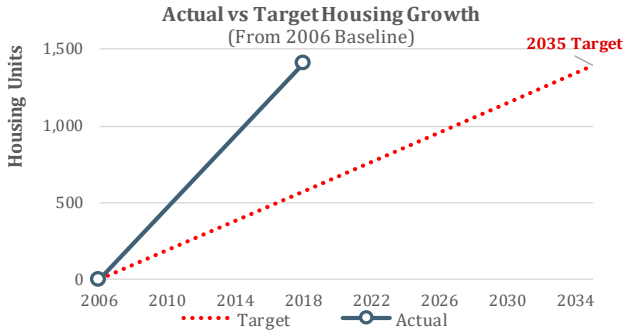
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial							
Vacant	0.03	0.22 / 0.50	0.00		0.01	200	52
Redevelopable	0.29	0.22 / 0.50	0.06		0.05	200	242
Commercial Total	**0.31**	**0.22 / 0.50**	**0.06**		**0.06**	**200**	**294**
Mixed-Use							
Vacant	0.02	0.06 / 1.00	0.00		0.02	200	119
Redevelopable	1.02	0.06 / 1.00	0.48		0.10	200	479
Mixed Use Total	**1.05**	**0.06 / 1.00**	**0.48**		**0.12**	**200**	**598**
Industrial							
Vacant	0.00	0.00	0.00		0.00	0	0
Redevelopable	0.00	0.00	0.00		0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**		**0.00**	**0**	**0**
City Total							
Commercial	0.31	0.22 / 0.50	0.69		0.06	200	294
Mixed Use	1.05	0.06 / 1.00	0.91		0.12	200	598
Industrial	0.00	0.00	0.26		0.00	0	0
Job Capacity in Pipeline							*70*
City Total	**1.36**	**1.00**	**1.86**		**0.18**	**0 / 200**	**961**

Job Capacity by Assumed Density Level	#	%
Very Low Density	11	1%
Low Density	177	20%
Medium Low Density	227	25%
Medium High Density	477	54%
High Density	0	0%
Capacity in Pipeline		*70*
Total Capacity (jobs)		**961**
Remaining Target (2018-2035)		868
Surplus/Deficit Capacity (jobs)		**93**



City of Newcastle

Housing Growth and Residential Development Trends



Newcastle Housing Growth Target: 2006-2035	1,392
2006 Estimated Housing Units	3,784
2018 Estimated Housing Units	5,188
Estimated Housing Growth	**1,404**
Remaining 2035 Target	**0**

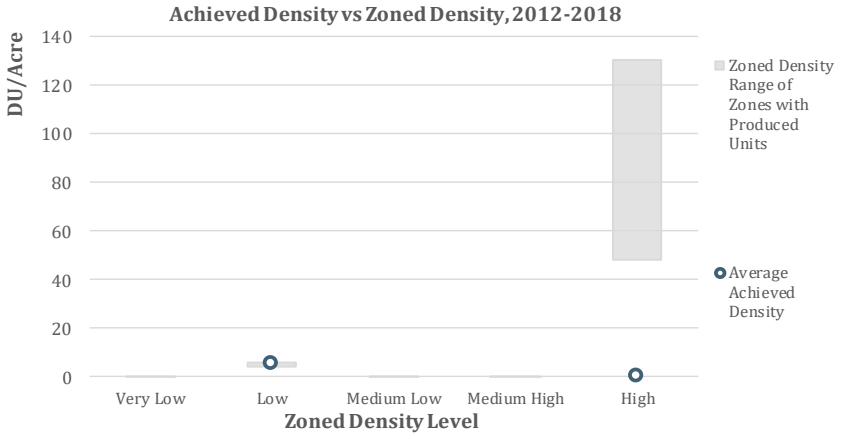
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
243.8%	**3.09%**	**Met Target**

Since 2006, Newcastle has grown at 244% of the pace needed to achieve its 2035 housing growth target of 1,392 units. During this period, the total number of housing units in Newcastle grew by roughly 37%. Newcastle has achieved its 2035 housing growth target.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	77.0	18.7	11.5	4.2	42.6	223	**5.2**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	57.9	13.6	1.0	5.4	37.9	10	**0.3**
	Total	**135.0**	**32.3**	**12.6**	**9.6**	**80.5**	**233**	**2.9**

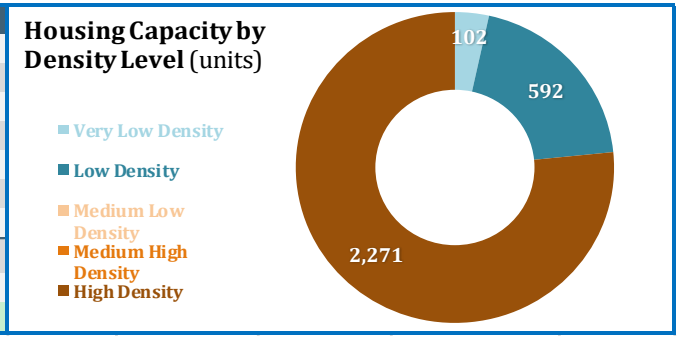
Achieved Density Level	Net Area (acres)	Total Units
Very Low	37.9	10
Low	42.6	223
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**80.5**	**233**



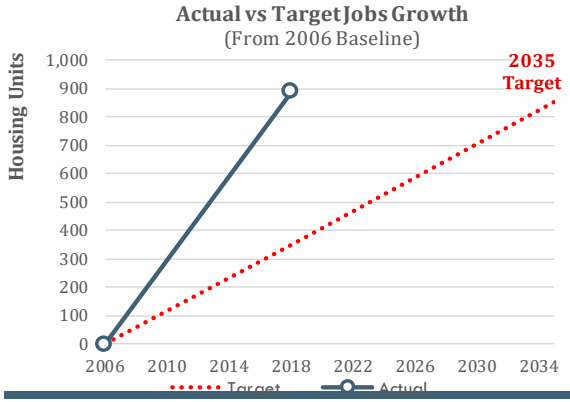
Newcastle - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				31.01	10.0% - 10.0%	70.49	1.0	70
	Redev Subtotal				19.23	10.0% - 10.0%	43.69	1.0	32
	Subtotal	218.80	0.61	35.50	50.24		114.18		**102**
Low Density	Vacant Subtotal				31.46	12.0% - 12.0%	69.22	4.0 / 6.0	298
	Redev Subtotal				38.73	12.0% - 12.0%	85.21	4.0 / 6.0	294
	Subtotal	266.80	11.55	0.00	70.20		154.43		**592**
Medium Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	12.0	0
	Redev Subtotal				0.00	10.0% - 10.0%	0.00	12.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	24.0	0
	Redev Subtotal				0.00	10.0% - 10.0%	0.00	24.0	0
	Subtotal	0.71	0.71	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	48.0 / 60.0	0
	Redev Subtotal				5.86	10.0% - 10.0%	46.89	48.0 / 60.0	2,271
	Subtotal	58.61	0.00	0.00	5.86		46.89		**2,271**
All Zones	Vacant Total				62.48		139.71		369
	Redev Total				63.82		175.79		2,597
	Total	**544.92**	**12.87**	**35.50**	**126.30**		**315.50**		**2,966**

Capacity (units)	
Very Low Density Zones	102
Low Density Zones	592
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	2,271
Capacity in Pipeline	*268*
Total Capacity (Units)	**3,234**
Remaining Target (2018-2035)	0
Surplus/Deficit Capacity (Units)	**3,234**



Newcastle - Employment Growth and Commercial/Industrial Development Trends



Newcastle Jobs Growth Target: 2006-2035	853
2006 Jobs (PSRC)	1,736
2018 Jobs (PSRC)	2,627
Total Jobs Growth	**891**
Remaining 2035 Target	0

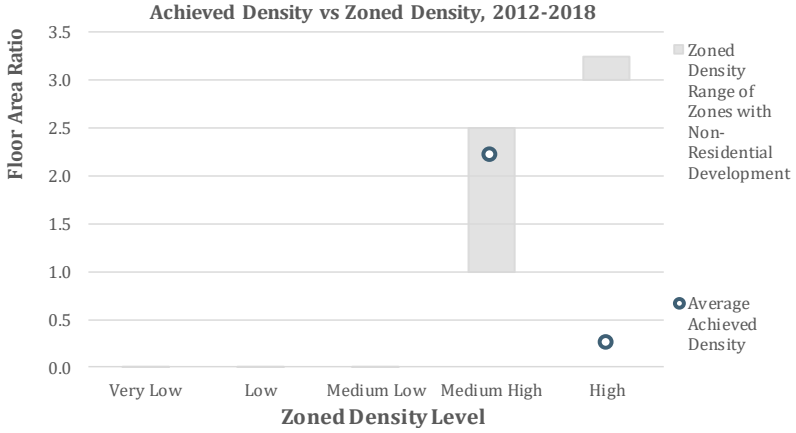
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
252.6%	4.28%	Met Target

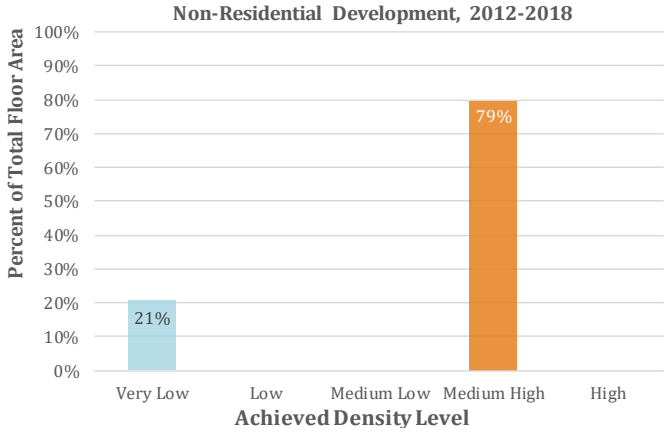
Since 2006, Newcastle has grown at 253% of the pace needed to achieve its 2035 jobs growth target of 853 units. During this period, the total number of jobs in Newcastle grew by roughly 51%. Newcastle has achieved its 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	40,769	90,451	**2.2**
High	3.0 & up FAR	95,013	23,330	**0.2**
	Total	**135,782**	**113,781**	**0.8**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	95,013	23,330	**0.2**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	40,769	90,451	**2.2**
High	0	0	**0.0**
Total	**135,782**	**113,781**	**0.8**



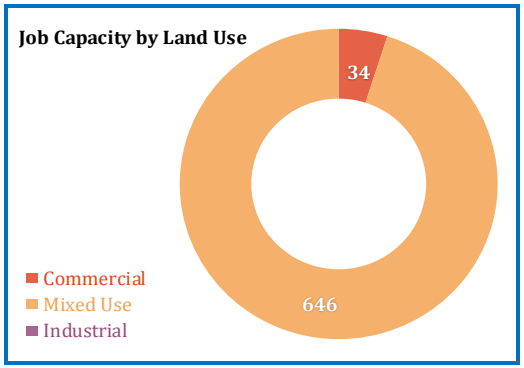


Newcastle - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	1.0	0.0	0.1	0.1	0.9	14%	0.8
Mixed Use	58.6	0.0	2.9	2.9	52.8	10%	46.9
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**59.6**	**0.0**	**3.0**	**57.4**	**1033.9**		**47.7**

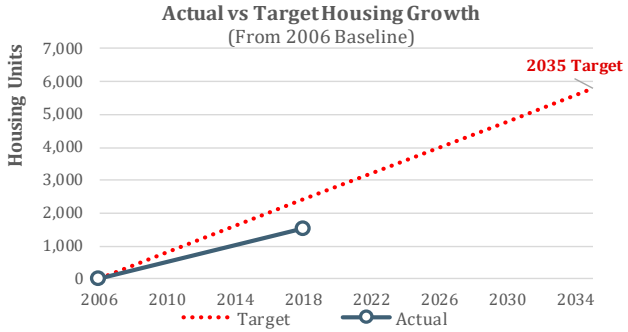
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	0.30	0.00	0.00	300	0
Redevelopable	0.03	0.30	0.00	0.01	300	34
Commercial Total	**0.03**	**0.30**	**0.00**	**0.01**	**300**	**34**
Mixed-Use						
Vacant	0.00	0.10 / 0.25	0.00	0.00	300	0
Redevelopable	2.04	0.10 / 0.25	0.43	0.19	300	646
Mixed Use Total	**2.04**	**0.10 / 0.25**	**0.43**	**0.19**	**300**	**646**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	0.03	0.30	0.69	0.01	300	34
Mixed Use	2.04	0.10 / 0.25	0.91	0.19	300	646
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*0*
City Total	**2.08**	**0.30**	**1.86**	**0.20**	**0 / 300**	**680**

Job Capacity by Assumed Density Level	#	%
Very Low Density	680	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**680**
Remaining Target (2018-2035)		0
Surplus/Deficit Capacity (jobs)		**680**



City of Shoreline

Housing Growth and Residential Development Trends



Shoreline Housing Growth Target: 2006-2035	5,800
2006 Estimated Housing Units	22,173
2018 Estimated Housing Units	23,702
Estimated Housing Growth	**1,529**
Remaining 2035 Target	**4,271**

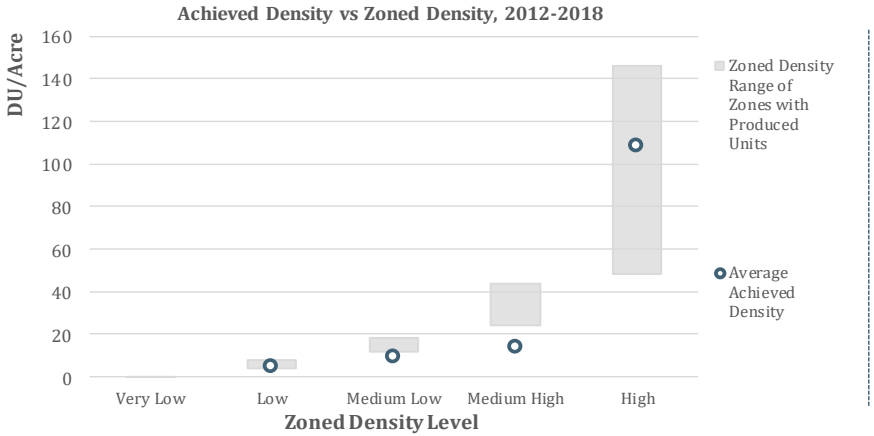
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
63.7%	0.57%	1.06%

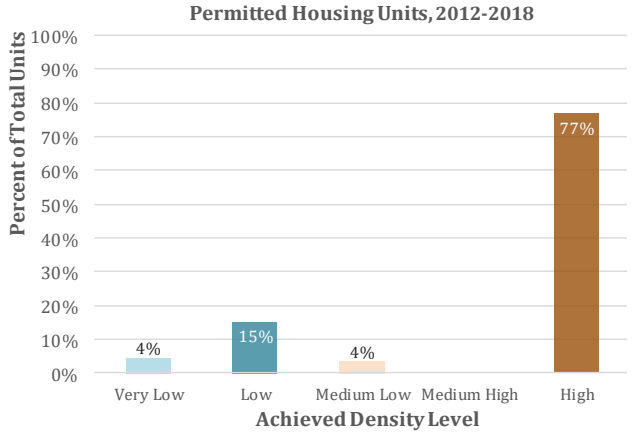
Since 2006, Shoreline has grown at 64% of the pace needed to achieve its 2035 housing growth target of 5,800 units. During this period, the total number of housing units in Shoreline grew by roughly 7%. At this current rate, Shoreline is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	94.1	10.6	0.0	0.0	83.5	360	**4.3**
Medium Low	10 - 24 du/acre	4.5	0.0	0.0	0.0	4.5	41	**9.1**
Medium High	24 - 48 du/acre	5.8	0.0	0.0	0.0	5.8	81	**14.0**
High	48 & up du/acre	15.1	0.0	0.0	0.0	15.1	1,639	**108.5**
	Total	**119.5**	**10.6**	**0.0**	**0.0**	**108.8**	**2,121**	**19.5**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	35.3	94
Low	54.2	319
Medium Low	5.8	81
Medium High	0.0	0
High	13.5	1,627
Total	**108.8**	**2,121**

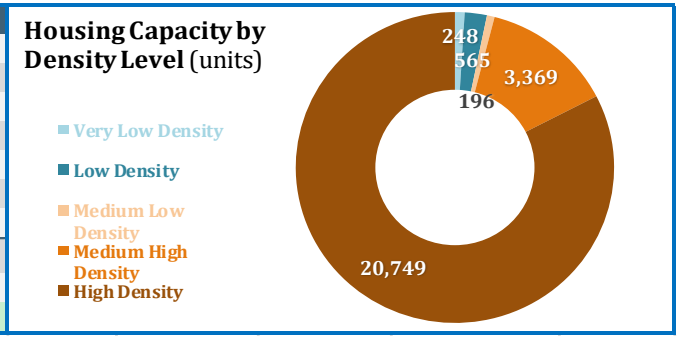




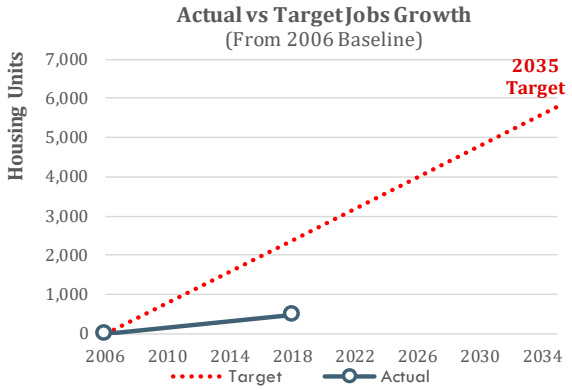
Shoreline - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 10.0%	10.88	3.7	23
	Redev Subtotal				0.00	0.0% - 10.0%	95.58	3.7	225
	Subtotal	0.00	0.00	0.00	0.00		106.46		**248**
Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	37.09	5.1 / 9.6	193
	Redev Subtotal				0.00	10.0% - 10.0%	233.75	5.1 / 9.6	372
	Subtotal	0.00	0.00	0.00	0.00		270.84		**565**
Medium Low Density	Vacant Subtotal				0.00	10.0% - 20.0%	3.64	11.9 / 12.0	44
	Redev Subtotal				0.00	10.0% - 20.0%	18.02	11.9 / 12.0	153
	Subtotal	0.00	0.00	0.00	0.00		21.65		**196**
Medium High Density	Vacant Subtotal				0.00	20.0% - 30.0%	2.84	25.0 / 44.0	119
	Redev Subtotal				0.00	20.0% - 30.0%	82.86	25.0 / 44.0	3,251
	Subtotal	0.00	0.00	0.00	0.00		85.70		**3,369**
High Density	Vacant Subtotal				0.00	20.0% - 30.0%	9.59	102.8 / 150.4	1,248
	Redev Subtotal				0.00	20.0% - 30.0%	164.72	102.8 / 150.4	19,501
	Subtotal	0.00	0.00	0.00	0.00		174.31		**20,749**
All Zones	Vacant Total				0.00		64.04		1,626
	Redev Total				0.00		594.92		23,501
	Total	**0.00**	**0.00**	**0.00**	**0.00**		**658.96**		**25,127**

Capacity (units)	
Very Low Density Zones	248
Low Density Zones	565
Medium Low Density Zones	196
Medium High Density Zones	3,369
High Density Zones	20,749
Capacity in Pipeline	*2,129*
Total Capacity (Units)	**27,256**
Remaining Target (2018-2035)	4,271
Surplus/Deficit Capacity (Units)	**22,985**



Shoreline - Employment Growth and Commercial/Industrial Development Trends



Shoreline Jobs Growth Target: 2006-2035	5,800
2006 Jobs (PSRC)	17,411
2018 Jobs (PSRC)	17,898
Total Jobs Growth	**487**
Remaining 2035 Target	5,313

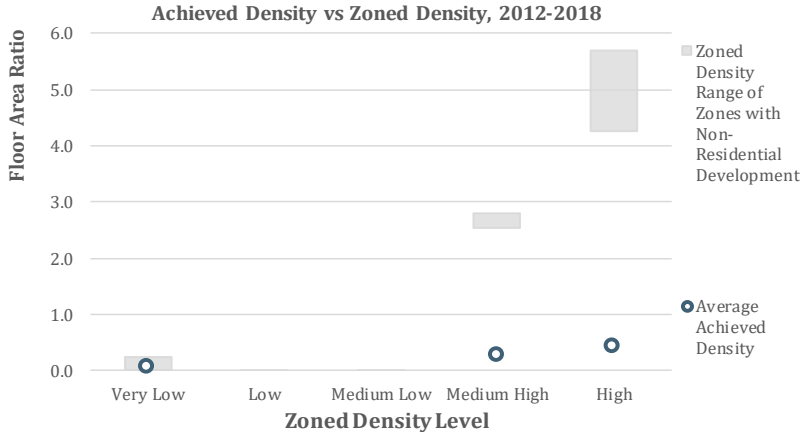
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
20.3%	0.23%	1.75%

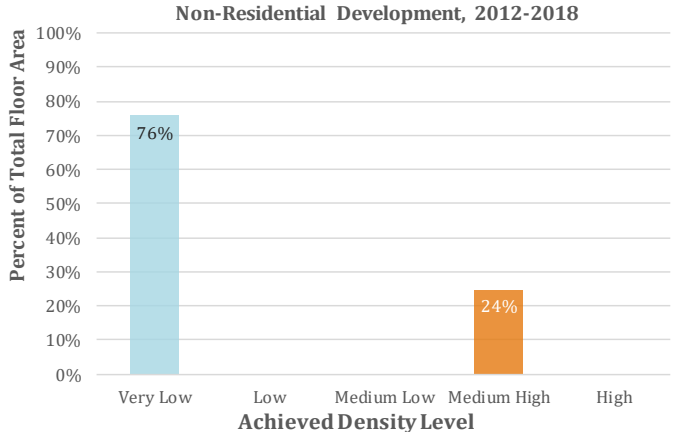
Since 2006, Shoreline has grown at 20% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Shoreline grew by roughly 3%. At this current rate, Shoreline is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.7% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	7,130,116	470,060	**0.1**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	66,330	18,637	**0.3**
High	3.0 & up FAR	1,781,187	756,529	**0.4**
	Total	**8,977,633**	**1,245,226**	**0.1**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	8,737,630	941,618	**0.1**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	240,003	303,608	**1.3**
High	0	0	**0.0**
Total	**8,977,633**	**1,245,226**	**0.1**



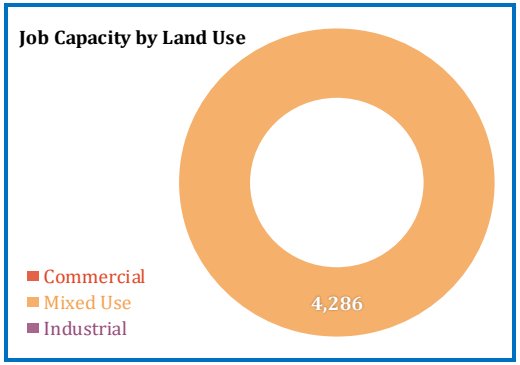


Shoreline - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	358.2	0.0	0.0	0.0	358.2	20% - 30%	260.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**358.2**	**0.0**	**0.0**	**0.0**	**362.9**		**260.0**

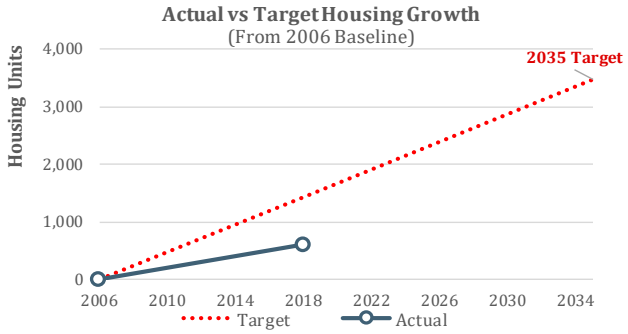
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Commercial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Mixed-Use						
Vacant	0.54	0.10 / 0.50	0.00	0.21	500	416
Redevelopable	10.78	0.10 / 0.50	2.08	1.93	500	3870
Mixed Use Total	**11.33**	**0.10 / 0.50**	**2.08**	**2.14**	**500**	**4,286**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	11.33	0.10 / 0.50	0.91	2.14	500	4,286
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*170*
City Total	**11.33**	**0.50**	**1.86**	**2.14**	**0 / 500**	**4,456**

Job Capacity by Assumed Density Level	#	%
Very Low Density	3,993	93%
Low Density	0	0%
Medium Low Density	292	7%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*170*
Total Capacity (jobs)		**4,456**
Remaining Target (2018-2035)		5,313
Surplus/Deficit Capacity (jobs)		**-857**



City of Woodinville

Housing Growth and Residential Development Trends



Woodinville Housing Growth Target: 2006-2035	3,480
2006 Estimated Housing Units	4,550
2018 Estimated Housing Units	5,154
Estimated Housing Growth	**604**
Remaining 2035 Target	2,876

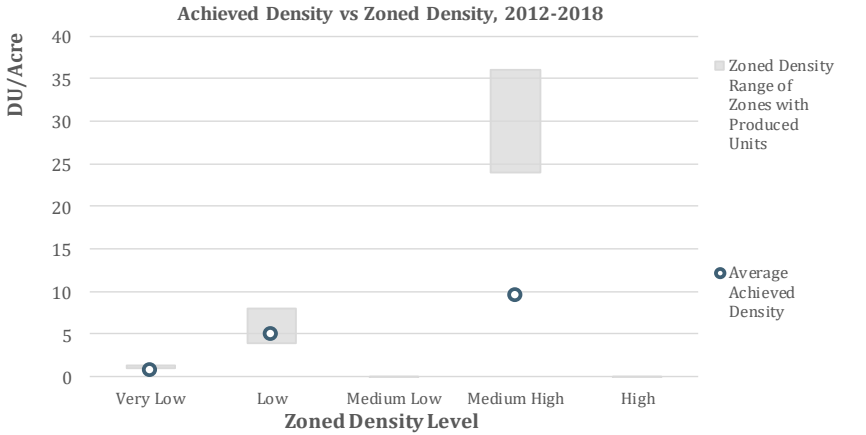
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
42.0%	1.11%	3.28%

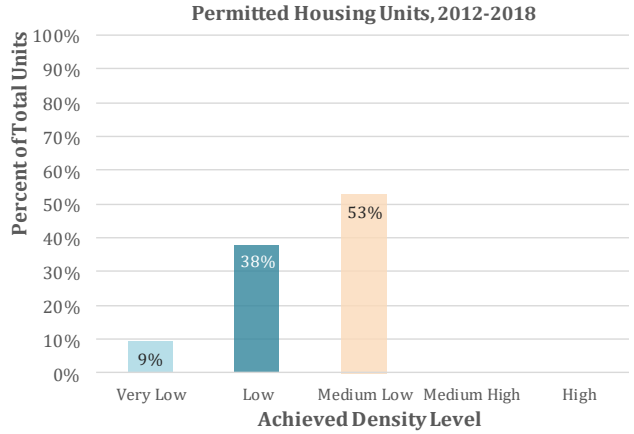
Since 2006, Woodinville has grown at 42% of the pace needed to achieve its 2035 housing growth target of 3,480 units. During this period, the total number of housing units in Woodinville grew by roughly 13%. At this current rate, Woodinville is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 3.3% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	57.6	1.1	0.0	0.1	56.3	40	**0.7**
Low	4 - 10 du/acre	35.2	0.0	0.0	0.0	35.2	171	**4.9**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	28.3	2.9	0.0	0.2	25.3	237	**9.4**
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**121.1**	**4.0**	**0.0**	**0.3**	**116.7**	**448**	**3.8**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	61.5	42
Low	33.5	169
Medium Low	21.8	237
Medium High	0.0	0
High	0.0	0
Total	**116.7**	**448**

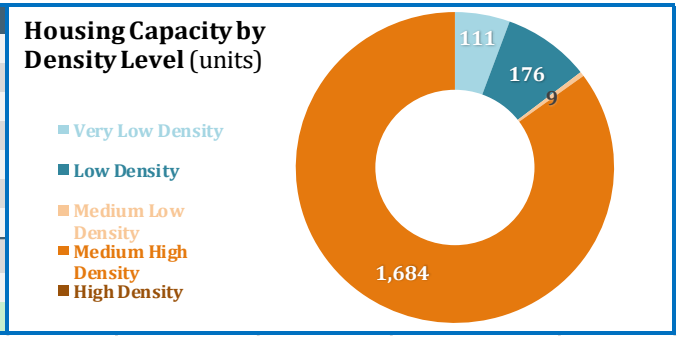




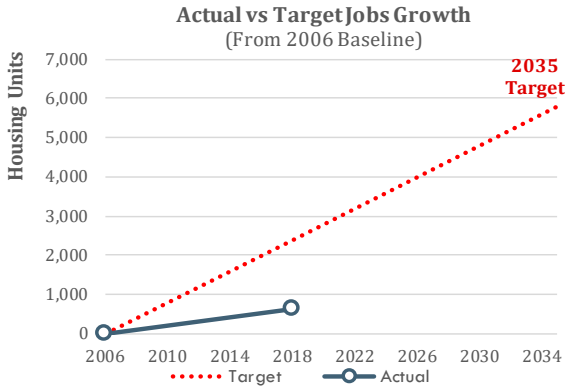
Woodinville - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				20.84	5.0% - 5.0%	111.14	0.7 / 1.2	91
	Redev Subtotal				28.62	5.0% - 5.0%	152.66	0.7 / 1.2	20
	Subtotal	538.85	65.66	143.44	49.46		263.80		**111**
Low Density	Vacant Subtotal				4.46	5.0% - 5.0%	23.81	5.0 / 8.0	122
	Redev Subtotal				3.77	5.0% - 5.0%	20.10	5.0 / 8.0	55
	Subtotal	123.94	65.62	10.05	8.23		43.91		**176**
Medium Low Density	Vacant Subtotal				0.13	5.0% - 5.0%	0.68	12.0 / 18.0	9
	Redev Subtotal				2.57	5.0% - 5.0%	13.70	12.0 / 18.0	0
	Subtotal	22.03	4.05	0.00	2.70		14.38		**9**
Medium High Density	Vacant Subtotal				4.51	1.0% - 80.0%	22.73	24.0 / 36.0	784
	Redev Subtotal				5.21	1.0% - 80.0%	25.42	24.0 / 36.0	901
	Subtotal	105.76	10.65	2.68	9.72		48.14		**1,684**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.72	100.0% - 100.0%	0.00	48.0	0
	Subtotal	4.78	0.00	0.00	0.72		0.00		**0**
All Zones	Vacant Total				29.94		158.36		1,006
	Redev Total				40.89		211.88		975
	Total	**795.36**	**145.98**	**156.17**	**70.83**		**370.24**		**1,981**

Capacity (units)	
Very Low Density Zones	111
Low Density Zones	176
Medium Low Density Zones	9
Medium High Density Zones	1,684
High Density Zones	0
Capacity in Pipeline	*1,724*
Total Capacity (Units)	**3,705**
Remaining Target (2018-2035)	2,876
Surplus/Deficit Capacity (Units)	**829**



Woodinville - Employment Growth and Commercial/Industrial Development Trends



Woodinville Jobs Growth Target: 2006-2035	5,800
2006 Jobs (PSRC)	11,876
2018 Jobs (PSRC)	12,519
Total Jobs Growth	**643**
Remaining 2035 Target	5,157

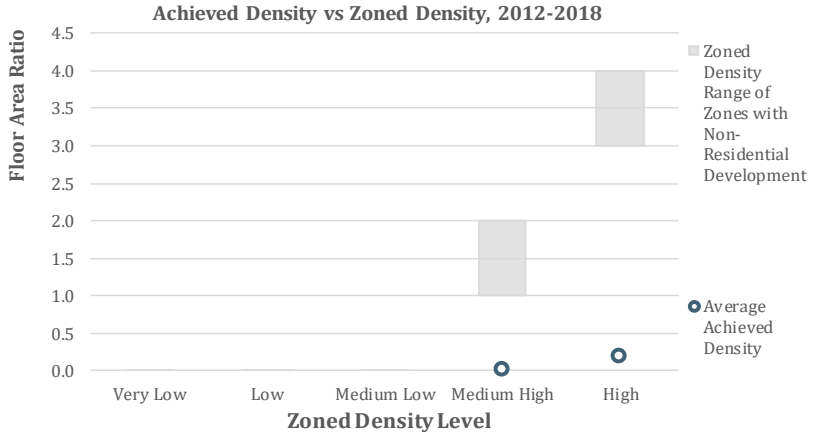
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
26.8%	0.45%	2.42%

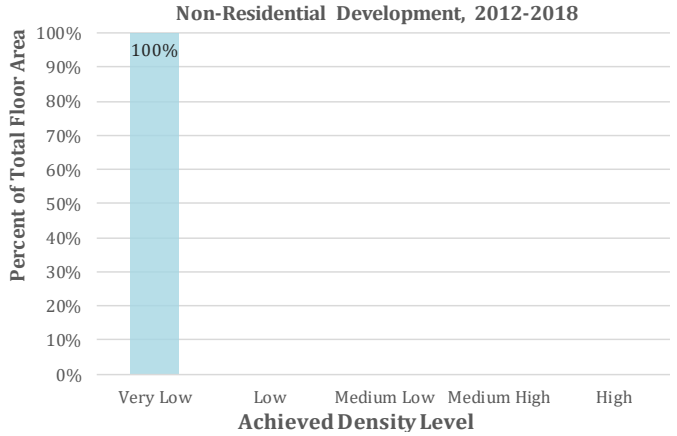
Since 2006, Woodinville has grown at 27% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Woodinville grew by roughly 5%. At this current rate, Woodinville is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.4% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	115,688	1,707	**0.0**
High	3.0 & up FAR	108,260	20,536	**0.2**
	Total	**223,948**	**22,243**	**0.1**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	223,948	22,243	**0.1**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**223,948**	**22,243**	**0.1**



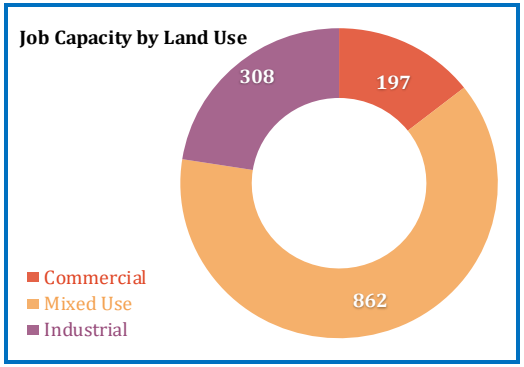


Woodinville - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	53.8	36.3	1.7	0.0	15.7	0% - 50%	12.0
Mixed Use	67.7	10.7	5.7	0.0	51.3	1% - 5%	50.6
Industrial	80.0	24.2	5.6	0.0	50.1	15%	41.8
Non-Res Land Total	**201.4**	**71.2**	**13.0**	**0.0**	**117.2**		**104.4**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.46	0.20 / 1.00	0.00	0.11	450 / 600	190
Redevelopable	0.07	0.20 / 1.00	0.01	0.00	450 / 600	7
Commercial Total	**0.52**	**0.20 / 1.00**	**0.01**	**0.12**	**450 / 600**	**197**
Mixed-Use						
Vacant	1.04	0.22 / 0.40	0.00	0.25	300	840
Redevelopable	1.16	0.22 / 0.40	0.26	0.01	300	21
Mixed Use Total	**2.20**	**0.22 / 0.40**	**0.26**	**0.26**	**300**	**862**
Industrial						
Vacant	1.25	0.17	0.00	0.21	700	303
Redevelopable	0.57	0.17	0.09	0.00	700	4
Industrial Total	**1.82**	**0.17**	**0.09**	**0.22**	**700**	**308**
City Total						
Commercial	0.52	0.20 / 1.00	0.69	0.12	450 / 600	197
Mixed Use	2.20	0.22 / 0.40	0.91	0.26	300	862
Industrial	1.82	0.17	0.26	0.22	700	308
Job Capacity in Pipeline						*3,006*
City Total	**4.55**	**0.17 / 1.00**	**1.86**	**0.59**	**300 / 700**	**4,373**

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,176	86%
Low Density	190	14%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*3,006*
Total Capacity (jobs)		**4,373**
Remaining Target (2018-2035)		5,157
Surplus/Deficit Capacity (jobs)		**-784**

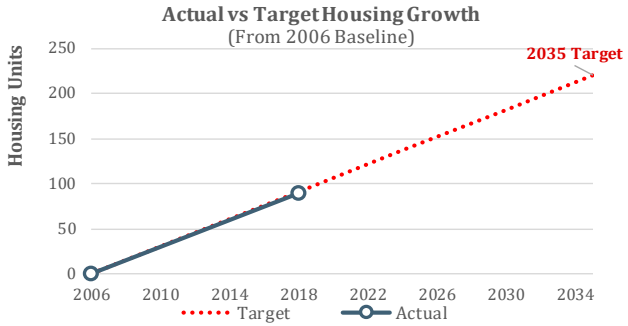


Cities and Towns

City of Algona
City of Beaux Arts
City of Black Diamond
City of Carnation
City of Clyde Hill
City of Covington
City of Duvall
City of Enumclaw
Town of Hunts Point
City of Maple Valley
City of Medina
City of Milton
City of Normandy Park
City of North Bend
City of Pacific
City of Sammamish
Town of Skykomish
City of Snoqualmie
Town of Yarrow Point

City of Algona

Housing Growth and Residential Development Trends



Algona Housing Growth Target: 2006-2035	220
2006 Estimated Housing Units	960
2018 Estimated Housing Units	1,049
Estimated Housing Growth	**89**
Remaining 2035 Target	132

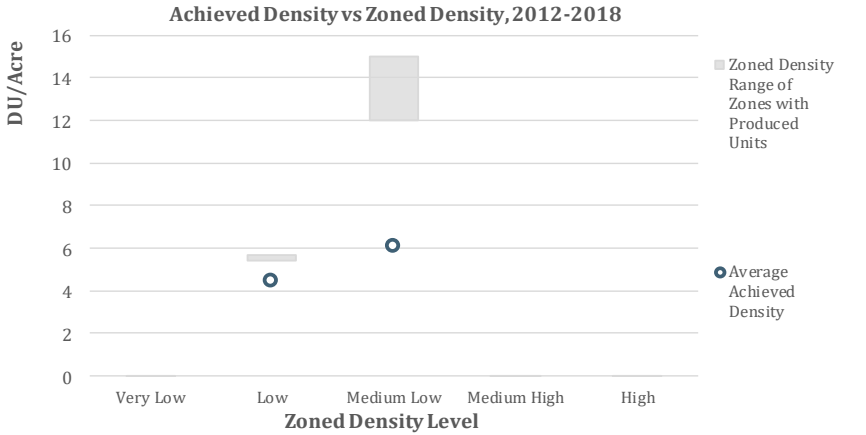
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
97.3%	0.77%	0.74%

Since 2006, Algona has grown at 97% of the pace needed to achieve its 2035 housing growth target of 220 units. During this period, the total number of housing units in Algona grew by roughly 9%. At this current rate, Algona is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.7% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	2.9	0.0	0.0	0.0	2.9	13	**4.4**
Medium Low	10 - 24 du/acre	4.0	0.0	0.0	0.0	4.0	24	**6.1**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**6.9**	**0.0**	**0.0**	**0.0**	**6.9**	**37**	**5.4**

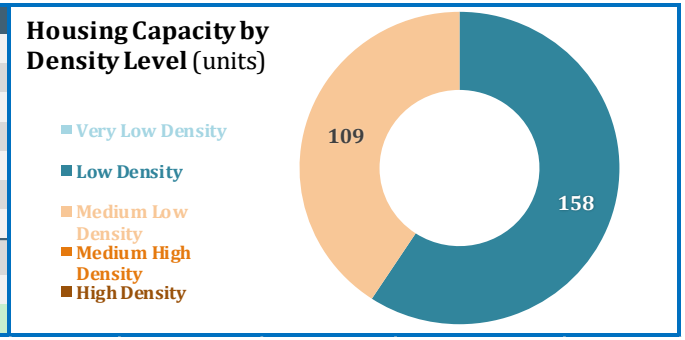
Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	6.9	37
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**6.9**	**37**



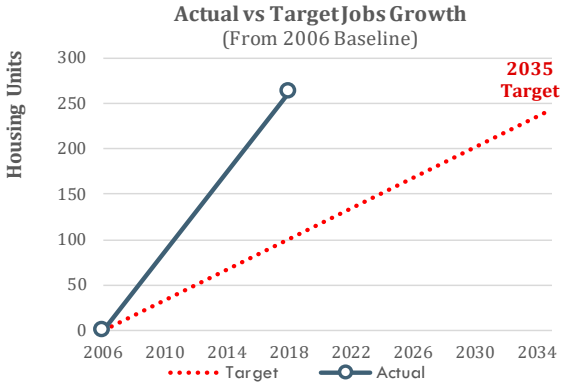
Algona - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Low Density	Vacant Subtotal				2.66	9.0% - 9.0%	9.44	4.1	38
	Redev Subtotal				9.98	9.0% - 9.0%	35.43	4.1	119
	Subtotal	63.29	0.05	0.00	12.64		44.87		**158**
Medium Low Density	Vacant Subtotal				1.96	9.0% - 35.0%	4.80	12.0 / 15.0	61
	Redev Subtotal				1.22	9.0% - 35.0%	4.07	12.0 / 15.0	48
	Subtotal	16.68	0.11	0.59	3.18		8.87		**109**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				4.62		14.24		99
	Redev Total				11.20		39.50		167
	Total	**79.97**	**0.16**	**0.59**	**15.82**		**53.74**		**266**

Capacity (units)	
Very Low Density Zones	0
Low Density Zones	158
Medium Low Density Zones	109
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**266**
Remaining Target (2018-2035)	132
Surplus/Deficit Capacity (Units)	**135**



Algona - Employment Growth and Commercial/Industrial Development Trends



Algona Jobs Growth Target: 2006-2035	**244**
2006 Jobs (PSRC)	1,879
2018 Jobs (PSRC)	2,142
Total Jobs Growth	**263**
Remaining 2035 Target	**0**

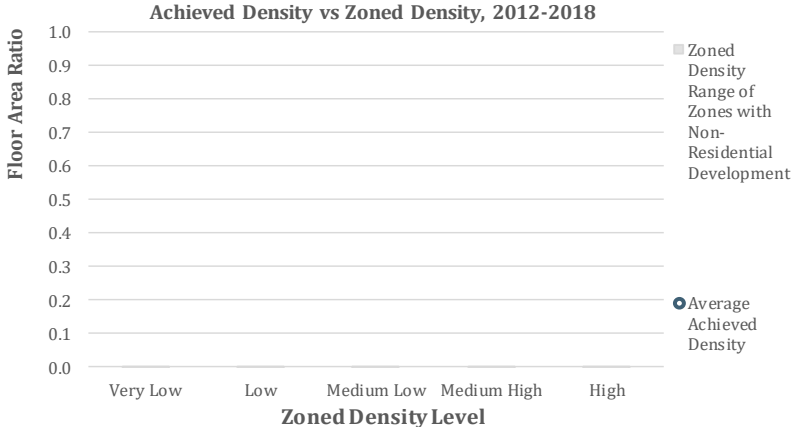
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
260.9%	**1.17%**	**Met Target**

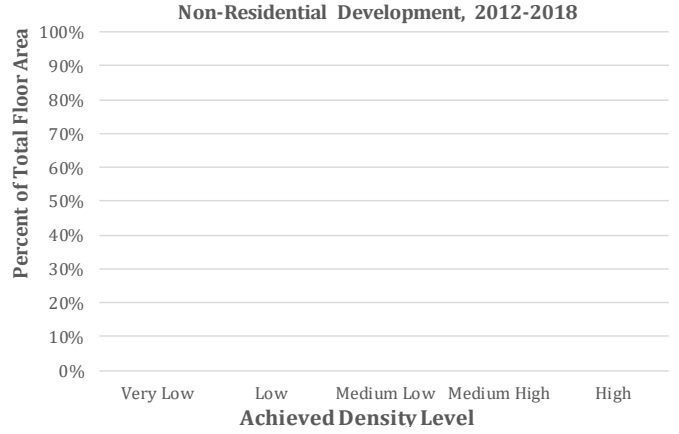
Since 2006, Algona has grown at 261% of the pace needed to achieve its 2035 jobs growth target of 244 units. During this period, the total number of jobs in Algona grew by roughly 14%. Algona has achieved its 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**0**	**0**	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**0**	**0**	**0.0**



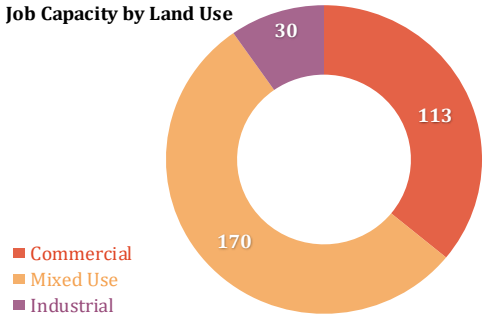


Algona - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	32.1	13.8	1.8	1.8	14.6	35%	8.2
Mixed Use	9.3	0.0	0.9	0.9	7.4	35%	4.2
Industrial	6.6	3.2	0.3	0.3	2.7	43%	1.3
Non-Res Land Total	**48.1**	**17.1**	**3.1**	**3.1**	**24.8**		**13.7**

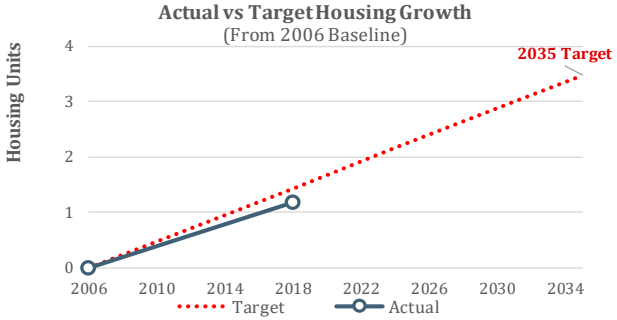
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.33	0.30	0.00	0.10	950	105
Redevelopable	0.03	0.30	0.00	0.01	950	8
Commercial Total	**0.36**	**0.30**	**0.00**	**0.11**	**950**	**113**
Mixed-Use						
Vacant	0.16	0.35	0.00	0.06	375	152
Redevelopable	0.02	0.35	0.00	0.01	375	18
Mixed Use Total	**0.18**	**0.35**	**0.00**	**0.06**	**375**	**170**
Industrial						
Vacant	0.05	0.50	0.00	0.03	900	30
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.05**	**0.50**	**0.00**	**0.03**	**900**	**30**
City Total						
Commercial	0.36	0.30	0.69	0.11	950	113
Mixed Use	0.18	0.35	0.91	0.06	375	170
Industrial	0.05	0.50	0.26	0.03	900	30
Job Capacity in Pipeline						*0*
City Total	**0.60**	**0.50**	**1.86**	**0.20**	**0 / 950**	**313**

Job Capacity by Assumed Density Level	#	%
Very Low Density	113	36%
Low Density	170	54%
Medium Low Density	30	10%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**313**
Remaining Target (2018-2035)		0
Surplus/Deficit Capacity (jobs)		**313**



City of Beaux Arts

Housing Growth and Residential Development Trends



Beaux Arts Village Housing Growth Target: 2006-2035	3
2006 Estimated Housing Units	119
2018 Estimated Housing Units	120
Estimated Housing Growth	**1**
Remaining 2035 Target	2

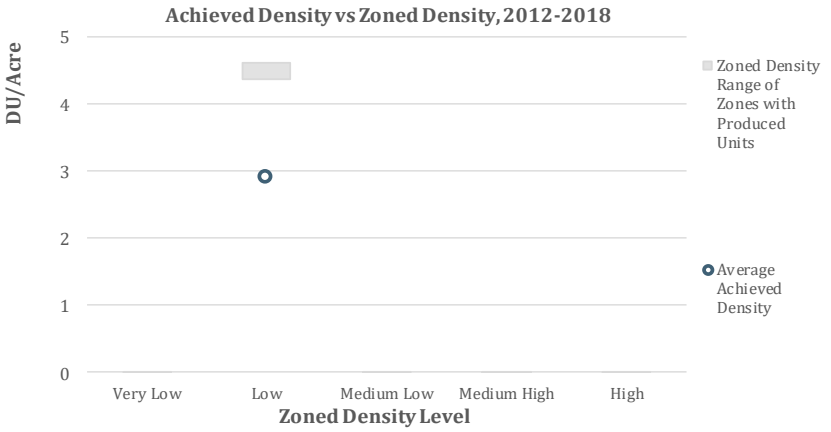
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
81.5%	0.08%	0.11%

Since 2006, Beaux Arts Village has grown at 82% of the pace needed to achieve its 2035 housing growth target of 3 units. During this period, the total number of housing units in Beaux Arts Village grew by roughly 1%. At this current rate, Beaux Arts Village is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	1.0	0.0	0.0	0.0	1.0	3	**2.9**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**1.0**	**0.0**	**0.0**	**0.0**	**1.0**	**3**	**2.9**

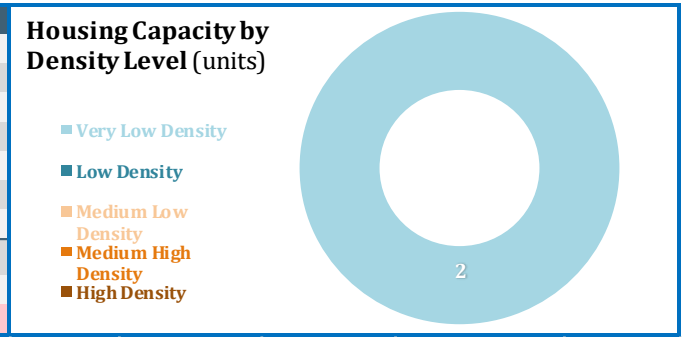
Achieved Density Level	Net Area (acres)	Total Units
Very Low	1.0	3
Low	0.0	0
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**1.0**	**3**



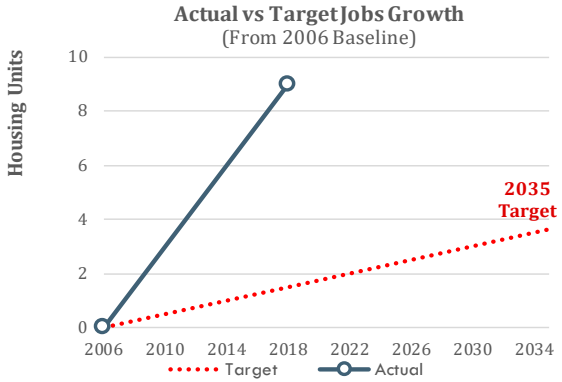
Beaux Arts - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.31	2.9	1
	Redev Subtotal				0.00	10.0% - 10.0%	0.66	2.9	1
	Subtotal	6.15	1.64	0.00	0.00		0.97		**2**
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				0.00		0.31		1
	Redev Total				0.00		0.66		1
	Total	**6.15**	**1.64**	**0.00**	**0.00**		**0.97**		**2**

Capacity (units)	
Very Low Density Zones	2
Low Density Zones	0
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**2**
Remaining Target (2018-2035)	2
Surplus/Deficit Capacity (Units)	**0**



Beaux Arts - Employment Growth and Commercial/Industrial Development Trends



Beaux Arts Village Jobs Growth Target: 2006-2035	4
2006 Jobs (PSRC)	13
2018 Jobs (PSRC)	22
Total Jobs Growth	**9**
Remaining 2035 Target	0

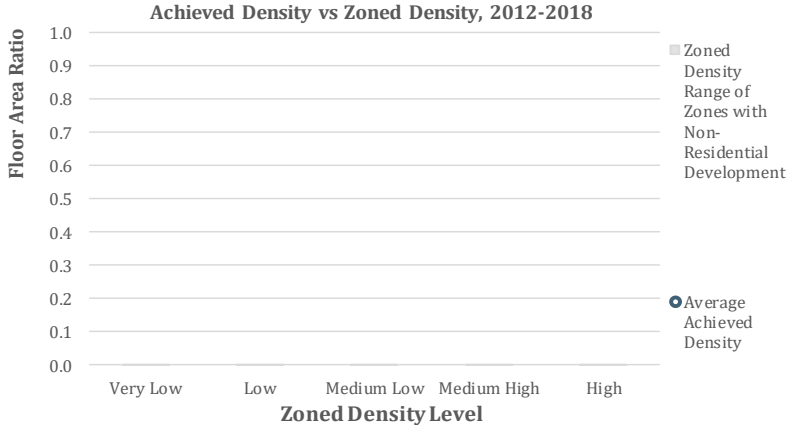
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
595.2%	5.77%	Met Target

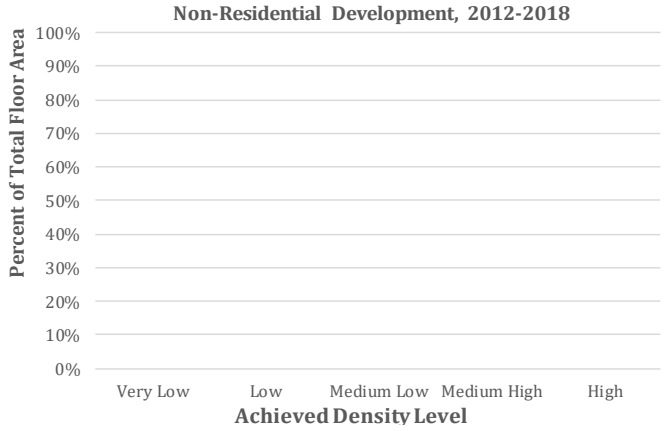
Since 2006, Beaux Arts Village has grown at 595% of the pace needed to achieve its 2035 jobs growth target of 4 units. During this period, the total number of jobs in Beaux Arts Village grew by roughly 69%. Beaux Arts Village has achieved its 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**0**	**0**	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**0**	**0**	**0.0**



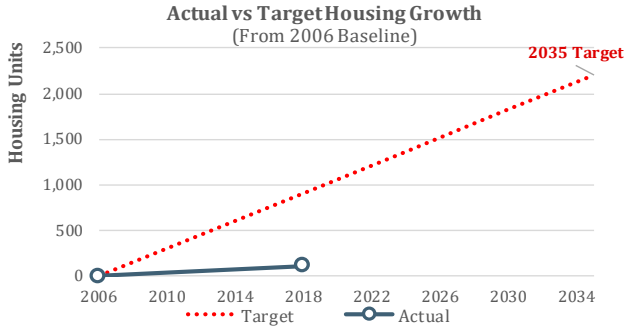


Beaux Arts - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Beaux Arts)

City of Black Diamond

Housing Growth and Residential Development Trends



Black Diamond Housing Growth Target: 2006-2035	2,204
2006 Estimated Housing Units	1,623
2018 Estimated Housing Units	1,735
Estimated Housing Growth	**112**
Remaining 2035 Target	**2,092**

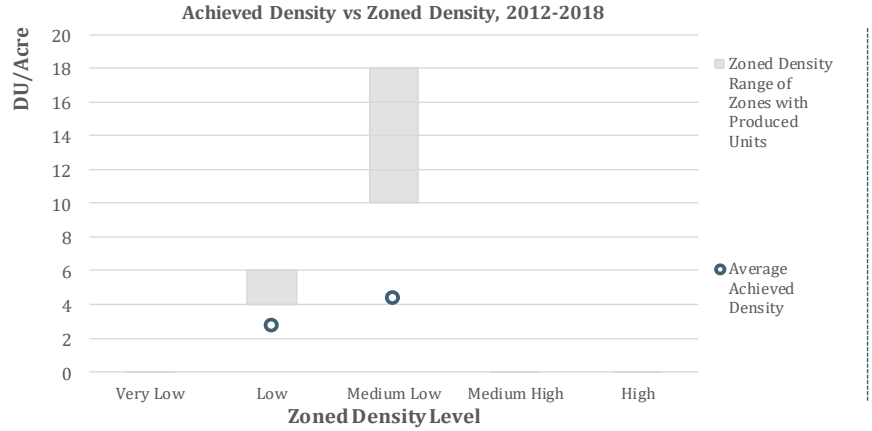
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
12.2%	**0.57%**	**7.09%**

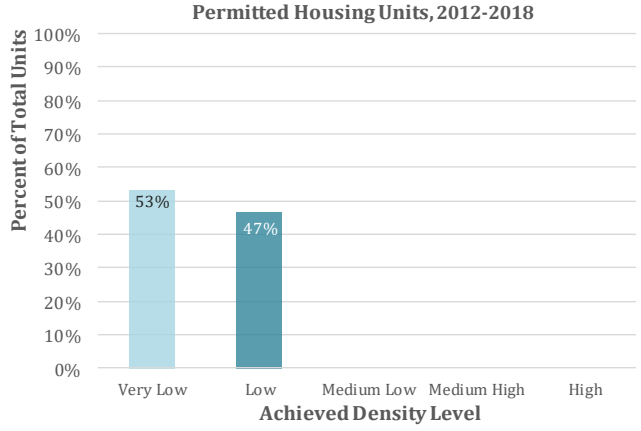
Since 2006, Black Diamond has grown at 12% of the pace needed to achieve its 2035 housing growth target of 2,204 units. During this period, the total number of housing units in Black Diamond grew by roughly 7%. At this current rate, Black Diamond is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 7.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	23.6	1.8	0.2	0.4	21.3	57	**2.7**
Medium Low	10 - 24 du/acre	16.1	0.0	1.7	7.2	7.1	31	**4.4**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**39.7**	**1.8**	**1.9**	**7.6**	**28.4**	**88**	**3.1**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	19.0	47
Low	9.4	41
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**28.4**	**88**

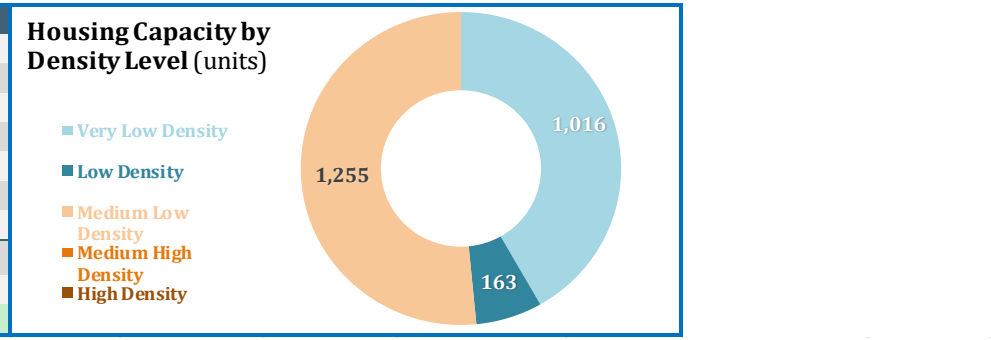




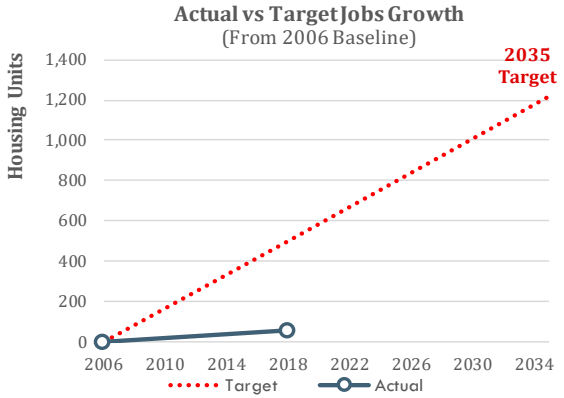
Black Diamond - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				67.28	10.0% - 50.0%	235.73	2.5	577
	Redev Subtotal				71.55	10.0% - 50.0%	250.78	2.5	439
	Subtotal	789.70	60.18	29.14	138.82		486.51		**1,016**
Low Density	Vacant Subtotal				7.00	20.0% - 20.0%	21.00	4.5	94
	Redev Subtotal				6.86	20.0% - 20.0%	20.58	4.5	70
	Subtotal	84.53	5.23	10.00	13.86		41.58		**163**
Medium Low Density	Vacant Subtotal				8.73	25.0% - 50.0%	54.59	10.0 / 12.0	637
	Redev Subtotal				9.48	25.0% - 50.0%	57.57	10.0 / 12.0	618
	Subtotal	191.07	8.98	0.00	18.21		112.17		**1,255**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				83.01		311.33		1,308
	Redev Total				87.89		328.93		1,126
	Total	**1,065.29**	**74.38**	**39.14**	**170.89**		**640.26**		**2,434**

Capacity (units)	
Very Low Density Zones	1,016
Low Density Zones	163
Medium Low Density Zones	1,255
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*6,000*
Total Capacity (Units)	**8,434**
Remaining Target (2018-2035)	2,092
Surplus/Deficit Capacity (Units)	**6,342**



Black Diamond - Employment Growth and Commercial/Industrial Development Trends



Black Diamond Jobs Growth Target: 2006-2035	1,218
2006 Jobs (PSRC)	458
2018 Jobs (PSRC)	515
Total Jobs Growth	**57**
Remaining 2035 Target	1,161

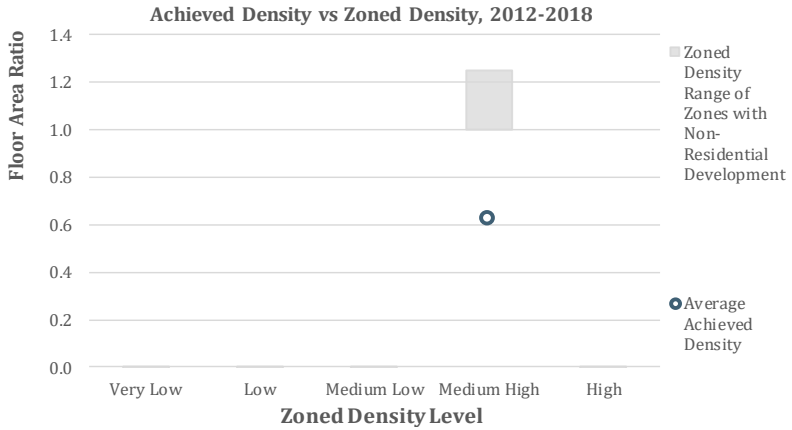
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
11.3%	**1.04%**	**13.26%**

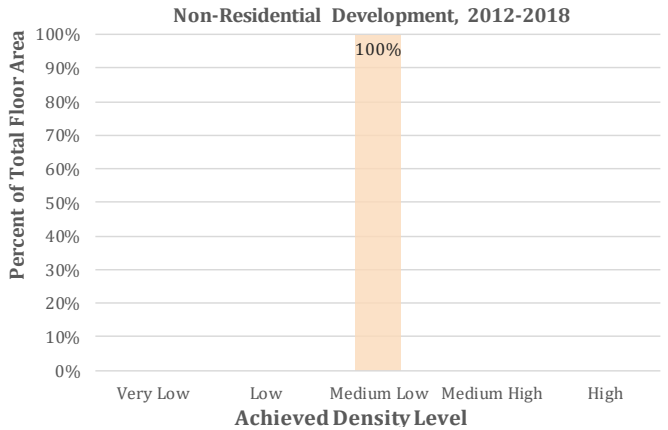
Since 2006, Black Diamond has grown at 11% of the pace needed to achieve its 2035 jobs growth target of 1,218 units. During this period, the total number of jobs in Black Diamond grew by roughly 12%. At this current rate, Black Diamond is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 13.3% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	84,071	52,231	**0.6**
High	3.0 & up FAR	0	0	
	Total	**84,071**	**52,231**	**0.6**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	84,071	52,231	**0.6**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**84,071**	**52,231**	**0.6**





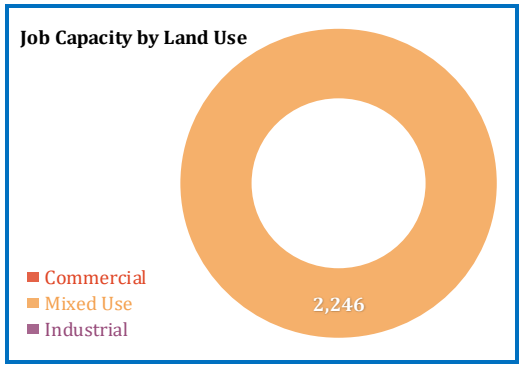
Black Diamond - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	2.4	2.4	0.0	0.0	0.0	0%	0.0
Mixed Use	156.3	6.2	7.5	7.5	135.1	25% - 50%	90.5
Industrial	70.7	0.0	3.5	3.5	63.6	70%	14.1
Non-Res Land Total	**229.4**	**8.6**	**11.0**	**22.3**	**401.1**		**104.6**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial*						
Vacant	1.69	0.00	0.00	0.00	1,000	0
Redevelopable	0.27	0.00	0.00	0.00	1,000	0
Commercial Total	**1.96**	**0.00**	**0.00**	**0.00**	**1,000**	**0**
Mixed-Use						
Vacant	2.07	0.20 / 0.40	0.00	0.79	600 / 860	1,310
Redevelopable	1.87	0.20 / 0.40	0.13	0.56	600 / 860	936
Mixed Use Total	**3.94**	**0.20 / 0.40**	**0.13**	**1.35**	**600 / 860**	**2,246**
Industrial						
Vacant	0.62	0.00	0.00	0.00	1,000	0
Redevelopable	0.00	0.00	0.00	0.00	1,000	0
Industrial Total	**0.62**	**0.00**	**0.00**	**0.00**	**1,000**	**0**
City Total						
Commercial	1.96	0.00	0.69	0.00	1,000	0
Mixed Use	3.94	0.20 / 0.40	0.91	1.35	600 / 860	2,246
Industrial	0.62	0.00	0.26	0.00	1,000	0
Job Capacity in Pipeline						*942*
City Total	**6.52**	**0.40**	**1.86**	**1.35**	**600 / 1000**	**3,188**

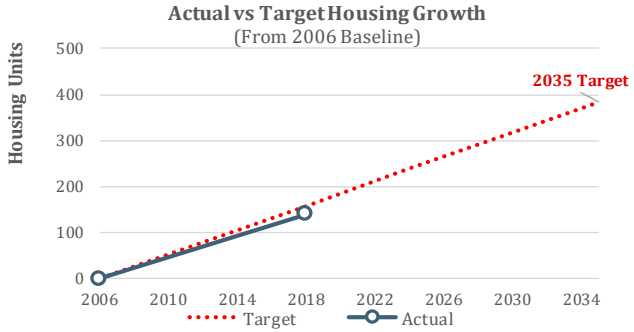
*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	67	3%
Low Density	2,179	97%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*942*
Total Capacity (jobs)		**3,188**
Remaining Target (2018-2035)		1,161
Surplus/Deficit Capacity (jobs)		**2,027**



City of Carnation

Housing Growth and Residential Development Trends



Carnation Housing Growth Target: 2006-2035	383
2006 Estimated Housing Units	739
2018 Estimated Housing Units	880
Estimated Housing Growth	**141**
Remaining 2035 Target	242

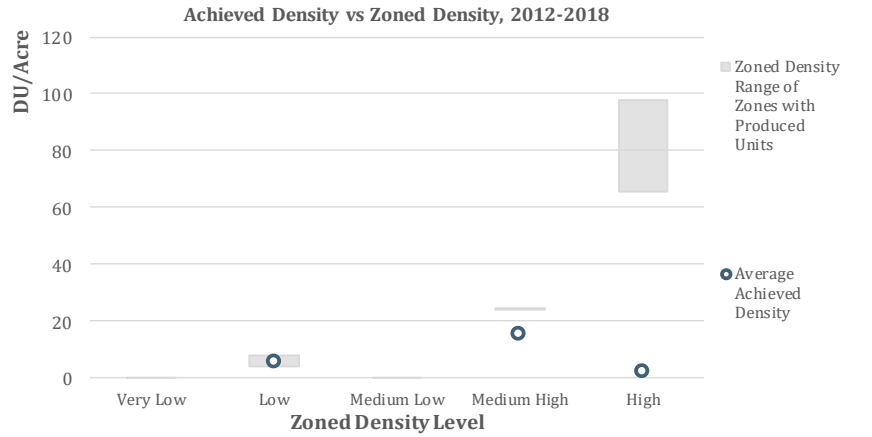
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
88.7%	1.58%	1.62%

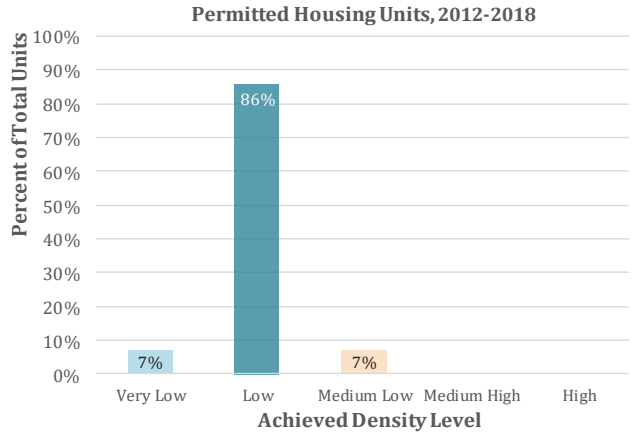
Since 2006, Carnation has grown at 89% of the pace needed to achieve its 2035 housing growth target of 383 units. During this period, the total number of housing units in Carnation grew by roughly 19%. At this current rate, Carnation is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.6% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	29.7	0.1	0.0	0.0	29.6	156	**5.3**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.9	0.0	0.0	0.0	0.9	14	**15.0**
High	48 & up du/acre	4.3	3.7	0.0	0.0	0.5	1	**1.9**
	Total	**34.9**	**3.9**	**0.0**	**0.0**	**31.0**	**171**	**5.5**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	3.4	12
Low	26.9	147
Medium Low	0.7	12
Medium High	0.0	0
High	0.0	0
Total	**31.0**	**171**

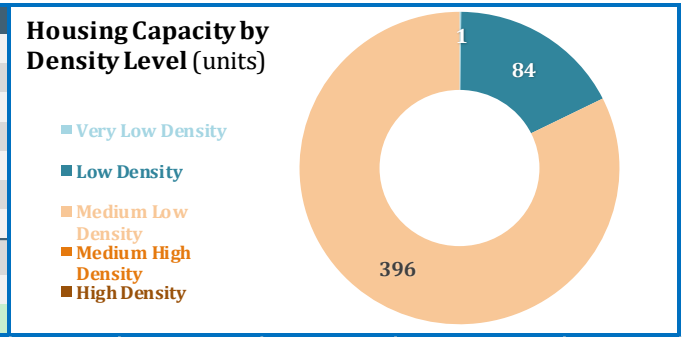




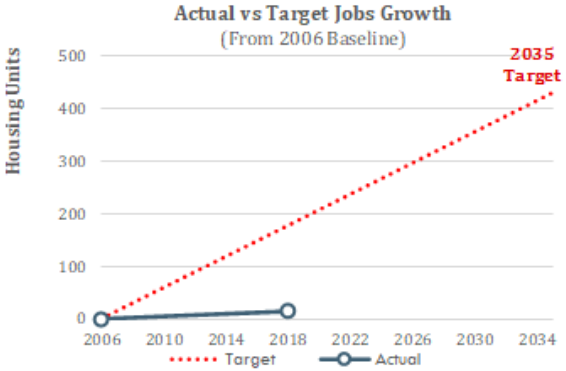
Carnation - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	3.9	0
	Redev Subtotal				1.39	0.0% - 0.0%	3.23	3.9	1
	Subtotal	98.76	87.36	6.78	1.39		3.23		**1**
Low Density	Vacant Subtotal				0.90	0.0% - 0.0%	2.10	5.2 / 9.7	13
	Redev Subtotal				4.21	0.0% - 0.0%	11.39	5.2 / 9.7	72
	Subtotal	38.77	20.03	0.23	5.11		13.49		**84**
Medium Low Density	Vacant Subtotal				0.84	0.0% - 0.0%	2.96	12.0 / 17.0	49
	Redev Subtotal				7.87	0.0% - 0.0%	26.13	12.0 / 17.0	347
	Subtotal	30.25	13.55	0.00	8.71		29.09		**396**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				1.74		5.06		62
	Redev Total				13.47		40.75		420
	Total	**167.78**	**120.95**	**7.01**	**15.20**		**45.82**		**481**

Capacity (units)	
Very Low Density Zones	1
Low Density Zones	84
Medium Low Density Zones	396
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*223*
Total Capacity (Units)	**704**
Remaining Target (2018-2035)	242
Surplus/Deficit Capacity (Units)	**462**



Carnation - Employment Growth and Commercial/Industrial Development Trends



Carnation Jobs Growth Target: 2006-2035	429
2006 Jobs (PSRC)	871
2018 Jobs (PSRC)	886
Total Jobs Growth	**15**
Remaining 2035 Target	414

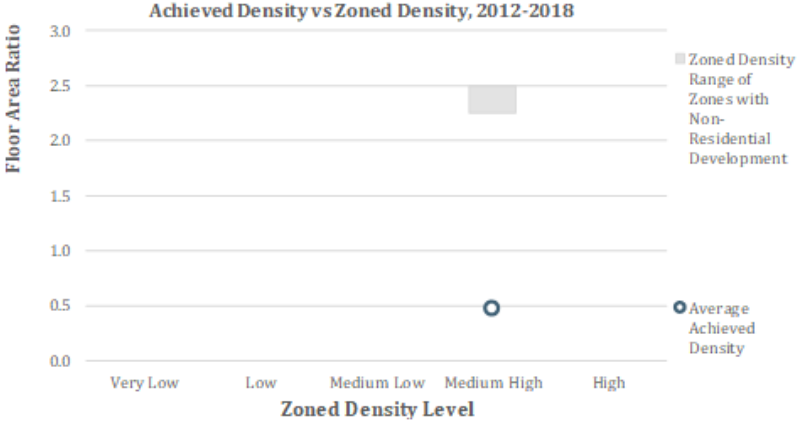
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
8.4%	0.14%	2.75%

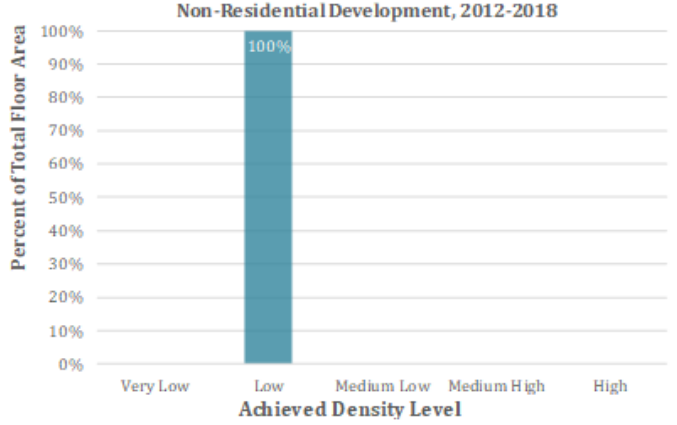
Since 2006, Carnation has grown at 8% of the pace needed to achieve its 2035 jobs growth target of 429 units. During this period, the total number of jobs in Carnation grew by roughly 2%. At this current rate, Carnation is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.7% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	2,387	1,152	0.5
High	3.0 & up FAR	0	0	
	Total	2,387	1,152	0.5

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	0.0
Low	2,387	1,152	0.5
Medium Low	0	0	0.0
Medium High	0	0	0.0
High	0	0	0.0
Total	2,387	1,152	0.5



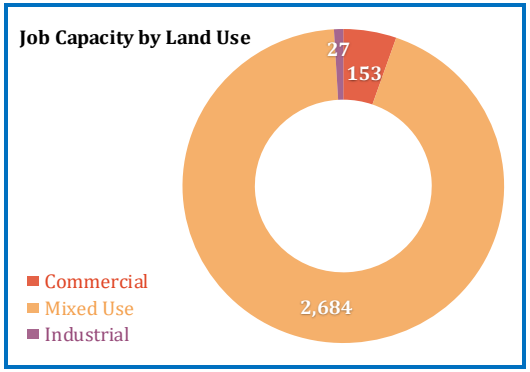


Carnation - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.6	0.0	0.1	0.1	0.5	0%	0.5
Mixed Use	73.3	61.6	1.4	1.2	9.1	0%	9.1
Industrial	17.9	16.6	0.2	0.1	1.0	0%	1.0
Non-Res Land Total	**91.8**	**78.2**	**1.6**	**1.4**	**10.6**		**10.6**

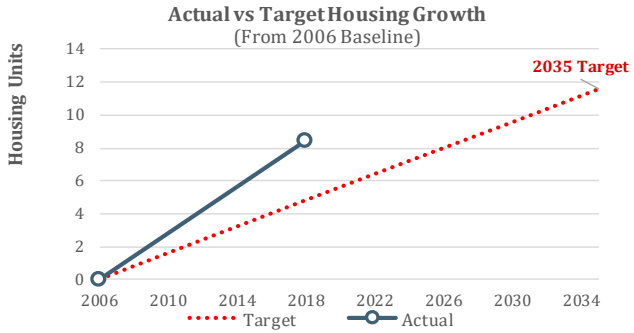
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	2.25	0.00	0.00	300	0
Redevelopable	0.02	2.25	0.00	0.05	300	153
Commercial Total	**0.02**	**2.25**	**0.00**	**0.05**	**300**	**153**
Mixed-Use						
Vacant	0.13	1.50 / 3.00	0.00	0.33	300 / 1000	883
Redevelopable	0.27	1.50 / 3.00	0.02	0.67	300 / 1000	1801
Mixed Use Total	**0.40**	**1.50 / 3.00**	**0.02**	**1.00**	**300 / 1000**	**2,684**
Industrial						
Vacant	0.00	0.48	0.00	0.00	800	0
Redevelopable	0.04	0.48	0.00	0.02	800	27
Industrial Total	**0.04**	**0.48**	**0.00**	**0.02**	**800**	**27**
City Total						
Commercial	0.02	2.25	0.69	0.05	300	153
Mixed Use	0.40	1.50 / 3.00	0.91	1.00	300 / 1000	2,684
Industrial	0.04	0.48	0.26	0.02	800	27
Job Capacity in Pipeline						*0*
City Total	**0.46**	**0.48 / 3.00**	**1.86**	**1.07**	**300 / 1000**	**2,864**

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	27	1%
Medium Low Density	0	0%
Medium High Density	2,090	73%
High Density	747	26%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**2,864**
Remaining Target (2018-2035)		414
Surplus/Deficit Capacity (jobs)		**2,450**



City of Clyde Hill

Housing Growth and Residential Development Trends



Clyde Hill Housing Growth Target: 2006-2035	12
2006 Estimated Housing Units	1,083
2018 Estimated Housing Units	1,091
Estimated Housing Growth	8
Remaining 2035 Target	3

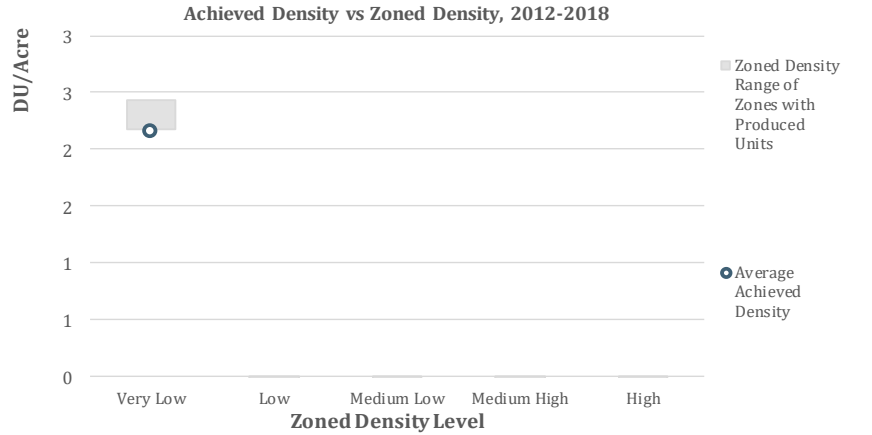
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
175.6%	0.06%	0.02%

Since 2006, Clyde Hill has grown at 176% of the pace needed to achieve its 2035 housing growth target of 12 units. During this period, the total number of housing units in Clyde Hill grew by roughly 1%. At this current rate, Clyde Hill is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	2.8	0.0	0.0	0.0	2.8	6	2.2
Low	4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	2.8	0.0	0.0	0.0	2.8	6	2.2

Achieved Density Level	Net Area (acres)	Total Units
Very Low	2.8	6
Low	0.0	0
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	2.8	6

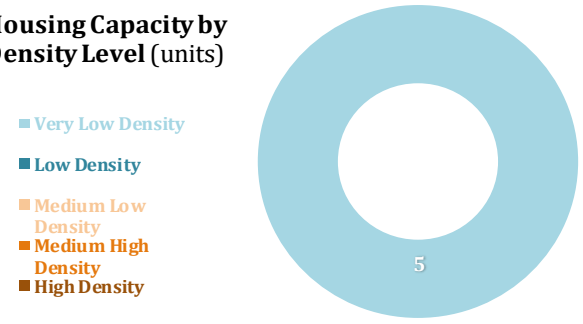


Clyde Hill - Residential Land Supply and Capacity

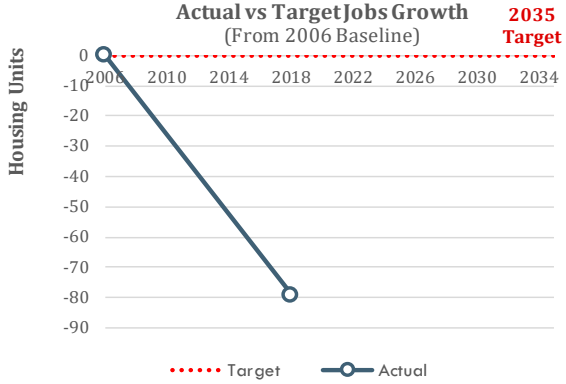
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.76	2.2	2
	Redev Subtotal				0.00	0.0% - 0.0%	1.83	2.2	3
	Subtotal	479.48	0.00	0.00	0.00		2.59		**5**
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				0.00		0.76		2
	Redev Total				0.00		1.83		3
	Total	**479.48**	**0.00**	**0.00**	**0.00**		**2.59**		**5**

Capacity (units)	
Very Low Density Zones	5
Low Density Zones	0
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**5**
Remaining Target (2018-2035)	3
Surplus/Deficit Capacity (Units)	**1**

Housing Capacity by Density Level (units)



Clyde Hill - Employment Growth and Commercial/Industrial Development Trends



Clyde Hill Jobs Growth Target: 2006-2035	0
2006 Jobs (PSRC)	713
2018 Jobs (PSRC)	634
Total Jobs Growth	**-79**
Remaining 2035 Target	**79**

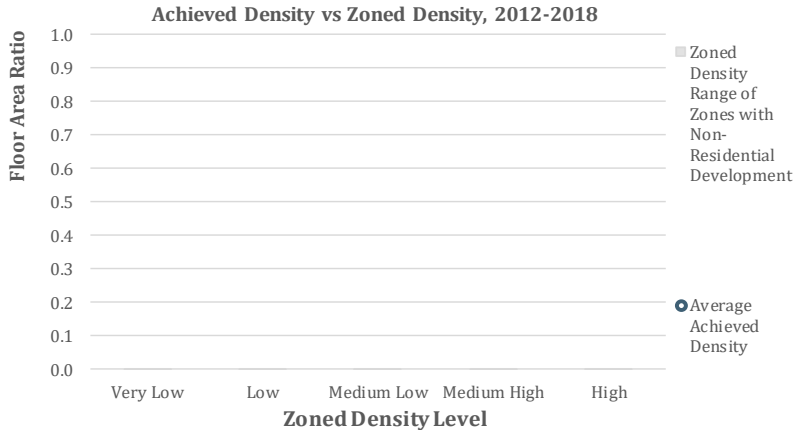
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
Not Applicable	**-0.92%**	**Not Applicable**

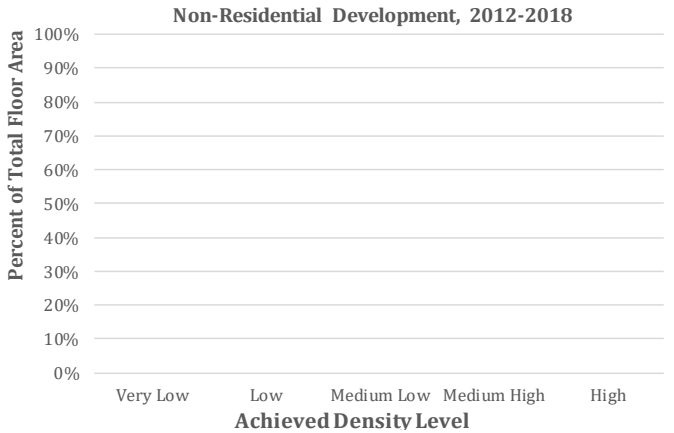
Since 2006, the total number of jobs in Clyde Hill grew by roughly -1%. There is no 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**0**	**0**	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**0**	**0**	**0.0**





Clyde Hill - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	0.0	0.0	0.0	0.0	0.0	0%	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**0.0**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial							
Vacant	0.00	1.20	0.00		0.00	300	0
Redevelopable	0.00	1.20	0.00		0.00	300	0
Commercial Total	**0.00**	**1.20**	**0.00**		**0.00**	**300**	**0**
Mixed-Use							
Vacant	0.00	0.00	0.00		0.00	0	0
Redevelopable	0.00	0.00	0.00		0.00	0	0
Mixed Use Total	**0.00**	**0.00**	**0.00**		**0.00**	**0**	**0**
Industrial							
Vacant	0.00	0.00	0.00		0.00	0	0
Redevelopable	0.00	0.00	0.00		0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**		**0.00**	**0**	**0**
City Total							
Commercial	0.00	1.20	0.69		0.00	300	0
Mixed Use	0.00	0.00	0.91		0.00	0	0
Industrial	0.00	0.00	0.26		0.00	0	0
Job Capacity in Pipeline							*28*
City Total	**0.00**	**1.20**	**1.86**		**0.00**	**0 / 300**	**28**

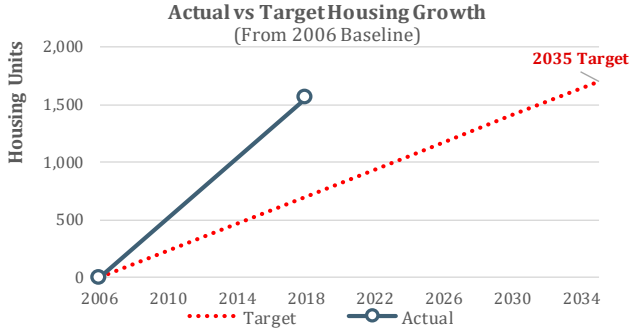
Job Capacity by Assumed Density Level	#	%
Very Low Density	0	
Low Density	0	
Medium Low Density	0	
Medium High Density	0	
High Density	0	
Capacity in Pipeline		*28*
Total Capacity (jobs)		**28**
Remaining Target (2018-2035)		79
Surplus/Deficit Capacity (jobs)		**-51**

Job Capacity by Land Use

- Commercial
- Mixed Use
- Industrial

City of Covington

Housing Growth and Residential Development Trends



Covington Housing Growth Target: 2006-2035	1,705
2006 Estimated Housing Units	5,470
2018 Estimated Housing Units	7,034
Estimated Housing Growth	**1,564**
Remaining 2035 Target	141

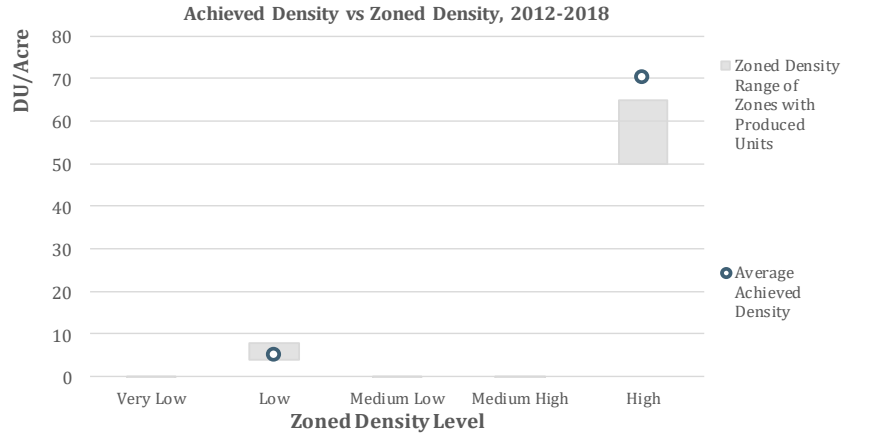
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
221.7%	2.38%	0.12%

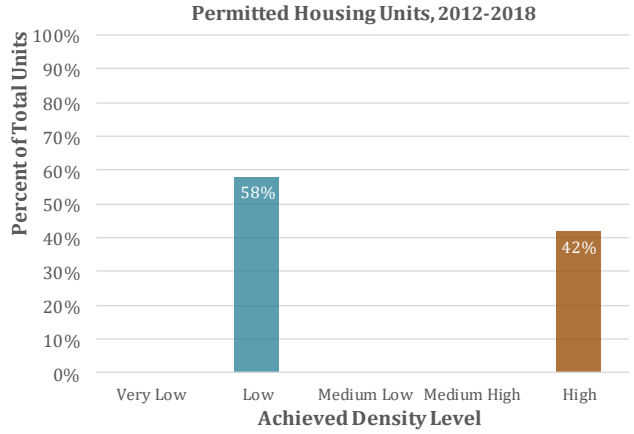
Since 2006, Covington has grown at 222% of the pace needed to achieve its 2035 housing growth target of 1,705 units. During this period, the total number of housing units in Covington grew by roughly 29%. At this current rate, Covington is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	135.8	11.7	13.1	9.2	101.8	493	**4.8**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	7.0	0.0	0.7	1.2	5.1	356	**69.9**
	Total	**142.9**	**11.7**	**13.8**	**10.4**	**106.9**	**849**	**7.9**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	101.8	493
Medium Low	0.0	0
Medium High	0.0	0
High	5.1	356
Total	**106.9**	**849**

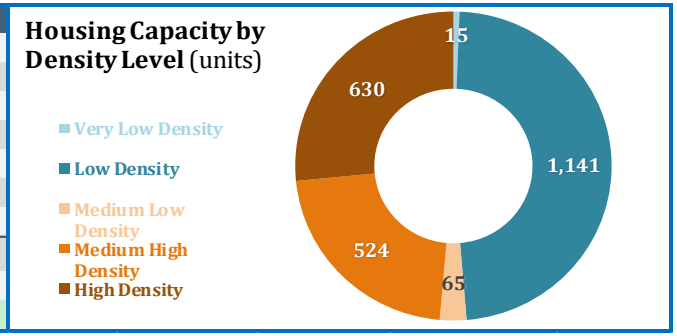




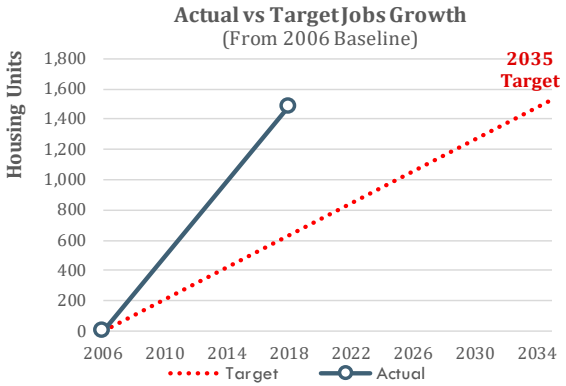
Covington - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				2.38	10.0% - 10.0%	9.52	1.0	8
	Redev Subtotal				3.84	10.0% - 10.0%	15.34	1.0	6
	Subtotal	48.67	17.59	0.00	6.22		24.87		**15**
Low Density	Vacant Subtotal				22.46	1.0% - 5.0%	89.85	4.1 / 5.5	424
	Redev Subtotal				57.45	1.0% - 5.0%	229.79	4.1 / 5.5	717
	Subtotal	500.85	101.31	0.00	79.91		319.64		**1,141**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 30.0%	0.00	12.0 / 18.0	0
	Redev Subtotal				1.51	0.0% - 30.0%	8.55	12.0 / 18.0	65
	Subtotal	18.19	8.13	0.00	1.51		8.55		**65**
Medium High Density	Vacant Subtotal				1.50	10.0% - 25.0%	2.55	24.0 / 42.0	76
	Redev Subtotal				17.14	10.0% - 25.0%	29.14	24.0 / 42.0	448
	Subtotal	159.96	35.66	0.00	18.64		31.70		**524**
High Density	Vacant Subtotal				0.76	20.0% - 20.0%	1.29	64.0	63
	Redev Subtotal				6.95	20.0% - 20.0%	11.81	64.0	567
	Subtotal	53.27	1.88	0.00	7.71		13.11		**630**
All Zones	Vacant Total				27.11		103.22		571
	Redev Total				86.88		294.64		1,804
	Total	**780.95**	**164.57**	**0.00**	**113.99**		**397.86**		**2,375**

Capacity (units)	
Very Low Density Zones	15
Low Density Zones	1,141
Medium Low Density Zones	65
Medium High Density Zones	524
High Density Zones	630
Capacity in Pipeline	*2,234*
Total Capacity (Units)	**4,609**
Remaining Target (2018-2035)	141
Surplus/Deficit Capacity (Units)	**4,468**



Covington - Employment Growth and Commercial/Industrial Development Trends



Covington Jobs Growth Target: 2006-2035	1,531
2006 Jobs (PSRC)	3,528
2018 Jobs (PSRC)	5,013
Total Jobs Growth	**1,485**
Remaining 2035 Target	46

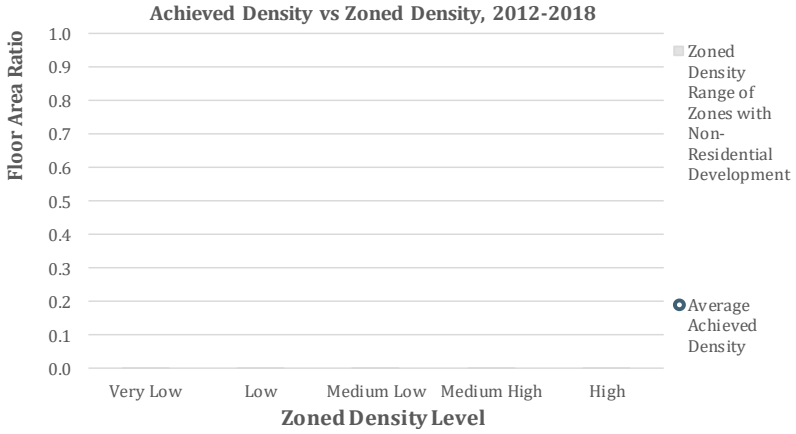
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
234.4%	3.51%	0.05%

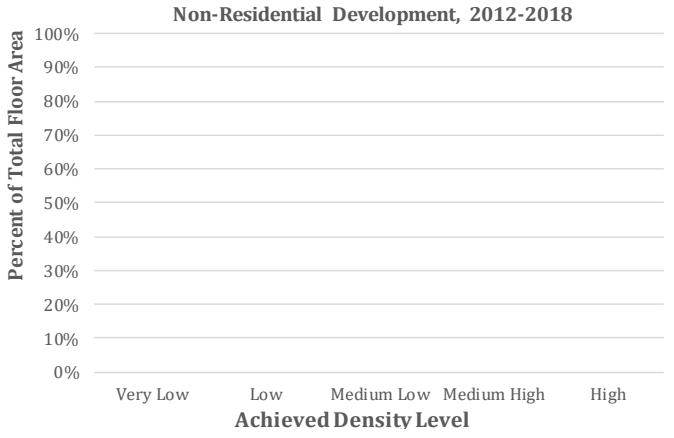
Since 2006, Covington has grown at 234% of the pace needed to achieve its 2035 jobs growth target of 1,531 units. During this period, the total number of jobs in Covington grew by roughly 42%. At this current rate, Covington is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	0	0	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	0.0
Low	0	0	0.0
Medium Low	0	0	0.0
Medium High	0	0	0.0
High	0	0	0.0
Total	0	0	0.0



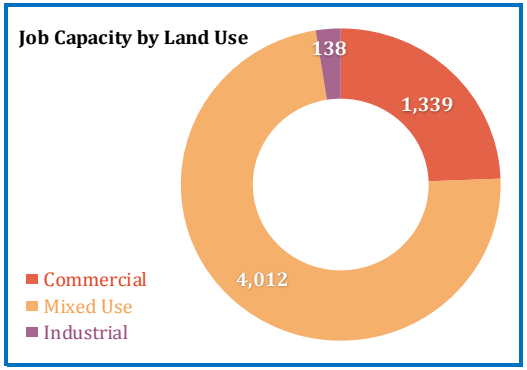


Covington - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	42.1	9.7	3.2	1.6	27.6	5% - 10%	24.5
Mixed Use	213.2	37.5	17.6	8.8	149.3	0% - 25%	111.4
Industrial	11.3	0.4	1.1	0.5	9.2	45%	4.3
Non-Res Land Total	**266.6**	**47.7**	**21.9**	**10.9**	**186.1**		**140.3**

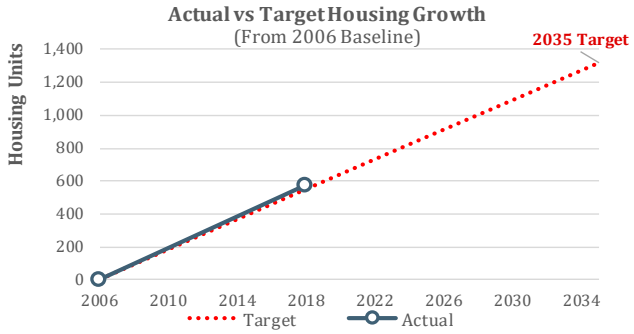
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.79	0.23 / 0.69	0.00	0.41	400	1,019
Redevelopable	0.30	0.23 / 0.69	0.03	0.13	400	320
Commercial Total	**1.09**	**0.23 / 0.69**	**0.03**	**0.54**	**400**	**1,339**
Mixed-Use						
Vacant	0.30	0.26 / 0.80	0.00	0.23	400 / 450	582
Redevelopable	3.27	0.26 / 0.80	1.18	1.37	400 / 450	3429
Mixed Use Total	**3.57**	**0.26 / 0.80**	**1.18**	**1.60**	**400 / 450**	**4,012**
Industrial						
Vacant	0.22	0.50	0.00	0.11	800	138
Redevelopable	0.00	0.50	0.00	0.00	800	0
Industrial Total	**0.22**	**0.50**	**0.00**	**0.11**	**800**	**138**
City Total						
Commercial	1.09	0.23 / 0.69	0.69	0.54	400	1,339
Mixed Use	3.57	0.26 / 0.80	0.91	1.60	400 / 450	4,012
Industrial	0.22	0.50	0.26	0.11	800	138
Job Capacity in Pipeline						*2,933*
City Total	**4.88**	**0.23 / 0.80**	**1.86**	**2.25**	**400 / 800**	**8,421**

Job Capacity by Assumed Density Level	#	%
Very Low Density	3	0%
Low Density	0	0%
Medium Low Density	5,485	100%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*2,933*
Total Capacity (jobs)		**8,421**
Remaining Target (2018-2035)		46
Surplus/Deficit Capacity (jobs)		**8,375**



City of Duvall

Housing Growth and Residential Development Trends



Duvall Housing Growth Target: 2006-2035	1,322
2006 Estimated Housing Units	2,105
2018 Estimated Housing Units	2,681
Estimated Housing Growth	**576**
Remaining 2035 Target	**746**

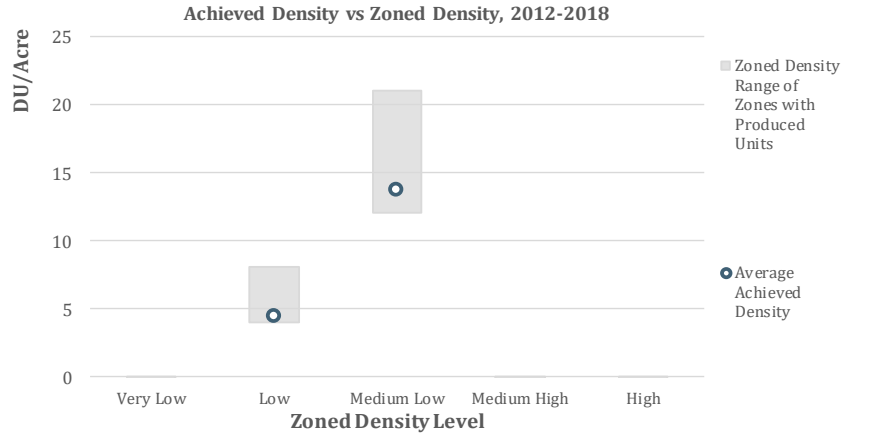
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
105.3%	2.28%	1.64%

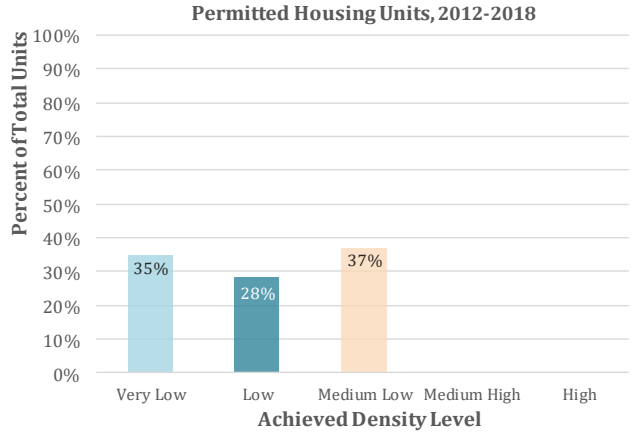
Since 2006, Duvall has grown at 105% of the pace needed to achieve its 2035 housing growth target of 1,322 units. During this period, the total number of housing units in Duvall grew by roughly 27%. At this current rate, Duvall is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.6% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	51.8	11.6	4.5	8.0	27.8	122	**4.4**
Medium Low	10 - 24 du/acre	7.3	0.0	0.8	1.3	5.2	71	**13.7**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**59.1**	**11.6**	**5.3**	**9.2**	**33.0**	**193**	**5.9**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	20.4	67
Low	7.4	55
Medium Low	5.2	71
Medium High	0.0	0
High	0.0	0
Total	**33.0**	**193**



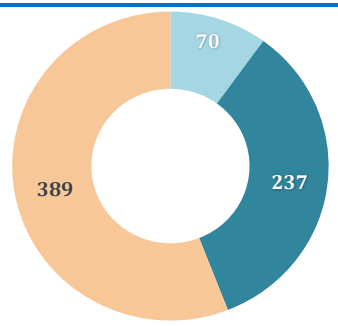


Duvall - Residential Land Supply and Capacity

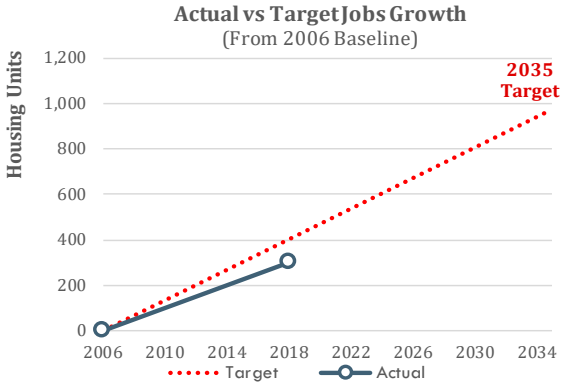
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.45	5.0% - 5.0%	4.05	3.3	13
	Redev Subtotal				9.91	5.0% - 5.0%	27.73	3.3	56
	Subtotal	93.22	38.46	0.00	11.35		31.79		**70**
Low Density	Vacant Subtotal				0.68	5.0% - 10.0%	1.89	4.5 / 8.0	14
	Redev Subtotal				20.63	5.0% - 10.0%	54.30	4.5 / 8.0	223
	Subtotal	108.45	10.88	0.00	21.32		56.18		**237**
Medium Low Density	Vacant Subtotal				1.99	20.0% - 50.0%	15.54	12.0 / 21.0	284
	Redev Subtotal				2.48	20.0% - 50.0%	7.61	12.0 / 21.0	106
	Subtotal	58.97	0.00	0.00	4.47		23.15		**389**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				4.12		21.48		311
	Redev Total				33.01		89.64		385
	Total	**260.64**	**49.34**	**0.00**	**37.14**		**111.12**		**696**

Capacity (units)	
Very Low Density Zones	70
Low Density Zones	237
Medium Low Density Zones	389
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*647*
Total Capacity (Units)	**1,343**
Remaining Target (2018-2035)	746
Surplus/Deficit Capacity (Units)	**597**

Housing Capacity by Density Level (units)



Duvall - Employment Growth and Commercial/Industrial Development Trends



Duvall Jobs Growth Target: 2006-2035	974
2006 Jobs (PSRC)	1,182
2018 Jobs (PSRC)	1,483
Total Jobs Growth	**301**
Remaining 2035 Target	673

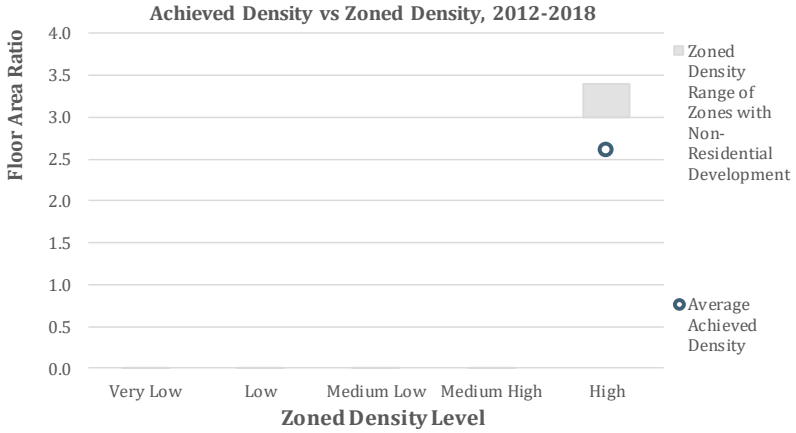
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
74.7%	2.12%	2.67%

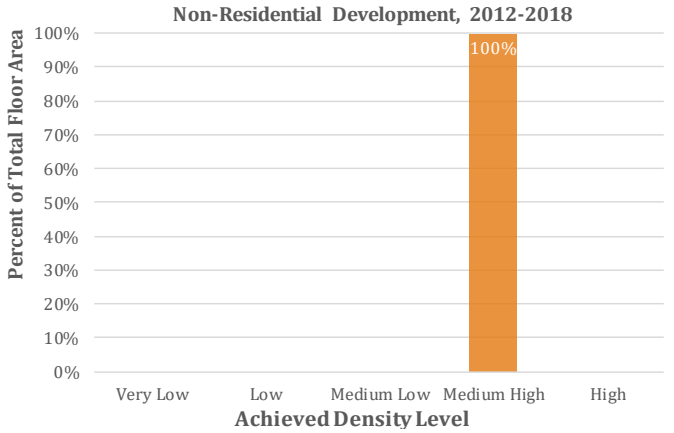
Since 2006, Duvall has grown at 75% of the pace needed to achieve its 2035 jobs growth target of 974 units. During this period, the total number of jobs in Duvall grew by roughly 25%. At this current rate, Duvall is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.7% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	39,075	101,294	2.6
	Total	**39,075**	**101,294**	**2.6**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	39,075	101,294	**2.6**
High	0	0	**0.0**
Total	**39,075**	**101,294**	**2.6**



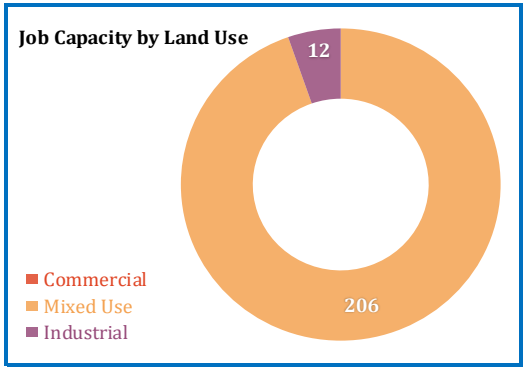


Duvall - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	24.1	0.0	1.2	0.2	22.7	25% - 50%	14.4
Industrial	1.2	0.0	0.1	0.0	1.1	15%	0.9
Non-Res Land Total	**25.3**	**0.0**	**1.3**	**0.3**	**23.8**		**15.4**

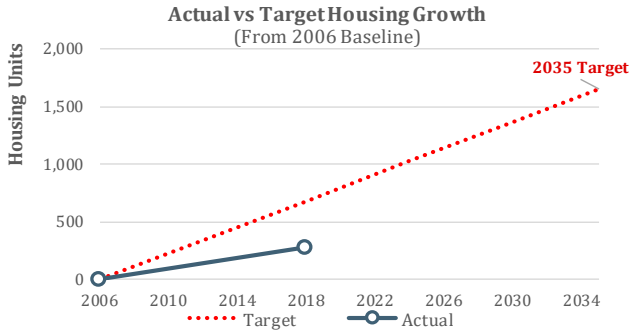
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Commercial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Mixed-Use						
Vacant	0.60	0.20	0.00	0.12	500 / 600	205
Redevelopable	0.03	0.20	0.02	0.00	500 / 600	1
Mixed Use Total	**0.63**	**0.20**	**0.02**	**0.12**	**500 / 600**	**206**
Industrial						
Vacant	0.04	0.40	0.00	0.02	1,400	12
Redevelopable	0.00	0.40	0.00	0.00	1,400	0
Industrial Total	**0.04**	**0.40**	**0.00**	**0.02**	**1,400**	**12**
City Total						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	0.63	0.20	0.91	0.12	500 / 600	206
Industrial	0.04	0.40	0.26	0.02	1,400	12
Job Capacity in Pipeline						*464*
City Total	**0.67**	**0.40**	**1.86**	**0.14**	**0 / 1400**	**681**

Job Capacity by Assumed Density Level	#	%
Very Low Density	206	95%
Low Density	12	5%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*464*
Total Capacity (jobs)		**681**
Remaining Target (2018-2035)		673
Surplus/Deficit Capacity (jobs)		**8**



City of Enumclaw

Housing Growth and Residential Development Trends



Enumclaw Housing Growth Target: 2006-2035	**1,653**
2006 Estimated Housing Units	5,048
2018 Estimated Housing Units	5,326
Estimated Housing Growth	**278**
Remaining 2035 Target	**1,375**

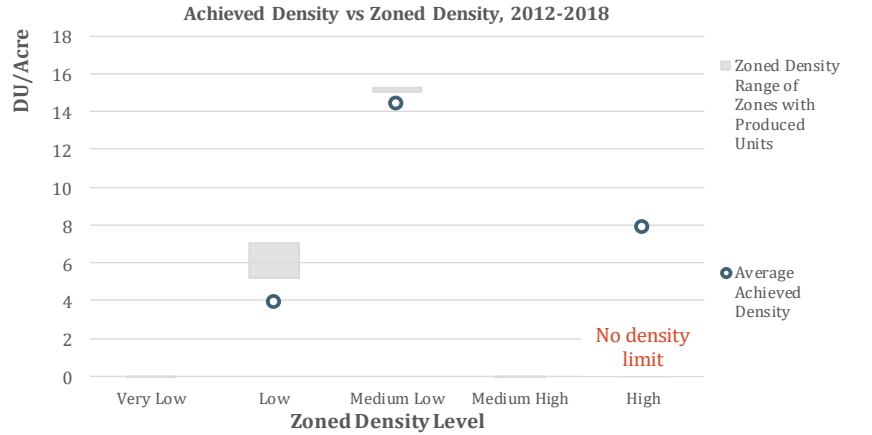
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
40.7%	**0.46%**	**1.52%**

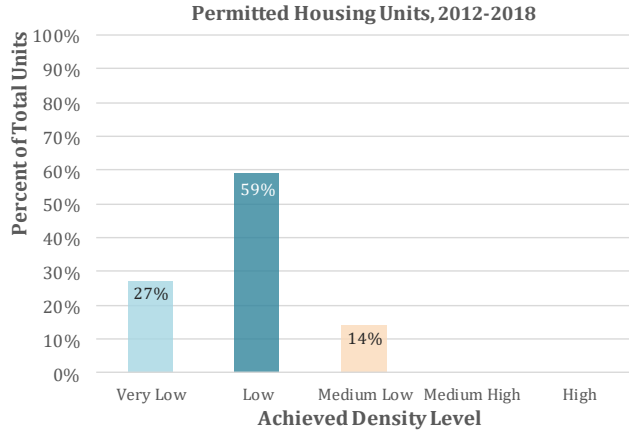
Since 2006, Enumclaw has grown at 41% of the pace needed to achieve its 2035 housing growth target of 1,653 units. During this period, the total number of housing units in Enumclaw grew by roughly 6%. At this current rate, Enumclaw is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.5% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	46.1	0.0	1.7	3.9	40.6	157	**3.9**
Medium Low	10 - 24 du/acre	3.6	0.0	0.0	0.0	3.6	52	**14.4**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	46.0	4.1	8.9	10.8	22.2	174	**7.8**
	Total	**95.7**	**4.1**	**10.5**	**14.6**	**66.4**	**383**	**5.8**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	32.8	104
Low	29.9	226
Medium Low	3.7	53
Medium High	0.0	0
High	0.0	0
Total	**66.4**	**383**



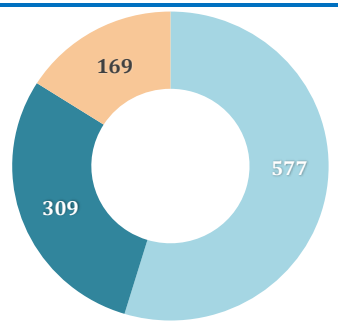


Enumclaw - Residential Land Supply and Capacity

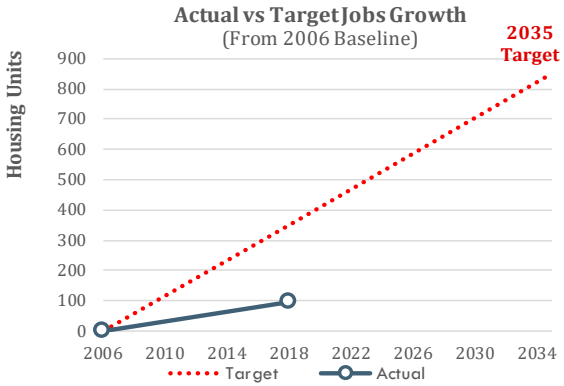
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				11.59	5.0% - 40.0%	63.44	3.2	112
	Redev Subtotal				46.42	5.0% - 40.0%	207.07	3.2	466
	Subtotal	816.36	28.62	215.28	58.01		270.51		**577**
Low Density	Vacant Subtotal				10.70	5.0% - 50.0%	47.38	4.4 / 6.8	288
	Redev Subtotal				1.01	5.0% - 50.0%	4.31	4.4 / 6.8	22
	Subtotal	71.84	3.42	0.00	11.71		51.69		**309**
Medium Low Density	Vacant Subtotal				2.86	50.0% - 50.0%	11.44	14.4	164
	Redev Subtotal				0.70	50.0% - 50.0%	2.82	14.4	4
	Subtotal	37.44	1.78	0.00	3.57		14.26		**169**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				25.15		122.27		564
	Redev Total				48.13		214.19		492
	Total	**925.64**	**33.83**	**215.28**	**73.28**		**336.45**		**1,056**

Capacity (units)	
Very Low Density Zones	577
Low Density Zones	309
Medium Low Density Zones	169
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*252*
Total Capacity (Units)	**1,308**
Remaining Target (2018-2035)	1,375
Surplus/Deficit Capacity (Units)	**-67**

Housing Capacity by Density Level (units)



Enumclaw - Employment Growth and Commercial/Industrial Development Trends



Enumclaw Jobs Growth Target: 2006-2035	853
2006 Jobs (PSRC)	4,960
2018 Jobs (PSRC)	5,056
Total Jobs Growth	**96**
Remaining 2035 Target	757

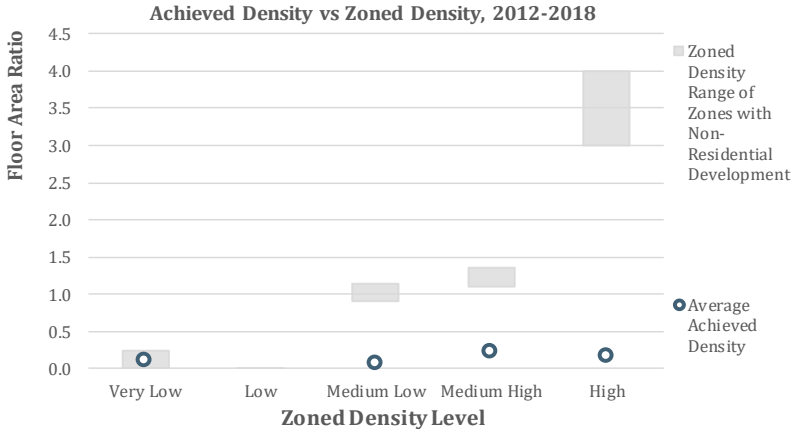
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
27.2%	**0.16%**	**0.88%**

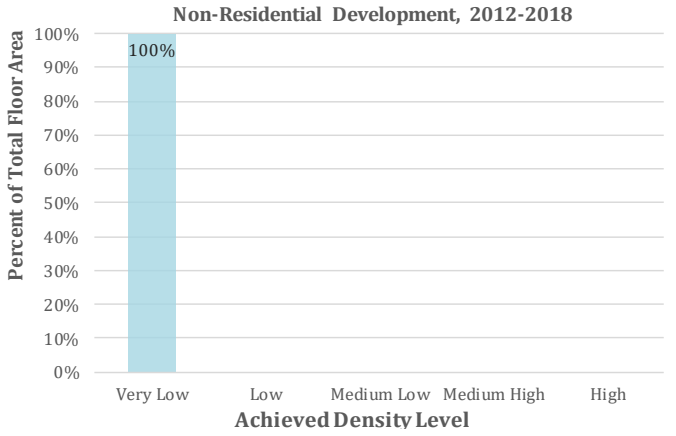
Since 2006, Enumclaw has grown at 27% of the pace needed to achieve its 2035 jobs growth target of 853 units. During this period, the total number of jobs in Enumclaw grew by roughly 2%. At this current rate, Enumclaw is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.9% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	135,907	14,549	**0.1**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	22,000	1,623	**0.1**
Medium High	1.0 - 3.0 FAR	98,488	22,016	**0.2**
High	3.0 & up FAR	785,991	124,555	**0.2**
	Total	**1,042,386**	**162,743**	**0.2**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	1,042,386	162,743	**0.2**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**1,042,386**	**162,743**	**0.2**



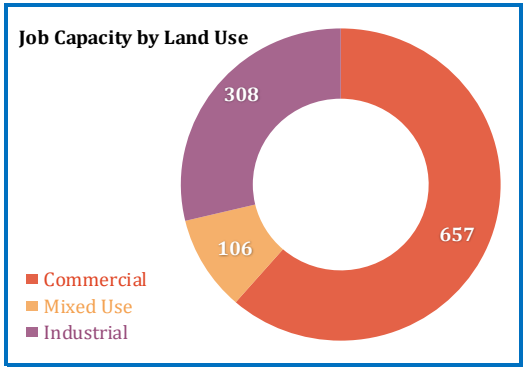


Enumclaw - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	86.7	4.1	4.1	4.1	74.3	15% - 20%	60.6
Mixed Use	10.7	1.1	0.5	0.5	8.7	40% - 50%	4.5
Industrial	74.9	11.5	3.2	3.2	57.0	36%	34.2
Non-Res Land Total	**172.3**	**16.7**	**7.8**	**7.8**	**140.0**		**99.2**

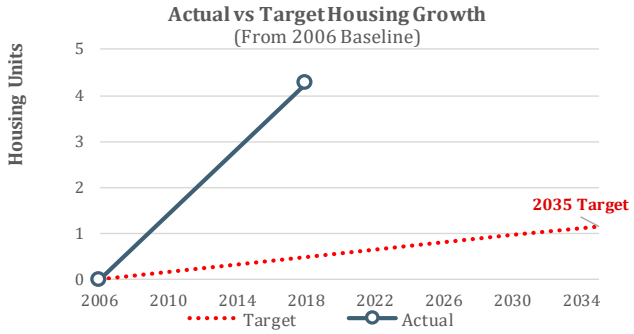
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.97	0.07 / 0.22	0.00	0.15	660	230
Redevelopable	1.67	0.07 / 0.22	0.02	0.28	660	427
Commercial Total	**2.64**	**0.07 / 0.22**	**0.02**	**0.43**	**660**	**657**
Mixed-Use						
Vacant	0.06	0.50	0.00	0.03	0 / 660	41
Redevelopable	0.14	0.50	0.01	0.04	0 / 660	64
Mixed Use Total	**0.19**	**0.50**	**0.01**	**0.07**	**0 / 660**	**106**
Industrial						
Vacant	1.15	0.25	0.00	0.29	1,200	239
Redevelopable	0.34	0.25	0.00	0.08	1,200	69
Industrial Total	**1.49**	**0.25**	**0.00**	**0.37**	**1,200**	**308**
City Total						
Commercial	2.64	0.07 / 0.22	0.69	0.43	660	657
Mixed Use	0.19	0.50	0.91	0.07	0 / 660	106
Industrial	1.49	0.25	0.26	0.37	1,200	308
Job Capacity in Pipeline						*81*
City Total	**4.32**	**0.50**	**1.86**	**0.87**	**0 / 1200**	**1,152**

Job Capacity by Assumed Density Level	#	%
Very Low Density	981	92%
Low Density	0	0%
Medium Low Density	90	8%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*81*
Total Capacity (jobs)		**1,152**
Remaining Target (2018-2035)		757
Surplus/Deficit Capacity (jobs)		**395**



Town of Hunts Point

Housing Growth and Residential Development Trends



Hunts Point Housing Growth Target: 2006-2035	1
2006 Estimated Housing Units	183
2018 Estimated Housing Units	187
Estimated Housing Growth	**4**
Remaining 2035 Target	**0**

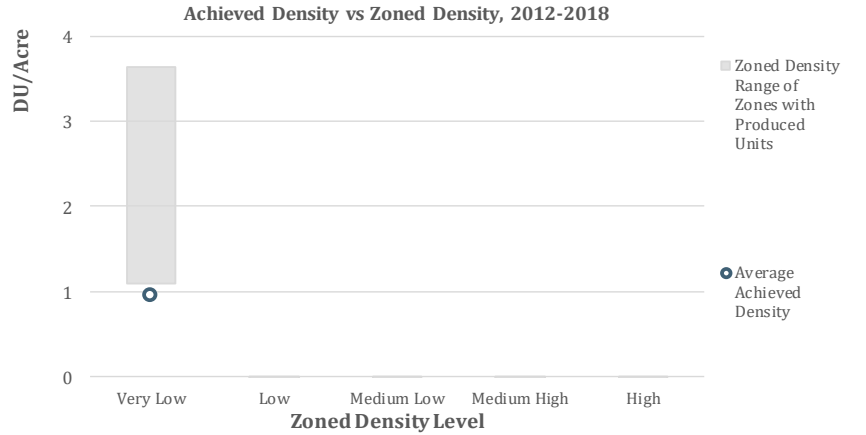
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
887.9%	**0.19%**	**Met Target**

Since 2006, Hunts Point has grown at 888% of the pace needed to achieve its 2035 housing growth target of 1 units. During this period, the total number of housing units in Hunts Point grew by roughly 2%. Hunts Point has achieved its 2035 housing growth target.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	3.2	0.0	0.0	0.0	3.2	3	**1.0**
Low	4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**3.2**	**0.0**	**0.0**	**0.0**	**3.2**	**3**	**1.0**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	3.2	3
Low	0.0	0
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**3.2**	**3**

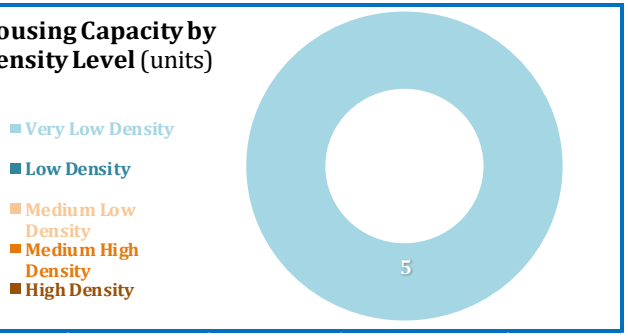


Hunts Point - Residential Land Supply and Capacity

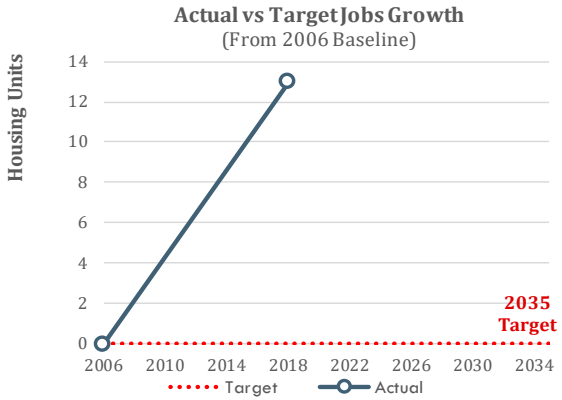
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	2.68	1.0 / 3.6	5
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	1.0 / 3.6	0
	Subtotal	17.08	6.54	0.40	0.00		2.68		**5**
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				0.00		2.68		5
	Redev Total				0.00		0.00		0
	Total	**17.08**	**6.54**	**0.40**	**0.00**		**2.68**		**5**

Capacity (units)	
Very Low Density Zones	5
Low Density Zones	0
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**5**
Remaining Target (2018-2035)	0
Surplus/Deficit Capacity (Units)	**5**

Housing Capacity by Density Level (units)



Hunts Point - Employment Growth and Commercial/Industrial Development Trends



Hunts Point Jobs Growth Target: 2006-2035	0
2006 Jobs (PSRC)	51
2018 Jobs (PSRC)	64
Total Jobs Growth	**13**
Remaining 2035 Target	**Not Applicable**

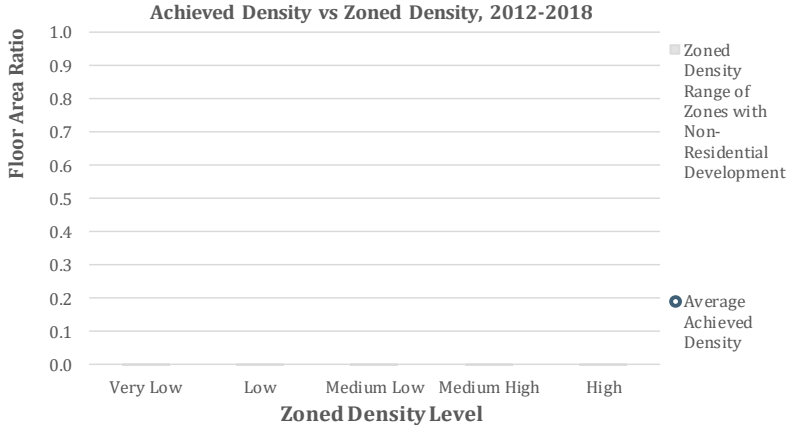
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
Not Applicable	**2.12%**	**Not Applicable**

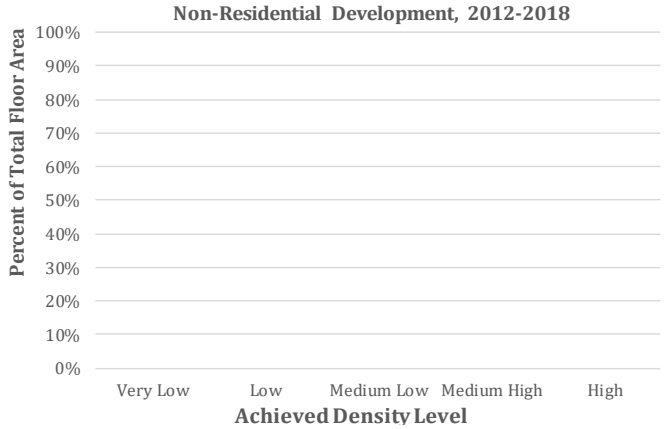
Since 2006, the total number of jobs in Hunts Point grew by roughly 2%. There is no 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**0**	**0**	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**0**	**0**	**0.0**



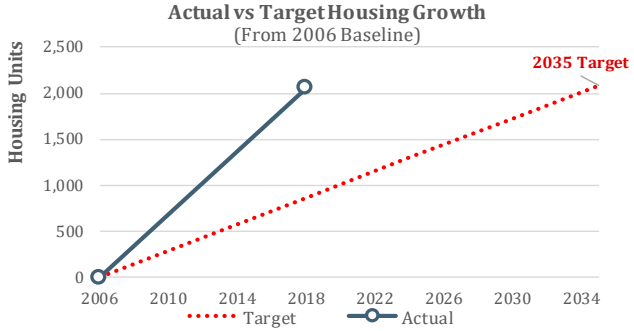


Hunts Point - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Hunts Point)

City of Maple Valley

Housing Growth and Residential Development Trends



Maple Valley Housing Growth Target: 2006-2035	2,088
2006 Estimated Housing Units	6,765
2018 Estimated Housing Units	8,826
Estimated Housing Growth	**2,061**
Remaining 2035 Target	27

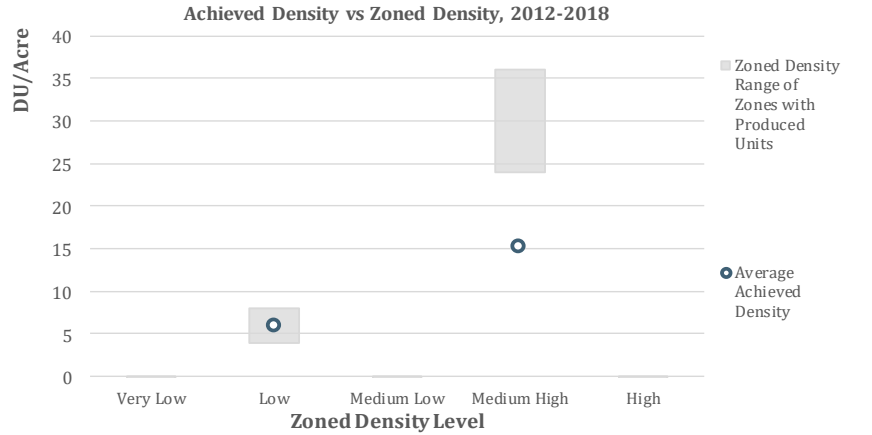
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
238.6%	2.54%	0.02%

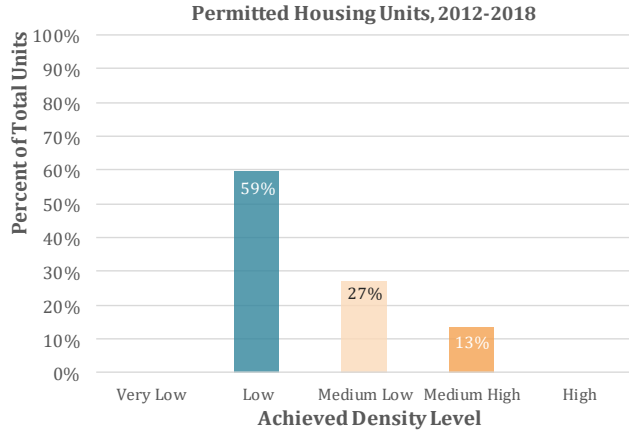
Since 2006, Maple Valley has grown at 239% of the pace needed to achieve its 2035 housing growth target of 2,088 units. During this period, the total number of housing units in Maple Valley grew by roughly 30%. At this current rate, Maple Valley is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	126.9	30.6	0.1	0.2	96.0	557	**5.8**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	30.7	0.0	1.1	4.4	25.2	381	**15.1**
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**157.7**	**30.6**	**1.3**	**4.7**	**121.2**	**938**	**7.7**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	96.0	557
Medium Low	20.1	255
Medium High	5.1	126
High	0.0	0
Total	**121.2**	**938**



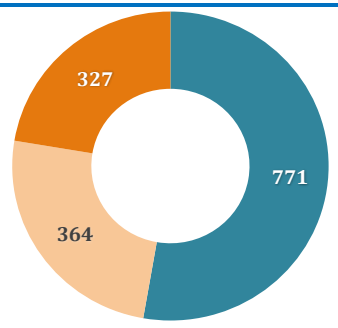


Maple Valley - Residential Land Supply and Capacity

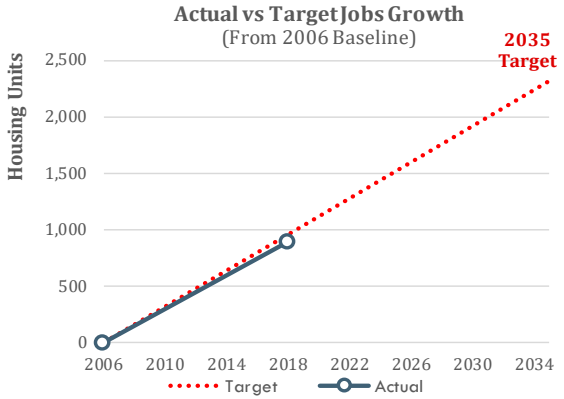
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.02	12.0% - 12.0%	0.07	0.0	0
	Redev Subtotal				0.08	12.0% - 12.0%	0.36	0.0	0
	Subtotal	0.70	0.00	0.00	0.10		0.43		**0**
Low Density	Vacant Subtotal				12.26	5.0% - 7.0%	37.60	5.4 / 7.4	245
	Redev Subtotal				38.16	5.0% - 7.0%	117.47	5.4 / 7.4	526
	Subtotal	380.10	107.60	0.00	50.42		155.07		**771**
Medium Low Density	Vacant Subtotal				0.85	12.0% - 20.0%	3.60	12.0 / 18.0	50
	Redev Subtotal				11.13	12.0% - 20.0%	39.41	12.0 / 18.0	314
	Subtotal	28.70	0.00	0.00	11.98		43.01		**364**
Medium High Density	Vacant Subtotal				2.69	12.0% - 20.0%	12.10	24.0 / 24.6	297
	Redev Subtotal				0.27	12.0% - 20.0%	1.22	24.0 / 24.6	30
	Subtotal	63.90	4.70	0.00	2.96		13.32		**327**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				15.81		53.37		592
	Redev Total				49.64		158.47		870
	Total	**473.40**	**112.30**	**0.00**	**65.45**		**211.84**		**1,462**

Capacity (units)	
Very Low Density Zones	0
Low Density Zones	771
Medium Low Density Zones	364
Medium High Density Zones	327
High Density Zones	0
Capacity in Pipeline	*111*
Total Capacity (Units)	**1,573**
Remaining Target (2018-2035)	27
Surplus/Deficit Capacity (Units)	**1,546**

Housing Capacity by Density Level (units)



Maple Valley - Employment Growth and Commercial/Industrial Development Trends



Maple Valley Jobs Growth Target: 2006-2035	2,320
2006 Jobs (PSRC)	3,297
2018 Jobs (PSRC)	4,190
Total Jobs Growth	**893**
Remaining 2035 Target	**1,427**

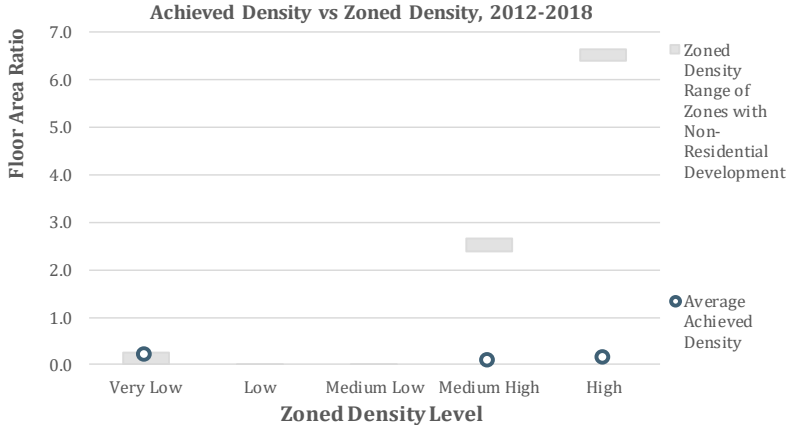
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
93.0%	**2.26%**	**2.00%**

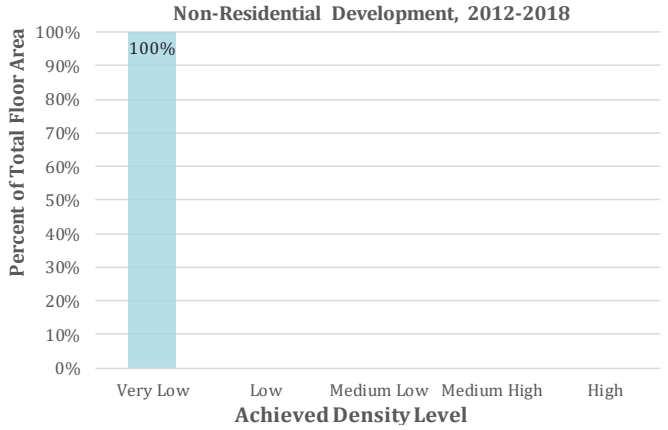
Since 2006, Maple Valley has grown at 93% of the pace needed to achieve its 2035 jobs growth target of 2,320 units. During this period, the total number of jobs in Maple Valley grew by roughly 27%. At this current rate, Maple Valley is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	2,140,550	409,209	**0.2**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	63,513	4,826	**0.1**
High	3.0 & up FAR	2,133,765	275,858	**0.1**
	Total	**4,337,828**	**689,893**	**0.2**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	4,337,828	689,893	**0.2**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**4,337,828**	**689,893**	**0.2**





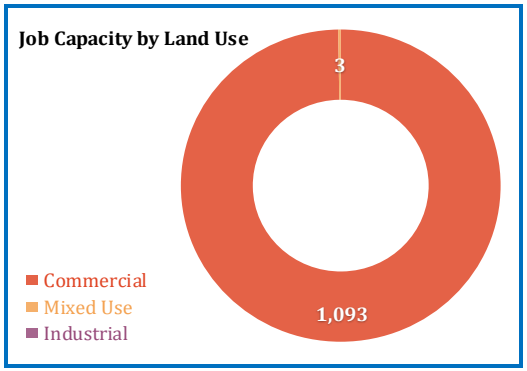
Maple Valley - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	76.0	22.1	3.8	4.9	45.3	12% - 16%	37.4
Mixed Use	0.6	0.0	0.0	0.1	0.5	12%	0.4
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**76.6**	**22.1**	**3.8**	**20.5**	**191.7**		**37.8**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial*						
Vacant	2.76	0.03 / 0.29	0.00	0.59	500 / 700	861
Redevelopable	2.10	0.03 / 0.29	0.12	0.14	500 / 700	232
Commercial Total	**4.87**	**0.03 / 0.29**	**0.12**	**0.73**	**500 / 700**	**1,093**
Mixed-Use						
Vacant	0.00	0.08	0.00	0.00	500	0
Redevelopable	0.02	0.08	0.00	0.00	500	2
Mixed Use Total	**0.02**	**0.08**	**0.00**	**0.00**	**500**	**3**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	4.87	0.03 / 0.29	0.69	0.73	500 / 700	1,093
Mixed Use	0.02	0.08	0.91	0.00	500	3
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*0*
City Total	**4.89**	**0.29**	**1.86**	**0.73**	**0 / 700**	**1,096**

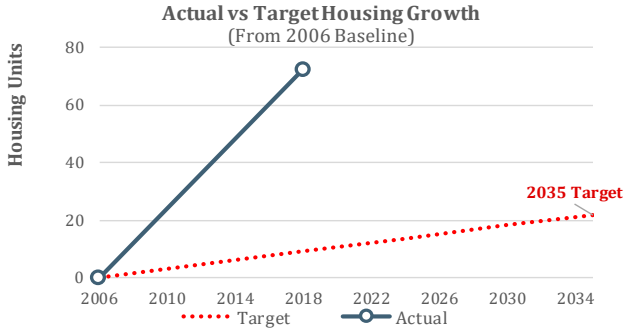
*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,096	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**1,096**
Remaining Target (2018-2035)		1,427
Surplus/Deficit Capacity (jobs)		**-331**



City of Medina

Housing Growth and Residential Development Trends



Medina Housing Growth Target: 2006-2035	22
2006 Estimated Housing Units	1,162
2018 Estimated Housing Units	1,234
Estimated Housing Growth	**72**
Remaining 2035 Target	**0**

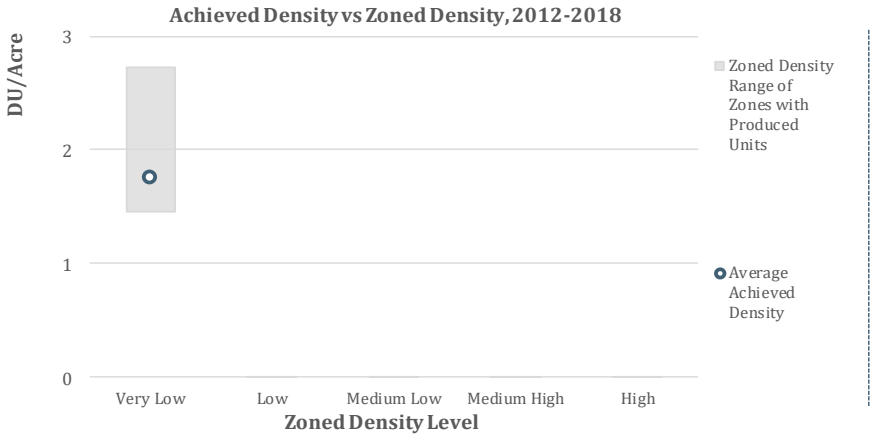
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
794.6%	0.52%	Met Target

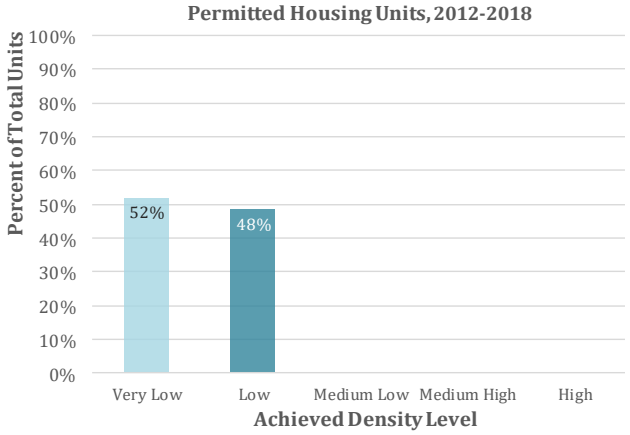
Since 2006, Medina has grown at 795% of the pace needed to achieve its 2035 housing growth target of 22 units. During this period, the total number of housing units in Medina grew by roughly 6%. Medina has achieved its 2035 housing growth target.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	55.3	4.5	0.0	0.0	50.9	89	**1.7**
Low	4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**55.3**	**4.5**	**0.0**	**0.0**	**50.9**	**89**	**1.7**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	40.8	46
Low	10.0	43
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**50.9**	**89**

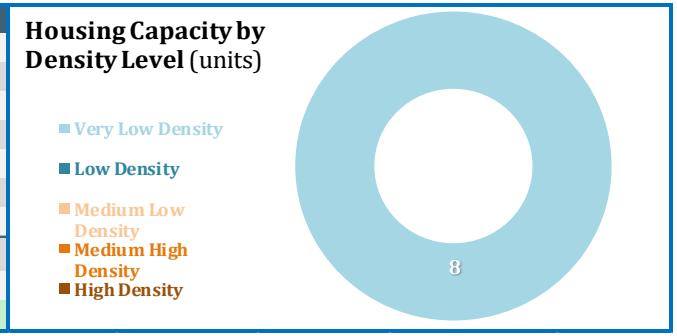




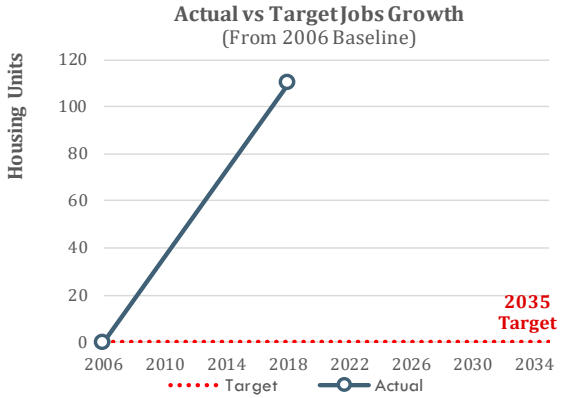
Medina - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.50	10.0% - 10.0%	4.00	3.0	7
	Redev Subtotal				0.50	10.0% - 10.0%	4.00	3.0	1
	Subtotal	0.00	0.00	0.00	1.00		8.00		**8**
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				0.50		4.00		7
	Redev Total				0.50		4.00		1
	Total	**0.00**	**0.00**	**0.00**	**1.00**		**8.00**		**8**

Capacity (units)	
Very Low Density Zones	8
Low Density Zones	0
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**8**
Remaining Target (2018-2035)	0
Surplus/Deficit Capacity (Units)	**8**



Medina - Employment Growth and Commercial/Industrial Development Trends



Medina Jobs Growth Target: 2006-2035	0
2006 Jobs (PSRC)	409
2018 Jobs (PSRC)	519
Total Jobs Growth	**110**
Remaining 2035 Target	**Not Applicable**

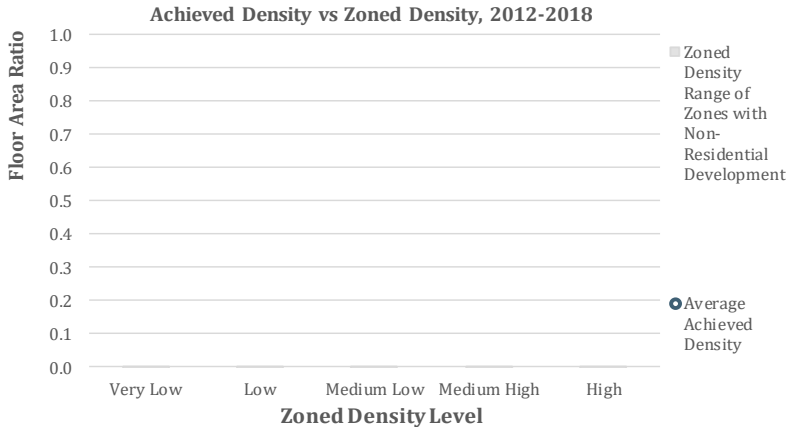
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
Not Applicable	**2.24%**	**Not Applicable**

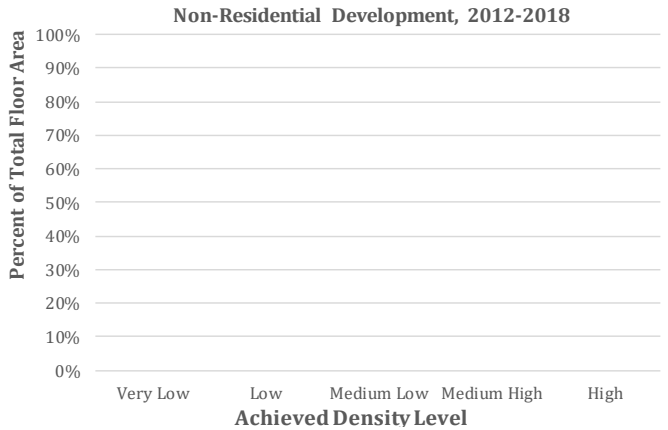
Since 2006, the total number of jobs in Medina grew by roughly 2%. There is no 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**0**	**0**	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**0**	**0**	**0.0**



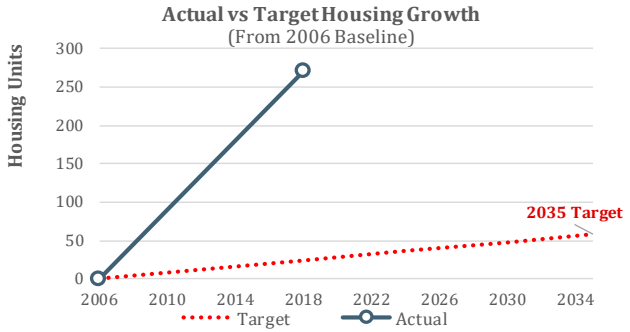


Medina - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Medina)

City of Milton

Housing Growth and Residential Development Trends



Milton Housing Growth Target: 2006-2035	58
2006 Estimated Housing Units	337
2018 Estimated Housing Units	608
Estimated Housing Growth	**271**
Remaining 2035 Target	**0**

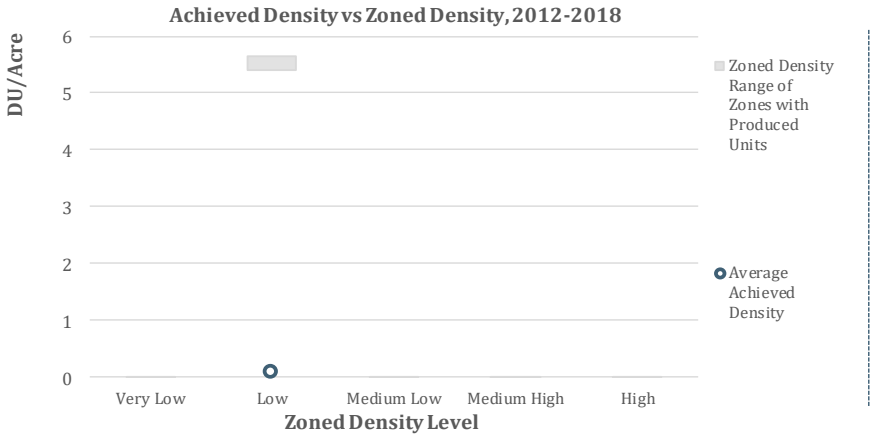
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
1128.6%	**6.70%**	**Met Target**

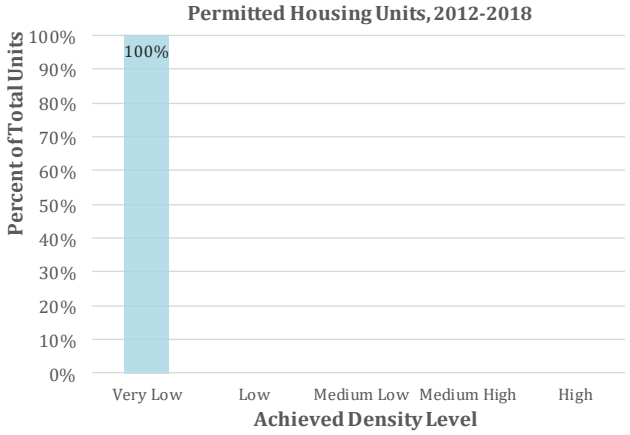
Since 2006, Milton has grown at 1129% of the pace needed to achieve its 2035 housing growth target of 58 units. During this period, the total number of housing units in Milton grew by roughly 80%. Milton has achieved its 2035 housing growth target.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	14.0	0.0	0.0	0.0	14.0	1	**0.1**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**14.0**	**0.0**	**0.0**	**0.0**	**14.0**	**1**	**0.1**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	14.0	1
Low	0.0	0
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**14.0**	**1**



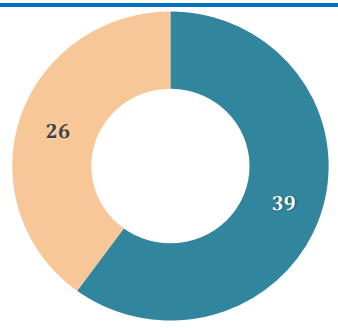


Milton - Residential Land Supply and Capacity

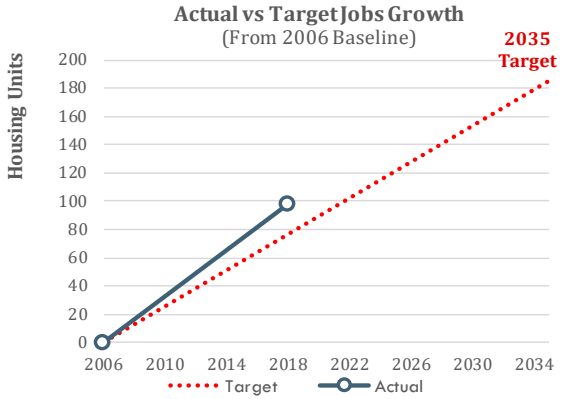
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	45.36	45.36	0.00	0.00		0.00		**0**
Low Density	Vacant Subtotal				0.07	0.0% - 0.0%	0.44	5.4	2
	Redev Subtotal				1.08	0.0% - 0.0%	7.22	5.4	37
	Subtotal	16.88	8.07	0.00	1.14		7.66		**39**
Medium Low Density	Vacant Subtotal				0.10	0.0% - 0.0%	0.70	12.0	8
	Redev Subtotal				0.25	0.0% - 0.0%	1.65	12.0	18
	Subtotal	3.84	1.09	0.00	0.35		2.35		**26**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				0.17		1.13		11
	Redev Total				1.33		8.87		55
	Total	**66.09**	**54.52**	**0.00**	**1.50**		**10.01**		**66**

Capacity (units)	
Very Low Density Zones	0
Low Density Zones	39
Medium Low Density Zones	26
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**66**
Remaining Target (2018-2035)	0
Surplus/Deficit Capacity (Units)	**66**

Housing Capacity by Density Level (units)



Milton - Employment Growth and Commercial/Industrial Development Trends



Milton Jobs Growth Target: 2006-2035	186
2006 Jobs (PSRC)	22
2018 Jobs (PSRC)	120
Total Jobs Growth	**98**
Remaining 2035 Target	88

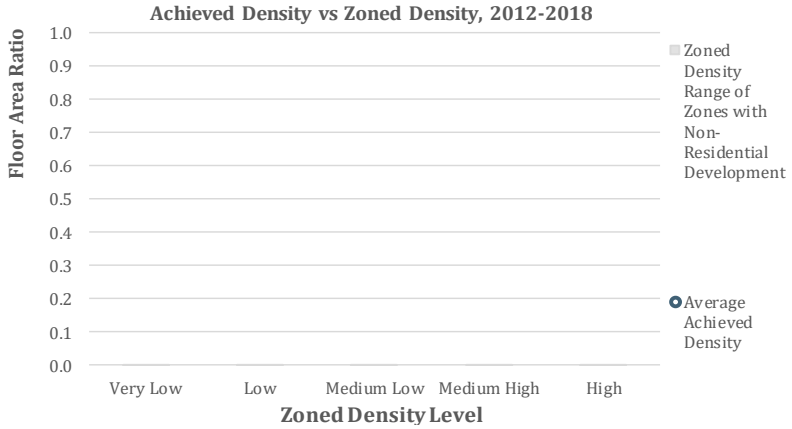
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
127.6%	37.12%	4.29%

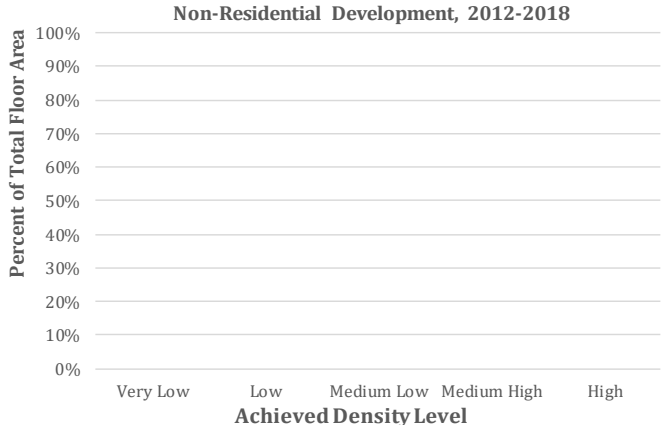
Since 2006, Milton has grown at 128% of the pace needed to achieve its 2035 jobs growth target of 186 units. During this period, the total number of jobs in Milton grew by roughly 445%. At this current rate, Milton is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 4.3% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	0	0	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	0.0
Low	0	0	0.0
Medium Low	0	0	0.0
Medium High	0	0	0.0
High	0	0	0.0
Total	0	0	0.0



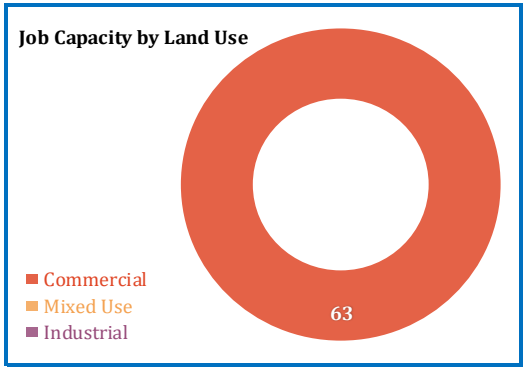


Milton - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	7.0	1.8	0.0	0.0	5.2	50%	2.6
Mixed Use	0.0	0.0	0.0	0.0	0.0	0%	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**7.0**	**1.8**	**0.0**	**0.0**	**5.2**		**2.6**

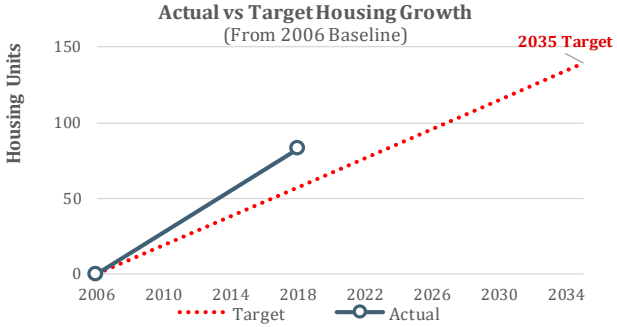
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.10	0.25	0.00	0.02	450	53
Redevelopable	0.02	0.25	0.00	0.00	450	10
Commercial Total	**0.11**	**0.25**	**0.00**	**0.03**	**450**	**63**
Mixed-Use						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Mixed Use Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	0.11	0.25	0.69	0.03	450	63
Mixed Use	0.00	0.00	0.91	0.00	0	0
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*1,150*
City Total	**0.11**	**0.25**	**1.86**	**0.03**	**0 / 450**	**1,213**

Job Capacity by Assumed Density Level	#	%
Very Low Density	63	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*1,150*
Total Capacity (jobs)		**1,213**
Remaining Target (2018-2035)		88
Surplus/Deficit Capacity (jobs)		**1,125**



City of Normandy Park

Housing Growth and Residential Development Trends



Normandy Park Housing Growth Target: 2006-2035	139
2006 Estimated Housing Units	2,794
2018 Estimated Housing Units	2,877
Estimated Housing Growth	**83**
Remaining 2035 Target	56

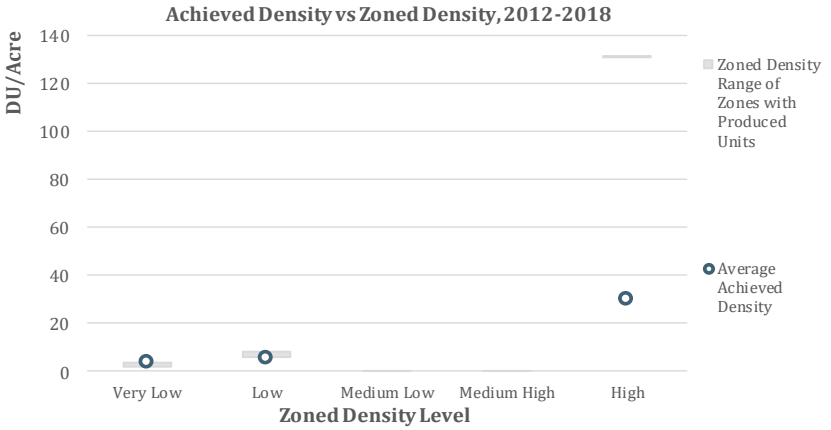
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
143.8%	0.25%	0.12%

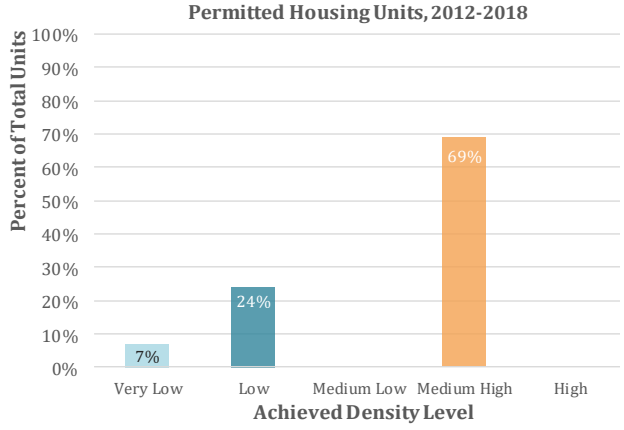
Since 2006, Normandy Park has grown at 144% of the pace needed to achieve its 2035 housing growth target of 139 units. During this period, the total number of housing units in Normandy Park grew by roughly 3%. At this current rate, Normandy Park is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	6.5	4.6	0.0	0.0	1.9	7	**3.7**
Low	4 - 10 du/acre	0.4	0.0	0.0	0.0	0.4	2	**5.0**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	1.7	0.0	1.0	0.0	0.7	20	**29.5**
	Total	**8.5**	**4.6**	**1.0**	**0.0**	**3.0**	**29**	**9.7**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	1.0	2
Low	1.3	7
Medium Low	0.0	0
Medium High	0.7	20
High	0.0	0
Total	**3.0**	**29**

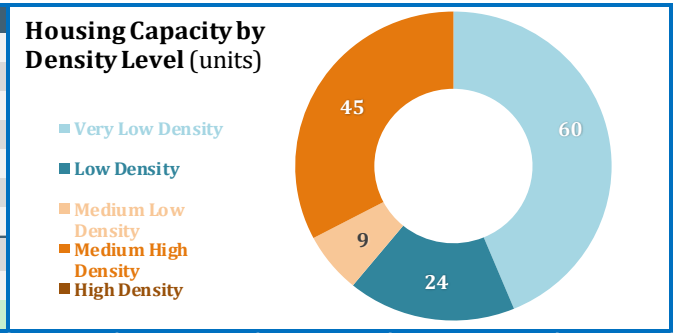




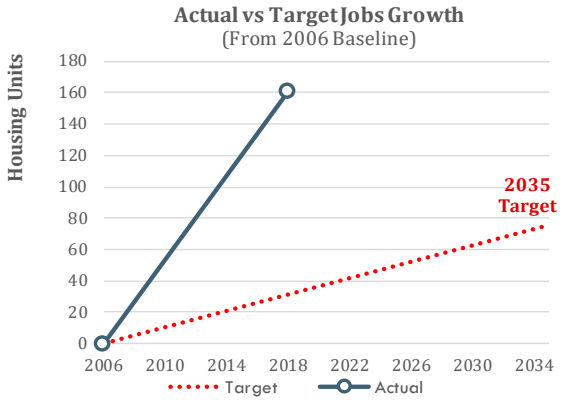
Normandy Park - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				9.22	41.0% - 41.0%	13.92	2.0 / 3.3	37
	Redev Subtotal				17.16	41.0% - 41.0%	25.93	2.0 / 3.3	23
	Subtotal	0.00	0.00	0.00	26.38		39.85		**60**
Low Density	Vacant Subtotal				0.55	41.0% - 41.0%	0.84	5.0 / 8.0	4
	Redev Subtotal				3.15	41.0% - 41.0%	4.77	5.0 / 8.0	19
	Subtotal	0.00	0.00	0.00	3.71		5.60		**24**
Medium Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	18.0	0
	Redev Subtotal				0.17	10.0% - 10.0%	0.48	18.0	9
	Subtotal	0.00	0.00	0.00	0.17		0.48		**9**
Medium High Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.01	24.0 / 29.0	0
	Redev Subtotal				0.08	10.0% - 10.0%	1.57	24.0 / 29.0	44
	Subtotal	0.00	0.00	0.00	0.09		1.58		**45**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				9.77		14.77		41
	Redev Total				20.57		32.74		96
	Total	**0.00**	**0.00**	**0.00**	**30.34**		**47.51**		**137**

Capacity (units)	
Very Low Density Zones	60
Low Density Zones	24
Medium Low Density Zones	9
Medium High Density Zones	45
High Density Zones	0
Capacity in Pipeline	*16*
Total Capacity (Units)	**153**
Remaining Target (2018-2035)	56
Surplus/Deficit Capacity (Units)	**96**



Normandy Park - Employment Growth and Commercial/Industrial Development Trends



Normandy Park Jobs Growth Target: 2006-2035	75
2006 Jobs (PSRC)	773
2018 Jobs (PSRC)	934
Total Jobs Growth	**161**
Remaining 2035 Target	**0**

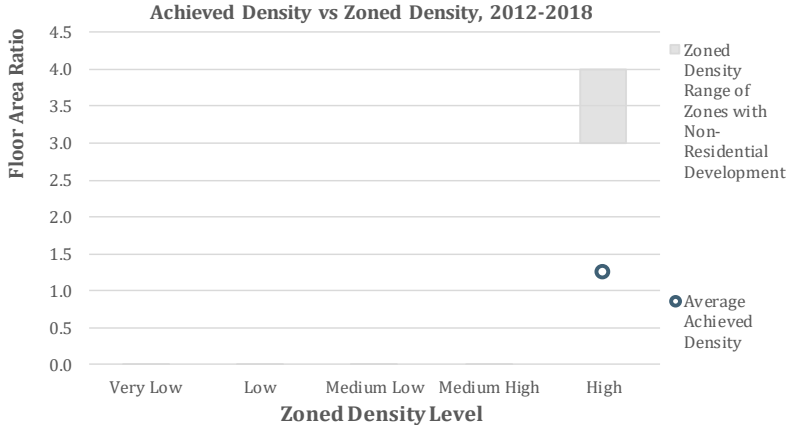
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
516.0%	**1.74%**	**Met Target**

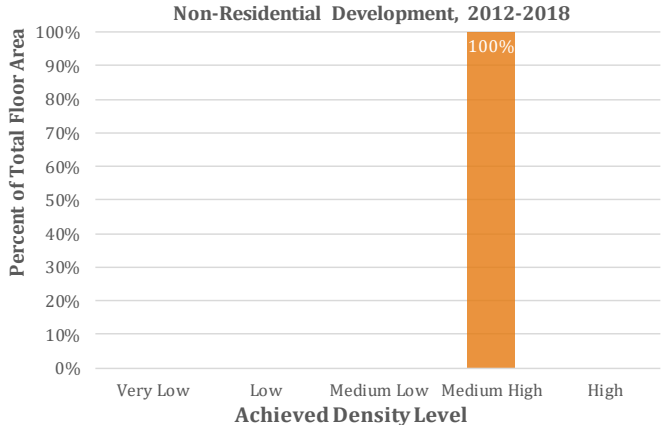
Since 2006, Normandy Park has grown at 516% of the pace needed to achieve its 2035 jobs growth target of 75 units. During this period, the total number of jobs in Normandy Park grew by roughly 21%. Normandy Park has achieved its 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	3,101	3,873	**1.2**
	Total	**3,101**	**3,873**	**1.2**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	3,101	3,873	**1.2**
High	0	0	**0.0**
Total	**3,101**	**3,873**	**1.2**



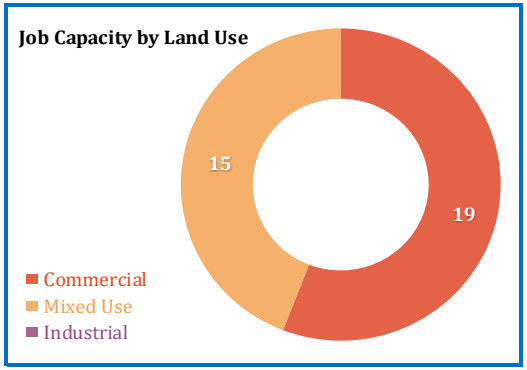


Normandy Park - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	0.5	0.0	0.0	0.0	0.5	11%	0.4
Mixed Use	1.8	0.0	0.1	0.0	1.7	10%	1.6
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**2.3**	**0.0**	**0.1**	**0.0**	**2.2**		**2.0**

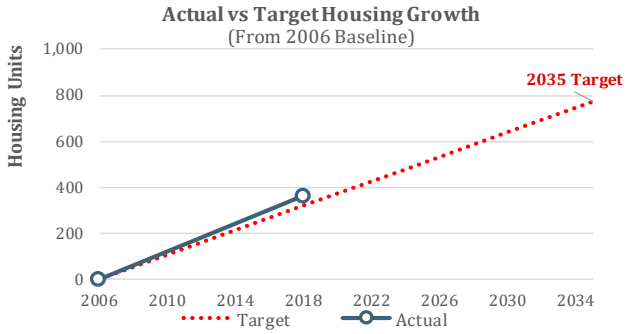
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial							
Vacant	0.02	0.28	0.00		0.00	250	19
Redevelopable	0.00	0.28	0.00		0.00	250	0
Commercial Total	**0.02**	**0.28**	**0.00**		**0.00**	**250**	**19**
Mixed-Use							
Vacant	0.00	0.15	0.00		0.00	250	0
Redevelopable	0.07	0.15	0.01		0.00	250	15
Mixed Use Total	**0.07**	**0.15**	**0.01**		**0.00**	**250**	**15**
Industrial							
Vacant	0.00	0.00	0.00		0.00	0	0
Redevelopable	0.00	0.00	0.00		0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**		**0.00**	**0**	**0**
City Total							
Commercial	0.02	0.28	0.69		0.00	250	19
Mixed Use	0.07	0.15	0.91		0.00	250	15
Industrial	0.00	0.00	0.26		0.00	0	0
Job Capacity in Pipeline							*0*
City Total	**0.09**	**0.28**	**1.86**		**0.01**	**0 / 250**	**35**

Job Capacity by Assumed Density Level	#	%
Very Low Density	35	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**35**
Remaining Target (2018-2035)		0
Surplus/Deficit Capacity (jobs)		**35**



City of North Bend

Housing Growth and Residential Development Trends



North Bend Housing Growth Target: 2006-2035	771
2006 Estimated Housing Units	3,352
2018 Estimated Housing Units	3,712
Estimated Housing Growth	**361**
Remaining 2035 Target	**411**

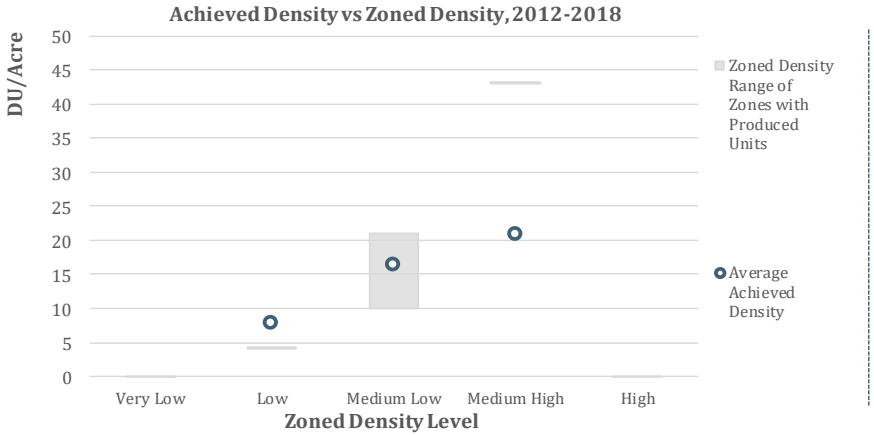
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
113.0%	**0.90%**	**0.65%**

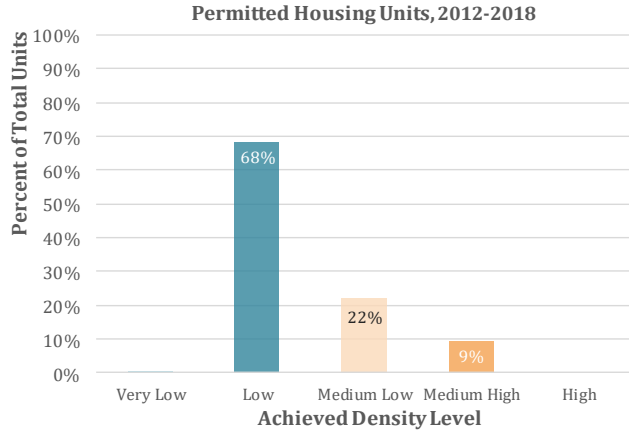
Since 2006, North Bend has grown at 113% of the pace needed to achieve its 2035 housing growth target of 771 units. During this period, the total number of housing units in North Bend grew by roughly 11%. At this current rate, North Bend is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.7% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	159.3	26.0	23.7	32.9	76.7	592	**7.7**
Medium Low	10 - 24 du/acre	18.5	0.0	3.1	3.5	11.9	194	**16.3**
Medium High	24 - 48 du/acre	4.1	0.0	0.0	0.0	4.1	85	**20.8**
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**181.9**	**26.0**	**26.8**	**36.4**	**92.7**	**871**	**9.4**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	1.5	4
Low	76.7	592
Medium Low	11.9	194
Medium High	2.6	81
High	0.0	0
Total	**92.7**	**871**



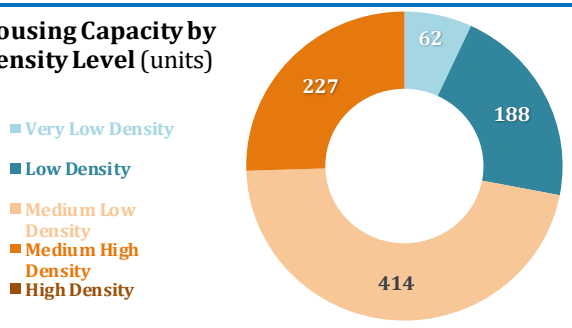


North Bend - Residential Land Supply and Capacity

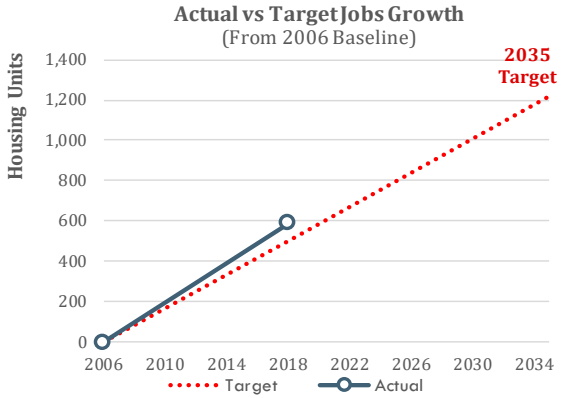
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				11.01	10.0% - 30.0%	25.07	2.0	50
	Redev Subtotal				12.23	10.0% - 30.0%	33.94	2.0	12
	Subtotal	69.64	5.56	0.00	23.24		59.01		**62**
Low Density	Vacant Subtotal				1.81	10.0% - 10.0%	5.58	4.0	22
	Redev Subtotal				19.25	10.0% - 10.0%	59.70	4.0	166
	Subtotal	388.92	76.23	175.49	21.06		65.28		**188**
Medium Low Density	Vacant Subtotal				3.37	4.0% - 25.0%	11.63	15.0 / 21.0	186
	Redev Subtotal				4.68	4.0% - 25.0%	15.77	15.0 / 16.0	228
	Subtotal	47.27	12.28	0.00	8.04		27.40		**414**
Medium High Density	Vacant Subtotal				0.70	25.0% - 25.0%	2.60	32.0	83
	Redev Subtotal				1.30	25.0% - 25.0%	4.78	32.0	144
	Subtotal	128.64	53.75	17.58	2.00		7.38		**227**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				16.89		44.88		342
	Redev Total				37.45		114.20		550
	Total	**634.47**	**147.82**	**193.07**	**54.34**		**159.07**		**891**

Capacity (units)	
Very Low Density Zones	62
Low Density Zones	188
Medium Low Density Zones	414
Medium High Density Zones	227
High Density Zones	0
Capacity in Pipeline	*1,207*
Total Capacity (Units)	**2,098**
Remaining Target (2018-2035)	411
Surplus/Deficit Capacity (Units)	**1,687**

Housing Capacity by Density Level (units)



North Bend - Employment Growth and Commercial/Industrial Development Trends



North Bend Jobs Growth Target: 2006-2035	1,218
2006 Jobs (PSRC)	2,707
2018 Jobs (PSRC)	3,297
Total Jobs Growth	**590**
Remaining 2035 Target	628

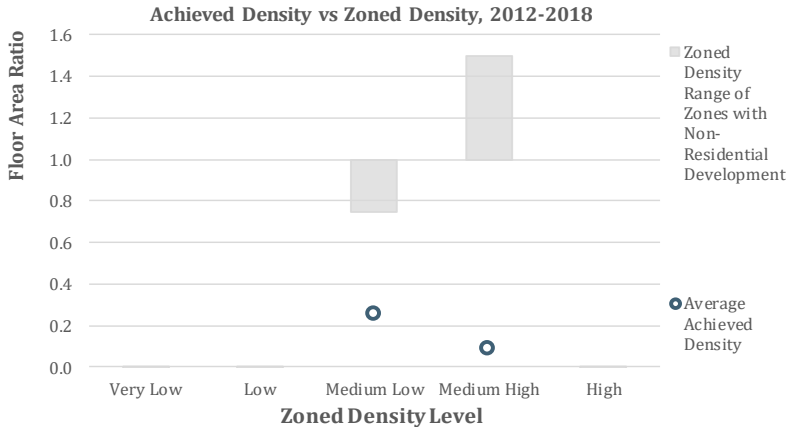
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
117.1%	**1.82%**	**1.12%**

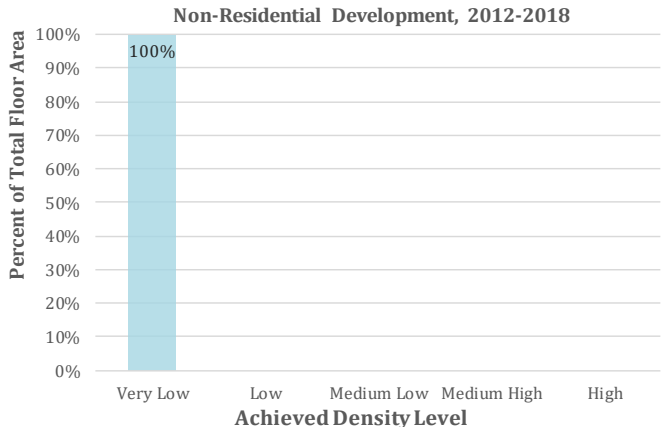
Since 2006, North Bend has grown at 117% of the pace needed to achieve its 2035 jobs growth target of 1,218 units. During this period, the total number of jobs in North Bend grew by roughly 22%. At this current rate, North Bend is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.1% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	1,634,066	413,860	**0.3**
Medium High	1.0 - 3.0 FAR	1,122,230	97,851	**0.1**
High	3.0 & up FAR	0	0	
	Total	**2,756,296**	**511,711**	**0.2**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	2,756,296	511,711	**0.2**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**2,756,296**	**511,711**	**0.2**





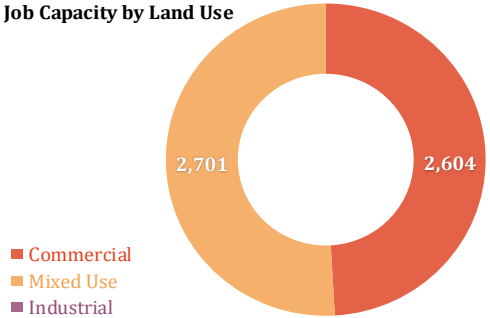
North Bend - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	129.1	89.5	3.2	3.2	33.3	20%	25.4
Mixed Use	59.5	0.0	4.8	4.8	50.0	25%	35.1
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**188.7**	**89.5**	**7.9**	**16.0**	**167.9**		**60.5**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)		Sq. ft. per Job	Job Capacity
Commercial*							
Vacant	2.81	0.30 / 0.75	0.00		0.95	350 / 800	1,815
Redevelopable	0.89	0.30 / 0.75	0.03		0.33	350 / 800	789
Commercial Total	**3.69**	**0.30 / 0.75**	**0.03**		**1.28**	**350 / 800**	**2,604**
Mixed-Use							
Vacant	1.02	0.75 / 1.50	0.01		0.79	300 / 500	1,682
Redevelopable	0.51	0.75 / 1.50	0.02		0.43	300 / 500	1019
Mixed Use Total	**1.53**	**0.75 / 1.50**	**0.03**		**1.22**	**300 / 500**	**2,701**
Industrial							
Vacant	0.00	0.00	0.00		0.00	0	0
Redevelopable	0.00	0.00	0.00		0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**		**0.00**	**0**	**0**
City Total							
Commercial	3.69	0.30 / 0.75	0.69		1.28	350 / 800	2,604
Mixed Use	1.53	0.75 / 1.50	0.91		1.22	300 / 500	2,701
Industrial	0.00	0.00	0.26		0.00	0	0
Job Capacity in Pipeline							*453*
City Total	**5.22**	**1.50**	**1.86**		**2.51**	**0 / 800**	**5,759**

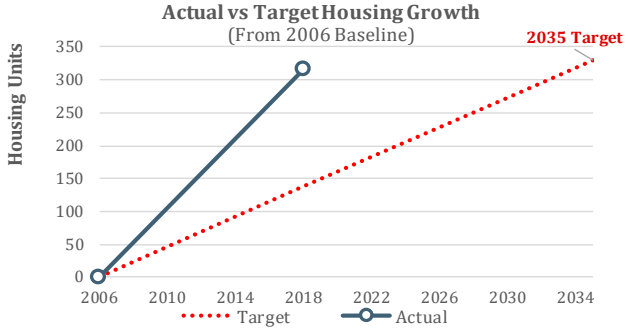
*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,234	23%
Low Density	928	18%
Medium Low Density	2,507	47%
Medium High Density	636	12%
High Density	0	0%
Capacity in Pipeline		*453*
Total Capacity (jobs)		**5,759**
Remaining Target (2018-2035)		628
Surplus/Deficit Capacity (jobs)		**5,131**



City of Pacific

Housing Growth and Residential Development Trends



Pacific Housing Growth Target: 2006-2035	331
2006 Estimated Housing Units	2,146
2018 Estimated Housing Units	2,462
Estimated Housing Growth	316
Remaining 2035 Target	15

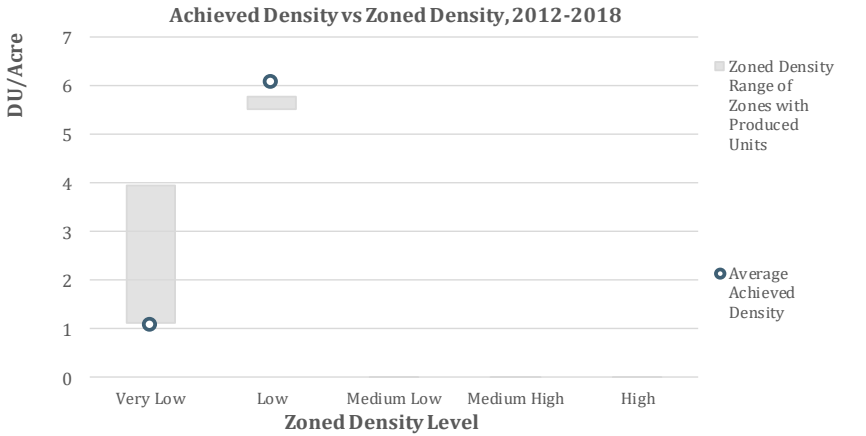
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
230.9%	1.23%	0.04%

Since 2006, Pacific has grown at 231% of the pace needed to achieve its 2035 housing growth target of 331 units. During this period, the total number of housing units in Pacific grew by roughly 15%. At this current rate, Pacific is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.04% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	3.6	1.7	0.0	0.0	1.9	2	**1.1**
Low	4 - 10 du/acre	20.3	0.9	0.0	0.0	19.4	117	**6.0**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**23.9**	**2.6**	**0.0**	**0.0**	**21.3**	**119**	**5.6**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	1.9	2
Low	19.4	117
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**21.3**	**119**

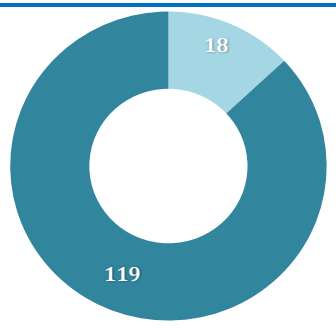


Pacific - Residential Land Supply and Capacity

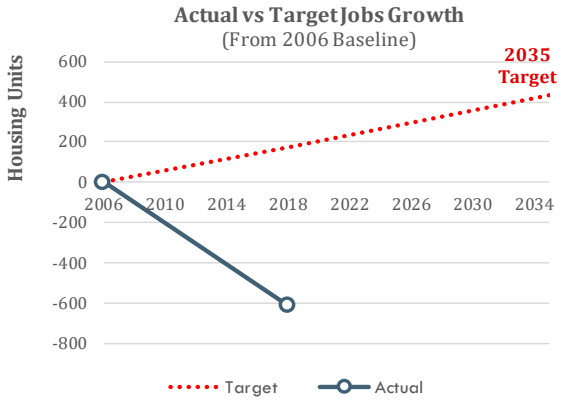
Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.19	30.0% - 50.0%	10.16	1.1 / 4.0	13
	Redev Subtotal				3.97	30.0% - 50.0%	9.85	1.1 / 4.0	5
	Subtotal	68.75	27.94	0.00	8.16		20.01		**18**
Low Density	Vacant Subtotal				1.70	28.0% - 28.0%	4.43	5.9	26
	Redev Subtotal				11.64	28.0% - 28.0%	30.27	5.9	93
	Subtotal	86.40	19.68	0.00	13.35		34.70		**119**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				5.90		14.59		40
	Redev Total				15.61		40.12		98
	Total	**155.15**	**47.62**	**0.00**	**21.51**		**54.71**		**137**

Capacity (units)	
Very Low Density Zones	18
Low Density Zones	119
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**137**
Remaining Target (2018-2035)	15
Surplus/Deficit Capacity (Units)	**123**

Housing Capacity by Density Level (units)



Pacific - Employment Growth and Commercial/Industrial Development Trends



Pacific Jobs Growth Target: 2006-2035	429
2006 Jobs (PSRC)	1,443
2018 Jobs (PSRC)	834
Total Jobs Growth	**-609**
Remaining 2035 Target	**1,038**

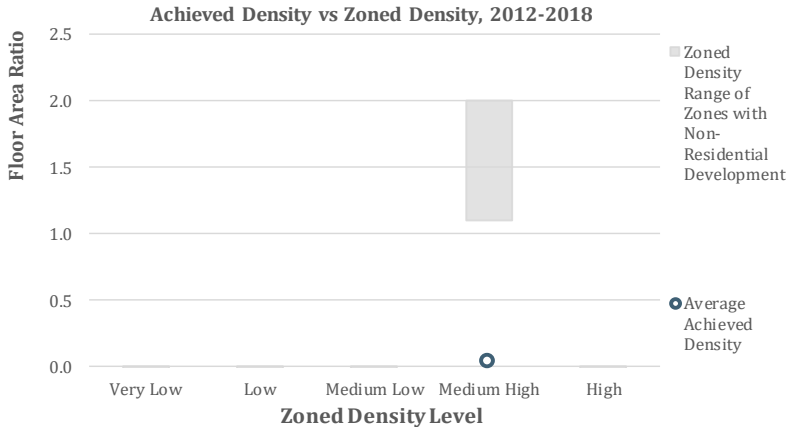
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
-342.9%	-3.52%	7.32%

Since 2006, Pacific has grown at -343% of the pace needed to achieve its 2035 jobs growth target of 429 units. During this period, the total number of jobs in Pacific grew by roughly -42%. At this current rate, Pacific is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 7.3% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	22,128	756	**0.0**
High	3.0 & up FAR	0	0	
	Total	**22,128**	**756**	**0.0**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	22,128	756	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**22,128**	**756**	**0.0**

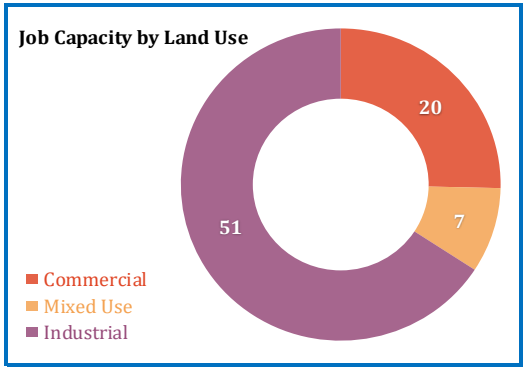


Pacific - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	14.1	11.4	0.3	0.3	2.2	50%	0.8
Mixed Use	3.8	3.0	0.1	0.1	0.6	50%	0.2
Industrial	27.7	8.8	1.9	1.9	15.1	50%	5.7
Non-Res Land Total	**45.6**	**23.2**	**2.2**	**2.2**	**17.9**		**6.7**

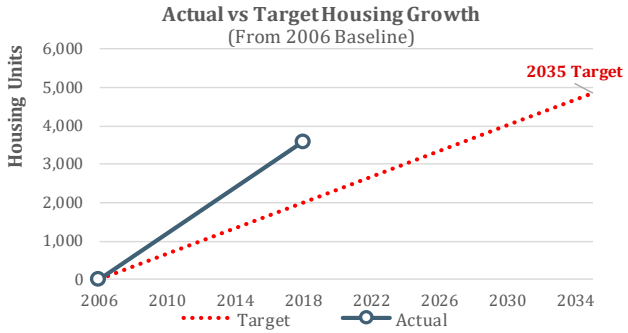
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.03	0.25	0.00	0.01	450	16
Redevelopable	0.01	0.25	0.00	0.00	450	3
Commercial Total	**0.04**	**0.25**	**0.00**	**0.01**	**450**	**20**
Mixed-Use						
Vacant	0.01	0.30	0.00	0.00	450	4
Redevelopable	0.00	0.30	0.00	0.00	450	2
Mixed Use Total	**0.01**	**0.30**	**0.00**	**0.00**	**450**	**7**
Industrial						
Vacant	0.08	0.26	0.00	0.02	1,200	18
Redevelopable	0.17	0.26	0.00	0.04	1,200	33
Industrial Total	**0.25**	**0.26**	**0.00**	**0.06**	**1,200**	**51**
City Total						
Commercial	0.04	0.25	0.69	0.01	450	20
Mixed Use	0.01	0.30	0.91	0.00	450	7
Industrial	0.25	0.26	0.26	0.06	1,200	51
Job Capacity in Pipeline						*0*
City Total	**0.29**	**0.25 / 0.30**	**1.86**	**0.07**	**450 / 1200**	**77**

Job Capacity by Assumed Density Level	#	%
Very Low Density	77	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**77**
Remaining Target (2018-2035)		1,038
Surplus/Deficit Capacity (jobs)		**-961**



City of Sammamish

Housing Growth and Residential Development Trends



Sammamish Housing Growth Target: 2006-2035	4,849
2006 Estimated Housing Units	18,196
2018 Estimated Housing Units	21,780
Estimated Housing Growth	**3,585**
Remaining 2035 Target	1,264

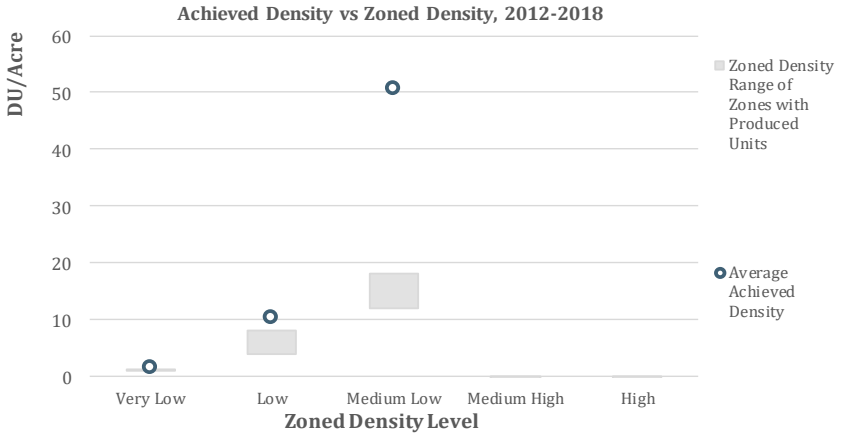
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
178.7%	1.64%	0.34%

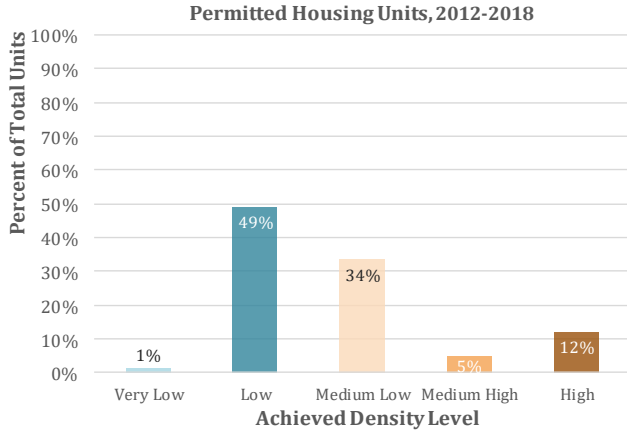
Since 2006, Sammamish has grown at 179% of the pace needed to achieve its 2035 housing growth target of 4,849 units. During this period, the total number of housing units in Sammamish grew by roughly 20%. At this current rate, Sammamish is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.3% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	25.1	6.5	3.4	0.0	15.1	21	**1.4**
Low	4 - 10 du/acre	338.5	14.1	162.3	16.9	145.2	1,498	**10.3**
Medium Low	10 - 24 du/acre	10.2	0.6	2.3	0.2	7.2	364	**50.7**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**373.8**	**21.2**	**167.9**	**17.1**	**167.5**	**1,883**	**11.2**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	15.1	21
Low	108.0	917
Medium Low	40.1	631
Medium High	2.2	92
High	2.1	222
Total	**167.5**	**1,883**

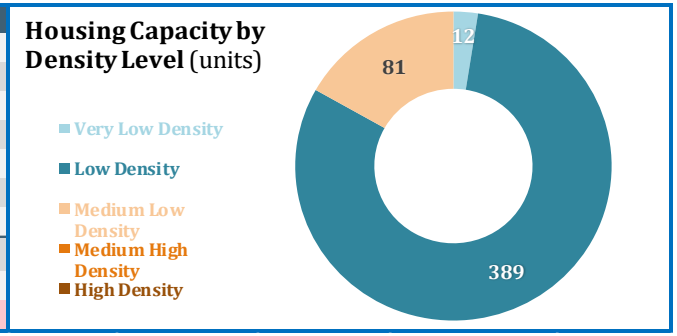




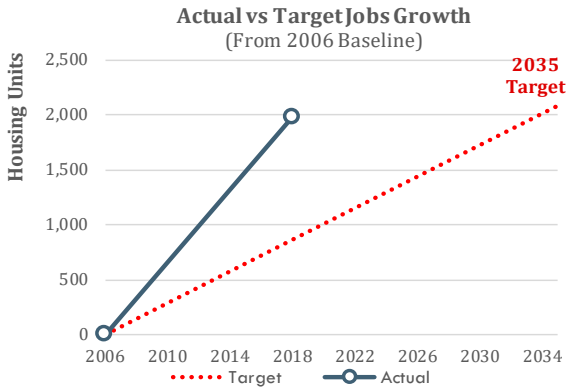
Sammamish - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.26	10.0% - 10.0%	7.01	1.0	7
	Redev Subtotal				4.88	10.0% - 10.0%	8.04	1.0	5
	Subtotal	0.00	0.00	0.00	9.14		15.05		**12**
Low Density	Vacant Subtotal				16.27	10.0% - 50.0%	26.79	4.0 / 8.0	122
	Redev Subtotal				60.53	10.0% - 50.0%	99.70	4.0 / 8.0	268
	Subtotal	0.00	0.00	0.00	76.80		126.49		**389**
Medium Low Density	Vacant Subtotal				0.00	50.0% - 50.0%	0.00	12.0 / 16.0	0
	Redev Subtotal				38.38	50.0% - 50.0%	18.06	12.0 / 18.0	81
	Subtotal	0.00	0.00	0.00	38.38		18.06		**81**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				20.52		33.80		129
	Redev Total				103.79		125.80		354
	Total	**0.00**	**0.00**	**0.00**	**124.32**		**159.60**		**483**

Capacity (units)	
Very Low Density Zones	12
Low Density Zones	389
Medium Low Density Zones	81
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*661*
Total Capacity (Units)	**1,144**
Remaining Target (2018-2035)	1,264
Surplus/Deficit Capacity (Units)	**-120**



Sammamish - Employment Growth and Commercial/Industrial Development Trends



Sammamish Jobs Growth Target: 2006-2035	2,088
2006 Jobs (PSRC)	6,199
2018 Jobs (PSRC)	8,186
Total Jobs Growth	**1,987**
Remaining 2035 Target	101

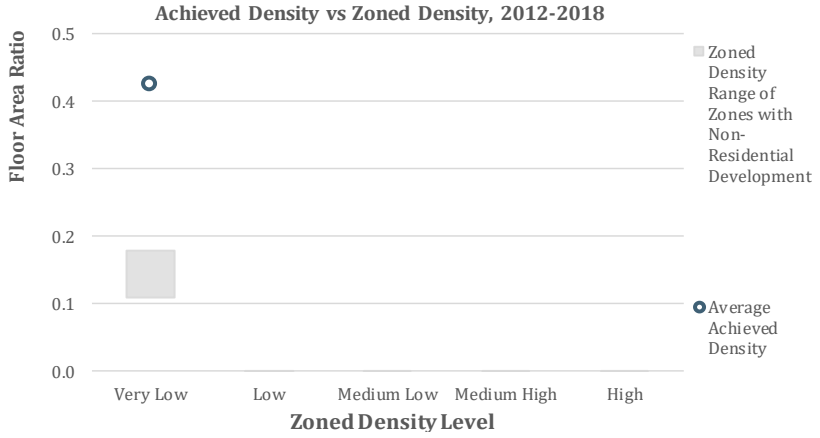
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
230.0%	2.67%	0.07%

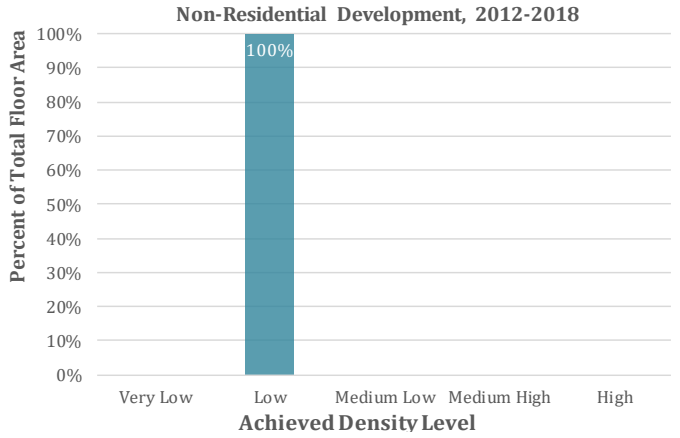
Since 2006, Sammamish has grown at 230% of the pace needed to achieve its 2035 jobs growth target of 2,088 units. During this period, the total number of jobs in Sammamish grew by roughly 32%. At this current rate, Sammamish is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	377,774	160,700	0.4
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**377,774**	**160,700**	**0.4**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	0.0
Low	377,774	160,700	0.4
Medium Low	0	0	0.0
Medium High	0	0	0.0
High	0	0	0.0
Total	**377,774**	**160,700**	**0.4**



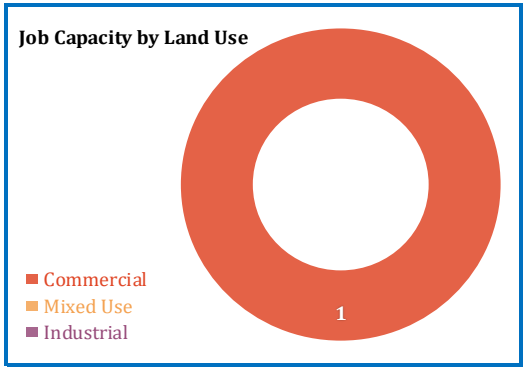


Sammamish - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	4.8	0.0	0.9	0.8	3.2	50%	0.8
Mixed Use	0.0	0.0	0.0	0.0	0.0	50%	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**4.8**	**0.0**	**0.9**	**0.8**	**3.2**		**0.8**

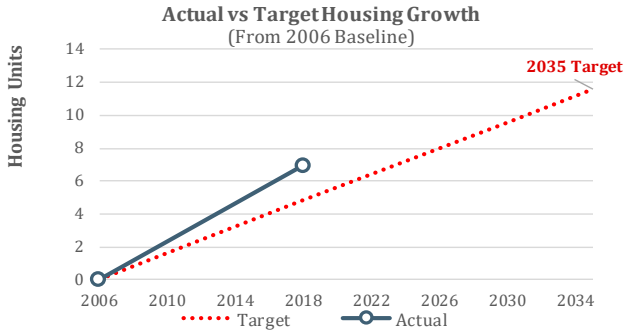
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.03	0.50	0.03	0.00	370	1
Commercial Total	**0.03**	**0.50**	**0.03**	**0.00**	**370**	**1**
Mixed-Use						
Vacant	0.00	0.11 / 0.23	0.00	0.00	0 / 370	0
Redevelopable	0.00	0.18 / 0.23	0.00	0.00	0 / 370	0
Mixed Use Total	**0.00**	**0.11 / 8.00**	**0.00**	**0.00**	**0 / 370**	**0**
Industrial						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**
City Total						
Commercial	0.03	0.50	0.69	0.00	370	1
Mixed Use	0.00	0.11 / 8.00	0.91	0.00	0 / 370	0
Industrial	0.00	0.00	0.26	0.00	0	0
Job Capacity in Pipeline						*304*
City Total	**0.03**	**8.00**	**1.86**	**0.00**	**0 / 370**	**305**

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	0	0%
Medium Low Density	1	100%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*304*
Total Capacity (jobs)		**305**
Remaining Target (2018-2035)		101
Surplus/Deficit Capacity (jobs)		**204**



Town of Skykomish

Housing Growth and Residential Development Trends



Skykomish Housing Growth Target: 2006-2035	12
2006 Estimated Housing Units	166
2018 Estimated Housing Units	173
Estimated Housing Growth	**7**
Remaining 2035 Target	**5**

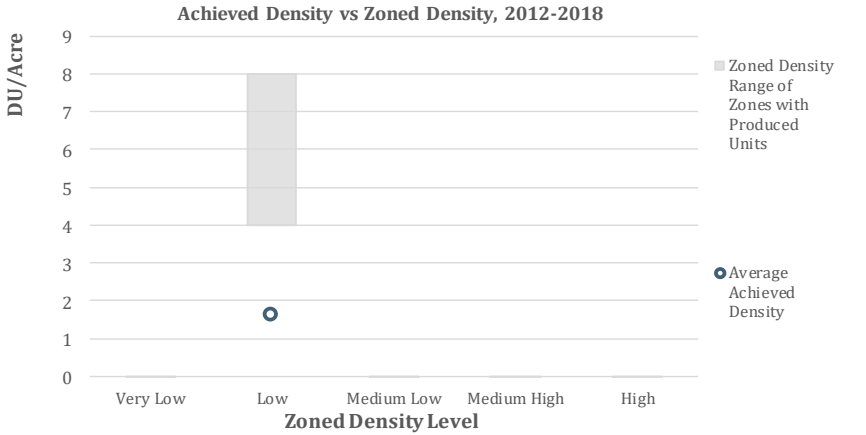
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
144.1%	**0.35%**	**0.16%**

Since 2006, Skykomish has grown at 144% of the pace needed to achieve its 2035 housing growth target of 12 units. During this period, the total number of housing units in Skykomish grew by roughly 4%. At this current rate, Skykomish is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.2% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	1.2	0.0	0.0	0.0	1.2	2	**1.6**
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**1.2**	**0.0**	**0.0**	**0.0**	**1.2**	**2**	**1.6**

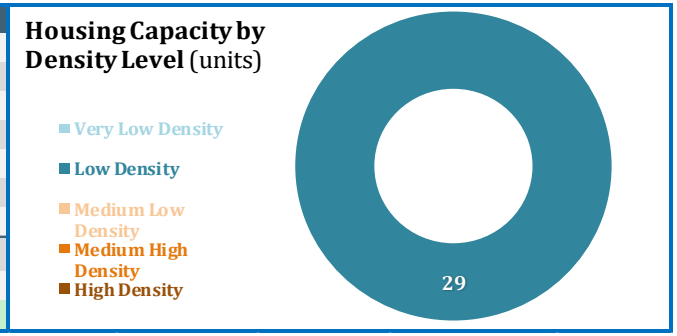
Achieved Density Level	Net Area (acres)	Total Units
Very Low	1.2	2
Low	0.0	0
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**1.2**	**2**



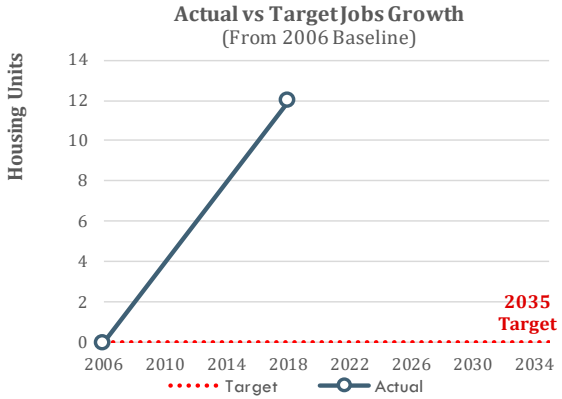
Skykomish - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Low Density	Vacant Subtotal				1.25	41.0% - 41.0%	6.14	4.0 / 8.0	29
	Redev Subtotal				0.00	41.0% - 41.0%	0.00	4.0 / 8.0	0
	Subtotal	118.13	105.41	0.19	1.25		6.14		**29**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	36.0% - 40.0%	0.00	24.0	0
	Redev Subtotal				0.00	36.0% - 40.0%	0.00	24.0	0
	Subtotal	5.90	5.90	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				1.25		6.14		29
	Redev Total				0.00		0.00		0
	Total	**124.03**	**111.31**	**0.19**	**1.25**		**6.14**		**29**

Capacity (units)	
Very Low Density Zones	0
Low Density Zones	29
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**29**
Remaining Target (2018-2035)	5
Surplus/Deficit Capacity (Units)	**25**



Skykomish - Employment Growth and Commercial/Industrial Development Trends



Skykomish Jobs Growth Target: 2006-2035	0
2006 Jobs (PSRC)	64
2018 Jobs (PSRC)	76
Total Jobs Growth	**12**
Remaining 2035 Target	**Not Applicable**

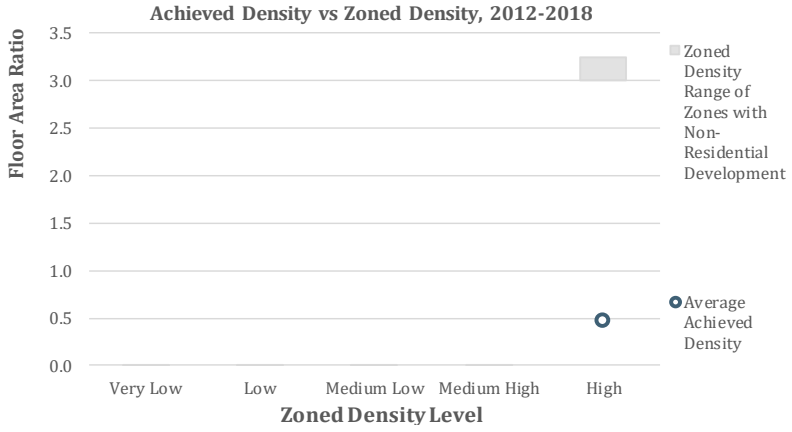
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
Not Applicable	**1.56%**	**Not Applicable**

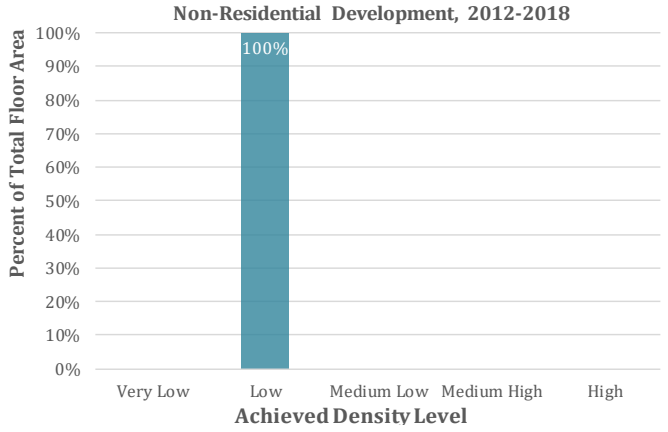
Since 2006, the total number of jobs in Skykomish grew by roughly 1.5%. There is no 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	5,227	2,450	**0.5**
	Total	**5,227**	**2,450**	**0.5**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	5,227	2,450	**0.5**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**5,227**	**2,450**	**0.5**



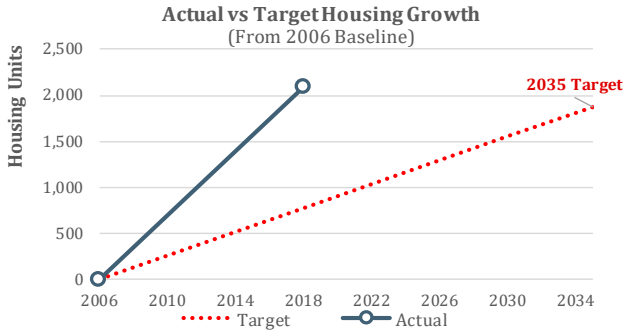


Skykomish - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Skykomish)

City of Snoqualmie

Housing Growth and Residential Development Trends



Snoqualmie Housing Growth Target: 2006-2035	1,873
2006 Estimated Housing Units	2,864
2018 Estimated Housing Units	4,951
Estimated Housing Growth	**2,087**
Remaining 2035 Target	**0**

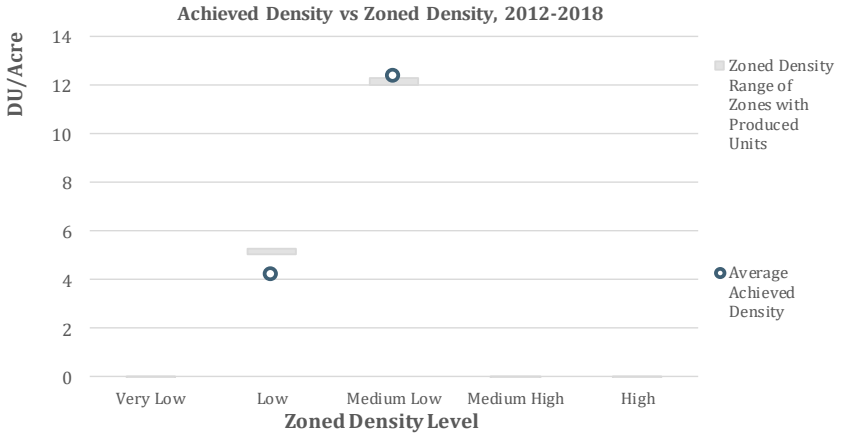
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
269.2%	**6.07%**	**Met Target**

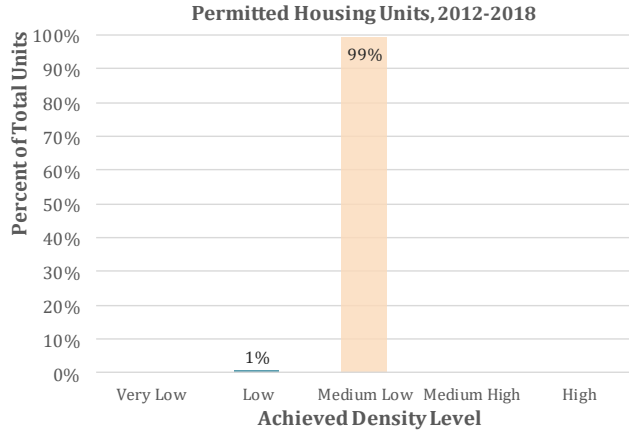
Since 2006, Snoqualmie has grown at 269% of the pace needed to achieve its 2035 housing growth target of 1,873 units. During this period, the total number of housing units in Snoqualmie grew by roughly 73%. Snoqualmie has achieved its 2035 housing growth target.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Low	4 - 10 du/acre	1.0	0.0	0.0	0.0	1.0	4	**4.1**
Medium Low	10 - 24 du/acre	52.0	0.0	0.0	0.0	52.0	640	**12.3**
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**52.9**	**0.0**	**0.0**	**0.0**	**52.9**	**644**	**12.2**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	0.0	0
Low	1.0	4
Medium Low	52.0	640
Medium High	0.0	0
High	0.0	0
Total	**52.9**	**644**

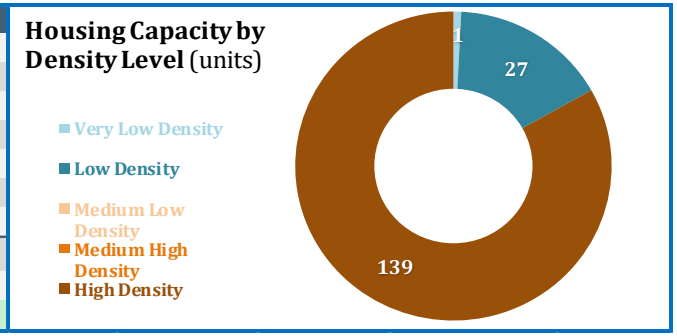




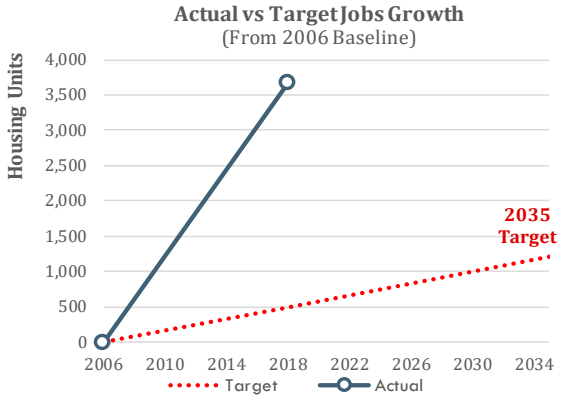
Snoqualmie - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.45	75.0% - 75.0%	6.67	0.2	1
	Redev Subtotal				0.03	75.0% - 75.0%	0.04	0.2	0
	Subtotal	79.30	34.58	0.00	4.47		6.71		**1**
Low Density	Vacant Subtotal				0.06	35.0% - 35.0%	0.31	4.2	1
	Redev Subtotal				1.17	35.0% - 35.0%	6.41	4.2	26
	Subtotal	12.63	11.01	0.00	1.22		6.72		**27**
Medium Low Density	Vacant Subtotal				0.00	1.0% - 1.0%	0.00	12.0 / 12.3	0
	Redev Subtotal				0.00	1.0% - 1.0%	0.00	12.0 / 12.3	0
	Subtotal	33.00	23.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	1.0% - 1.0%	0.00	25.0	0
	Redev Subtotal				0.00	1.0% - 1.0%	0.00	25.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.20	5.0% - 5.0%	1.07	130.0	139
	Redev Subtotal				0.00	5.0% - 5.0%	0.00	130.0	0
	Subtotal	1.34	0.00	0.00	0.20		1.07		**139**
All Zones	Vacant Total				4.70		8.05		142
	Redev Total				1.19		6.45		26
	Total	**126.27**	**68.59**	**0.00**	**5.90**		**14.50**		**168**

Capacity (units)	
Very Low Density Zones	1
Low Density Zones	27
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	139
Capacity in Pipeline	*204*
Total Capacity (Units)	**372**
Remaining Target (2018-2035)	0
Surplus/Deficit Capacity (Units)	**372**



Snoqualmie - Employment Growth and Commercial/Industrial Development Trends



Snoqualmie Jobs Growth Target: 2006-2035	1,218
2006 Jobs (PSRC)	2,004
2018 Jobs (PSRC)	5,688
Total Jobs Growth	**3,684**
Remaining 2035 Target	**0**

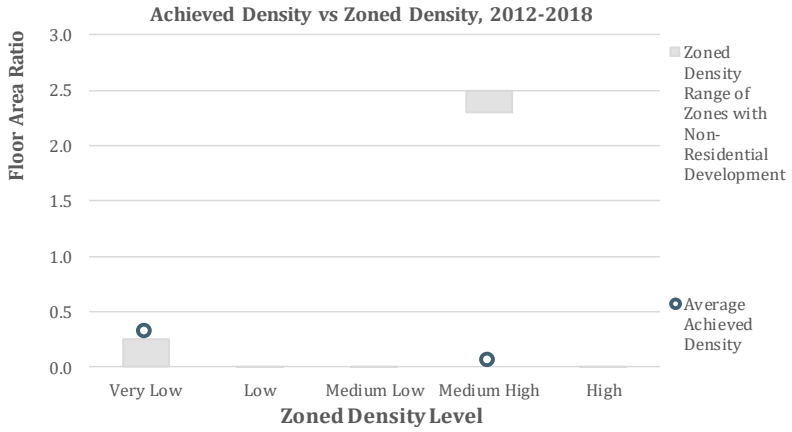
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
731.0%	**15.32%**	**Met Target**

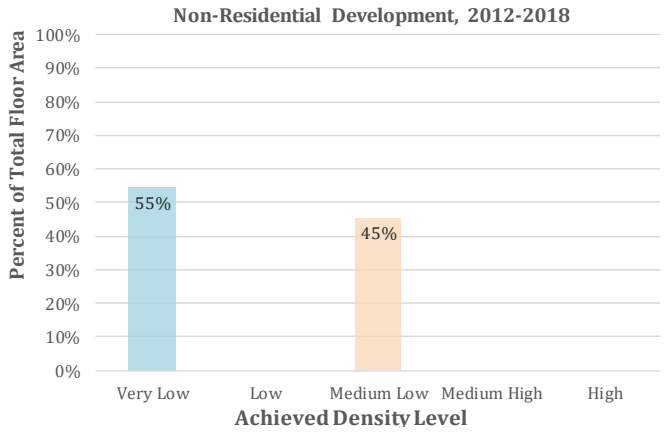
Since 2006, Snoqualmie has grown at 731% of the pace needed to achieve its 2035 jobs growth target of 1,218 units. During this period, the total number of jobs in Snoqualmie grew by roughly 184%. Snoqualmie has achieved its 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	3,819,208	1,239,861	**0.3**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	736,164	39,699	**0.1**
High	3.0 & up FAR	0	0	
	Total	**4,555,372**	**1,279,560**	**0.3**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	3,396,241	698,916	**0.2**
Low	0	0	**0.0**
Medium Low	1,159,131	580,644	**0.5**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**4,555,372**	**1,279,560**	**0.3**





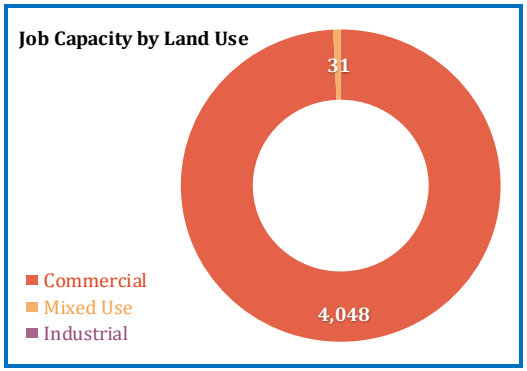
Snoqualmie - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	42.9	18.7	1.2	2.4	20.6	15% - 45%	11.1
Mixed Use	1.3	0.0	0.1	0.1	1.1	1% - 5%	1.1
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Non-Res Land Total	**44.2**	**18.7**	**1.3**	**3.2**	**26.9**		**12.2**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial*						
Vacant	0.45	0.25 / 0.40	0.00	0.16	300 / 490	3,978
Redevelopable	0.16	0.25 / 0.40	0.01	0.03	300 / 490	70
Commercial Total	**0.60**	**0.25 / 0.40**	**0.01**	**0.20**	**300 / 490**	**4,048**
Mixed-Use						
Vacant	0.05	0.25	0.00	0.01	300 / 400	31
Redevelopable	0.00	0.25	0.00	0.00	300 / 400	0
Mixed Use Total	**0.05**	**0.25**	**0.00**	**0.01**	**300 / 400**	**31**
Industrial						
Vacant	0.00	0.00	0.00	0.00	800	0
Redevelopable	0.00	0.00	0.00	0.00	800	0
Industrial Total	**0.00**	**0.00**	**0.00**	**0.00**	**800**	**0**
City Total						
Commercial	0.60	0.25 / 0.40	0.69	0.20	300 / 490	4,048
Mixed Use	0.05	0.25	0.91	0.01	300 / 400	31
Industrial	0.00	0.00	0.26	0.00	800	0
Job Capacity in Pipeline						*0*
City Total	**0.65**	**0.40**	**1.86**	**0.21**	**300 / 800**	**4,079**

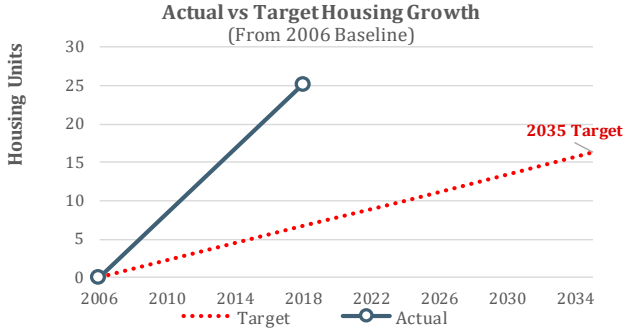
*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	3,633	89%
Low Density	446	11%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**4,079**
Remaining Target (2018-2035)		0
Surplus/Deficit Capacity (jobs)		**4,079**



Town of Yarrow Point

Housing Growth and Residential Development Trends



Yarrow Point Housing Growth Target: 2006-2035	16
2006 Estimated Housing Units	401
2018 Estimated Housing Units	426
Estimated Housing Growth	**25**
Remaining 2035 Target	**0**

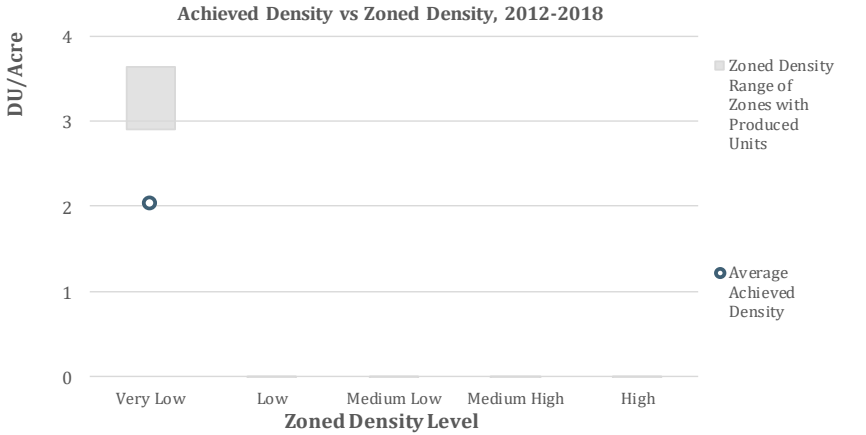
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
374.6%	**0.52%**	**Met Target**

Since 2006, Yarrow Point has grown at 375% of the pace needed to achieve its 2035 housing growth target of 16 units. During this period, the total number of housing units in Yarrow Point grew by roughly 6%. Yarrow Point has achieved its 2035 housing growth target.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	1.0	0.0	0.0	0.0	1.0	2	**2.0**
Low	4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium Low	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
	Total	**1.0**	**0.0**	**0.0**	**0.0**	**1.0**	**2**	**2.0**

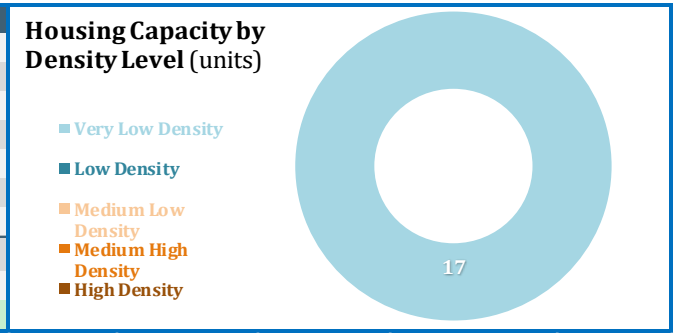
Achieved Density Level	Net Area (acres)	Total Units
Very Low	1.0	2
Low	0.0	0
Medium Low	0.0	0
Medium High	0.0	0
High	0.0	0
Total	**1.0**	**2**



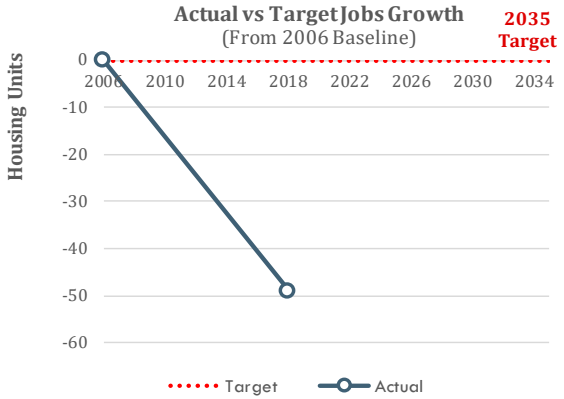
Yarrow Point - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	1.93	2.0 / 3.6	5
	Redev Subtotal				0.00	0.0% - 0.0%	8.67	2.0 / 3.6	12
	Subtotal	26.79	9.44	0.39	0.00		10.60		**17**
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Subtotal	0.00	0.00	0.00	0.00		0.00		**0**
All Zones	Vacant Total				0.00		1.93		5
	Redev Total				0.00		8.67		12
	Total	**26.79**	**9.44**	**0.39**	**0.00**		**10.60**		**17**

Capacity (units)	
Very Low Density Zones	17
Low Density Zones	0
Medium Low Density Zones	0
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	*0*
Total Capacity (Units)	**17**
Remaining Target (2018-2035)	0
Surplus/Deficit Capacity (Units)	**17**



Yarrow Point - Employment Growth and Commercial/Industrial Development Trends



Yarrow Point Jobs Growth Target: 2006-2035	0
2006 Jobs (PSRC)	109
2018 Jobs (PSRC)	60
Total Jobs Growth	**-49**
Remaining 2035 Target	**Not Applicable**

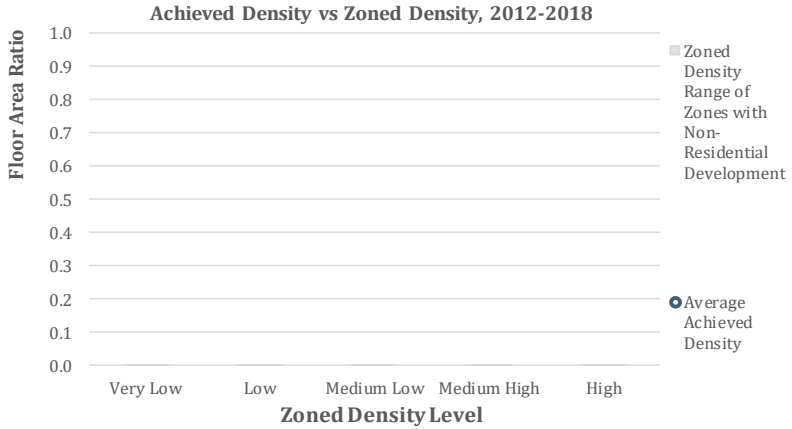
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
Not Applicable	**-3.75%**	**Not Applicable**

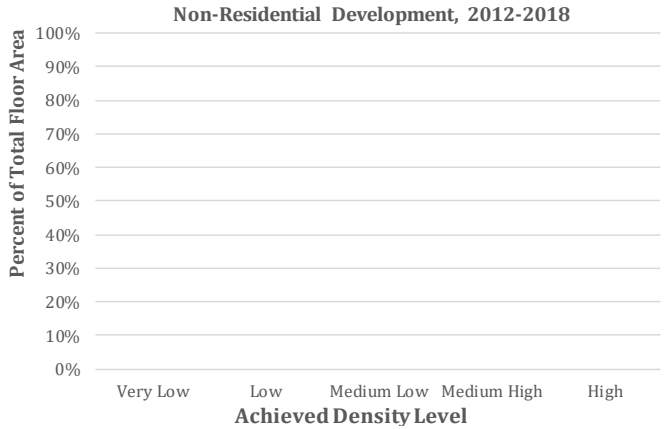
Since 2006, the total number of jobs in Yarrow Point grew by roughly -4%. There is no 2035 jobs growth target.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0	
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	0	0	
High	3.0 & up FAR	0	0	
	Total	**0**	**0**	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	**0.0**
Low	0	0	**0.0**
Medium Low	0	0	**0.0**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**0**	**0**	**0.0**





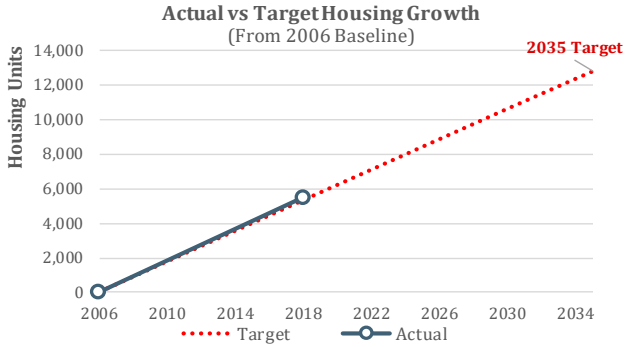
Yarrow Point - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Yarrow Point)

Urban Unincorporated Areas

Urban Unincorporated King County

Housing Growth and Residential Development Trends



Unincorporated King County Housing Growth Target: 2006-2035	12,837
2006 Estimated Housing Units	35,910
2018 Estimated Housing Units	41,408
Estimated Housing Growth	**5,498**
Remaining 2035 Target	7,339

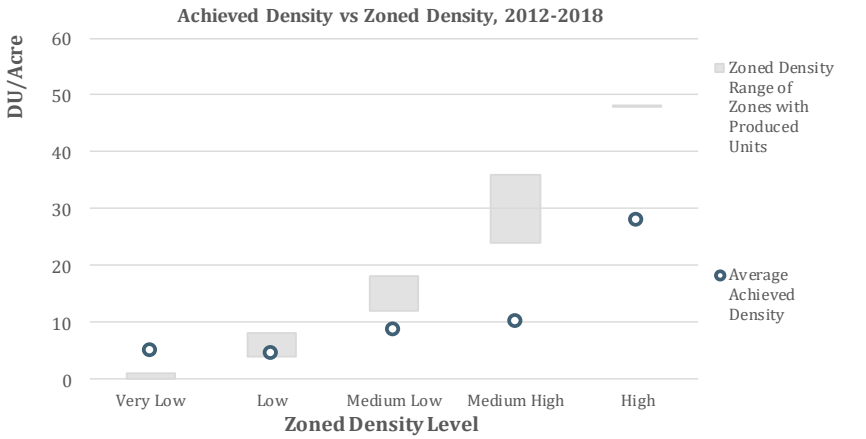
% of Pace Needed to Achieve 2035 Housing Growth Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
103.5%	1.28%	1.04%

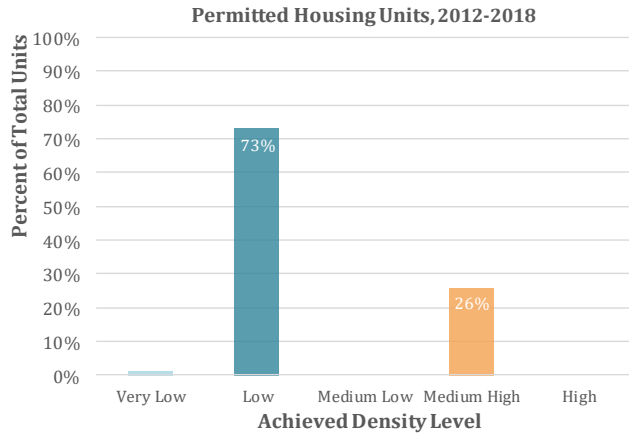
Since 2006, Unincorporated King County has grown at 104% of the pace needed to achieve its 2035 housing growth target of 12,837 units. During this period, the total number of housing units in Unincorporated King County grew by roughly 15%. At this current rate, Unincorporated King County is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	110.3	0.7	0.0	1.7	107.9	526	**4.9**
Low	4 - 10 du/acre	169.4	1.6	0.0	6.0	161.9	732	**4.5**
Medium Low	10 - 24 du/acre	25.9	0.0	0.0	1.9	24.0	208	**8.7**
Medium High	24 - 48 du/acre	17.9	0.0	0.0	0.0	17.9	179	**10.0**
High	48 & up du/acre	24.5	0.0	0.0	0.0	24.5	684	**27.9**
	Total	**348.1**	**2.3**	**0.0**	**9.6**	**336.2**	**2,329**	**6.9**

Achieved Density Level	Net Area (acres)	Total Units
Very Low	36.7	31
Low	286.1	1,699
Medium Low	0.0	0
Medium High	13.7	600
High	0.0	0
Total	**336.5**	**2,330**

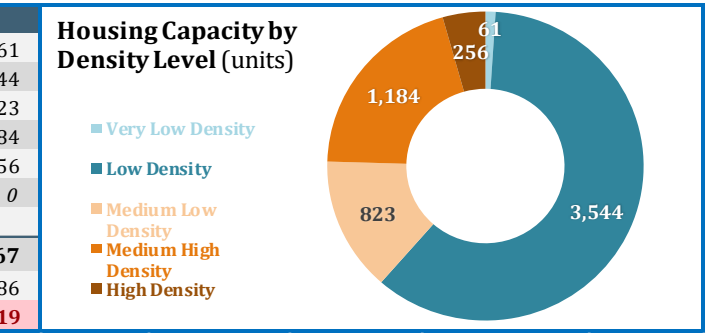




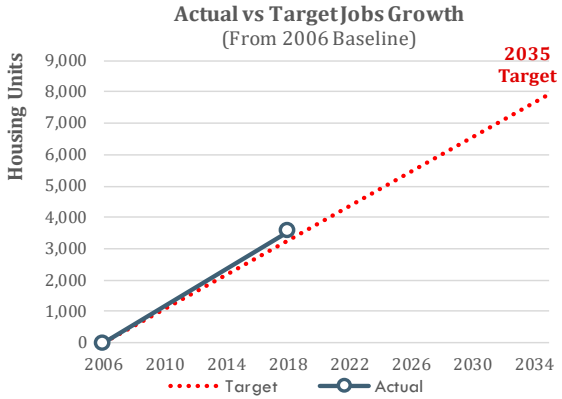
Urban Unincorporated - Residential Land Supply and Capacity

Assumed Density Level	Vacant/ Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				51.00	0.0% - 30.0%	79.67	0.1 / 2.6	55
	Redev Subtotal				9.60	0.0% - 30.0%	15.38	0.1 / 2.6	6
	Subtotal	1,525.40	324.80	221.72	60.59		95.05		**61**
Low Density	Vacant Subtotal				386.36	0.0% - 50.0%	565.97	4.3 / 8.9	2,962
	Redev Subtotal				91.45	0.0% - 50.0%	131.00	4.3 / 8.9	582
	Subtotal	1,062.80	499.00	139.37	477.81		696.97		**3,544**
Medium Low Density	Vacant Subtotal				4.94	7.0% - 30.0%	15.32	23.5	360
	Redev Subtotal				6.12	7.0% - 30.0%	19.89	23.5	462
	Subtotal	0.00	0.00	0.00	11.06		35.21		**823**
Medium High Density	Vacant Subtotal				4.70	0.0% - 50.0%	11.46	36.0 / 42.1	480
	Redev Subtotal				5.58	0.0% - 50.0%	16.76	36.0 / 42.1	703
	Subtotal	64.80	7.20	0.19	10.28		28.21		**1,184**
High Density	Vacant Subtotal				1.36	10.0% - 30.0%	4.61	49.0	226
	Redev Subtotal				0.20	10.0% - 30.0%	0.65	49.0	30
	Subtotal	0.00	0.00	0.00	1.56		5.26		**256**
All Zones	Vacant Total				448.36		677.03		4,084
	Redev Total				112.94		183.68		1,783
	Total	**2,653.00**	**831.00**	**361.27**	**561.30**		**860.71**		**5,867**

Capacity (units)	
Very Low Density Zones	61
Low Density Zones	3,544
Medium Low Density Zones	823
Medium High Density Zones	1,184
High Density Zones	256
Capacity in Pipeline	*0*
Total Capacity (Units)	**5,867**
Remaining Target (2018-2035)	17,586
Surplus/Deficit Capacity (Units)	**-11,719**



Urban Unincorporated - Employment Growth and Commercial/Industrial Development Trends



Unincorporated King County Jobs Growth Target: 2006-2035	7,900
2006 Jobs (PSRC)	12,843
2018 Jobs (PSRC)	16,400
Total Jobs Growth	**3,557**
Remaining 2035 Target	**4,343**

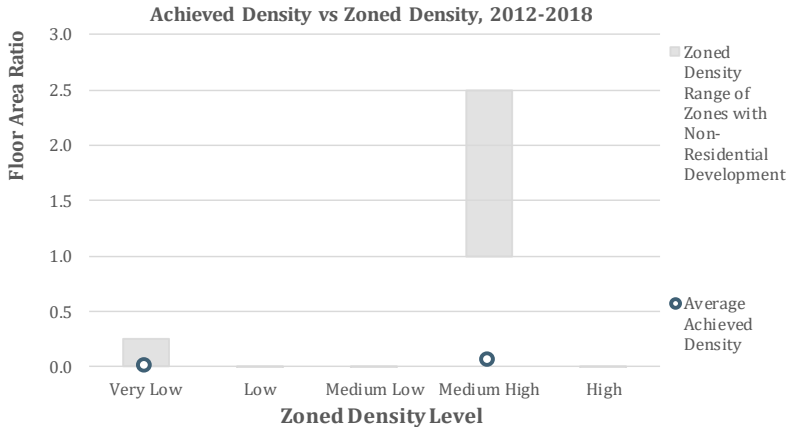
% of Pace Needed to Achieve 2035 Jobs Target	Annual 2006-2018 Growth Rate	Annual 2018-2035 Growth Rate Needed to Meet 2035 Target
108.8%	**2.31%**	**1.56%**

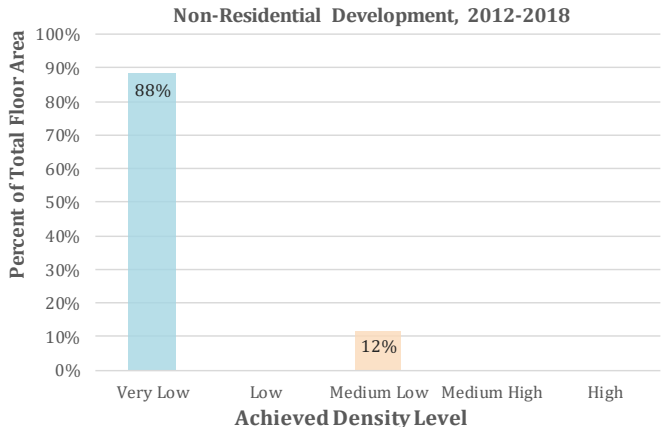
Since 2006, Unincorporated King County has grown at 109% of the pace needed to achieve its 2035 jobs growth target of 7,900 units. During this period, the total number of jobs in Unincorporated King County grew by roughly 28%. At this current rate, Unincorporated King County is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.6% to reach its remaining target by 2035.

Non-Residential Achieved Densities

Zoned Density (FAR)		Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	6,895,317	60,517	**0.0**
Low	0.35 - 0.5 FAR	0	0	
Medium Low	0.5 - 1.0 FAR	0	0	
Medium High	1.0 - 3.0 FAR	3,201,325	186,848	**0.1**
High	3.0 & up FAR	0	0	
	Total	**10,096,643**	**247,365**	**0.0**

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	10,059,293	218,390	**0.0**
Low	0	0	**0.0**
Medium Low	37,350	28,975	**0.8**
Medium High	0	0	**0.0**
High	0	0	**0.0**
Total	**10,096,643**	**247,365**	**0.0**



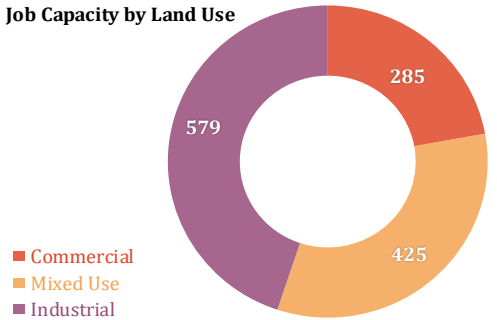


Urban Unincorporated - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
Vacant / Redev.							
Commercial	4.6	1.9	0.1	0.4	2.2	10% - 40%	1.6
Mixed Use	79.3	8.0	3.6	10.7	57.0	0% - 50%	40.1
Industrial	154.3	47.7	5.3	16.0	85.3	0% - 30%	72.8
Non-Res Land Total	**238.2**	**57.6**	**9.0**	**27.5**	**146.9**		**114.5**

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
Commercial						
Vacant	0.07	2.50	0.00	0.18	350 / 625	285
Redevelopable	0.00	2.50	0.00	0.00	350 / 625	0
Commercial Total	**0.07**	**2.50**	**0.00**	**0.18**	**350 / 625**	**285**
Mixed-Use						
Vacant	0.95	0.17 / 0.25	0.00	0.20	0 / 660	386
Redevelopable	0.79	0.17 / 0.25	0.18	0.02	0 / 660	39
Mixed Use Total	**1.75**	**0.17 / 0.25**	**0.18**	**0.22**	**0 / 660**	**425**
Industrial						
Vacant	1.12	0.25	0.00	0.28	0 / 1200	255
Redevelopable	2.05	0.25	0.13	0.38	0 / 1200	324
Industrial Total	**3.17**	**0.25**	**0.13**	**0.66**	**0 / 1200**	**579**
City Total						
Commercial	0.07	2.50	0.69	0.18	350 / 625	285
Mixed Use	1.75	0.17 / 0.25	0.91	0.22	0 / 660	425
Industrial	3.17	0.25	0.26	0.66	0 / 1200	579
Job Capacity in Pipeline						*0*
City Total	**4.99**	**0.17 / 2.50**	**1.86**	**1.06**	**0 / 1200**	**1,289**

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,004	78%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	285	22%
High Density	0	0%
Capacity in Pipeline		*0*
Total Capacity (jobs)		**1,289**
Remaining Target (2018-2035)		5,468
Surplus/Deficit Capacity (jobs)		**-4,179**



Technical Appendices

This section contains the guidance documents and methodologies provided to King County jurisdictions throughout this study.

4. Countywide Planning Policies, including capacity analysis and targets

Appendix A: Phase 1 Guidance - Achieved Density

4. Countywide Planning Policies, including capacity analysis and targets

King County 2020 Urban Growth Capacity Study
(Buildable Lands)
Guide for Local Government Reporting Template PART 1

This document describes the data reporting process and template for local governments in King County to use to report consolidated data and analysis results in compliance with the Review and Evaluation/Buildable Lands requirement of the Growth Management Act. Jurisdictions should send complete sections of the reporting template to Rebeccah Maskin, rmaskin@kingcounty.gov, at the King County Office of Performance, Strategy, and Budget, for inclusion in the 2020 Urban Growth Capacity Study (formerly Buildable Lands Report) to the State of Washington.

Standardized reporting is necessary to provide King County (and the state Legislature) with information that is comparable across jurisdictions, and that may be aggregated into a countywide evaluation report. King County and the cities will collaborate to draft a countywide report in 2020. That report will present jurisdiction-by-jurisdiction reporting of recent development and capacity, as well as summaries for the county and UGA as a whole and regional geographies. The template and guide include prompts for standardized technical documentation, which is crucial to making the Buildable Lands analyses both transparent and defensible to public officials, major stakeholders, and the public. An interjurisdictional group of planning and technical staff reviewed the Local Government Reporting Template and Guide in 2019 for both its content and format.

Under the current schedule, data reporting for the 2020 report will be phased over 2019. Reporting for Part 1 should be completed and submitted back to King County by June 1st, 2019. Part 2 will be sent out in mid-2019. Data will be reviewed and compiled by King County staff in coordination with local planning staff on the Interjurisdictional Team, and sent back to cities for review, in late fall 2019.

For staff that has worked on buildable lands reports in the past, this cycle's reporting will be different, particularly for residential development. The King County GIS Center is completing an initial analysis of residential development over the reporting period (2012-18) that aims to provide the bulk of residential reporting data. Cities will review this data, adding local detail from permits or development plans, to accurately calculate achieved densities over the reporting period. The GIS analysis, and further instructions, will be sent out after this guide, in March 2019.

This guidance is organized into two parts covering the three major questions the Urban Growth Capacity Study answers. Part 1 will cover reporting on the first question. Part 2 will cover the second and third questions, and will follow Part 1 reporting. The parts and their different sections are:

PART 1:

- ***I. Are Zoned Densities Being Achieved?***
  - ***A. Achieved Densities 2012-2018 (Reporting Tables 1-7)***
  - ***B. Achieved Density Documentation and Background (Reporting Tables 8-10)***

PART 2:

- ***II. Are Growth Targets Being Met?***
  - ***A. Demand for Development: Remaining Growth Targets***
- ***III. Is there Sufficient Capacity for Remaining Growth Targets?***
  - ***A. Land Supply and Capacity Inventory***

The template tables in the Excel workbook that accompanies this document are to be filled in by all jurisdictions, and returned to King County.[1]
This document describes these template tables and instructs on how to fill out the template and provide documentation on data sources and methodology.
Not all tables will apply to every jurisdiction. Tables for data that are not relevant to local situations should be labeled to indicate "not applicable," with justification, e.g., "No multifamily development during reporting period."

Thank you for your assistance in completing the reporting template!

[1]Please email completed reporting documents to rmaskin@kingcounty.gov. If electronic submission is not possible, please contact Rebeccah Maskin at 206-263-0380.

I. Are Zoned Densities Being Achieved?

A. Measuring Achieved Densities (2012-2018)

Background

Section IA consists of Tables 1-6, and collects data on residential and non-residential development activity for the full 6-year review and evaluation period (2012-2018).[2] This data will come from a parcel-based analysis described below, and building permits for new development between 2012 and 2018. After compiling development data from the parcel-based analysis and building permits, residential units, square footage built, and net land area are aggregated by zone, and the densities achieved over the review period are calculated. These densities will be used in Part 2 to calculate capacity of developable land.

Local reporting on residential data has two steps: 1.) reviewing and supplementing a parcel-based analysis of new residential development, and 2.) reporting on any additional development permitted during the review period. The parcel-based analysis is the starting place for residential data collection in the Urban Growth Capacity Study. It was designed to replace the majority of plat and permit reporting by identifying new residential development on parcels that changed boundaries or added residential units 2012-2018. Permit reporting on single family and multifamily/mixed-use development may still be necessary for developments not identified in the parcel-based analysis data, and to review or supplement the parcel-based analysis with project data (for example, non-buildable critical areas area).

New non-residential development will be addressed through permit reporting.

Any reporting on permitted development should capture new residential units or non-residential space that came online between January 1st, 2012 and December 31st, 2018. Permits finaled or completed between these dates provide the best estimate of completed development. If your jurisdiction does not uniformly track completed permits, issued permits may be used, so long as the development was demonstrably completed between 2012 and 2018. Please document the basis for how permits are selected to cover the review period.

How to fill out the tables

Table 1 should be filled in with zone level data, summarized from the parcel-based analysis. The forthcoming parcel-based analysis packet will contain tables and maps of plat and parcel level (identified by parcel identification number (PIN)) development over the review period. Your review of the gross development area and residential units developed, and the provision of any constrained critical areas data, is essential for accurately estimating the net density achieved by recent development.

Because the source for this analysis is parcel data, public right-of-way, tract parcels, open water, and additional public purpose parcels commonly found in formal plats, have already been removed from the "gross" development site area presented in this analysis. However, additional constrained critical areas outside of tract or public purpose parcels need to be reported, so that they can be removed from the gross site area to calculate the net buildable area. For short plats or other residential development identified in the parcel-based analysis, constrained areas of developed parcels (for example, private roads or retention ponds), in addition to critical areas, *may* need to be reported to subtract from the gross site area.

A general flow for review the parcel-based analysis follows below. More specific instructions will be included with the parcel-based analysis when it is sent in March.

[2] Countywide analysis requires consistency across jurisdictions on the time frame of the development history data. Time frames for growth monitoring activities by individual jurisdictions will vary, based on the adoption date of comprehensive plans and other factors.

1. Review the parcel-based analysis for location, number of units built, and gross site area to verify the amount and location of development over the review period.
    a. The analysis is grouped by plat or parcel PIN.
    b. Shapefiles of the identified parcels are also available.
    c. Review the preliminary achieved densities, unit totals, or locations for anomalies (e.g., a density much higher or lower than expected for its zone)
    d. Correct any of the raw data in the parcel-based analysis (e.g., number of units, gross site area).
    e. If the parcel-based analysis captures development that should not be included (because it did not happen during the review period, or did not add residential units), note the parcels affected, and exclude that development from the reporting in Table 1.
2. Identify if there are other significant developments not included in the parcel analysis, from permit or other development sources.
    a. Add the number of units, gross site area, critical areas, public purpose area, right-of-way area, to the parcel-based analysis via Tables 2 and 3. Instructions follow Table 1 below.
3. Sum the number of residential units and gross area by zone and enter it into Table 1, columns A and B.
4. Calculate the square footage of constrained critical areas on developed plats/parcels included in the parcel-based analysis. Sum by zone and add to column C in Table 1.
5. Calculate the square footage of any other constrained area for developed parcels included in the parcel-based analysis, Sum by zone and add to the "D" columns in Table 1.
    a. Only complete this step as necessary. You do not need to compute public right-of-way and tract parcels that were already removed from the gross area as a part of the parcel-based analysis. Just include any additional constrained areas. Be mindful of short plats or subdivisions that might have private roads or environmentally constrained areas outside of tract parcels.
    b. "Public Purpose Area" refers to drainage/retention areas, open space, or other public facilities, outside of tract parcels.
6. If the zone has mixed-use development, please indicate "yes" in the "mixed-use development" column.
    a. Reporting on the share of mixed use development in residential/non-residential use will be captured the non-residential permit analysis in Table 6.

If the parcel-based analysis does not serve as a helpful starting point for reporting residential development accurately, please contact rmaskin@kingcounty.gov.

Table 1: Residential Parcel-based Analysis Summary

	A	B	C	D1	D2	E		
Zone	**2012-18 Developed Gross Site Area**	**2012-18 Developed Parcel Units**	**Critical Areas**	**Public Purpose Area**	**Right-of-way Area**	**Net Buildable Area**	**Achieved Density**	**Mixed-use Development?**
	Sq Ft	DU	Sq Ft	Sq Ft	Sq Ft	Acres	DU/acre	Y/N
	Summed from parcel-based analysis	Summed from parcel-based analysis	*REPORT HERE*	*REPORT HERE*	*REPORT HERE*	*Calculated:* (A-(C+Ds))/ 43,560	*Calculated: B/E*	

Tables 2 and 3 collect single family and multifamily/mixed-use residential projects, additional to the parcel-based analysis. Use these tables to document development not captured in the parcel-based analysis. Please report new units by zone, gross area from the developed parcels, critical areas, and other public purpose and right-of-way area. Reporting should be by year, by zone when possible.

Table 2: Single-Family Residential Building Permits*

		A	B1	B2	B3	C	D	
Zone	**Permit Year**	**Gross Area**	**Critical Areas**	**Public Purpose Area**	**Right-of-way Area**	**Net Buildable Area****	**Number Units**	**Achieved Density**
		Gross site Acres	Acres	Acres	Acres	Acres (calculated: A-(B1+B2+B3))	DUs	DUs/Acre (calculated: D/C)
Document permit data sources used here.								

* Each line in this table should represent all permits issued in a single year in a zone.
** Net buildable area equals parcel area, less critical areas and other constrained area. Be mindful of short plats and parcel subdivisions with right of way or other public purpose easements. These areas should be removed from the net buildable area.

Table 3 is for reporting on multifamily and mixed-use development. Reporting on multifamily permits is similar to reporting on single family development in Table 2. Mixed-use development refers to developments with both residential and non-residential components, and reporting requires a few more steps:

- Report only on the residential portions of mixed-use development here; non-residential portions will be captured in Table 6.
- To identify a mixed use project, mark "Yes" in the "Mixed-use Project" column.
- To assist with calculating mixed-use capacity later on, it is important to report the share of residential development in the mixed-use development in column A of Table 3.
    - Calculate this by dividing the total built square footage (floor area) of the mixed-use development by the amount of built square feet in residential use.
    - When totaling the development floor area for a mixed-use development, do not include the area of parking structures, public plazas or other amenity spaces in the gross or net floor area/built square feet.
    - It's ok if development is captured in the parcel-based analysis and does not appear in Table 3. The non-residential share will be captured in Table 6.

This table is designed to calculate achieved density in dwelling units per acre. If your city regulates density by Floor Area Ratio (FAR), instead of reporting dwelling units in column E, report the amount of residential floor area constructed, and convert the net buildable area acreage to square feet. Indicate the use of FAR densities in the table documentation.

Table 3: Multifamily Building Permits, Including Residential Portions of Mixed-Use Projects

				A	B	C1	C2	C3	D	E	
Zone	**Permit Year**	**Project Name**	**Mixed-use Project**	**% of Mixed-use in Residential**	**Gross Area**	**Critical Areas**	**Public Purpose Area**	**Right-of-way Area**	**Net Buildable Area**	**Number Units**	**Achieved Density**
		(If applic.)	Y/N	%	Acres	Acres	Acres	Acres	Acres (calc'd: B-(C1+C2+C3))	DUs	DUs/Acre (calc'd: E/D)
Document permit data sources or FAR densities used here.											

Table 4 tallies demolitions, plus accessory dwelling units (ADUs) and conversions. For projects adding units through ADUs or conversion, include the number of units already existing on the parcel and the parcel area, to calculate an achieved density for these types of developments. For demolitions, report the number of units demolished, where no replacement or additional units were constructed.

Table 4: Other New Units and Demolitions*

	A	B	C	D		E	
Zone	**Number of ADUs**	**Number of Units Added through Conversion**	**Pre-existing Units**	**Parcel Area**	**ADU/Convert Achieved Density**	**Number of Demolished Units**	**Net Other New Units**
			For ADUs and Conversions	For ADUs and Conversions	DUs/Acre (calc'd: [A+B+C]/D)		Calc'd: A + B - E

* Each line in this table represents all permits completed in a zone, single year.

Table 5 summarizes the permit data and parcel-based analysis (Tables 1, 2, and 3), and calculates achieved density in each zone.

Table 5: Residential Achieved Densities—Consolidation by Zone*

	A	B	
Zone	**Total Residential Units**	**Total Net Buildable Area**	**Overall Achieved Density**
	Table 1 column B + Table 2 column D + Table 3 column E	Table 1 column E + Table 2 column C + Table 3 column D	A/B

* Aggregate by zone for all years

Table 6 reports data on building permits for employment-based uses by zoning type, including the non-residential components of mixed-use development. The types of uses to include in this table are commercial and industrial developments where employees are located, and are broadly referred to as "commercial" or "non-residential," for simplicity. This includes developments on publicly owned lands, so long as they are employment sites (like a school or office building). Do not report on any tenant improvements or temporary/moveable structures. "Mixed-use" developments include residential and non-residential components. Commercial developments with different non-residential uses (e.g., a hotel and office), are not counted as mixed-use developments.

Purely commercial or industrial developments should be reported by zone, by year, with the gross parcel/site area of the development, constrained critical areas, right-of-way, and public purpose areas, and floor area (the built square footage) of the development. Do not include parking structures, plazas, or amenity spaces as built floor area. The floor area ratio (FAR) is the measure of non-residential density, and is calculated from the floor area and the net site area fields. It expresses the ratio of the amount of built space to the area of the site/parcel.

Mixed-use development requires additional reporting on the portion of development in non-residential use. For mixed-use developments:

- To identify a mixed use project, mark "Yes" in the "Mixed-use Project" column.
- Report the total built square feet for the project in column F1
- Report the non-residential built square feet for the project in column F2
- To assist future mixed-use capacity calculation, report the share of commercial development in the mixed-use development in column A.
    - Divide the total built floor area (F1) of the mixed-use development by the amount of built square feet in commercial use (F2).

Table 6: Commercial and Industrial Building Permits, Including Commercial Portions of Mixed-use Projects

				A	B	C1	C2	C3	D	E	F1	F2	
Zone	**Permit Year**	**Project Name**	**Mixed-use Project**	**% of Mixed-use in Commercial**	**Gross Site Area**	**Critical Areas**	**Public Purpose Area**	**Right-of-way Area**	**Net Site Area**	**Net Site Area**	**MU Floor Area**	**Commercial Floor Area**	**Achieved FAR**
		(If applic.)	Y/N	Calc'd: F2/F1	Acres	Acres	Acres	Acres	Acres (calc'd: B-(C1+C2+C3))	Sq. Ft. (calc'd: D* 640)	Sq. Ft. (MU dev. Only)	Sq. Ft.	Calc'd: F2/E
Document permit data sources used here.													

Table 7 consolidates the annual or project level data from Table 6 by zone. Simply sum the built floor area and net site area from Table 6 by zone to calculate the achieved density for each zone, expressed in floor area ratio (FAR).

Table 7: Non-residential Achieved Densities—Consolidation by Zone*

	A	B	
Zone	**Total Floor Area**	**Total Net Site area**	**Overall Achieved Density (FAR)**
	Table 6, column F2	Table 6, column E	A/B

B. Achieved Density Documentation and Background

Background

Section IA presented data on recent development activity, particularly achieved densities averaged across the six-year review period. Section IB provides a space for further analysis of achieved densities to consider a range of factors responsible for the densities achieved. The objective is to consider on the causes leading to the densities achieved in preparation for Part 2 reporting, where "assumed" densities are selected to apply to vacant and redevelopable land to calculate remaining capacity.

This section provides a space to reflect on the densities achieved in each zone, whether they approximate expected densities, and why they may not.

Buildable lands legislation now requires jurisdictions to review their development regulations for changes during the evaluation period that have significantly affected the supply of developable land (either positively or negatively). Additionally, cities must account for circumstances where zoned densities are not achieved during the evaluation period. Non-achievement of zoned densities may necessitate the adoption of reasonable measures in 2023 comprehensive plans. These requirements will be addressed in Part 2 of reporting, but the context behind the achieved densities will be collected while it is freshly in mind.

How to fill out the tables

For Tables 8 and 9, for each zone, enter the achieved densities (from Tables 5 and 7), or for zones where no development occurred during the review period, enter "0" for achieved density. Then, use the documentation space to supply any information documenting or exploring factors responsible for the achieved density. Is the density higher or lower than expected? Have there been significant recent changes in the zone? Provide any qualitative or quantitative data that helps contextualize the densities achieved.

The following describes some factors that can influence achieved densities.

Inadequate Density Data

Some zones may have had little or no development activity during the review period. If no activity occurred, there is no direct data from which to project future densities. In these situations, describe why development has not occurred. In Part 2 of reporting, when it's time to select an assumed density, development in other similar land use categories, including similar zones from other cities, analysis of not-yet-built development projects, and assumptions from code, can help inform assumed densities. It may be helpful to note these any of these data points at this time.

Planned Development

Issued permits, preliminary plats, or developer agreements for permitted or under-construction development that will come online after the end of the review period (12/31/18) can provide a fuller story of development within a zone. Do these types of development add any detail to the achieved density of a zone? Summary analysis of data on planned development can be provided now.

Changes in Regulations

In several jurisdictions, significant changes to zoning and other land use regulations, like rezones, upzones, changes to setbacks or impervious surface requirements, occurred during the review period. The impacts of such changes will likely be reflected, in part, in the density trends analysis. Note whether any of these circumstances affecting achieved densities apply over the review period.

Shifting Jurisdiction

For cities that annexed large areas during the review period (2012-2018), a significant number of the development projects included Section 1 tables may have been approved under King County's jurisdiction. The type and density of development approved by the county may not be representative of what is likely to occur under municipal jurisdiction in these areas. Density findings that show significant differences between county and city approved development may support alternative future assumptions about the capacity of land that is now incorporated.

Infrastructure Gaps and Limitations

Limited infrastructure availability may keep densities low in the foreseeable future, despite zoning that allows for higher densities. In most cases, this will be reflected in the achieved density data. Alternatively, infrastructure deficits that may have depressed achievable densities during the review period, may be resolved in the near future, allowing for higher density development within the planning horizon. Note if these circumstances apply.

Table 8: Document Achieved Residential Densities

Zone	Achieved DUs/Acre	Reasons/Documentation
	From Table 5	Add any footnotes from Tables 1-5, and any supplemental documentation on the densities achieved in each zone.

Table 9: Document Achieved Non-Residential Densities

Zone	Achieved FAR	Reasons/Documentation
	From Table 7	Add any footnotes from Table 6-7, and any supplemental documentation on the densities achieved in each zone.

Table 10 is similar in intent as tables 8 and 9, but examines the split of uses in zones allowing mixed-use development. Are certain zones experiencing more residential or commercial development than expected? Is mixed-use development tilted towards one use? Have development regulations only recently allowed mixed use? Report any qualitative or quantitative data to describe your city's outcomes.

Table 10: Achieved Shares of Residential and Commercial Development in Mixed-use Zones

Zoning	Achieved % of Floor Area Developed Residential	Achieved % of Floor Area Developed Commercial	Reasons/Documentation for Mixed-use Use Splits
Zones w/ Mixed-use dev. only	calculated: *1- Table 6 column A*	From Table 6 column A	

Appendix B: Phase 2 Guidance - Land Supply

4. Countywide Planning Policies, including capacity analysis and targets

2020 King County Urban Growth Capacity Study
Phase 2 Guidance

I. Overview of the Urban Growth Capacity Study

The Urban Growth Capacity Study, also known as "buildable lands," is a collaboration between cities and King County to analyze recent land use development trends, and to compare those trends to comprehensive plans and growth targets, providing meaningful information on development and capacity for updating growth targets and comprehensive plans. King County coordinates the development of the report, and each city provides and a standardized set development data for their jurisdiction. In phase one of data collection, earlier in 2019, cities collected data on recent development 2012-18, in an effort to determine the zone-based achieved development densities. In phase two of data collection, cities and King County will review their urban land area to identify the supply developable land available over the next 20 years. This document will guide planners and analysts through that process. Phase three of data collection will take place in early 2020 and focus on calculating capacity and new requirements of the buildable lands process.

II. Purpose of Data Collection Phase 2

Phase one of data collection for the Urban Growth Capacity Study focused on calculating the achieved densities of recent development. Phase two will identify developable vacant and redevelopable lands to combine with the achieved density data to ultimately calculate capacity. Phase two also concerns the quantification of the planned density for each zone in your jurisdiction, to understand whether densities are being achieved as planned. Planned densities also help determine whether developable land is redevelopable or not. Planned densities are different from *achieved* densities (calculated in phase 1), in that they are expected densities based on your jurisdiction's code and development regulations. Planned densities will be detailed further in section III below.

This guidance will help you define vacant and redevelopable developable land, and identify the densities being planned for in each zone. Your task is then to use those definitions to quantify developable land and report planned densities. In the following sections we'll describe the details for the types of data to provide to complete phase two of data collection.

Ideally, you'll submit GIS-based zone- or parcel-level data identifying developable residential and non-residential land, and tabular data expressing the planned densities for each zone in your jurisdiction. Tables of data, in lieu of GIS data may be submitted as a last resort. If you do not have GIS to assist in this exercise, King County has resources available to support your efforts. Don't hesitate to request technical support by contacting Rebeccah Maskin, rmaskin@kingcounty.gov or 206-263-0380.

King County is requesting Phase two data to be returned by January 7, 2020.

III. Planned Density Reporting

Planned densities are collected for two reasons. First, as a part of new requirements to the GMA buildable lands statute[1] passed by the State Legislature in 2017, King County jurisdictions are now required to evaluate whether planned densities are being achieved in the 2020 Urban Growth Capacity Study. Achieved densities (evaluated in Phase one reporting) will be compared to planned densities to as one indicator of whether development is occurring as planned.

[1] RCW 36.70A.215

Second, planned densities are used in the identification of redevelopable lands. Since the 2007 Buildable Lands Report, King County has recommended jurisdictions identify redevelopable lands by comparing the existing density of development to its planned, or potential, density, particularly for residential and mixed use lands.

A planned density should be reported for each zone where people live or work in your jurisdiction. The next section will describe how King County is defining "planned densities."

Defining Planned Densities

For the Urban Growth Capacity Study, **planned densities will be defined as the "as-of-right" density granted by code for each zone, that is the maximum allowed density without any bonus or incentive density**. In many communities, residential densities are defined in dwelling units per acre (DU/acre) or by minimum lot size, while non-residential zones use development regulations or Floor Area Ratio (FAR) to define the allowed density. The following sections describe selecting or calculating DU/acre and FAR for each zone. While this guidance will provide instructions for relatively precise calculations, these should be reviewed with your professional judgement for the intent of your comprehensive plan and implementing code.

Residential Densities

For this analysis, we are requesting residential planned densities to be reported in terms of dwelling units per acre (DU/acre), unless your jurisdiction solely uses FAR to define density. Some jurisdictions use minimum lot sizes to define residential densities, particularly in single-family zones. Minimum lot sizes can easily be converted to DU/acre by dividing 43,560 square feet (one acre) by the minimum lot size. The result is the maximum dwelling units/acre allowed. Residential densities for mixed use zones should also be supplied.

Non-residential Densities

Densities in commercial and industrial zones are less frequently defined as explicitly as residential zones, typically relying on bulk, height, and use regulations to define the size or density of a development. Some jurisdictions have used floor area ratio (FAR) to define the density of non-residential development, and this is what is requested for non-residential planned density reporting. If your jurisdiction does not use FAR to define density, Table 1a in the data reporting tables template is a "FAR calculator" table and instructions to assist in determining a FAR-based density. Please provide non-residential densities for mixed use zones as well as residential densities.

Planned Density Template Table

Planned density data should be reported in Table 1: Planned Densities, which has the following format:

	Select:						Optional Fields (to assist with density calculation)						
Zone	Residential	Non-Residential	Mixed-use	Other	DU/acre	FAR	Minimum Lot Size	Maximum Height	Estimated Stories	Maximum Lot Coverage	Front Setback	Rear Setback	Side Setbacks

The following table describes the reporting table with field-level definitions and instructions for completing the table. Note that the optional fields duplicate fields in the FAR calculator. Store the values

used in the FAR calculator in Table 1, or by duplicating the FAR calculator in that tab of the template spreadsheet.

	Zone	Zone name/ID. Include all zones where people live and/or work
Select:	Residential	Characterize the zone by its dominant use, mark with an "x"
	Non-Residential	
	Mixed-use	
	Other	
	DU/acre	Where residential development is allowed, fill in the as-of-right maximum density allowed, per the guidance, in dwelling units per acre
	FAR	Where non-residential development is allowed, fill in the as-of-right maximum density allowed, per the guidance, in FAR. Use the following optional fields or the FAR calculator, as needed.
Optional Fields (to assist with density calculation)	Minimum Lot Size	Residential zones in particular. To convert to dwelling units per acre, divide the minimum lot size by 43,560.
	Maximum Height	Non-residential zones; maximum building height allowed in zone. Estimate a maximum height if "unlimited," not specified, or site specific.
	Estimated Stories	Non-residential zones; estimate from the maximum height. A rule of thumb to approximate: divide by 10 and round down (e.g, 35' = ~3 stories).
	Maximum Lot Coverage	Non-residential zones; as a percentage expressed in code as maximum lot coverage, impervious surface coverage, or a maximum building size/development site (if 1 story only)
	Front Setback	Non-residential zones, in feet
	Rear Setback	Non-residential zones, in feet
	Side Setbacks	Non-residential zones, in feet

IV. Developable Land Supply Reporting

This portion of the analysis involves a jurisdiction-wide scan to quantify all land available for residential or commercial/industrial development for the next 20-year planning period. "Land supply" is the phrase used to refer to an inventory of land "suitable for development." Land supply inventories for each jurisdiction should strive for a snapshot of land with development potential as of January 2019, approximating the end of the most recent evaluation period (2012-2018). The land supply includes vacant and redevelopable lands

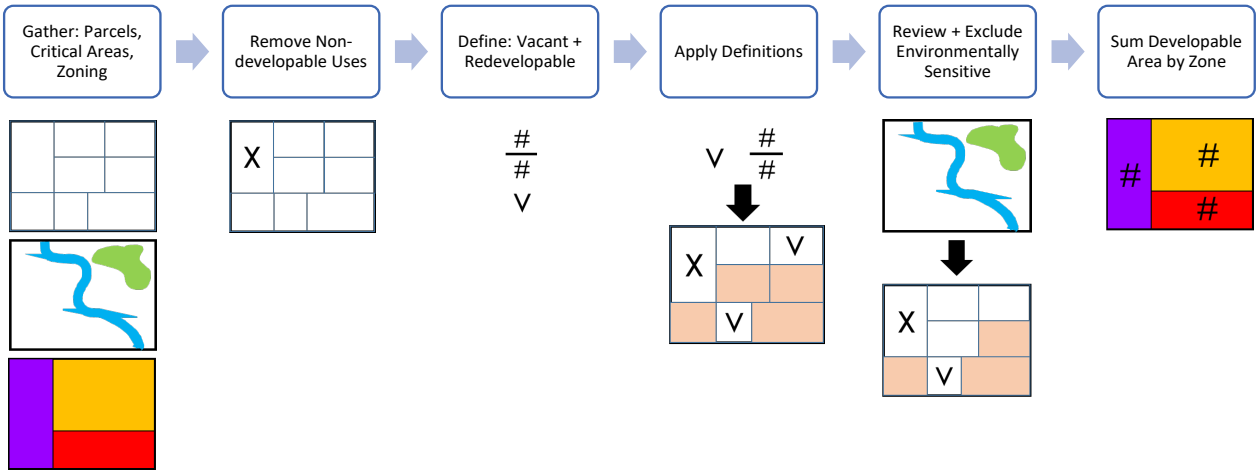
To quantify the developable land supply, jurisdictions will:

- Assemble necessary data for the entire jurisdiction, including parcel/assessor data, critical areas, and zoning.
- Define vacant and developable lands using a density and/or value threshold,
- Exclude land uses or parcels that are unlikely to develop for categorical reasons (e.g., parks, schools, public facilities, other institutions),
- Apply vacant and redevelopable land definitions to the parcel data,
- Review and refine the resulting developable land supply,
- Remove area for environmentally sensitive lands,

4. Countywide Planning Policies, including capacity analysis and targets

- Screen for infrastructure gaps, and
- Summarize developable land supply by zone.

The graphic below illustrates the process:



Later on in Phase 3 of data collection, cities will discount lands for area deductions for right-of-way and public purpose uses and apply a "market factor," to quantify capacity for housing and employment.

Data Needs for Identifying Developable Land Supply

King County has supplied cities with a data package including a shapefile and spreadsheet of parcel and assessor data that contains land use, existing development, area, and valuation data. Cities should supply their own zoning and critical areas data to relate to the parcel data. Planned densities from Section II should also be related to the data for use in determining if land is redevelopable. More information on defining redevelopment and vacant land thresholds follows below.

Parcel Data

Parcel data comes from the King County Assessor. It was downloaded in September 2019, to account for lag in data transmission, and approximates valuation and development on the ground in January 2019. This data source was selected because it is comprehensive and relatively consistent across the county, but cities should feel free to supplement it with their own data, if it improves accuracy. King County has related tables from the assessor database and selected fields that will be helpful for the land supply analysis. A field dictionary was included with the initial guidance email and data package. Data fields in the spreadsheet include: (a * indicates key data fields and blue text indicates calculated fields):

Major
Minor
PIN*
Jurisdiction
PropName

PlatName
Owner
SqFtLot*
PresentUseCode
PresentUse*

CurrentZoning*
PropType*
LandValue*
ImpValue*
ILR*

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SFunits
CondoUnits
AptUnits
TotalResUnits*
ResDensity*
BldgGrossSqFt*
FARexist*
YrBuilt
Address
CondoFlag*

VacantFlag*
WaterSystem
SewerSystem
Access
TidelandShoreland
PowerLines
Contamination
ErosionHazard
HundredYrFloodPlain
SeismicHazard

LandslideHazard
SteepSlopeHazard
Stream
Wetland
SpeciesOfConcern
SensitiveAreaTract
ParcelGroup*
EconomicUnitName
EconomicUnitPart
EconomicUnitParcelList

To join the assessor data table to the parcel shapefile, use the PIN (parcel identification number) field. If you do not have staffing capacity to perform GIS analysis, please contact King County staff for assistance.

Zoning Data

While a zoning field is present in the parcel data, the value may not be the most current zoning for your jurisdiction. It is recommended that you overlay the parcel data with your current zoning to ensure that each parcel is related to the correct zone. While the parcel data represents early 2019, the zoning used should be the most current and forward looking as possible to reflect a truer picture of future development capacity over the planning period.

Critical Areas Data

Jurisdictions must deduct land from the set of potentially developable parcels that is constrained by environmentally sensitive areas. Environmental features associated with critical areas include wetlands, streams and other water bodies, steep slopes, geologic hazards, shoreline buffers and other features identified in a jurisdiction's update critical areas ordinance or other regulations. Ideally, jurisdictions maintain their own critical areas GIS data, and this should be used in the analysis. As a fallback for some areas of the county, cities may rely on critical areas GIS data provided by King County or state agencies. The parcel data also contains several fields that cities may be used as a backup for critical areas.

Uses to Exclude from Analysis

Certain development types or land uses should be removed from consideration as developable land supply. These include: public lands and facilities, religious institutions, cemeteries, golf courses, schools, landfills and quarries, railroads and utilities, and other miscellaneous institutional uses. These uses can be identified by the existing land use codes and other methods identified in the table below.

While these development types are generally not suitable for future development, exceptions exist, e.g., a churchyard might be planned for housing or a government agency might have plans to sell surplus property, and jurisdictions should use their best judgement to refine the results from a purely rule-based analysis. Red-colored comments in the table below identify cases to watch out for while broadly applying rules.

If your jurisdiction maintains a layer of parks and open space, consider using it to screen out parks or trail properties as well.

Use Type	Identification Methods	Comments
Public facility or public ownership	KC Assessor indicates property tax exemption. PropType = X. KC Assessor. Query Owner field for records containing strings, such as "CITY OF" or "SCHOOL." KC Assessor. Query PresentUse field for codes indicating various public uses (e.g., 184 for public schools). Individual jurisdiction parcel inventories of public facilities and parks.	Ownership may include city, school district, county, or state agencies. Watch out for multiple spellings or abbreviations used for public agency names (e.g., Dept. vs. Department vs. DNR). PropType query will select both "public" parcels as well as a number of additional parcels that fall into one of the categories below (e.g., church land, some railroad land, subsidized housing, and other non-profits). Exclusion of these parcels is consistent with additional categories described below. PropType query will also select some parcels owned by individual homeowners who qualify for tax exemption. Such parcels should not be excluded from the inventory.
Religious institution use or ownership	PropType screen (see above). Query for PresentUseCode = 165 (Church/Welfare/Relig. Srvc.) Query Owner field for records containing strings, such as "CHURCH."	Query for Present Use will select only those parcels in church use; parcels in church ownership will be more completely selected using Owner name query. Parcels in religious institution ownership, but not use, are more likely to be available for future development. Use discretion in selecting or excluding properties. Queries for strings in Owner name field (here and below) will select some parcels not intended for exclusion (e.g., "JOHN CHURCH"). Un-select these records by visually screening selected set.

Use Type	Identification Methods	Comments
Cemeteries	Query for PresentUseCode = 179 (Mortuary/Cemetery/Crematory) PropType screen (see above).	Will identify private mortuaries or other uses that may be redevelopable.
Golf courses	Query for PresentUseCode = 143 (Golf Course)	
Private schools	Query for PresentUseCode = 185 (Private School) Taxpayer name contains the string "SCHOOL"	Not all private school uses should be removed from the inventory. Use best judgment. Large institutions are more likely to be stable uses than small private ones, such as day care centers. PropType query (see above) will likely select many private, non-profit educational institutions, most of which should be excluded from the inventory. Some school uses may appear as vacant per Assessor's records (e.g., playfields).
Landfills and quarries	Query for PresentUseCode = 138 (Mining/Quarry/Ore Processing), or 266 (public utility).	
Other institutional uses and institutional campuses	Query by PresentUseCode (various).	Hospitals (173), nursing homes (59), colleges and universities (185, 184, 56) government services (172), etc.
Railroads and utilities	Query for PresentUseCode = 332 or 261 (Right of Way/Utility, Road, Rail Terminal) and = 266 (Utility, Public). Query Taxpayer Name field for records containing strings, such as "#RR#" or "BURLINGTON"	If not excluded from the inventory, many of these parcels will be misclassified as vacant. There are some parcels along RR ROWs that are of course, redevelopable. Make case-by-case determinations based on local knowledge.

Related Parcels

The parcel/assessor data includes fields titled or beginning with "EconomicUnit." These fields are intended to assist in identifying properties or developments that should be considered as a single development, such as a parking lot and a store on separate parcels, or a large development spanning several parcels. The data are linked by their *EconomicUnitName*. If a parcel is not connected with others, *EconomicUnit* fields will be blank. Economic unit data can be helpful in screening parcels that may be identified as vacant or redevelopable because of a low value or vacant land use, but are not functionally available as such. Conversely, this might identify parcels where aggregation (treating several individual parcels as a single unit) might render a site as redevelopable.

Major Planned Developments

Parcels where large known future developments are located may also be excluded from the land supply analysis. Please **record the parcel PINs, zone, planned number of units and/or square feet, and anticipated year of completion in Table 5: Major Planned Developments**. This step is optional; use only as necessary and supported by data.

Defining and Identifying Redevelopable and Vacant Lands

Jurisdictions' previously used definitions were included in the initial email with this guidance, in a PDF titled: "Past Vacant and Redevelopable Definitions." These definitions were used in the 2007 Buildable Lands Report, which what the last comprehensive compilation of developable land supply. Previous definitions for redevelopable and vacant lands are a good starting place for the 2020 Urban Growth Capacity Study, but jurisdictions should review and update assumptions for current circumstances. Generally, four definitions are recommended: a single definition for vacant lands (of all types), and separate thresholds for redevelopable single family, multifamily, and commercial/mixed-use lands. Fewer definitions are not recommended (unless a use is not applicable in your jurisdiction). **Record your selected definitions in template Table 3: Vacant/Redevelopable Definitions**.

Vacant Land

Vacant lands are devoid of development, or contain only low value accessory structures. King County advises using a two-part test of existing land use and an improvement value limit to define vacant land. Use the *Present Use* and *Improvement Value* fields in the parcel data, for example: *PresentUseCode* = 300, 301, 309, or 316 (Vacant), and/or *ImpValue* <$10,000, to query vacant parcels. A single-part test (only land use or only value) may alternatively be used.

Other undeveloped properties may not be classified with a vacant use code, like parking lots. These properties should be included as vacant land, unless local knowledge informs otherwise. Commercial parking lots have a present use code of 180, parking associated with other development is coded 159.

As another resource, the King County Assessor now includes a vacant lot table in the assessment data. Vacant lots are identified as those without any buildings present. These are identified in the field *VacantFlag* in the parcel data. Including a value-based screen to define vacant lands (to include parcels that are effectively vacant) is still recommended, and at least visually reviewing the results if using the *VacantFlag* field to identify vacant parcels.

After the vacant land definition has been applied to the data, review the results to identify that only vacant land has been included. In addition to reviewing the parcel attributes for identified vacant lands, aerial photography or site visits may be used to validate the results.

Redevelopable Land - Residential

Regardless of use, redevelopable land includes all developments that are not utilizing their full development potential. This can include partly developed land, infill development, properties that have been recently rezoned, or non-conforming uses.

There are multiple ways to classify redevelopable land. For residential lands, King County's preferred method uses a ratio of potential to existing density on a parcel to determine whether land is redevelopable. For example, if a city defined redevelopable land to be where existing development is less than two times the potential density for that property, a single family property on an acre lot is zoned for up to four units per acre, would be considered developable.

Drawing from King County studies of redeveloped land to inform redevelopable thresholds, defining a threshold between 2 and 3.5 is recommended. The threshold your jurisdiction selects may be influenced by development pressure and existing density, i.e., a lower threshold is be more appropriate for denser, rapidly developing jurisdictions. We recommend testing a 0.25-0.5 tolerance around your jurisdiction's past threshold and comparatively reviewing the resulting parcel output.

To use this method, follow these steps, using the provided assessor/parcel data:

1.) Review existing density. This has been calculated for parcels in the field *ResDensity*, by dividing the existing units by the parcel area to approximate the existing density.
2.) Calculate potential density. Using the Planned Density by zone reported in Table 1, and the parcel area from the assessor/parcel data, calculate the approximate potential units allowed on the parcel. Note: for this analysis, this is not the same as capacity. Capacity calculations for the Urban Growth Capacity Study are more refined and will be completed in Phase Three of data collection.
3.) Select a redevelopment threshold. Review the previous threshold, and make adjustments as described above.
4.) Query the results. Using the selected redevelopment threshold, query the parcel data to identify redevelopable lands.
5.) Review the results. Based on your professional judgement, local knowledge, site visits, or other screening factors listed below, exclude parcels that are unlikely redevelopment sites.

Screening Results

Consider the following additional rules and manual data screens to refine and finalize results from the redevelopable residential land supply identification.

Condo ownership. Condominium buildings may be excluded as redevelopable, as complex ownership makes redevelopment unlikely. Condo ownership is identified in the *PropType* field in the assessor data, with a value of "K."

Townhouse Plats. Townhouse plats or unit lot subdivisions are unlikely to redevelop on a parcel by parcel basis, and may be excluded from developable land supply.

Homeowner Association Properties. Covenant protected lands and structures (golf clubs, recreation centers, gyms) are unlikely to redevelop, and may be excluded from the developable land supply. These may be identified by a homeowner's association name in the *Owner* field.

Higher value homes. Crosscheck selected redevelopable parcels against value of single-family home. Highly valued homes may be less likely to subdivide. A recommended cut-off for this secondary screen is between $400,000 and $600,000—depending on the local market conditions. Consider your jurisdiction's, or the county median home value for reference. The King County Assessor's Local Scape tool can quickly provide this information for your jurisdiction.

Recently developed properties. Crosscheck selected parcels against year of construction (*YrBuilt*). Parcels with recently constructed residences are less likely to further subdivide over the remainder of the planning horizon. Year-built date cut-offs for this secondary screen should be made with respect to local development and market conditions.

Building Footprints. Visually inspect the location of existing buildings on smaller parcels (redevelopment ratio between 2 and 3) using GIS data for building footprints.

Ground checks. Spot check selected parcels against aerial imagery and/or field observations.

Redevelopable Land – Non-residential + Mixed Use

Setting redevelopable thresholds for mixed use, commercial, industrial zoned lands should be considered separately from residential lands. While a density-based ratio, as is recommended for residential lands, can be informative in some areas, particularly those facing significant development pressure, an improvement-to-land-value based ratio may also accurately identify properties likely to redevelop.

Value-ratio method. In the parcel/assessor data table, an improvement-to-land-value ratio has been calculated for each parcel (appraised improvement value divided by land value). A low ratio indicates more potential for redevelopment. Theoretically, the ratio reflects the potential profitability of more intensive use of a site relative to the revenue generating potential of the existing use. Typical threshold ratios for determining redevelopability range from 0.25 to 1. A threshold of 0.5 is recommended for most areas within the county. Jurisdictions experiencing more intense development pressure could consider a higher ratio.

Density-ratio method. Since planned densities for all zones are being evaluated for this analysis, using a density based filter is more possible than in the past studies. The existing FAR-based density is calculated and included in the parcel data, in the field *FARexist*. Relate this value to the planned FAR calculated for each zone to create a ratio of potential to existing density. Sorting and reviewing the range of results in GIS will be helpful to get a sense of the range in your jurisdiction. Starting with a ratio of 1.5 (potential-to-existing density), and testing a +/-0.5 tolerance is a good starting place for reviewing the redevelopable land supply that results. Jurisdictions with less non-residential development pressure would be advised to set a higher threshold.

Comparing density- and value-based methods is recommended in GIS, hard copy maps, or by site review.

Screening Results

Consider the following additional rules and manual data screens to refine and finalize results from the non-residential redevelopable land supply identification.

> **Low-intensity uses.** Include additional parcels as redevelopable based on current land uses that are considered low intensity (e.g., surface parking, storage, single-family homes in commercial or industrial zones) relative to parcel size and location, and market demand for more intensive uses of these sites.
>
> **Parcel size and shape.** Many parcels that turn up as redevelopable present challenges to redevelopment due to factors such as parcel size, shape, and fractured ownership with limited land assembly potential. Parcel data should be queried by size to identify and exclude sites that are too small to be redeveloped. Review maps of identified redevelopable parcels to identify potential parcel shape and assembly issues that warrant taking parcels out of the inventory.
>
> **Recently developed properties**. Crosscheck selection against year of construction (*YrBuilt*). Parcels with recently constructed development are less likely to redevelop over the remainder of the planning horizon. Year built date cut-offs for this secondary screen should be made with respect to local development and market conditions.
>
> **Condo ownership.** Condominium buildings may be excluded as redevelopable, as complex ownership makes redevelopment unlikely. Condo ownership is identified in the *PropType* field in the assessor data, with a value of "K."
>
> **Site contamination.** Identify potentially redevelopable parcels that are constrained by on-site environmental contamination from current or historical land uses. Based on local knowledge, remove such parcels if site conditions effectively preclude further development within the planning horizon. Limited availability of information on the presence and extent of site contamination may hinder the ability of local governments to quantify its impact on future development potential. The *Contamination* field in the assessor data (value of "Y") can help identify contaminated properties.

Remove Environmentally Sensitive Lands

Once vacant and redevelopable parcels have been identified, environmentally constrained land should be deducted from the land supply inventory. Environmentally sensitive areas may include the following:

- Wetlands
- Streams and buffers
- Shoreline buffers
- Slopes and geologic hazards
- Fish and wildlife habitat
- Aquifer recharge areas
- Frequently flooded areas

The precise definitions for each constraint will vary across jurisdictions, depending on provisions of local updated critical areas ordinances and other regulations, local environmental features, and recent development history.

A recommended GIS-based methodology for deducting critical areas is as follows:

1.) Select relevant GIS layers and features (e.g., wetlands, streams).
2.) Apply buffers to these features, based on local ordinances, where applicable. Features should be sorted by type, class, and/or location in order to apply appropriate buffer widths consistent with regulations.
3.) Merge buffered features into a combined "critical areas" layer.
4.) Overlay this layer with selected parcels (vacant, redevelopable, etc.) to delineate and quantify areas that intersect with land subject to development restrictions. Deduct constrained areas from the aggregate supply of developable land within each zoning/land use category.

Reliability of GIS environmental data for the capacity analysis depends on their completeness in representing the extent of features on the ground, as well as the positional accuracy of the mapped features in relation to parcels. GIS data may be deemed so incomplete or inaccurate as to render them unreliable as the sole indicator of the extent of critical areas that constrain the land supply. Insufficient data may still be useful for the Buildable Lands analysis, particularly if utilized as a starting point for enhancements from field surveys, aerial imagery classification, and other secondary approaches.

For the jurisdictions that lack adequate GIS data on environmental features, constrained land may be deducted through the use of assumed % discounts. Due to differences in degree of urbanization, and due to differences in land base, the actual percentage of land constrained within individual cities will vary considerably. Determination of appropriate discounts should rely on best available GIS, hard copy, and other information about the type and extent of critical areas at the zoning district level within jurisdictions.

Screen for Infrastructure Gaps

A new requirement this cycle, jurisdictions must consider how lapses in infrastructure availability affect the amount of developable land supply. The buildable lands statue notes that this review shall include at least transportation, water, sewer, and stormwater infrastructure in the selection of developable land supply. Capital facilities and transportation plans will be key sources for this screen. King County is working with a consultant to recommend an approach for screening out infrastructure constrained, but otherwise developable, land supply. **Our recommended approach will follow in November.** This will be the last step in in identifying developable land supply, so please do not hesitate to begin the other steps first.

Summarize Data by Zone

After you have crafted definitions, queried the data, and screened the results, **summarize parcel-based developable land area by zone in template Table 4: Land Supply**, as illustrated below. Transmit any GIS-based land supply data to King County as well.

						Select:			
Zone	Gross Acres	Critical Areas	Infrastructure Constrained Area	Vacant Area	Redevelopable Area	Residential	Non-Residential	Mixed-use	Other

Field-level definitions and instructions for completing Table 4 follow below:

	Zone	Zone name/ID. Include all zones where people live and/or work
	Gross Acres	Total area of zone, summed from parcels (in acres)
	Critical Areas	Total area of critical or environmentally sensitive areas (in acres)
	Infrastructure Constrained Area	Total area of infrastructure constrained area (in acres) *more information on this field will be provided in November*
	Vacant Area	Total area of vacant land supply (acres) , summed from vacant parcel area
	Redevelopable Area	Total area of redevelopable land supply (acres), summed from redevelopable parcel area
Select:	Residential	Characterize the zone by its dominant use, mark with an "x"
	Non-Residential	
	Mixed-use	
	Other	

V. Wrapping Up and Next Steps

What to send to King County

When your jurisdiction's planned density and developable land supply identification are complete, **please send the completed phase two table template and GIS-based representations of developable land supply to King County**, via the contact information at the beginning of this guidance. If necessary, include any other accompanying materials to document methods or assumptions. King County staff will review your data and follow up with any questions.

What's next?

As laid out in the introduction, phase two data will be combined with achieved density data collected in phase one to calculate capacity in phase three of data collection. Phase three will begin in early 2020.

Stay in touch!

If you need assistance or have questions, get in touch with King County staff anytime. We are available for direct assistance if your jurisdiction does not have GIS software or other resources. King County is planning workshops in November to help with phase two data collection; more information will follow soon.

Thank you for your attention and partnership in completing the 2020 Urban Growth Capacity Study!

4. Countywide Planning Policies, including capacity analysis and targets

King County 2020 Urban Growth Capacity Study
Phase 2 Data Collection - Additional Guidance on Infrastructure Gaps

Background

This guidance supplements previous guidance from October 2019 on Phase 2 data reporting for the Urban Growth Capacity Study. The final step in completing the inventory of vacant and redevelopable land is a consideration of whether infrastructure availability will limit the developable land supply.

Formally identifying "infrastructure gaps" is a new requirement for the Urban Growth Capacity Study. To satisfy this requirement, King County is recommending the following process to identify any land unlikely to be serviced or achieve its planned density in the planning period, based on physical or ownership characteristics of the land, not because of service expense.

What Are Infrastructure Gaps?

For the Urban Growth Capacity Study, an infrastructure gap exists for a property when one or more critical types of infrastructure– transportation, water, sewer, or stormwater– will not be available over the 20-year planning horizon, and will prevent land development. An infrastructure gap can prevent development in two ways:

- A total preemption of development potential e.g., no improvement is planned to deliver necessary urban services to a piece of land
- A reduction of development potential, e.g., an improvement cannot be provided to serve land at its planned density

Process for Determining Gaps

The infrastructure evaluation process includes the following steps to identify parcels with long term infrastructure gaps significant enough to wholly or partially remove the land from the buildable lands supply:

1. Identify system capacity issues – are there gaps within the service area or capacity for water, sewer, or stormwater providers in your city?
2. Identify site-specific infrastructure gaps – are any parcels within a service area unlikely to be served because of their site characteristics?
3. Update developable land supply – remove parcels with infrastructure gaps from the land supply inventory.

Detailed instructions on how to complete these steps is provided in the next section.

Completing the Data Tables

In the reporting template tables spreadsheet, the tab labeled "Table 2: Infrastructure Gaps" provides three tables to complete this assessment. If you determine no infrastructure gaps to exist in your city, this will be indicated by the results of Tables 2.1 and 2.3

Step 1: Identify System Capacity Issues

1.1. Verify and update the data provided in the most recent Comprehensive Plan, documenting major changes in policy, service provision and other relevant details in Table 2.1.

1.2. List the providers serving your jurisdiction with essential infrastructure: water, sewer, and stormwater, in Table 2.1.

1.3. Collaborate with service providers, drawing from sewer and water district and comprehensive plans, to identify out-of-date planning information and any underserved portions of each city or the unincorporated urban area. Jurisdictions are advised to coordinate with public works staff to review, interpret and verify data. Note underserved areas or other gaps in the column "Service Deficiencies."

1.4. Document any future capital facilities investments planned to address these issues in Table 2.1. Determine if specific investments will resolve infrastructure gaps to "unlock" development potential and when it is expected to occur. Record these investments in column "Planned Investments."

1.5. Evaluate each system-wide capacity issue to determine if the issue is expected to stop or delay future development, or limit the types or densities of development that will be feasible. Record determinations in the column "Infrastructure Gap Present?" in Table 2.1

1.6. Preferably using GIS, overlay the service areas of providers with system capacity issues on the set of vacant and redevelopable parcels. Identify affected parcels in Table 2.2, noting the type of gap affecting development, whether it is a full or partial gap, and for partial gaps, the density restricted by the gap.

Example Table 2.1:

Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?
Westedge Water + Sewer District	*Sewer*	*Zone 3 - lift station required*	*Zone 3 lift station in CIP, planned completion by 2030*	*No*
Westedge Water + Sewer District	*Water*	*None*	*None*	*No*
Westedge Water + Sewer District	*Water*	*Comprehensive Plan last updated 2011*	*No update planned*	*No, but land use assumptions need updating*
West City	*Comprehensive Plan*	*Capacity project required to serve West Ridge neighborhood currently on septic*	*None for West Ridge*	*Yes*

Example Table 2.2:

PIN	Area	Infrastructure Type	Partial or Full Gap	Density Constraint	Density Type
1111111111	*0.32*	*Sewer*	*Full*		
1111111114	*1.15*	*Sewer*	*Part*	*2*	*DU/acre*

Step 2: Identify and Document Site-Specific Infrastructure Gaps

2.1. Review remaining vacant and redevelopable parcels to identify parcels with physical characteristics or locations that make them unlikely to be served with water, sewer, stormwater services, or roads, either completely, or to their planned density. Examples could include single parcels without road access, surrounded by other unrelated parcels lacking road access, or a parcel with site characteristics that would prevent sufficient sewer service for the planned highest and best use.

This review is most easily done through GIS. The previously supplied assessor data includes fields indicating whether a parcel currently has water, sewer, and transportation services. Suggested criteria for determining site-specific gaps for each utility are listed below. Jurisdictions may tailor these guidelines to meet local conditions. Please document any additional criteria used below Table 2.3:

- **Sewer:**
  - No pipe within 200'
  - Pipe within 200', but insufficient for highest and best use
  - Lift station required
- **Water:**
  - No pipe within 200'
  - Pipe adjacent, but insufficient for highest and best use
- **Stormwater:**
  - No adjacent public main
  - No available discharge point
  - No on-site infiltration capacity
- **Transportation:**
  - Inaccessible due to geographic constraints
  - No infrastructure to provide physical access to site
  - Infrastructure is aging, fails to meet adopted LOS or is otherwise out of compliance

2.2. Draw from code or adopted policy to determine if the issues are expected to stop or delay future development, or limit the types or densities of development feasible on vacant or redevelopable parcels. Review parcels with multiple gaps, regardless of severity, to consider if their combined impact will stop or delay development.

2.3. In Table 2.3, record identified site-specific infrastructure gaps, by documenting infrastructure constrained parcels in the developable land supply. List the parcel identification number, parcel area, type of infrastructure causing the gap, whether the gap fully removes the parcel from developable land supply or merely limits the density, and for partial gaps, the limit to the density, expressed in dwelling units per acre or floor area ratio. If no gaps exist, please write "NONE" in the table.

Example Table 2.3:

PIN	Area	Infrastructure Type	Partial or Full Gap	Density Constraint	Density Type	Note
1111113462	*0.48*	*Transportation*	*Full*	*(# if part)*	*(FAR or DU/ac)*	*surrounded by parcels without access*

Step 3: Update Developable Land Supply

3.1. Drawing from Tables 2.2 and 2.3, in Table 4 (Land Supply), update the field "Infrastructure Constrained Area" with the area of developable land supply affected by FULL infrastructure gaps. Subtract this area and the critical areas from the gross area for the net buildable redevelopable or vacant land supply.

3.2. For partially constrained parcels, in Table 4 create a new line for each affected zone, noting the infrastructure constraint in the "Zone" field (e.g., for zone R-6, create a row for R-6-constrained, or similar). Include the area of the affected parcels in the "Infrastructure Constrained Area" field.

3.3. Summarize vacant and redevelopable land supply by zone.

4. Countywide Planning Policies, including capacity analysis and targets

Appendix C: Phase 3 Guidance - Initial Capacity

4. Countywide Planning Policies, including capacity analysis and targets

2021 Urban Growth Capacity Report – DRAFT Phase 3 Reporting Guidance
June 2020

Introduction

The Urban Growth Capacity Study, also known as "buildable lands," is a collaboration between cities and King County to analyze recent land use development trends, and to compare those trends to comprehensive plans and growth targets. The study will provide meaningful information to cities and King County on development and capacity for updating growth targets and comprehensive plans. King County coordinates the development of the report, and each city provides a standardized set of development data for their jurisdiction.

In Phase 1 of data collection, conducted in 2019, cities collected data on recent development 2012-2018, in an effort to determine the zone-based achieved development densities. In Phase 2 of data collection, conducted in late 2019 and early 2020, cities collected data to identify the supply of available land over the next 20 years as well as information on planned densities for each zone. Phase 3 of the data collection process will build off the work of previous phases to determine assumed density and calculate an initial capacity for each zone. Phase 3 will also include review and reporting of housing and employment growth relative to cities' growth targets, as well as an opportunity to review achieved densities relative to planned densities. This document will guide planners and analysts through this process.

Cities will submit data for Phase 3 in a separate reporting template table accompanying this document. Due to circumstances and limited capacity caused by the COVID-19 Pandemic, King County is allocating resources and technical support for cities facing challenges meeting this data request. All previously submitted data relevant to Phase 3 has been entered into collection tables for each city (in tables 1, 2, and 4), and gaps in data collection have been noted or left as blank, but reviewing the completeness for the list of zones within your city, supplied densities, and land supply information is a great place to start. Any questions or requests for support can be forwarded to the Rebeccah Maskin rmaskin@kingcounty.gov or Ben Larson blarson@kingcounty.gov.

Reporting for Phase 3 data collection is due August 10th.

About Phase 3 Reporting

Phase 3 data reporting has three key components:

1. Calculating an initial capacity for each zone in your city
2. Reviewing and reporting on housing and employment growth relative to adopted growth targets
3. Reviewing and reporting on achieved densities relative to planned densities

Why "Initial" Capacity?

Phase 3 will work towards calculating capacity, but two assumptions used within the process for calculating capacity are currently being updated to provide more up-to-date information and meet state requirements. In the autumn 2020, jurisdictions will incorporate these assumptions and calculate final capacity for the Urban Growth Capacity Report. The two assumptions are:

- Market Factor. An assumption that accounts for the amount of land kept out of development because of landowner preference not to develop.
- Square feet per Job Assumptions. These assumptions are used to convert non-residential capacity expressed in square feet to employees.

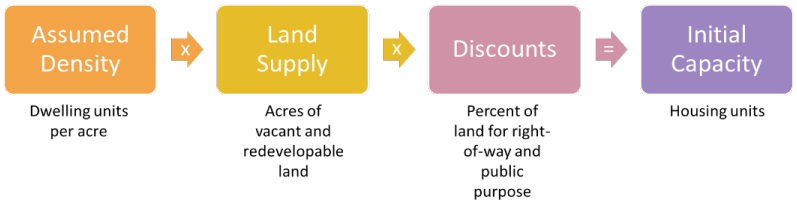
How Initial Capacity is calculated

Generally, developable capacity is calculated by zone, and is the product of a zone's assumed density and the area of land supply, minus a percentage accounting for streets, sidewalks, and public purpose land. Achieved densities calculated in Phase 1 of data collection form the basis for the assumed densities, and the land supply was reported by zone in Phase 2. Jurisdictions will select discounts for right-of-way and public purpose lands, informed by recent

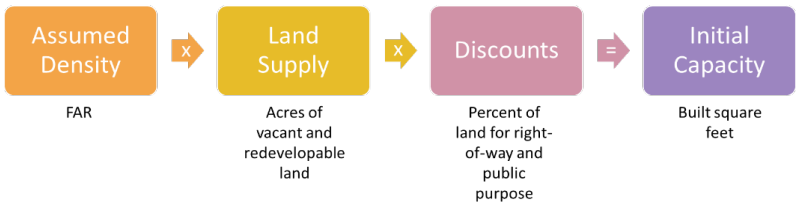
4. Countywide Planning Policies, including capacity analysis and targets

development trends, to reduce the land supply for non-buildable, necessary infrastructure. The following graphics illustrate the how capacity is calculated.

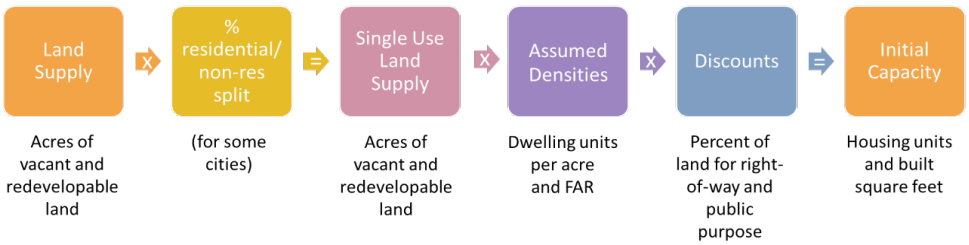
Calculating Residential Capacity



Calculating Non-Residential Capacity



Calculating Mixed-use Capacity

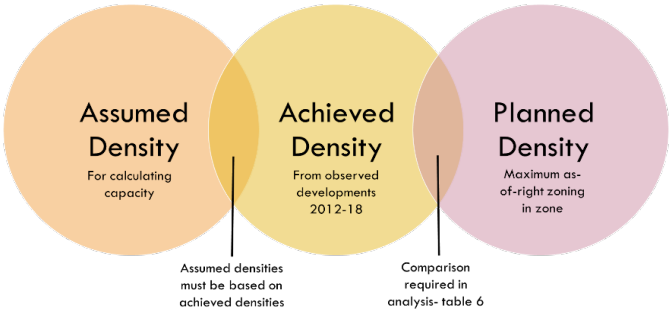


Reviewing Progress toward Targets and Densities

Reviewing and reporting on progress toward growth targets and planned densities provides context on how each jurisdiction is meeting its planning goals. Should a city or the unincorporated urban area of the county be found to not be achieving its growth target or planned densities, reasonable measures may need to be adopted in the 2024 comprehensive plan. Reasonable measures are policy or planning strategies selected by jurisdictions to bring growth or development into alignment with planning goals. This is a new requirement for the buildable lands program, and more information is provided in the guidance below. In Phase 3, we are asking cities to compare adopted targets and growth, and achieved and planned densities, and report on policy, code, or other planning circumstances that may explain or otherwise account for the difference. For reference, the graphic below illustrates the difference between the three types of densities that are referenced in developing the Urban Growth Capacity Report.

4. Countywide Planning Policies, including capacity analysis and targets

Types of Density Reported in the Urban Growth Capacity Report



How to Complete Phase 3 Reporting

There are six tables in the template spreadsheet in the reporting packet that must be filled out to complete Phase 3 reporting. Additional materials in the reporting packet email and reporting template spreadsheet will assist your completion of Phase 3 reporting including:

- Past right of way and public purpose assumptions to discount undevelopable land
- Recommendations on adjusting discounts based on recent development trends
- Your jurisdiction's data provided in Phases 1 and 2

The next sections of this guidance will explain how to fill out the template spreadsheet tables.

Table 1: Assumed Densities

Assumed densities are an essential component to calculating capacity. They are reported for each zone where development can occur. Assumed densities, except in limited circumstances, must be based upon the achieved densities observed in the 2012-2018 evaluation period reported in Phase 1 of Urban Growth Capacity data collection. This is specifically called out in RCW 36.70A.215(3)a, e.

Deviation from achieved density is only permitted for zones in the following circumstances:

- **Insufficient observed development in the evaluation period**. Some zones may have experienced limited or no development to draw reasonable conclusions for anticipated development densities, either in the types of development allowed in a mixed use zone, or in the quantity of development.
- **Changes in regulations**. Densities achieved in development permitted during the 5-year review period may reflect zoning and development regulations that have since changed. Where regulations have changed to effectively increase or decrease achievable net densities, assumed future densities should reflect the impact of those regulatory changes, and the specific changes should be documented.
- **Trends over time**. A trend of increasing dwelling units per acre or FAR over time could justify an assumed future density higher than indicated in the zonal average reported as achieved density in Phase 1. Annual reporting in Phase 1 data would indicate this trend.
- **Infrastructure gaps.** "Partial infrastructure gaps," where infrastructure imitations affected portions of zones from achieving planned densities were identified in Phase 2 data reporting.

In such cases, jurisdictions may look to the planned density to inform the assumed density. Documentation of the specific development circumstances that demand deviation from the achieved density, and the rationale for the selected assumed density are required.

4. Countywide Planning Policies, including capacity analysis and targets

Reporting for this section is completed in table 1, as described below. Rows in table 1 will be populated with jurisdictional data provided in Phases 1 and 2. Depending on the completeness of data provided, achieved or planned densities for some zones may still need to be provided. Please review data provided for completeness vis-à-vis the zones in your jurisdiction.

When filling out table 1 for mixed use zones, create an individual row for each use.

Carrying over from Phase 2 reporting, if a portion of a zone is partly constrained by an infrastructure gap, create a separate row for those subareas, and use the constrained density in the assumed density field, noting the infrastructure gap in the document differences field.

Table 1: Assumed Densities

Zone	Land Use Type	Achieved Density	Planned Density	Assumed Density	Document differences between Assumed and Achieved densities, and rationale for selected density

Table 1 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
Zone	Gathered from Phase 2 reporting. Each zone where development may occur must have values for all three densities below. For zones that allow multiple land uses list that zone once for each use.
Land Use Type	Residential, non-residential, mixed use, or Other (e.g. public lands, park zones, etc. that are occasionally recorded).
Achieved Density (both DU/acre and FAR)	From Phase 1 reporting. The achieved density the observed density of development occurring in a zone during the evaluation period 2012-2018. It is expressed in dwelling units per acre (residential) or FAR (non-residential). If no development was observed in a given zone, mark with zero and document in the "Documenting Differences" field.
Planned Density (both DU/acre and FAR)	From Phase 2 reporting. The planned density is the as-of-right density granted by code for each zone, that is the maximum allowed density without any bonus or incentive density.
Assumed Density (both DU/acre and FAR)	The density used to calculate capacity in this zone. In most cases this will be the same as the achieved density. Exceptions to this rule are described in the above section.
Documenting Differences	Use this field to report on the circumstances that warrant deviation from using the achieved density as the assumed density to calculate capacity.

Table 2: Mixed Use Zone Use Splits

Mixed use zones are defined as zones with capacity for both residential and non-residential development. In some cities, mixed use zones require the achieved use splits observed in Phase 1 to apportion area to residential and non-residential uses to calculate capacity, but all cities should report on differences between achieved and planned mixed use development. Some mixed use zones did not see mixed use development in the evaluation period. In these instances, jurisdictions can draw from additional sources:

- Observed splits in zones in comparable zones in or outside of your jurisdiction
- Expressed vision for these areas in comprehensive and neighborhood plan policies, or development regulations
- Local knowledge of market conditions, demand for space, projects in the development pipeline, and developer interest
- Existing development similar to that envisioned for a zone

Be sure to document which sources of information were used to determine assumed mixed use splits. Reporting for this section is completed in table 2, as described below.

Table 2: Mixed Use Zone Use Splits

Zone	Achieved % of Residential Development	Achieved % of Non-residential Development	Assumed % of Residential Development	Assumed % of Non-residential Development	Document differences between Assumed and Achieved Residential/Non-residential %

Table 2 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
Zone	Gathered from Phase 2 reporting.
Achieved % of Residential Development	From Phase 1 reporting; zones without observed mixed use development will be zero.
Achieved % of Non-residential Development	From Phase 1 reporting; zones without observed mixed use development will be zero.
Assumed % of Residential Development	The share of residential development that will be used to apportion land to residential use. Assumption is to be based off of achieved splits, unless circumstances described above apply.
Assumed % of Non-residential Development	The share of non-residential development that will be used to apportion land to non-residential use. Assumption is to be based off of achieved splits, unless circumstances described above apply.
Documenting Differences	Use this field to report on the circumstances that warrant deviation from using the achieved development splits as the assumed splits to calculate capacity. In cases where no development was observed, cite the sources used to estimate assumed use splits.

Table 3: Discounts

To more accurately estimate the actual developable capacity, the area of vacant and redevelopable land supply must be reduced or "discounted" to account for land that gets utilized for rights-of-way and other public purpose uses where people do not live or work. Public purpose uses are generally stormwater facilities, parks, or other open space. These amounts vary by type and density of development.

The starting place for approximating these discounts is the observed development data used to calculate achieved densities in Phase 1. Past buildable lands reports provide additional reference points, built from the development observed during those evaluation periods. As development becomes denser and occurs as infill, these discount rates reduce, as right-of-way and public purpose uses are already built into the urban fabric.

To support jurisdictional selection of discounts, King County has performed analysis of developments constructed 2012-2018 that informed Phase 1 reporting. Discounts used in the 2007 Buildable Lands Report are also provided to inform the discount selection for the 2021 report. There may be reasons to deviate from the observed or past discounts, including:

- Increasingly dense or infill development experienced or anticipated in the future, could lend to reduced discounts, as essential infrastructure is already present.
- Changes in development regulations could affect discounts in either direction. Development regulations requiring additional set asides for environmental protection, for example could suggest increased discounts, while upzones or increases in land use intensity would suggest decreased discounts.

While zone-specific discounts are not recommended, additional detail may be provided. Land use or density patterns in some cities may justify a single discount being applied across residential land supply, or for multifamily and mixed uses.

Table 3: Discounts

	Right of Way	**Public Purpose**
Parcel Analysis SF Discount	%	%
Parcel Analysis MF/MU Discount		
BLR 2007 SF Discount		
BLR 2007 MF Discount		
BLR 2007 MU/Comm/Ind Discount		
SF Discount Selected		
MF Discount Selected		
MU/Comm/Ind Discount Selected		

Table 3 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
Parcel Analysis SF Discount	Drawing from the comparison of 2012 and 2018 parcels that supplied data for Phase 1 reporting, this is the calculated portion of single family parcels developed during that period that went to right-of-way or public purpose uses.
Parcel Analysis MF/MU Discount	Drawing from the comparison of 2012 and 2018 parcels that supplied data for Phase 1 reporting, this is the calculated portion of multifamily and mixed use parcels developed during that period that went to right-of-way or public purpose uses. Values are not jurisdiction specific, and draw from a sampling of development
BLR 2007 SF Discount	This is the discount used for single family land supply in the 2007 Buildable Lands Report. Note that formatting may differ based on how discounts were applied in 2007 report.
BLR 2007 MF Discount	This is the discount used for multifamily land supply in the 2007 Buildable Lands Report. Note that formatting may differ based on how discounts were applied in 2007 report.
BLR 2007 MU/Comm/Ind Discount	This is the discount used for mixed use, commercial, and industrial land supply in the 2007 Buildable Lands Report. Note that formatting may differ based on how discounts were applied in 2007 report.
SF Discount Selected	Fill in your jurisdiction's selected discount for single family land supply here. Selecting a single discount for multiple land uses is also possible depending on your city's circumstance.
MF Discount Selected	Fill in your jurisdiction's selected discount for multifamily land supply here. Selecting a single discount for multiple land uses is also possible depending on your city's circumstance.
MU/Comm/Ind Discount Selected	Fill in your jurisdiction's selected discount for non-residential and/or mixed-use land supply here. Selecting a single discount for multiple land uses is also possible depending on your city's circumstance.

Table 4: Initial Capacity

In the template spreadsheets, the two tables on the tab titled "Table 4" calculate residential and non-residential capacity. The tables are separated for clarity, but are filled out in a similar way, moving from left to right to calculate initial capacity.

In each table, you'll create separate rows for each zone, and for vacant and redevelopable lands within each zone. Mixed use zones should have rows in both residential and non-residential tables. Be mindful of capacity affected by partial infrastructure gaps identified in Phase 2 reporting. These areas should also have their own rows to reflect the constrained densities of the infrastructure gaps.

About Calculating Mixed Use Capacity

In Phase 1 data collection, achieved densities were separately calculated for the residential and non-residential components of mixed use projects. These achieved densities were generally calculated from the number of residential units or commercial/office square footage over the entire parcel area. Calculating density in this manner factors in a split between residential and non-residential uses into the achieved density, making a separate apportionment of mixed use zoned land before the assumed density is applied unnecessary.

A handful of cities calculated density in a different, but equivalent, way— either expressing density only in FAR, or calculating the achieved densities for each use over a portion of the parcel relegated to individual land uses. Cities that calculated mixed use achieved density in one of these alternative ways will need to use the assumed mixed use shares recorded in Table 2 to apportion mixed use land supply to residential and non-residential use in each zone before applying the achieved densities, and document this approach in notes on table 4.

Table 4: Initial Capacity (Residential)

Zone	Mixed Use Zone	Land Use	Vacant/ Redevelopable	Assumed Density	Land Supply Area	Right of Way %	Public Purpose %	Buildable Area	Initial Residential Capacity	Existing Units on Redevelopable Parcels
Phase 2/ table 1	Y/N	SF/MF/MU	Select	from table 1	Phase 2	from table 3	from table 3	Acres	Housing units	Housing units

Table 4: Initial Capacity (Non-residential)

Zone	Mixed Use Zone	Land Use	Vacant/ Redevelopable	Assumed Density	Land Supply Area	Right of Way %	Public Purpose %	Buildable Area	Initial Non-residential Capacity	Existing construction on Redevelopable Parcels
Phase 2/ table 1	Y/N	Com/Ind/MU	Select	from table 1	Phase 2	from table 3	from table 3	Square Feet	Square feet	Square feet

Table 4 Fields and Reporting Instructions (both sub-tables combined)

Field Name	Definition and Reporting Instructions
Zone	Gathered from Phase 2 reporting, copied from Phase 3, table 1.
Mixed Use Zone	Yes or no- indicate whether this is a mixed use zone. Mixed use zones should have a residential and a non-residential row.
Land Use	Residential or Non-residential.
Vacant/Redevelopable	Indicate whether this is redevelopable or vacant land supply.
Assumed Density	Copied from table 1.
Land Supply Area	Gathered from Phase 2 reporting, table 4.
Right of Way %	Copied from table 3.
Public Purpose %	Copied from table 3.
Buildable Area	Developable land area for zone, from which capacity is calculated. Calculated field: Multiplies the single use land supply by 1-right of way % and 1-public purpose % discount fields. Residential land is expressed in acres (to be multiplied by DU/acre), non-residential land is expressed in square feet (to be multiplied by assumed FAR).

Field Name	Definition and Reporting Instructions
Initial (Non-)Residential Capacity	Initial capacity for zone. Multiply the buildable area by the assumed density in DU/acre.
Existing construction on Redevelopable Parcels	Compile the existing development in housing units or built square feet on land identified as redevelopable.

Table 5: Achieving Growth Targets

The review and evaluation program of the Growth Management Act requires that the county and its cities evaluate how they are achieving urban densities by comparing growth and targets. Further analysis is required where county or city growth targets are not being achieved. This concept has long been a part of the review and evaluation program, but amendments to the statute in 2017 strengthened analysis and reporting requirements, making non-achievement of growth targets a potential trigger for reasonable measures in the subsequent periodic comprehensive plan update.

To achieve this aim, King County is comparing estimated housing unit and employment growth 2006-2018 to growth targets adopted in the 2012 Countywide Planning Policies, extended to 2035. The extended growth targets were first published in a 2013 memo to help develop 2015 comprehensive plans. The extended targets have been adjusted to account for major annexations that have occurred since 2013. The memo and adjusted 2006-2035 targets are included in this Phase 3 data reporting packet.

For the recent estimates used to compare to the growth targets, 2006-2018 housing unit growth is derived from block-level OFM Small Area Population Estimates, using consistent geographic boundaries for cities in 2019. 2006-2018 employment estimates derive from the PSRC Covered Employment estimates. Employment estimates reflect total employment, less construction/resource sector employment, to mirror the targets for this period.

For Phase 3 data reporting, King County is requesting cities review the estimates in comparison to growth targets. This data will support the assessment of whether targets are being achieved. This data is presented in Table 6 of the Phase 3 reporting template. In addition to reviewing this data, jurisdictions are requested to consider the observed growth over the 2006-2018 evaluation period relative to the target, and report mitigating circumstances that have landed to significant differences between growth and the target. Such circumstances may include (but are not limited to):

- Development moratoria
- Timing or financing of infrastructure investments
- Preexisting developer agreements or major planned developments
- Development occurring well below planned densities
- National economic trends or factors outside of local land use control

Reporting for this section is completed in Table 5a and 5b, and described below. Data for all cities is also contained in a Tableau dashboard available here: https://public.tableau.com/profile/arrmask#!/vizhome/CompareTargets2006-35_all

Table 5a: Housing

2006-2035 Extended Housing Target	2006-2018 Target Elapsed	% of Target Period Elapsed	2006-2018 Housing Growth	% of Target Achieved	Discussion

Table 5b: Jobs

2006-2035 Extended Job Target	2006-2018 Target Elapsed	% of Target Period Elapsed	2006-2018 Job Growth	% of Target Achieved	Discussion

Table 5 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
2006-2035 Extended Housing/Job Target	This field is supplied by King County, and reflects the adopted 2006-2031 target, extended to 2035 per the memo provided in the Phase 3 reporting packet. Jobs data reflects total employment minus construction/resource sector employment. City geographic boundaries reflect major annexations current through 2019.
2006-2018 Target Elapsed	This field is supplied by King County. It is a time-based estimate of the amount of target that has elapsed from 2006-2018. 41% of the 2006-2035 period has elapsed, so it is equal to 41% of the housing or jobs target. Review this number and compare it to the 2006-2018 growth estimate.
% of Target Period Elapsed	This field is supplied by King County. It is a time-based estimate of the amount of target that has elapsed from 2006-2018. 41% of the 2006-2035 period has elapsed, so it is equal to 41% of the housing or jobs target.
2006-2018 Housing/Job Growth	This field is supplied by King County. Housing unit data is sourced from OFM Small Area Estimates; job data is sourced from PSRC's employment estimates, minus construction/resource sector employment. City geographic boundaries reflect major annexations current through 2019. Review this estimate and compare to the 2006-2018 target elapsed estimate.
% of Target Achieved	This field is supplied by King County, calculated from the housing or job growth estimates divided by the extended target.
Discussion	Use this field for reporting specific events or conditions during the 2006-2018 period that could allow for a slower or quicker rate of target absorption. Examples are described in the preceding section.

Table 6: Achieving Planned Densities

Reporting on densities has always been a part of the review and evaluation program, but the review plays a more prominent role in this iteration of the Urban Growth Capacity Report. Like reporting on growth targets, amendments to the buildable lands statute in 2017 strengthened analysis and reporting requirements, making non-achievement of growth of planned densities a potential trigger for reasonable measures in the subsequent periodic comprehensive plan update.

Phase 3 data reporting will build towards this requirement by requesting your jurisdiction's reflection on differences in the densities achieved during the 2012-2018 evaluation period, and those you are planning for. Achieved densities derive from Phase 1 data reporting. Planned densities were requested in Phase 2 data reporting. Determination of "achieving" planned densities will be made later in 2020 according to countywide standards. Further analysis will be required where cities are determined to not be achieving planned densities.

For this phase of data reporting, King County is requesting jurisdictions compare achieved and planned densities for each zone, and evaluate potential reasons why densities may not have been achieved by development during the evaluation period. Such circumstances may include (but are not limited to):

- Rezones that occurred during the evaluation period
- Significant development regulation changes
- Infrastructure or level of service limitations
- Lack of capacity for new development
- Limited quantity of development to draw a comparison
- National economic conditions or development trends outside of local control

- Development vested under preexisting development regulations
- Development moratoria in specific zones or neighborhoods

Reporting for this section is completed in Table 6, and described below.

Table 6: Density Reporting

Zone	Land Use Type	Planned Density	Achieved Density	Difference	Discussion

Table 6 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
Zone	Supplied by King County- please review for completeness. Cities with complex zoning codes may aggregate zones to a more generalized zone category that makes sense for monitoring.
Land Use Type	Indicate the type of use, residential, non-residential, or mixed use. For mixed use zones, include two lines for both the residential and non-residential planned and achieved densities. If your jurisdiction only uses FAR densities, you may report a single FAR value instead of indicating non-residential and residential densities.
Planned Density	From Phase 2 reporting
Achieved Density	From Phase 1 reporting
Difference	Calculated as a percentage: Achieved Density / Planned Density
Discussion	Use this field for reporting specific events or conditions during the 2006-2018 period that could allow for a slower or quicker rate of target absorption. Examples are described in the preceding section.

Wrapping up and Next Steps

Thank you for taking the time to read this guidance and complete Phase 3 reporting. Your partnership is essential to completing the Urban Growth Capacity Report. When your tables have been completed, please email them back to King County, to both rmaskin@kingcounty.gov and blarson@kingcounty.gov. Submissions are due July 13th, 2020.

King County's goal is to have all Phase 1 and 2 data completely submitted in early August 2020. This will facilitate countywide estimates of initial capacity in early September 2020. After Phase 3 is complete, we will follow up with information on calculating final capacity, and determinations on target and density achievement.

If you have questions or need help at any time, do not hesitate to contact Ben and Rebeccah, via the emails above or at 205-263-9590 (Ben) and 206-263-0380 (Rebeccah).

4. Countywide Planning Policies, including capacity analysis and targets

Appendix D: Phase 4 Guidance - Final Capacity

4. Countywide Planning Policies, including capacity analysis and targets

King County 2021 Urban Growth Capacity Report
Phase 4 Guidance

Introduction

The Urban Growth Capacity Study, also known as "buildable lands," is a collaboration between cities and King County to analyze recent land use development trends, and to compare those trends to comprehensive plans and growth targets. The study provides meaningful information to cities and King County on development and capacity for updating growth targets and comprehensive plans. King County coordinates the development of the report, and each city provides a standardized set of development data for their jurisdiction.

In February 2021, King County cities will report on the final assumptions necessary to calculate final capacity for this project. The previous three phases of reporting have cumulatively built upon each other towards the goal of calculating final capacity for each jurisdiction, as shown in Figure 1 below.

FIGURE 1: FLOW OF URBAN GROWTH CAPACITY REPORTING PHASES

Phase 4 of data collection will again build off work from previous phases of data collection to calculate residential and non-residential capacity. Final capacity will be compared to the remaining 2006-2035 growth target to determine whether sufficient capacity exists for targeted growth.

To calculate final capacity, cities will select two assumptions for each zone: *Market Factor* and *Employment Density* (Employment Density applies to mixed use and non-residential zones only). This guidance and set of reporting tables aim to provide the information necessary for each city to select appropriate assumptions for each zone.

Cities will submit data for Phase 4 in a separate reporting table template accompanying this document. King County staff are pursuing an accelerated timeline for Phase 4 data collection to complete capacity data for a draft Urban Growth Capacity Report in March 2021. **Phase 4 data is requested by March 5, 2021**. Resources and direct technical support are available to help meeting this data request. All previously submitted data relevant to Phase 4 has been entered into collection tables for each city and gaps in data collection have been noted or highlighted. Capacity calculations hare been pre-programed to the extent possible to facilitate efficient reporting.

Additionally, staff are encouraged to schedule appointments with Ben Larson to facilitate data collection. Staff are invited to book time via Calendy, an online scheduling website linked to Microsoft Outlook. You can schedule an appointment by clicking the following link: https://calendly.com/kingcounty_ugc/phase-iv. No account is necessary

Any questions or requests for support can be sent to Rebeccah Maskin rmaskin@kingcounty.gov or Ben Larson blarson@kingcounty.gov. As always, we greatly appreciate your assistance and cooperation with this request. Do not hesitate to reach out to let us know how we can facilitate your involvement in completing Urban Growth Capacity reporting.

Background on Phase 4 Data Assumptions

Phase 4 data reporting will build directly upon the data your jurisdiction reported in Phase 3 (initial capacity). Cities will select **Market Factor** assumptions to discount the identified land supply for each developable zone. Then, for zones with non-residential development, cities will select **Employment Densities**, expressed as square feet per job ratios, to convert built space capacity into employment capacity. Through allocated buildable lands grant funding from the Department of Commerce, King County has performed an updated analysis to support recommended assumptions, to comport with new statute requirements and recent development trends. Documents detailing the new analysis are included in the Phase 4 reporting package.

Market Factor

The Market Factor, also known as the Market Supply Factor, is a final adjustment to the developable land supply that follows other deductions that account for critical areas, infrastructure gaps, right-of-way, and future public facilities. It accounts for the percentage of buildable land that, due to market constraints, will not be developed during the 20-year planning period. Traditionally, it has been used as a proxy to account for landowner preference to not develop, or inability to develop property over the planning period. Market Factor will be applied to both residential and non-residential zones to determine final housing and employment capacity for each city.

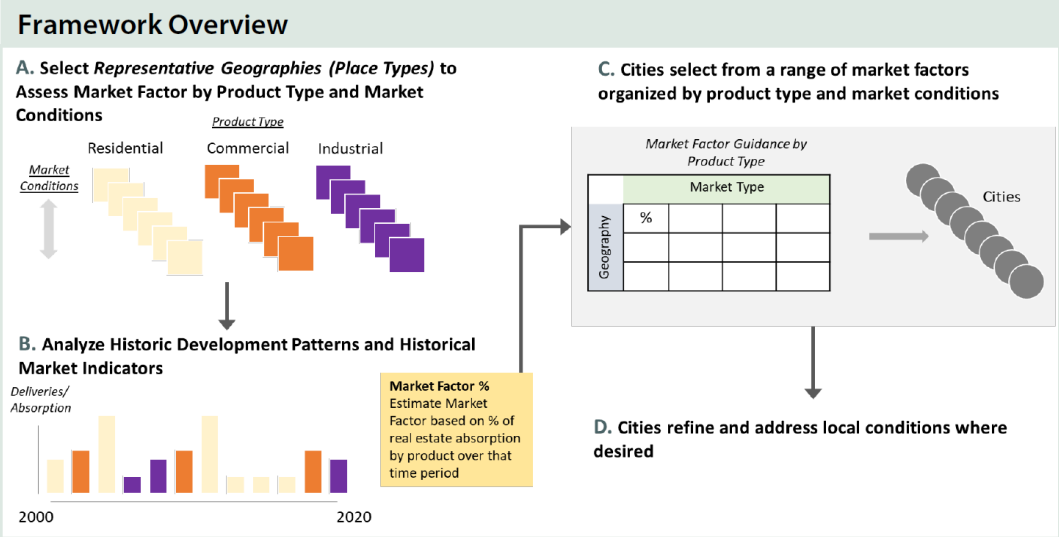
In general, land uses and zones where a *high* level of development or land conversion are expected over the planning period should assume a *low* market factor. Conversely, land uses and zones where development may be more difficult or slower to develop should assume a *high* market factor.

Through an updated analysis[1], recommended market factor ranges have been developed for residential and non-residential zones, varying by Regional Geography and relative market strength (market factor alignment). The analysis behind these recommended ranges compares historical development and land supply identified in the 2021 UGC study. Grouping cities by VISION 2050 Regional Geography, consultants analyzed the amount of development by "product type" (e.g., multifamily/mixed-use residential or industrial development) compared to the amount of capacity in zones linked to that product type, resulting in a distribution of rate of development for cities within a Regional Geography category.

Based on this distribution, cities were grouped into low, medium, and high market factor recommendation, with an associated range of market factors calculated from the relative amount of land left undeveloped in the product type classification. This process is illustrated in Figure 2, and detailed in pages 17-27 of the Market Factor Guidance document included in the reporting package

[1] *King County Urban Growth Capacity Market Factor Guidance* developed by Heartland, LLC and BERK Consulting, 2021. Excerpts from this guidance, including a step by step guide to selecting market factor are included in the reporting package. For the full draft guidance (includes appendices), please contact King County staff.

FIGURE 2: MARKET FACTOR RANGES DEVELOPMENT PROCESS OVERVIEW



The recommended ranges for product types by Regional Geography and market alignment are shown in Figure 3.

FIGURE 3: RECOMMENDED MARKET FACTOR RANGES

City Typology	Residential		Non-Residential	
Market Factor Alignment	Multifamily/ Mixed-Res	Single Family	Commercial (Office/Retail/Mix)	Industrial
Metropolitan Cities				
Low	5%-10%	1%-14%	1%-10%	1%-15%
Core Cities				
Low	5%-10%	1%-14%	1%-10%	1%-15%
Medium	11%-20%	15%-20%	11%-20%	16%-35%
High	21%-35%	21%-30%	21%-50%	36%-50%
High-Capacity Transit Communities				
Low	5%-10%	1%-9%	1%-14%	1%-19%
Medium	11%-15%	10%-20%	15%-25%	20%-30%
High	16%-30%	21%-35%	26%-50%	31%-50%
Cities and Towns				
Low	10%-24%	1%-10%	1%-10%	1%-15%
Medium	25%-35%	11%-40%	11%-20%	16%-35%
High	36%-50%	41%-50%	21%-50%	36%-50%

4. Countywide Planning Policies, including capacity analysis and targets

Selecting Market Factor for Your City

The first task of Phase 4 reporting will be to select the appropriate market factors for your city. For each zone, staff completing reporting will identify a market factor within the recommended ranges and update the reporting table. If the ideal market factor for a zone is determined to be outside of the recommended range, the specific rationale for selecting this market factor must be documented in the reporting table. Cities may vary their selected market factors by the relative complexity of zoning and available land within their jurisdiction. For smaller cities or less complex zoning, a single market factor by land use type may be appropriate, whereas larger cities or more complex development situations may require a more refined identification of appropriate market factors.

The following guidance describes the factors to weigh when selecting a value within the recommended ranges. More detail is included on pages 25-27 of the included Market Factor Guidance document, with the key factors to consider outlined here.

Redevelopable vs. Vacant Land

Cities are welcome to attune their market factors separately for vacant and redevelopable land stock. Be sure to consider how redevelopable lands were identified in calculating the land supply in phase 2 of data reporting. If in identifying the redevelopable land supply, a higher existing-to-planned density ratio or improvement-to-land value ratio was assumed for redevelopable lands, consider whether differentiating between redevelopable and vacant market factors is further required, as that definition already assumes a differentiation between these lands based on market forces.

Traditionally, redevelopable lands have assumed higher market factors than vacant lands to account for the relative ease of converting vacant land to development. As redevelopment takes more of the share of development, it could suggest the remaining vacant land could have significant development challenges that reduce this advantage.

Market Trends

If trends indicate growth in demand for a given product, consider a downward adjustment on market factor to reflect this demand. Alternatively, if the market data for a given product indicates more difficult market conditions, consider selection of a higher market factor within the recommended range.

Upzoned Existing Single-Family Areas

Market factor may be adjusted to account for relative uncertainty regarding how existing single-family zones that have been rezoned for greater intensity may redevelop. The age and value of the housing stock, presence of transit infrastructure, and recent sales or permitting activity can inform how to refine the appropriate market factor for these areas.

Restrictive Covenants

Some areas that have been rezoned or upzoned may still be subject to restrictive covenants that run with the land and limit how development may occur. This is most likely to exist in existing single-family neighborhoods but may also pose a challenge in business parks and other similar commercial districts. A higher market factor can account for this situation.

Fragmented Ownership and Parcel Size

Where capacity for a given product type is largely spread across fragmented or non-contiguous parcels and parcel sizes are generally smaller in size, a higher market factor may be considered to account for difficulties in parcel assemblage for future redevelopment.

Access to Transit

Planned transit infrastructure can greatly improve development feasibility and owner willingness to sell/redevelop land. Market factor assumptions can be tuned to reflect where such improvements exist or are planned in the future.

Infrastructure Cost

In phase 2 of data reporting, we examined the presence or availability of infrastructure in the identification of land supply. Market factor can build on this work, including selecting a higher factor to account for the cost or likeliness of significant infrastructure construction to support planned development.

Employment Densities

Selecting a square feet per job assumption, or employment density, per zone or land use is the last step of calculating non-residential capacity, converting built space capacity to jobs. Cities may vary their selected employment densities by the relative complexity of zoning and available land, or the sectors of employment that are likely to exist within their jurisdiction. Smaller cities or those with less complex zoning may consider a single value or values depending on the land use. Our most basic recommendation is differentiating between commercial and industrial jobs, because of the wide variance in employment density between these types.

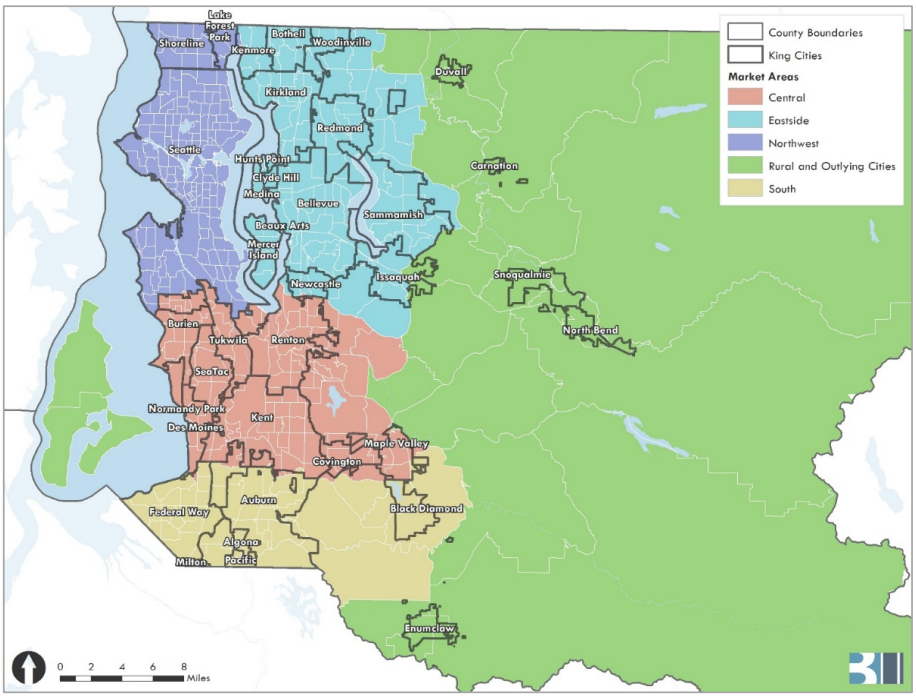
To prepare for the 2021 Urban Growth Capacity Report, an analysis of recent employment densities compared to past densities across King County was performed.[2] The analysis compared the amount of industrial and other commercial jobs to the aggregated amount of similarly classified non-residential built space in subareas covering King County to calculate ranges in employment density. This analysis was performed on 2006 and 2019 data to observe if employment density patterns have changed over time. The recommended ranges by subarea and general land use type (commercial/mixed use or industrial) are shown in Figure 4. A map of cities by subarea is included in Figure 5 below, and a city-specific table is included in the reporting table template and the employment density guidance document.

Figure 4: Recommended Square Feet per Job Ranges by Subarea

Market Area	Average 2006 Employment Density (all zones)	Average 2019 Employment Density (all zones)	Recommended Range for Commercial and Mixed-Use Zones	Recommended Range for Industrial Zones
Central	655	608	300–600	700–1,200
Eastside	398	386	200–400	500–800
Northwest	445	415	200–400	500–800
Outlying Cities	669	630	300–600	700–1,200
South	701	724	300–600	700–1,200

[2] *2021 King County Urban Growth Capacity Report Employment Density Guidance*, BERK Consulting, 2021. Full guidance included in reporting package.

FIGURE 5: EMPLOYMENT DENSITY SUBAREAS



Selecting Employment Density for Your City

The final task for calculating employment capacity will be reporting selected employment densities in the phase 4 reporting tables. Recommended ranges for your city are supplied in the reporting table template. If you select employment density values outside of the recommended range, please record specific rationale or alternative methods for doing so in the reporting table. The employment density guidance contains additional detail on pages 8-9 for refining employment densities within the recommended range for your city.

Guidance for Filling Out the Reporting Tables

About the Reporting Tables

The Phase 4 reporting table template consists of four tables. The reporting tables have been populated with data from previous phases of data reporting and programed with calculations to facilitate completion of this round of reporting. Columns include a header with a description of the calculation used to trace how data is used in across the table. **Columns that require input values are highlighted in yellow.**

City staff completing reporting will input selected market factor values by zone on Table 1, column E; and Table 2, column K. Selected employment densities will be inputted by zone on Table 3, column C. Table 4 includes the final capacity calculation. This calculation is primarily automated from values in the reporting tables, but a few values need to be inserted as indicated in the Table 4 explanation below. **As a final step before submitting your tables, back to King County, please review calculated capacity in Table 4.**

Reporting Tables

The below copies of the tables in the reporting table template include mocked-up examples of completed reporting, but otherwise mirror the versions provided in the table template. Each city has a version unique to their jurisdiction that reflects inputted phase 3 data, and recommended market factor or employment density ranges based on the guidance described in previous sections.

FIGURE 6: REPORTING TABLE 1: MARKET FACTOR

Zone	Zone Type	Market Factor Alignment (Low, Med, High)	Market Factor Range (%) (Based on Place-Type, Zone Type, and Market Factor Alignment) (See Guidance)	Final Market Factor	Comments (if final market factor is outside of the suggested range)
Zone Name	SFR, MFR, MU, Comm, Ind	Selected from Market Factor Guidance	Selected from Market Factor Guidance	To be decided by city staff. Please consult market factor guidance.	Please provide comments if final market factor is outside of the suggested range
Example 1	MU	Med	10% - 20%	15%	N/A
Example 2	Comm	Low	5% - 10%	20%	Owner of only vacant land directly opposed to development

Table 1 includes all zones imported from phases 2 and 3 of data reporting, and their land use type (zone type) classification. Select a market factor within the given range in column D, and provide any documentation if selecting a value outside of the given range.

FIGURE 6: REPORTING TABLE 2: INITIAL CAPACITY

Zone	**Mixed Use Zone**	**Land Use**	**Vacant/ Redevelopable**	**Assumed Density (DU/Acre)**	**Land Supply Area**	**Right of Way %**	**Public Purpose %**	**Final Market Factor %**	**Buildable Area (Acres)**	**Initial Residential Capacity (Housing Units)**
Name of Zone	Y/N	SF/MF/MU	Select Vacant or Redevelopable	From Phase 3	From Phase 3	From Phase 3	From Phase 3	From Table 1	= Column F * (1 - Column G - Column H - Column I)	= Column E * Column J
Example1	N	MF	Vacant	24.2	9.7	15%	10.0%		7	176.6

Existing Units on Redevelopable Parcels (Housing Units)	**Initial Capacity summed by zone (Housing Units)**	**Existing units on redevelopable parcels summed by zone (Housing Units)**
From Phase 3	To help with calculations on Table 4	To help with calculations on Table 4
0	235.8	12.0

Table 2 has two sub-tables, one for initial residential capacity, and one for initial non-residential capacity. Only the residential table is shown above. The non-residential table has an identical format, but is tailored to calculating developable square footage, not housing units.

Table 2 is largely imported from the final table in phase 3 data reporting. It includes almost all the data necessary for calculating capacity. In column I, input the selected market factor by zone from Phase 4 Table 1.

FIGURE 7: REPORTING TABLE 3: EMPLOYMENT DENSITIES

Zone	Zone Type (Ind/Comm/MU)	Square Feet Per Job
Example 1	MU	

If you are uncertain about how many square feet per job should be selected for each zone, please consult our employment densities guidance.

Table 3 also includes the following reference table (nothing to be reported by the city)

Recommended Ranges for City

Recommended Range: Commercial and Mixed-Use Zones	Recommended Range: Industrial Zones
200–300	450–700

For more information on these ranges please consult attached guidance on employment densities.

FIGURE 8: REPORTING TABLE 4: FINAL CAPACITY

Zone	Zone Type	Initial Residential Capacity	Existing Dwelling Units on Redevelopable Parcels	Development in the Pipeline	Final Residential Capacity (Dwelling Units)
Name of the Zone	*SFR/MFR/MU*	*From Table 2*	*From Table 2*	*From Phase 2*	*= Column C + Column E - Column D*
Example 1	MU	1,809	0	0	1,809

Table 4 has two sub-tables, one for residential capacity, and one for non-residential capacity. Please review this table, as it records the final capacity to be compared to the remaining target. As you select market factors, the calculated initial capacity will change. It will be lower than the initial capacity from phase 3 data reporting, as market factor discounts the land supply.

Input values for employment densities selected in Table 3 into Table 4 column G (non-residential table only). Also add any information on major planned developments to their appropriate zones in column E.

Pay special attention to any zones that your city has that are specific to single developments, institutions, or master planned areas. If applicable, we recommend using any capacity values relating to developer agreements, master plans, plats, or any other controlling documents rather than calculating capacity for these types of zones.

Wrapping up

Once you have completed phase 4 reporting, send the completed table and all necessary documentation back to King County staff: Ben Larson blarson@kingcounty.gov and Rebeccah Maskin rmaskin@kingcounty.gov.

Quality capacity data is the central product of the Urban Growth Capacity Report, and we cannot complete it without your support. You have our most esteemed respect and gratitude for completing this portion of King County's growth management journey, and we look forward to continuing to work with you as we compile findings for the report and complete additional analysis on achieved densities and growth targets, in addition to overall capacity findings.

A hearty THANK YOU for reading this guidance and partnering to complete this report. Please schedule time if you need technical assistance, or get in touch if you have any questions.

4. Countywide Planning Policies, including capacity analysis and targets

Appendix E: Market Factor Guidance

4. Countywide Planning Policies, including capacity analysis and targets

King County Urban Growth Capacity Report

Market Factor Guidance

January 2021

King County

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4. Countywide Planning Policies, including capacity analysis and targets

1. Market Factor: Introduction

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Introduction

Intro and Purpose

The Market Factor, also known as the Market Supply Factor, is a final adjustment to the buildable land supply that follows other deductions that account for critical areas, infrastructure gaps, right-of-way, and future public facilities. It accounts for the percentage of buildable land that is unavailable or infeasible to develop during the 20-year planning period. Historically, it has been used as a proxy to account for landowner preferences and unwillingness to sell, with various methodologies and approaches employed to develop and inform the assumption. As stated in the Department of Commerce's 2018 Buildable Lands Guidelines:

> *Over a 20-year planning period, not all land will be available for development or redevelopment, no matter how suitable. One key constraint on property availability is market availability, or whether or not land will transact for purpose of development or redevelopment. Owners of property that could be developed or redeveloped may have no interest in selling or developing over an extended period of time for any number of reasons.*

E2SSB-5254 introduced new language regarding the overall buildable lands reporting requirements including new recommendations related to Market Factor assumptions. As part of King County's 2020/2021 updated Land Capacity Analysis the County is seeking guidance on development of Market Factor assumptions for municipalities across the County. King County, as mandated by GMA requirements, now seeks to develop a process and methodology for implementing Market Factors that comport with the revised buildable lands guidelines, and better reflect more current market realities present across the region.

Definition of Market Factor

Department of Commerce Guidelines. Several definitions of Market Factor are discussed in the Department of Commerce's 2018 Guidance Publication (see *Buildable Lands Guidelines, 2018).* Included are several references to the Revised Code of Washington (RCW) as well as the Washington Administrator Code (WAC). Overall, the guidelines describe Market Factor as:

> *Market Supply Factor is the estimated percentage of developable land contained within an urban growth area that is likely to remain unavailable over the course of a 20-year planning period and is, in practice, the final non-developable land deduction when calculating lands suitable for development and redevelopment.*

Process Overview

The following is an overview of the process utilized to develop Market Factor guidance for King County.

- Review Commerce guidance and past studies/methodologies
- Explore and evaluate potential methodologies, data sources and implementation frameworks
- Engage with planners and development community to inform methodology
- Conduct test fit analysis to inform Market Factor guidance (similar to case study examples to test data sources and results of the proposed methodology)
- Develop a framework for each City to evaluate and select a Market Factor assumption
- Recommended Market Factors for application across King County
- Create a "menu" of options organized by geography, product and market typologies
- Provide additional discussion and recommendations related to specific conditions that may impact the Market Factor assumption

Engagement

A critical component of the overall approach was the engagement with the public and private sector planning and development communities. The following groups were engaged throughout the development of the guidance document.

- King County Urban Growth Capacity (UGC) Technical Committee
- External Stakeholders (workshop and survey)
- City of Seattle

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Introduction

Engagement Process to Inform Market Factor

To inform development of a methodology for Market Factor, Heartland and Berk leveraged King County's UGC Technical Committee to discuss and review potential Market Factor methodologies. A survey was also distributed to the group of planners and feedback from the process was used to inform how the methodology and overall framework were developed.

In addition, a stakeholder focus group and survey were conducted to inform the development of the Market Factor Methodology as well as to validate conditions affecting the availability of land. A diverse list of professionals active throughout King County comprised primarily of developers and industry association representatives were invited to attend a discussion of the King County Land Capacity Analysis, and more specially, to discuss Market Factor. In attendance were a mix of representative including:

- Public sector representatives
- Industry/Association advocates
- Representation from both market-rate and income-restricted housing developers
- Developers/professional with expertise in multifamily, mixed use and single-family development
- Affordable Housing Advocacy Organizations

Below are highlights from the discussion. Bolded items are also discussed later in the guidance document.

Single Family Discussion

What We Heard:

- Political environment
- Reevaluate what is redevelopable
- **Issue of up-zones, resulting land price increase and impact on feasibility**
- **Slow turnover rate of SFR in MF or MU zones**
- Anticipate that regulations will only get tougher
- High degree of variability between cities in permit process/timing
- Lack of land zoned for townhomes
- On up zoned parcels, if too slow to convert large SFR lots into higher density, they will be redeveloped into more expensive SFR
- **Pricing expectations**

Multifamily and Mixed-Use Discussion

What We Heard:

- Permitting process and timing impacts matter
- **Access to transit** shapes project feasibility
- Missing/inadequate infrastructure in smaller communities to support higher density housing
- **Restrictive covenants impacts** newly up-zoned areas
- Emphasized need for predictability
- **Consider sale volume and growth as an indicator**
- Discussion of outlier communities:
  - **Mercer Island an example of a high price but limited growth community**
- Consider the existing land use mix and connections to employment centers
- **Consider physical parcel attributes**
- Include additional details for considering unique conditions and associated data sources to further evaluate

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Approach

Approach

The guidance developed for King County focuses on a real estate product-type framework, wherein Market Factor assumptions/recommendations are organized by major real estate development typologies, also called product-types for the purposes of this report. Market Factor is to be selected by product-type and regional geography and applied to land capacity in areas of where the product type is projected to be the predominant use for a given zoning designation.

The approach to Market Factor for King County considers demonstrated supply, demand and projected capacity (projected for the 2021 UGC study). Demonstrated supply is informed by historical development deliveries. Relative demand for product is measured by both pricing and historical delivery by product type. All deliveries are measured in either residential units or non-residential square feet. The data referenced above were selected after a review of the Department of Commerce Buildable Lands Guidelines, review of former analysis of Market Factor conducted by King County as well as an evaluation of alternative data sources available at a County-wide scale.

This approach evaluates the recent demonstrated delivery rate for a certain product-type applied to a 20-year planning period as a ratio to the current projected capacity. This highlights the relationship between what is being developed by the market historically and the capacity a city is projecting into the future.

Rather than use the ratio to directly calculate a market factor, it is instead used to indicate and inform reasonable ranges of market factors and adjustments that cities in similar geographies and comparable market alignments can then choose to apply. These ranges serve as guidance and are recommended in Step 2 of the Market Factor Guidance Section. Additionally, cities can reference these ratio calculations for other cities to assess their own market factor assumptions and evaluate areas with different market conditions and historical development patterns.

Approach Considerations

The Market Factor assumption as applied in the Land Capacity Analysis framework is designed to account for a myriad of non-physical development conditions that would limit or prohibit the development of certain lands in the future. The approach, methodology and data sources in the guidance document are leveraged to inform the recommended ranges and selection framework, but are not meant to be directly translated to actual Market Factor percentages in a given City's estimates. *For example,* projecting a linear historical delivery trend does not necessarily represent the actual delivery trends for coming 20 years, but rather provides important context for how a City has grown historically versus how it expects to growth in the future.

Approach to City of Seattle

The City of Seattle, as one of two designated Metropolitan Cities in King County and the largest and most diverse City in the region, was analyzed at a more granular level than other Cities in King County. This is due to its geographic scale, total population and relative importance in terms of overall impact on capacity in King County. Seattle's distinct neighborhoods and zoning also allow for a more granular analysis and application of Market Factor. Seattle specific guidance is provided in the Appendix of document on page 40. It is important to note that the methodology for the City of Seattle is the same as the one used across the County, only at a neighborhood scale. The approach and framework herein does allow for more granular application of Market Factor in Cities where it may be appropriate, such as the City of Bellevue.

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Approach

Why use this approach?

- Historical deliveries by product-type data is the best proxy for the nexus of real estate market conditions, willingness to sell and other factors that limit the development of land.
- This approach leverages readily available data from the King County Assessor to provide uniform analysis across all jurisdictions on existing supply, new deliveries, units and predominant use breakdowns to provide a historical and current market evaluation.
- The approach considers the demand for development land and attempts to account for the complexities associated with development economics that most often drive development decisions.
- The approach provides an empirical approach to deriving more realistic assumptions but also provides flexibility for Cities to address more qualitative and subjective conditions.
- The framework allows for a zone-by-zone approach for considering and selecting market factors for cities that wish to do so. Some cities may not have the complexity or need to apply Market Factor at that scale and may elect to apply at a City-wide scale.

The exhibit below depicts the overall process for selecting Market Factor deductions to apply to each City's capacity analysis.

Approach Summary

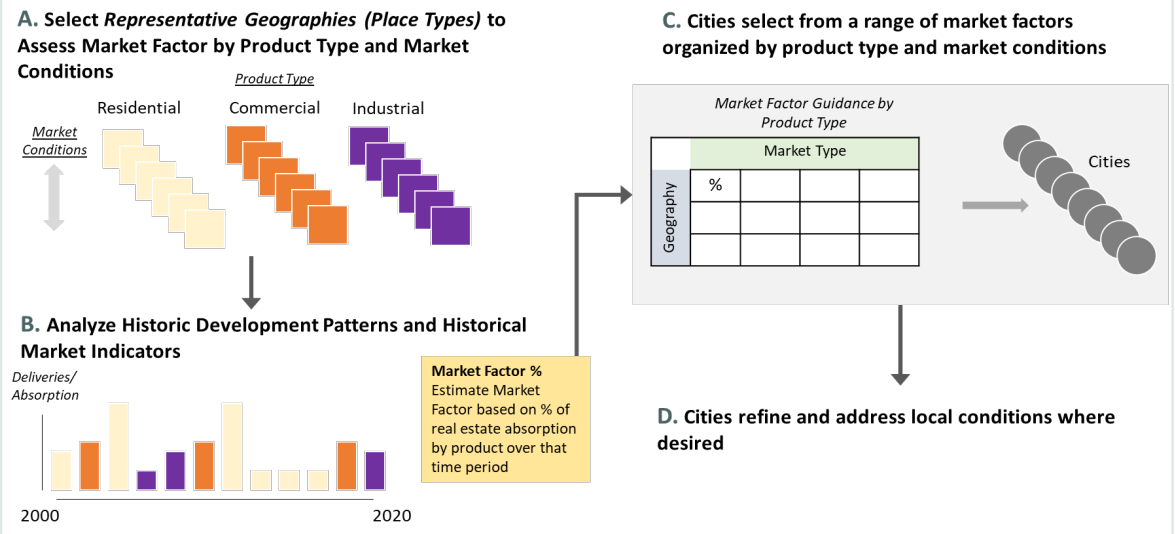
Analyze development patterns over the last 20 years by regional geography and product-type:

- What was delivered over the last 20 years by product type?
- How do historical rates of deliveries align with future capacity planned in the area?
- How does current supply for any given product type align with projected capacity?
- Leverage this data to inform Market Factor recommendations.

Provide recommendations for determining Market Factor based on:

- Product-type
- Regional Geography
- Market conditions
- Other known market constraints

Methodology Overview



4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Key Definitions and Reference Terms Explained

The following terms and definitions are key to understanding the methodology and using the guidance document.

Product-type:
This refers to the general type of product that new construction would deliver in a particular zone. Using the *Product-type* in this approach serves as a bridge in applying market data to a jurisdiction's capacity data. Detailed *Product-type* definitions are provided in Table 1A under the first step in the Market Factor Guidance Framework.

Regional Geography:
This represents the PSRC *Regional Geographies* outlined in the PSRC Vision 2050 document. These are used to serve as place-type groupings for cities based on shared characteristics.

Market Factor Indicators:
The methodology centers around calculating *Market Factor Indicator* values. These values provide an indication of how capacity would be absorbed based on the annual delivery rate of development (by Product-type) found over the past 5-years. The indicators are not meant to directly translate into market factors but are intended to inform *Market Factor Alignments* and the *Market Factor Ranges* (both defined herein). Note: the analysis evaluated both the 5-year annual average and 20-year annual average historical deliveries.

The *Market Factor Indicator* applies the 5-year average historical delivery rate to the estimated capacity of a given geography over a 20-year planning horizon. This calculation as it relates to the projected capacity is used to indicate what percentage of the capacity is not absorbed over the coming 20 years. The resulting percentage value serves as an indicator of the amount of buildable land that is unavailable or infeasible to develop during the 20-year planning period

Market Factor Alignments:
Three specific groupings for assigning *Market Factor Ranges* (low, medium, and high) are provided. These are assigned by *Product-type* and *Regional Geography.*

The *Market Factor Indicators* for all cities are compared to each other for each *Product-type*. Given the range of *Market Factor Indicator* values, Cities are then grouped into low, medium, or high *Market Factor Alignments* based on how the Cities' *Market Factor Indicator* rankings compared to other cities (see Tables A1-4 in the Appendix). The Cities are then segmented by their respective *Regional Geographies*.

Market Factor Ranges:
Market Factor Ranges represent the range of Market Factors derived for King County organized by *Product-type* and *Regional Geography.* The ranges are informed by *Market Factor Indicators* and available market data (see page 10 to learn more about how the ranges were informed).

- For each *Product-type* and the corresponding *Market Factor Alignment,* a city can use the Table of *Market Factor Ranges* to serve as initial guidance for selecting a Market Factor.
- The discretion to select a value within the informed range or outside the range is left to each individual City. The comparative approach of this methodology is intended to provide flexibility for cities and allow them to make informed assumptions based on this framework but also leverage their unique knowledge of local conditions affecting capacity and future availability of land.

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Methodology

Methodology Overview

A: Establish the Market Factor Indicator through analysis of historical deliveries and the planned capacity for the coming twenty-year planning period.

Measurements:	5-year avg. annual deliveries Cities' Planned capacity
Regional Geographies:	PSRC Regional Geographies classifications.
Data Sources:	- King County Parcel Data - Year 2020 King County Buildable Lands Data - PSRC Regional Geographies
Output:	Market Factor Indicators for all Geographies and product types

Process :

- Assemble and evaluate past deliveries by evaluating the 5-year and 20-year average annual deliveries. These are used to project trends into the future.
- Evaluate Assumed capacity estimated by King County cities using UGC Phase III data. Assign this capacity data by product type based on zoning.
- Create an indicator by extending the 5-year annual delivery trend over the 20-year forward planning period and express as a percent of projected capacity. This gives an indication of what percentage of the planned capacity will be absorbed over the coming years. This indication can also be used to calculate what percentage of capacity does NOT develop over the 20-year planning horizon, which serves in this analysis as an *indicator* for Market Factor. The values from this analysis informed Market Factor recommendations but were not used to directly calculate Market Factors.

B: Establish Market Factor Alignments for all cities and general product types in King County

In the next step, cities were sorted into Low/Med/High Market Factor Alignment categories, based on the relationship of their Market Factor Indicators for each Product-type.

C: Establish Market Factor Ranges for each Regional Geography, Product-type and Market Factor Alignment.

- The Market Factor Indicators from Part A inform a reasonable baseline for the Market Factor Ranges for each city type, product type and Market Factor Alignment – covering every combination of these segments.
- Market price data (rents, median house prices) are used to inform how these ranges should be distributed among Market Factor Alignments (Part B) for each Product-Type.
- The Market Factors used in previous buildable lands analyses (referenced in **Appendix Table A10**) helped inform the maximum market factor (50%) to be found in the menu of ranges and provided useful context when evaluating appropriate ranges for cities to consider.

D: Adjustments – Cities can refine and adjust the Market Factor based on local analysis.

- Cities should adjust their Market Factor within the either the range provided OR the range that aligns most closely with the cities' market conditions.
- Further discussion of these adjustments is provided in step 4 of the Market Factor Guidance Framework.
- Additional data are provided in the appendix to aid cities in adjusting and in potentially re-aligning with another range that may better represent market conditions anticipated over the 20-year planning horizon.

Methodology Summary

A: Establish the Market Factor *Indicators*

B: Establish Market *Alignments* for each City and each Product-Type

C: Establish Market Factor *Ranges* for each Regional Geography , product type and Market Factor Alignment.

D: Refine and Adjust Market Factor

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Establishing Market Factor Ranges

Chosen test-fit Market indicators:

Product Type	PSRC Designation	Test Fit City	Test-Fit Market Factor Range Alignment	Market Factor Indicator
Multifamily	Core City	Kirkland	Low	0.08
Multifamily	HCT	Kenmore	Low	0.07
Multifamily	Cities and Towns	Covington	Medium	0.23
Multifamily	Metropolitan	Bellevue	Low	
Single Family	Core City	Kirkland	Medium	0.18
Single Family	HCT	Lake Forest Park	Medium	0.34
Single Family	Cities and Towns	Pacific	Medium	0.5
Single Family	Metropolitan	Bellevue	Low	
COM(off)	Core City	Federal Way	Medium	0.5
COM(off)	HCT	Mercer Island	Medium	0.5
COM(off)	Cities and Towns	Snoqualmie	Medium	0.48
COM(off)	Metropolitan	Bellevue	Low	
Industrial	Core City	Redmond	Medium	0.5*
Industrial	HCT	Woodinville	Low	0.5*
Industrial	Cities and Towns	Enumclaw	High	0.5*
Industrial	Metropolitan	Bellevue	Low	

The table to the left shows each test fit city for each Regional Geography grouped by each Product-type.

**NOTE: the Market Factor upper bound was limited to 0.5, if there was value greater than this value, it was reduced to 0.5*

Process:
This process leverages the calculated *Market Factor Indicators* and identifies a test-fit city in each Regional Geography that has a reasonable alignment of historical deliveries and projected capacity. The test-fit city's indicator value is used as the foundation for the market factor range. The Market Factor Alignment for the test fit geography serves as the starting point for deriving the range, and the bounds for the ranges found under the remaining Market Factor Alignments (low/med/high) are derived through examining market pricing data (median sales price for single-family, and average rents for all other product types as shown in the Appendix Tables A5-9). These adjustments to find the bounds consider both the average price points and the range of prices across cities in King County. With higher ranges of market price data, a wider range of Market Factors generally resulted.

To ensure that the recommended Market Factor Ranges provided in the Guidance Document are reasonable and not overly impactful to a given City's estimated capacity, historical Market Factor assumptions were reviewed to inform an upper limit on the ranges across all product types.

Summary:
In summary, the Market Factor Ranges provided later in this document are informed by a review of calculated Market Factor Indicators and selection from this dataset to establish baseline Market Factor assumptions by Product-type and PSRC Geography. Baseline values were selected from those cities that illustrate relative alignment between historical deliveries and the projected capacity.

Smaller Market Factor Ranges are found where pricing of a given Product-type is more clustered and the overall range of pricing is smaller. Where large differences in pricing for a given Product-type exists, the resulting Market Factor Ranges are larger. These larger Market Factor Ranges reflect the variability in market conditions found for a given Product-type across a particular Regional Geography. This is reflected in Exhibits 1b-3b on the following pages.

Market Factor: Historical Delivery Data

Historical Delivery Data

Analysis of historical development patterns across King County began with the compilation and detailed analysis of King County Assessor data. Assessor data provides detailed information on each parcel within the County as well as building specific attributes. Leveraging this information, Heartland established the following:

- Number of residential units by jurisdiction
- A county-wide time-series of delivery data, based upon year of building/unit completion
- Square footage of development by year completed
- Building predominant use, and total square footage of each sectional use.

Product Classifications Assigned to Assessor Data:

Residential	Non-Residential
Single Family	Industrial
Multifamily/Mixed Residential	Office
	Retail
	Commercial (non-industrial)

Exhibits 1 - 3 Charts on the following pages illustrate overall development patterns across the County organized by Regional Geography. The data illustrates overall development patterns by specific Product Type.

The historical delivery data provides a proxy for a number of issues raised in the Buildable Lands Guidelines to which Market Factor is meant to address. These data provide a valuable indicator of:

- Demand for a given product in any given geography.
- The efficiency of the market to deliver the product.
- Willingness to sell.
- Impacts of planned or completed infrastructure.
- Other factors impacting the availability and development of land.

Other Data Analyzed

Capacity Data: Another key data point used to help inform this methodology includes the capacity data projected by each city by zone for the 2021 Buildable Lands Report.

Historical Market Data: Historical pricing data, for each market product-type were also analyzed. Other market data includes rental rates, sale pricing, vacancy, and the growth/trends associated with each of these, which are also previewed in exhibits 1-3.

The three data sources combined provide a viewpoint of:

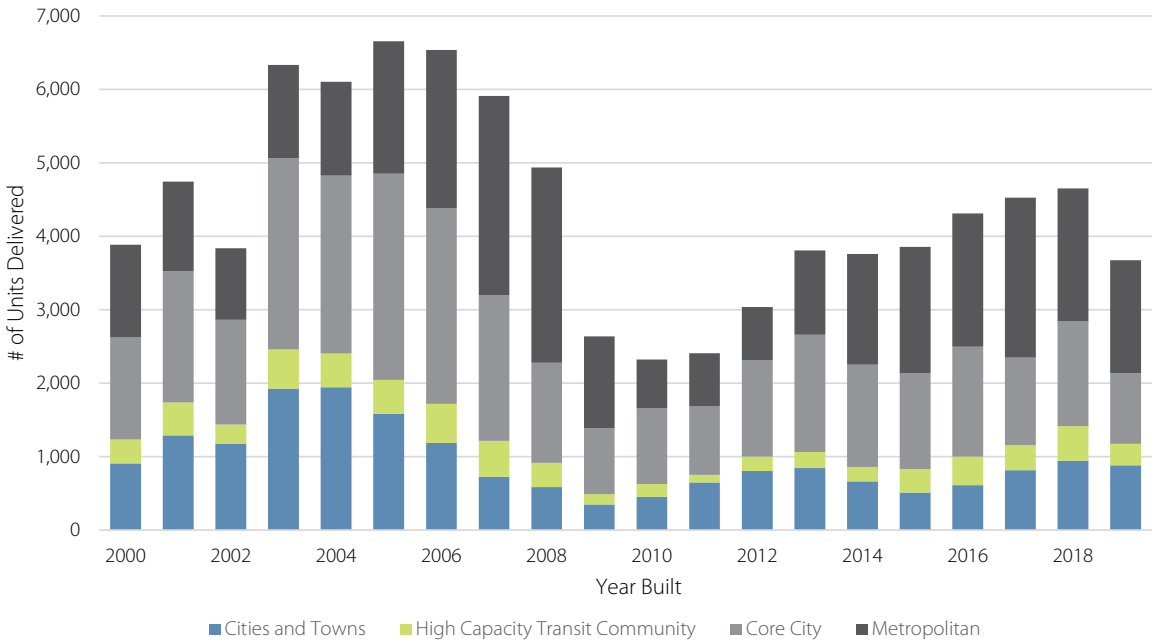
- Historical development deliveries by product type.
- Planned future capacity for a given Product-type.
- Current and past geography specific market conditions for the given product types.

Data Limitations:

Several limitations exist and are important to acknowledge in the context of their impact to inform the Market Factor assumptions contained later in the Guidance Document. None of the data discussed herein lend themselves to a directly translatable Market Factor value, rather they are used to inform ranges and recommended assignments. In addition, it is important to note that with historical delivery data the year-built attribute may not align directly with a City's permitting data. In addition, for the purposes of the analysis, assumptions were made in classifying the building's product type based upon the predominant uses and overall residential densities.

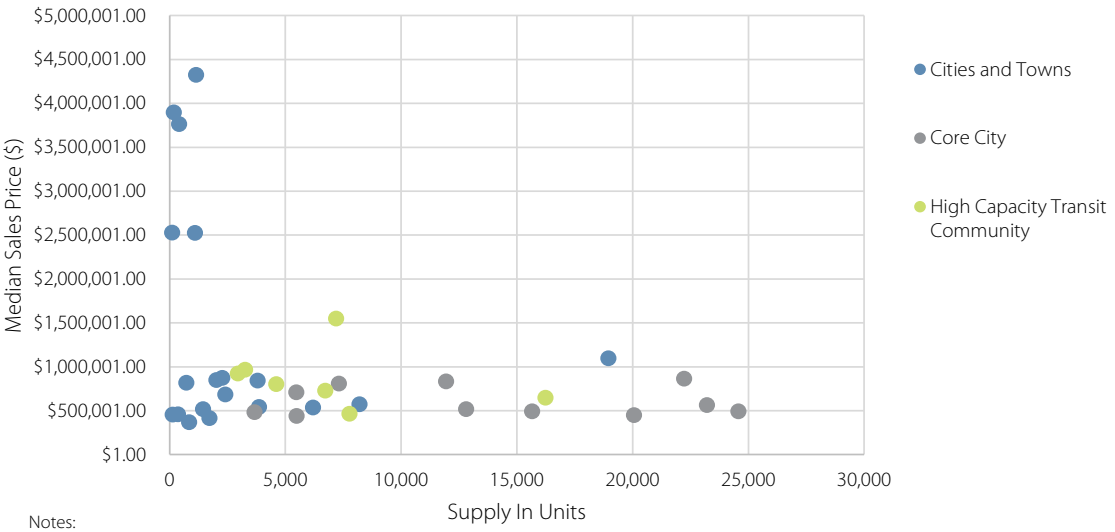
4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 1a: Single Family Unit Deliveries, 2000-2019



Source: King County Assessor Data

Exhibit 1b: Single Family Unit Supply and Median Sales Price

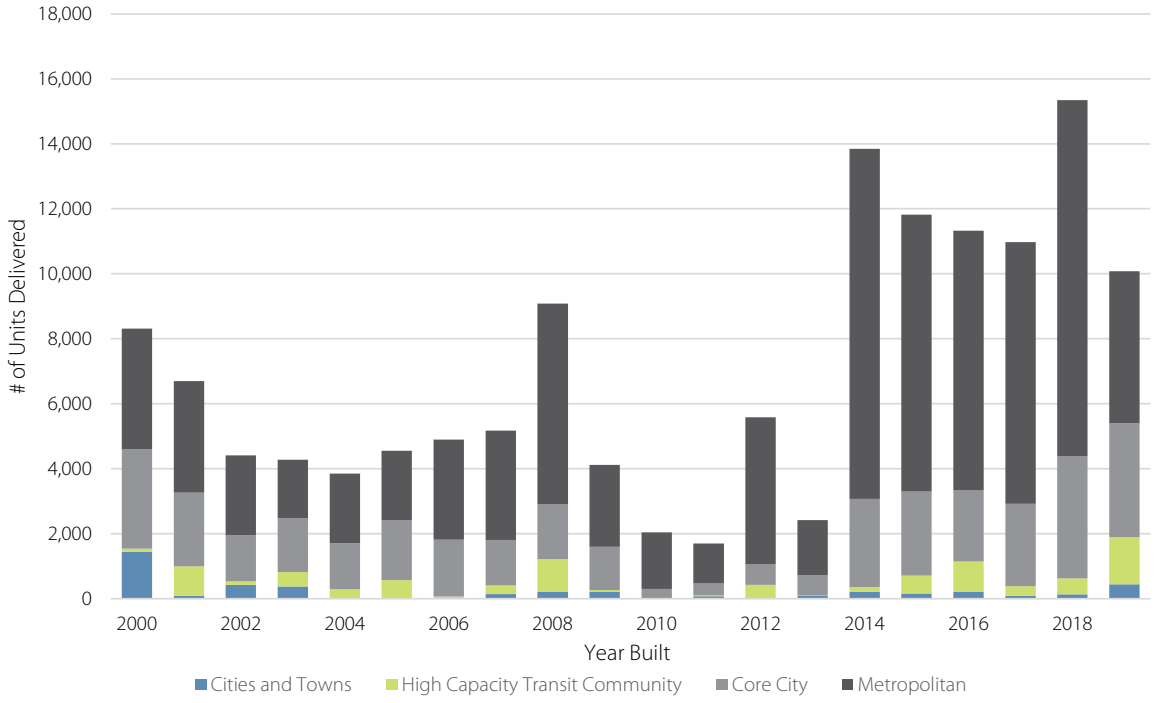


Notes:
Metro's are excluded from Exhibit 1b for readability, as supply greatly exceeds that of the other cities.
Single family is inclusive of attached single family units and townhomes

Source: King County Assessor Data, Redfin

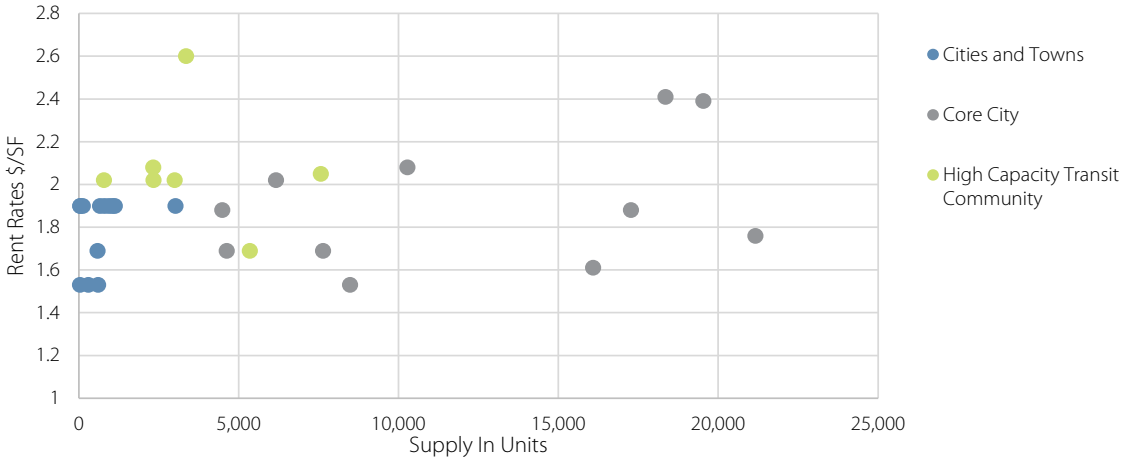
4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 2a: Multifamily & Mixed-Use Unit Deliveries 2000-2019



Source: King County Assessor Data

Exhibit 2b: Multifamily & Mixed-Use Supply and Current Rent ($/square foot)



Notes:

- Excludes Cities with Zero Supply; Assessor data completion year can come before actual occupancy and this may be reflected in 2019.
- Metro's are excluded from Exhibit 2b for readability, as supply greatly exceeds that of the other cities.

Source: King County Assessor Data, Costar

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor: Delivery Data and Market Indicators

Exhibit 3a: Commercial Space (sq ft) Deliveries 2000-2019

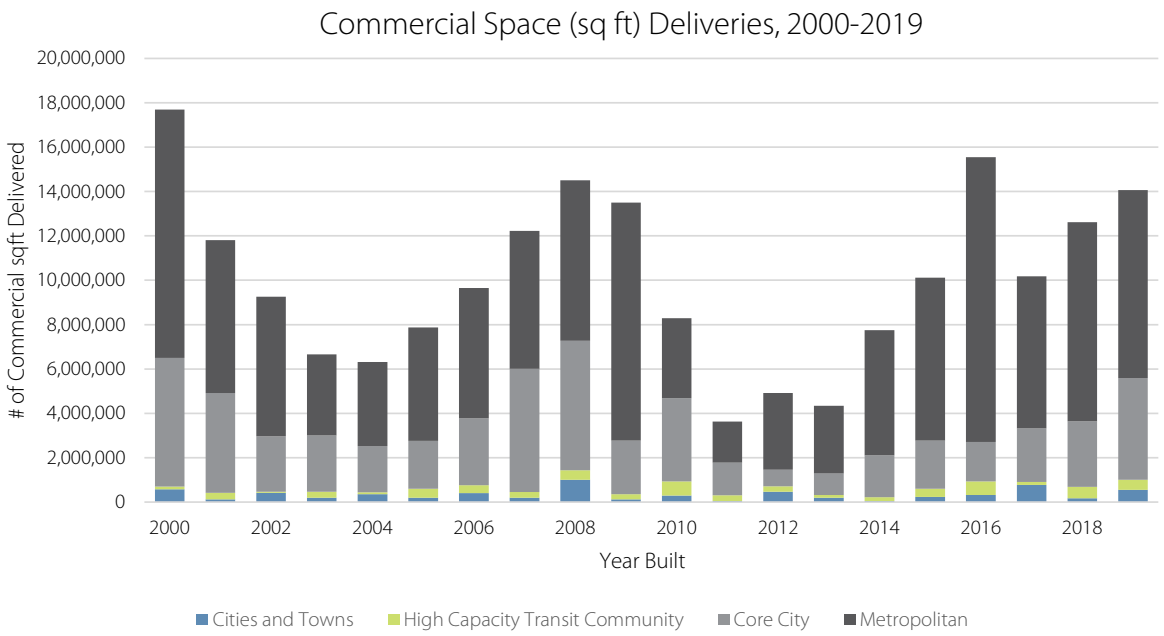
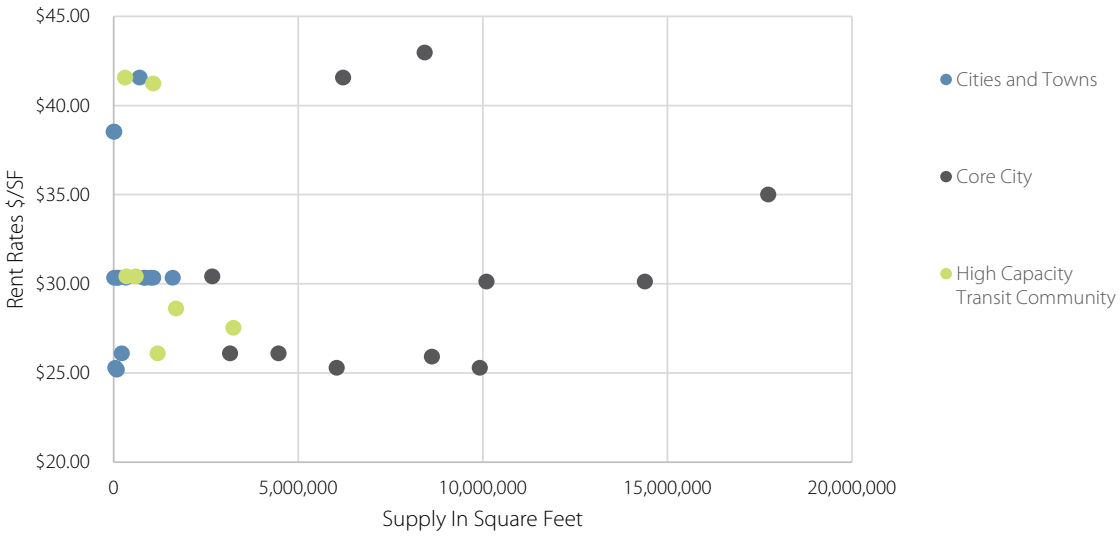


Exhibit 3b: Commercial Supply and Current Rent ($/ sq ft)



Notes:

- Metro's are excluded from Exhibit 3b for readability, as supply greatly exceeds that of the other cities.

Source: King County Assessor Data, Costar

4. Countywide Planning Policies, including capacity analysis and targets

Connecting Market Factor and other UGC Assumptions

Key considerations
Market conditions also enter the capacity analysis through other assumptions in the Urban Growth Capacity analysis. These assumptions can affect the values of selected market factors. Below is additional commentary on other assumptions made within the capacity analysis framework and how these assumptions should be considered when using the Market Factor Guidance document. It is important to note that all of the assumptions discussed are calculated and applied outside of the application of the Market Factor deduction and represent stand alone assumptions estimated by each City.

- **Identifying Redevelopable Lands.** The approach to identifying redevelopable lands and the selected thresholds for determining what could be redeveloped in the future is of great importance to how a City's capacity relates to market conditions and future development economics and conditions. More conservative thresholds, i.e., those that anticipate that less redevelopable lands will develop over the planning period, would result in less redevelopable land being available. Less conservative thresholds would result in more land being available for redevelopment, and may warrant the selection of a market factor at the higher end of the suggested range, depending on market strength. Each City should evaluate how their redevelopment assumptions already incorporate market conditions (or not) when selecting a Market Factor to apply.
- **Assumed Densities.** The density at which property develops in the future is in part dependent on market conditions and greatly impacts overall capacity. Each City has studied historical achieved densities and planned densities to arrive at an assumed density assumption. Where appropriate, each City should evaluate whether their assumptions reflect more aspirational product types and densities versus historical development patterns and achieved densities in a given zone and consider this when selecting a Market Factor to apply.
- **Infrastructure.** Analysis and deductions have been completed to account for deficiencies in infrastructure which could limit the development of land in the future. Jurisdictions may want to consider higher Market Factors for zones or land supply included as capacity, but requiring infrastructure investments to serve the assumed density. This adjustment would be intended to reflect the cost of the infrastructure investment, which was not a component of the previous infrastructure gaps analysis. This would only be a valid consideration where Cities believe the initial applied infrastructure gap deductions do not fully represent the infrastructure challenges in a given area.

2. Market Factor Guidance: *Framework*

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor Guidance: Framework

Framework Overview

The following provides an overview of the Market Factor guidance framework developed for King County. There are four distinct steps defined within the framework outlined below. Additional details and data are provided on the subsequent pages detailing each step.

Step	Explanation of step	Definitions and Reference	Details
Step 1. Identify Zoning by Predominant Product-Type	Identify the predominant Product-type in each zone of the City where capacity exists	Explanation of each Product-type (Table 1A)	• Select the Product-types that align with the zones within your City that have capacity • The Product-type would be the predominant use expected to develop in each corresponding zone
Step 2. Identify Regional Geography and Market Alignment	Identify and align PSRC Regional Geographies and Market Conditions	Menu of Regional Geographies (PSRC) and Market Factor Alignments (Tables 2A-2D)	• Select applicable Regional Geography based on the Menu • Select appropriate Market Factor Alignment from menu
Step 3. Select from Market Factor Ranges	For each Product-type select a Market Factor Range to apply to the capacity analysis	Market Factor Ranges (Table 3A)	• Find correct table, review and use the selected range to inform Market Factor assumption prior to adjustments in Step 4.
Step 4. Adjustments	Adjust selected Market Factor Range assumptions based on known conditions	Condition Considerations (Table 4A)	•Review known conditions that impact Market Factor (p. 12) •Evaluate applicability in your City •Adjust Market Factor assumption based on on-the-ground conditions in your jurisdiction, and document in table template.

4. Countywide Planning Policies, including capacity analysis and targets

Step 1 : Identify Zoning by Product Type	
Explanation of step	Identify the predominant Product-Type in each zone of the City where capacity exists
Definitions and Reference	• **Table 1A - Product-type Reference** Select applicable Product-types on the following page

Directions

In Step 1, assign the applicable Product-type to each zone based upon the anticipated predominant uses in the corresponding zone.

To better understand the Product-types used in this guidance, reference **Table 1A: Product-Type Reference**

The Product-type assigned to each zone should represent the predominant building typology and use that is likely to occur. This can be based on past buildout within a given zone *OR* the Product-type envisioned and supported by the zoning regulations and requirements.

Example

Zoning Designations

Product-Types

Residential
Single Family
Multifamily/Mixed Residential
Non-Residential
Industrial
Office
Retail
Commercial (non-industrial)

Capacity Tables

Zoning	Mixed use (y/n)	Land Use	Product-type	Mkt Factor
R1	N	SF	Single Family	
R4	N	SF	Single Family	
R6	N	SF	Single Family	
R12	N	MF	Single Family	
R18	N	MF	Multifamily	
R24	N	MF	Multifamily	
R48	N	MF	Multifamily	
(MHC)	N		Single Family	
NB	Y	MU	Mixed Res	
CB	Y	MU	Mixed Res	
DR	Y	MU	Mixed Res	
			TOTALS	

4. Countywide Planning Policies, including capacity analysis and targets

Table 1A – Product-Type Reference

Product-type	Description/Application	Illustrative Examples
Residential		
Single Family	All areas where single family residential product inclusive of any of the following listed as the predominant use: detached, duplex, tri-plex four plex or townhouse plat.	Detached single family homes and subdivisions, attached townhomes and duplexes.
Multifamily/Mixed Residential	All areas where multilevel stacked residential product in the form of rental housing or condominium ownership is the predominant permitted use. Inclusive of high density multifamily and mixed-use developments.	Stacked flat apartment buildings, garden style apartment complexes, mid-rise multifamily podium projects, mid-rise multifamily podium projects with ground floor commercial uses, residential high-rise, residential condominium projects.
Non-Residential		
Industrial	Industrial facilities inclusive of manufacturing, warehousing, distribution and light industrial and facilities	Heavy industrial and manufacturing, warehousing and logistics development, light industrial and flex industrial facilities.
Office	Areas where the predominant use is office and zoning caters to office heavy commercial uses	Business Parks, Downtown CBDs.
Retail	Areas designated for standalone retail development.	Malls, power centers, lifestyle centers.
Commercial (non-industrial)	Inclusive of all nonindustrial commercial uses. Appropriate to apply in mixed use areas where the commercial use is the predominant use inclusive of instances where mixed residential is allowed but commercial component is primary.	Retail and office development (stand alone of mixed). Commercial components of residential mixed-use products.

4. Countywide Planning Policies, including capacity analysis and targets

Step 2 : Identify Regional Geographies mm and Market Factor Alignment	
Explanation of step	Use the following tables to identify the Regional Geography and to align with corresponding market conditions.
Definitions and Reference	• **Table 2A –** Metropolitan • **Table 2B –** High-Capacity Transit Market Factor Alignment Table • **Table 2C –** Core Cities Market Factor Alignment Table • **Table 2D –** Cities and towns Market Alignment Table

Directions

Regional Geography Designation

In addition to Product-type, this guidance segments different jurisdictions into like-kind Regional Geographies using the PSRC Designations. The four designations present in King County are given below:

- Metropolitan
- Core City
- High-Capacity Transit Community (HCT)
- Cities and Towns

Cities in these Regional Geographies share similar characteristics among peers. However, despite similarities amongst these Regional Geographies, market conditions still vary. To account for these variations amongst Regional Geographies peers, different *Market Factor Alignments* (high, medium, low) are be applied to the target cities to segment by these variations.

Use the Tables 2a -2d as a reference in selecting appropriate Market Factor Ranges by product type in Step 3. To review the Market Factor Indicators by City and Product type, refer to the **Appendix Tables A1-A4.** To review the methodology and explanation of Market Factor Indicators see Methodology Overview and Definitions section on page 8.

Market Factor Alignment

Each city's market conditions have been evaluated and *Market Alignment* has been assigned by Product-type. Use the rankings to select a *Market Factors Range* in Step 3.

- **Low** – market data and test fit analysis indicated that a lower Market Factor range is appropriate for the given Product-type.
- **Medium** – market data and test fit analysis indicated that a mid level Market Factor range is appropriate for the given Product-type.
- **High** – market data and test fit analysis indicated that a higher Market Factor range is appropriate for the given Product-type.

Further adjustments to the Market Factor, including how to select within the recommended range are completed in **Step 4**.

4. Countywide Planning Policies, including capacity analysis and targets

Table 2A – Metropolitan Market Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	*PSRC Designation*	*Multifamily/MU*	*Single Family*	*Office/ Commercial*	*Industrial*
Bellevue	Metropolitan	Low	Low	Low	Low
Seattle*	Metropolitan	NA*	NA*	NA*	NA*

**Reference Appendix (page 40) for City of Seattle specific Market Factor guidance.*

Table 2B – Core Cities Market Factor Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	*PSRC Designation*	*Multifamily/MU*	*Single Family*	*Office/Commercial*	*Industrial*
Redmond	Core City	Low	Low	Low	Medium
Tukwila	Core City	Low	Medium	Medium	Medium
Bothell	Core City	Low	Low	Low	Low
Issaquah	Core City	Medium	Low	Low	Low
Kirkland	Core City	Low	Medium	Low	Low
Kent	Core City	Medium	Low	High	Low
Burien	Core City	High	Medium	High	Low
SeaTac	Core City	High	Medium	Low	High
Federal Way	Core City	Low	Medium	Medium	Low
Renton	Core City	High	Low	Medium	Low
Auburn	Core City	Low	Medium	Medium	Low

Table 2C– High-Capacity Transit (HCT) Market Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	*PSRC Designation*	*Multifamily/MU*	*Single Family*	*Office/ Commercial*	*Industrial*
Newcastle	HCT	Low	Medium	Low	High
Woodinville	HCT	Low	Low	Low	Low
Mercer Island	HCT	High	Low	Medium	Medium
Des Moines	HCT	High	Low	Low	Low
Shoreline	HCT	High	Medium	High	High
Kenmore	HCT	Low	Low	Medium	Medium
Lake Forest Park	HCT	High	Medium	High	NA

4. Countywide Planning Policies, including capacity analysis and targets

Table 2D – Cities and towns Market Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	*PSRC Designation*	*Multifamily/MU*	*Single Family*	*Office/ Commercial*	*Industrial*
North Bend	Cities and Towns	Medium	Low	Medium	High
Maple Valley	Cities and Towns	Low	Low	Medium	High
Snoqualmie	Cities and Towns	Low	Low	Medium	High
Covington	Cities and Towns	Medium	Low	Low	High
Enumclaw	Cities and Towns	High	Low	Medium	High
Sammamish	Cities and Towns	High	Low	High	High
Milton	Cities and Towns	High	High	High	High
Carnation	Cities and Towns	High	Low	Low	High
Duvall	Cities and Towns	High	Low	High	Low
Black Diamond	Cities and Towns	High	Medium	NA	High
Medina	Cities and Towns	High	Low	High	High
Normandy Park	Cities and Towns	Low	High	Medium	High
Pacific	Cities and Towns	High	Medium	High	High
Skykomish	Cities and Towns	High	Medium	High	High
Algona	Cities and Towns	High	Low	High	High
Beaux Arts	Cities and Towns	High	Low	NA	NA
Clyde Hill	Cities and Towns	High	Low	NA	NA
Hunts Point	Cities and Towns	High	Low	NA	NA
Yarrow Point	Cities and Towns	High	Low	NA	NA

4. Countywide Planning Policies, including capacity analysis and targets

Step 3 : Select From Market Factor Ranges	
Explanation of step	For each Product-type select a *Market Factor Range* suitable for your City
Definitions and Reference	• **Table 3A – Market Factor Ranges by Product-type**

Directions

Building upon Steps 1 and 2, Step 3 applies *Market Factor Ranges* by relating each Regional Geography and *Market Factor Alignment* (Step 2) to a specific Product-type which can then be applied to zoning through a given zoning designation's corresponding Product-type, which was identified in Step 1.

The following table contains *Market Factors Ranges* for all combinations of Regional Geographies, *Market factor Alignments, and* product-types.

Table 3A – Market Factor Ranges by Product-Type

	Product-Type			
Regional Geography	**Residential**		**Non-Residential**	
Market Factor Alignment	**Multifamily/ Mixed-Res**	**Single Family**	**Commercial (Office/Retail/Mixed)**	**Industrial**
Core City				
Low	5%-10%	1%-14%	1%-10%	1%-15%
Medium	11%-20%	15%-20%	11%-20%	16%-35%
High	21%-35%	21%-30%	21%-50%	36%-50%
High-Capacity Transit				
Low	5%-10%	1%-9%	1%-14%	1%-19%
Medium	11%-15%	10%-20%	15%-25%	20%-30%
High	16%-30%	21%-35%	26%-50%	31%-50%
Cities and Towns				
Low	10%-24%	1%-10%	1%-10%	1%-15%
Medium	25%-35%	11%-40%	11%-20%	16%-35%
High	36%-50%	41%-50%	21%-50%	36%-50%
Metropolitan				
Low	5%-10%	1%-14%	1%-10%	1%-15%

Methodology Reminder:
These ranges are informed by the Market Factor Indictor test-fit analysis. This relates historical delivery trends to projected capacity. These ranges were then further differentiated among peers in each Regional Geography by evaluating price data including both rents and median sale price (for single family product). Reference Methodology Overview on Page 10 for more detail.

4. Countywide Planning Policies, including capacity analysis and targets

Step 4 : Adjustments	
Explanation of step	Make selected adjustments to suggested *Market Factor Ranges* based on known conditions
Definitions and Reference	• **Table 4A – Adjustment Implementation**

Overview

Step 4 provides a framework for selecting a Market Factor from within the range selected in Step 3. Specific conditions are discussed that would influence future development and impact the Market Factor value assumed by a given City.

The conditions listed below reflect specific topics and questions flagged during the engagement process described earlier in the guidance document. Each city should carefully consider these conditions and how they might impact their assumptions related to Market Factor. The conditions discussed do not represent all the potential conditions and issues that Market Factor may address. Cities should adjust within the given ranges or deviate from it altogether to account for known conditions that impact the development of and availability of land in their jurisdiction. **Table 4A** on the following pages provides more detailed descriptions of theses conditions and how adjustment should be considered. Note that assumptions previously incorporated into the Land Capacity Analysis (see page 15 *UGC Assumptions*) may already account for the adjustments discussed in this section.

- Vacant versus redevelopable lands assumptions
- Strong market growth indicators (Reference appendix market **Tables A5-A9**)
- Single family uses in recently up-zoned areas
- Restrictive Covenants in planned communities
- Parcel size and assemblage challenges
- Transit accessibility

Selecting Within The Range Based on Market Conditions:

A range for each Product-type by each Regional Geography is provided in Step 3. In order to select within this range, each city must review their specific attributes, assumptions and market conditions and consider whether a higher or lower Market Factor is appropriate for that given Product-type (and therefore, applicable zone within the city). It is important to note that additional factors may need to be considered to account for unique circumstances influencing the market availability of land in any given jurisdiction.

Several sets of data may be leveraged to evaluate the adjustments outlined in **Table 4a**:

- **Appendix Tables A1-A4:** *Market Factor Indicators* and supporting data for each jurisdiction in King County (illustrating historical deliveries and planned capacity)
- **Appendix Tables A5-A9:** Market conditions by product-type (key indicators for all applicable jurisdictions within the County)
- **Appendix Table A10**: Past Market Factor assumptions

4. Countywide Planning Policies, including capacity analysis and targets

Table 4A – Adjustment Template

Condition	Explanation	Recommendation on Market Factor Adjustment	
		Select a lower value from the range if:	*Select a higher value from the range if:*
Assumption for Vacant versus Redevelopable Lands			
Where a City has a mix of vacant and redevelopable lands as part of their capacity and it is appropriate to differentiate the Market Factor assumption for vacant and redevelopable lands.	Consider the overall ratio of vacant land versus redevelopable land and the condition of said lands. For example, if >50% of capacity is on vacant land, consider adjusting Market Factor downward on vacant land upward on redevelopable land. The relative location of vacant and redevelopable lands is also an important consideration. Where redevelopable lands are located near or adjacent to important infrastructure and amenities, the need to differentiate between the two is less pronounced.	For vacant lands, select a value that is lower within the given range (or outside the low end of the range if deemed appropriate) when the supply of vacant lands represents a significant portion of overall capacity for a given product and the location and relative attributes of said supply do not represent barriers to redevelopment	For redevelopable lands, select a higher value in the Market Factor range if conditions are known that may limit or impact the turnover and availability of land with existing uses.
Market Trends			
Where recent real estate market trends for a given Product-type indicate more or less challenging conditions for development in the next 20 years.	If trends indicate growth in demand for a given product, consider a downward adjustment on Market Factor to reflect this demand. Such indicators include growth in pricing/lease rates and/or decreases. Alternatively, if the market data for a given product indicates more difficult market conditions in terms of ranking amongst jurisdictions, consider selection of a higher market factor within the given range.	Market trends align with trends amongst peer cities falling in a lower Market Factor Alignment indicates that a lower market factor may be appropriate.	Market trends suggest a downward trend in overall demand or overall rankings amongst peer cities suggesting that a higher market factor may be appropriate.

4. Countywide Planning Policies, including capacity analysis and targets

Table 4A – Adjustment Template

Condition	Explanation	Recommendation on Market Factor Adjustment	
		Select a lower value from the range if:	*Select a higher value from the range if:*
Single Family Up-zoned Areas			
Where significant capacity for higher density single family or multifamily/ mixed-use housing is assumed on existing single family uses	Where capacity exists on lands that currently house single family uses but greater densities are permitted, many cities have cited concern regarding how such areas will redevelop and if a specific Market Factor adjustment should be leveraged. The Cities of Shoreline and SeaTac serve as examples where single family areas were up-zoned around planned or completed transit facilities. The turnover and development of single family areas in these cities is captured in through the analysis of historical deliveries data and may be leveraged for reference or comparison on a county wide scale. Important indicators to consider when adjusting for such a condition include: – Whether home prices are below, on par or above median prices in the region – The age and quality of the housing stock – Recent transaction activity – Recent permitting activity	The conditions of the capacity lands with single family uses reflect the following conditions: – Home prices at or below median prices for the area – The housing stock is aging – There is a higher rate of recent transactions reflecting interest from developers	The conditions of the capacity lands with single family uses reflect the following conditions: – Home prices are above median prices for the area representing a potential market barrier to redevelopment – The housing stock includes recently constructed or updated structures – Recent transactions reflect value in use (meaning the highest and best use of the property is still considered the single family residence)
Restrictive Covenants in Planned Communities			
Where restrictive home-owner associations or other similar covenants may limit the redevelopment at a higher intensity/use	In some cases, areas that have been rezoned or up-zoned are still subject to restrictive covenants that run with the land and limit how development may occur. This is most likely to exist in existing single family neighborhoods but may also pose a challenge in business parks and other similar commercial districts.	If restrictive covenants are not known to exist or would have a limited impact on redevelopment in the future.	If restrictive covenants are known and would need to be removed/eliminated in order for redevelopment per new zoning allowances to occur (at a higher intensity).

4. Countywide Planning Policies, including capacity analysis and targets

Table 4A – Adjustment Template (Continued)

Condition	Explanation	Recommendation on Market Factor Adjustment	
		Select a lower value from the range if:	*Select a higher value from the range if:*
Fragmented Ownership and Parcel Size			
Where capacity in a given neighborhood or zone is fragmented and generally consists of smaller parcels (less than ..25 acres for multifamily site for example)	Where capacity for a given Product-type occurs on largely fragmented or non-contiguous parcels and the parcels are generally smaller in size, a higher market factor may be considered. Such conditions may limit options for parcel assemblage in the future and result in less land being redeveloped in the future.	Vacant and/or redevelopable lands consist of a mix of contiguous and non-contiguous properties and parcel sizes do not appear to represent a challenge to development in the future	Conditions are observed that reflect an abundance of capacity on smaller, non-contiguous properties in a given zone or neighborhood
Access to Transit			
Where planned or recently completed transit facilities may impact develop feasibility in the surrounding neighborhood/zone.	Planned infrastructure like Bus Rapid Transit, Light Rail and other major transportation improvement that improve access and mobility can greatly improve development feasibility and owner willingness to sell/redevelopment land. Market Factor assumptions should reflect where such improvements either exist or are planned in the future (within an impacted area such as a ¼ mile walk shed).	A significant transportation infrastructure investment is completed or planned that will greatly improve transit access in a given zone or neighborhood.	NA

4. Countywide Planning Policies, including capacity analysis and targets

3. Appendix A – Reference Tables

4. Countywide Planning Policies, including capacity analysis and targets

Appendix A

Appendix Tables Summary

The following tables are available for reference and were used to inform the Market Factor alignment for Cities (low, medium or high) by product and the Market Factor range value.

- **Table A1. Supply, Deliveries, & Capacity Table:** *Multifamily + Mixed Res*
- **Table A2. Supply, Deliveries, & Capacity Table:** *Single Family*
- **Table A3. Supply, Deliveries, & Capacity Table:** Non-residential - *Commercial (Office/Retail)*
- **Table A4. Supply, Deliveries, & Capacity Table:** *Non-Residential - Industrial*

Additional Market data is available in the following tables to further inform Market Factor selection and adjustments. Included is an overview of past Market Factor assumptions used across Washington State.

- **Table A5. Market Data – Multifamily Residential Product**
- **Table A6. Market Data – Single Family Product**
- **Table A7. Market Data – Retail Product**
- **Table A8. Market Data – Office Product**
- **Table A9. Market Data – Industrial Product**
- **Table A10. Market Factor – Past Assumptions**

4. Countywide Planning Policies, including capacity analysis and targets

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Table A1. Supply, Deliveries, & Capacity Table:

Multifamily + Mixed Res

City	Regional Geography	Market Factor Alignment	Total Supply (Units)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator
Algona	Cities and Towns	High	36	0	53	100%
Beaux Arts	Cities and Towns	High	0	0	0	100%
Black Diamond	Cities and Towns	High	41	0	1886	100%
Carnation	Cities and Towns	High	45	0	196	100%
Clyde Hill	Cities and Towns	High	0	0	0	100%
Duvall	Cities and Towns	High	119	0	856	100%
Enumclaw	Cities and Towns	High	1,053	0	632	100%
Hunts Point	Cities and Towns	High	0	0	0	100%
Medina	Cities and Towns	High	0	0	0	100%
Milton	Cities and Towns	High	300	23	0	100%
Pacific	Cities and Towns	High	599	0	3	100%
Skykomish	Cities and Towns	High	0	0	0	100%
Yarrow Point	Cities and Towns	High	0	0	0	100%
Sammamish	Cities and Towns	High	3,021	25	2157	76%
North Bend	Cities and Towns	Med	803	9	390	56%
Covington	Cities and Towns	Med	665	65	1689	23%
Maple Valley	Cities and Towns	Low	1,121	65	269	0%
Normandy Park	Cities and Towns	Low	584	1	12	0%
Snoqualmie	Cities and Towns	Low	944	58	148	0%
SeaTac	Core City	High	4,626	41	7044	88%
Renton	Core City	High	17,274	153	15476	80%
Burien	Core City	High	7,635	120	7624	68%
Kent	Core City	Med	21,166	278	13077	57%
Issaquah	Core City	Med	10,277	426	14172	40%
Kirkland	Core City	Low	18,348	427	9327	8%
Tukwila	Core City	Low	4,484	126	2551	1%
Auburn	Core City	Low	8,481	201	3511	0%
Bothell	Core City	Low	6,168	350	3238	0%
Federal Way	Core City	Low	16,085	192	617	0%
Redmond	Core City	Low	19,531	1,144	20414	0%
Lake Forest Park	High Capacity Transit Community	High	786	0	844	100%
Shoreline	High Capacity Transit Community	High	7,568	208	24037	83%
Des Moines	High Capacity Transit Community	High	5,348	106	6657	68%
Mercer Island	High Capacity Transit Community	High	3,352	78	4748	67%
Kenmore	High Capacity Transit Community	Low	2,335	53	1147	7%
Woodinville	High Capacity Transit Community	Low	2,996	126	2612	4%
Newcastle	High Capacity Transit Community	Low	2,330	202	2772	0%
Bellevue	Metropolitan	Low	30,707	993	23473	15%

Source: King County Assessor

4. Countywide Planning Policies, including capacity analysis and targets

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Table A2. Supply, Deliveries, & Capacity Table:

Single Family

City	Regional Geography	Market Factor Alignment	Total Supply (Units)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator Value
Milton	**Cities and Towns**	High	370	0	70	100%
Normandy Park	**Cities and Towns**	High	2,279	9	4931	96%
Skykomish	**Cities and Towns**	Medium	136	0	54	85%
Black Diamond	**Cities and Towns**	Medium	1,442	16	1606	80%
Pacific	**Cities and Towns**	Medium	1,722	12	586	58%
Algona	**Cities and Towns**	Low	847	5	59	0%
Beaux Arts	**Cities and Towns**	Low	116	0	3	0%
Carnation	**Cities and Towns**	Low	725	33	110	0%
Clyde Hill	**Cities and Towns**	Low	1,100	16	0	0%
Covington	**Cities and Towns**	Low	6,195	52	295	0%
Duvall	**Cities and Towns**	Low	2,411	34	446	0%
Enumclaw	**Cities and Towns**	Low	3,867	92	1078	0%
Hunts Point	**Cities and Towns**	Low	181	0	5	0%
Maple Valley	**Cities and Towns**	Low	8,204	87	1314	0%
Medina	**Cities and Towns**	Low	1,147	9	60	0%
North Bend	**Cities and Towns**	Low	2,028	64	893	0%
Sammamish	**Cities and Towns**	Low	18,960	257	994	0%
Snoqualmie	**Cities and Towns**	Low	3,804	55	54	0%
Yarrow Point	**Cities and Towns**	Low	411	7	24	0%
Burien	**Core City**	Medium	12,813	58	8034	85%
SeaTac	**Core City**	Medium	5,489	20	1757	78%
Federal Way	**Core City**	Medium	20,058	50	4082	75%
Tukwila	**Core City**	Medium	3,677	31	1914	67%
Auburn	**Core City**	Medium	15,664	152	6859	56%
Kirkland	**Core City**	Medium	22,231	246	6019	18%
Bothell	**Core City**	Low	5,472	77	1065	0%
Issaquah	**Core City**	Low	7,319	102	1321	0%
Kent	**Core City**	Low	24,572	224	3174	0%
Redmond	**Core City**	Low	11,947	148	153	0%
Renton	**Core City**	Low	23,217	169	2887	0%
Shoreline	**High Capacity Transit Community**	Medium	16,241	51	1926	47%
Newcastle	**High Capacity Transit Community**	Medium	3,267	29	942	38%
Lake Forest Park	**High Capacity Transit Community**	Medium	4,605	36	1084	34%
Des Moines	**High Capacity Transit Community**	Low	7,770	45	549	0%
Kenmore	**High Capacity Transit Community**	Low	6,725	86	307	0%
Mercer Island	**High Capacity Transit Community**	Low	7,200	65	942	0%
Woodinville	**High Capacity Transit Community**	Low	2,945	51	159	0%
Bellevue	**Metropolitan**	Low	30,991	180	1401	0%

Source: King County Assessor

4. Countywide Planning Policies, including capacity analysis and targets

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Table A3. Supply, Deliveries, & Capacity Table:

Non-residential - *Commercial (Office/Retail/Mixed-use)*

City	Regional Geography	Market Factor Alignment	Total Supply (square feet)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator Value
Algona	**Cities and Towns**	High	82,157	0	1,937,549	100%
Beaux Arts	**Cities and Towns**	High	0	0	0	100%
Black Diamond	**Cities and Towns**	High	112,398	24	0	100%
Carnation	**Cities and Towns**	Low	107,218	3,173	45,869	0%
Clyde Hill	**Cities and Towns**	High	3,943	0	0	100%
Covington	**Cities and Towns**	Low	1,600,545	17,681	21,500	0%
Duvall	**Cities and Towns**	High	329,706	0	0	100%
Enumclaw	**Cities and Towns**	Med	1,069,481	8,426	510,812	67%
Hunts Point	**Cities and Towns**	High	0	0	0	100%
Maple Valley	**Cities and Towns**	Med	1,000,677	6,225	3,034,746	96%
Medina	**Cities and Towns**	High	17,769	0	1,466	100%
Milton	**Cities and Towns**	High	0	0	453,024	100%
Normandy Park	**Cities and Towns**	Med	220,497	912	1,364,473	99%
North Bend	**Cities and Towns**	Med	815,721	5,093	1,816,293	94%
Pacific	**Cities and Towns**	High	44,398	0	986,895	100%
Sammamish	**Cities and Towns**	High	701,175	22,701	0	100%
Skykomish	**Cities and Towns**	High	17,793	0	0	100%
Snoqualmie	**Cities and Towns**	Med	861,700	15,282	589,806	48%
Yarrow Point	**Cities and Towns**	High	0	0	0	100%
Auburn	**Core City**	Med	6,044,887	29,832	3,117,316	81%
Bothell	**Core City**	Low	2,668,767	12,787	49,675	0%
Burien	**Core City**	High	3,154,588	25,970	0	100%
Federal Way	**Core City**	Med	9,915,400	40,014	2,297,392	65%
Issaquah	**Core City**	Low	6,213,142	15,918	22,297	0%
Kent	**Core City**	High	8,619,483	69,824	0	100%
Kirkland	**Core City**	Low	8,423,096	229,860	2,042,751	0%
Redmond	**Core City**	Low	17,730,711	124,991	0	100%
Renton	**Core City**	High	14,388,628	329,953	0	100%
SeaTac	**Core City**	Low	4,465,866	38,001	114,580	0%
Tukwila	**Core City**	Med	10,102,478	10,163	1,847,445	89%
Des Moines	**High Capacity Transit Community**	Low	1,192,091	65,619	1,081,548	0%
Kenmore	**High Capacity Transit Community**	High	599,267	8,177	0	100%
Lake Forest Park	**High Capacity Transit Community**	High	346,900	0	65,635	100%
Mercer Island	**High Capacity Transit Community**	Med	1,072,265	2,133	125,344	66%
Newcastle	**High Capacity Transit Community**	Low	309,937	7,889	12,170	0%
Shoreline	**High Capacity Transit Community**	High	3,240,969	5,866	0	100%
Woodinville	**High Capacity Transit Community**	Low	1,692,157	11,304	6,614	0%
Bellevue	**Metropolitan**	Low	35,827,922	684,660	1,828,205	0%

Source: King County Assessor

*Note: Capacity does not reflect the assumed capacity projected in mixed-use development

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Table A4. Supply, Deliveries, & Capacity Table:

Non-Residential - Industrial

City	Regional Geography	Market Factor Alignment	Total Supply (square feet)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator Value
Algona	Cities and Towns	High	2,436,435	0	308056	100%
Beaux Arts	Cities and Towns	High	0	0	0	100%
Black Diamond	Cities and Towns	High	71,790	3,520	0	100%
Carnation	Cities and Towns	High	161,286	0	21321	100%
Clyde Hill	Cities and Towns	High	2,430	0	0	100%
Covington	Cities and Towns	High	350,018	40,329	0	100%
Hunts Point	Cities and Towns	High	0	0	0	100%
Maple Valley	Cities and Towns	High	321,719	0	0	100%
Medina	Cities and Towns	High	16,283	0	0	100%
Milton	Cities and Towns	High	1,300	0	0	100%
Normandy Park	Cities and Towns	High	47,284	0	0	100%
North Bend	Cities and Towns	High	852,090	0	0	100%
Pacific	Cities and Towns	High	254,978	0	1931973	100%
Sammamish	Cities and Towns	High	163,595	0	0	100%
Skykomish	Cities and Towns	High	12,385	0	0	100%
Yarrow Point	Cities and Towns	High	0	0	0	100%
Snoqualmie	Cities and Towns	High	1,083,332	6,982	9893940	99%
Enumclaw	Cities and Towns	High	1,028,576	15,684	2248545	86%
Duvall	Cities and Towns	Low	164,303	17,881	125140	0%
Bothell	Core City	High	1,891,744	25,976	0	100%
Kirkland	Core City	High	3,759,313	17,595	0	100%
Renton	Core City	High	13,611,660	175,518	0	100%
SeaTac	Core City	High	4,256,960	91,460	0	100%
Tukwila	Core City	Med	14,963,571	34,945	3397732	79%
Redmond	Core City	Med	10,139,556	19,167	1043760	63%
Auburn	Core City	Low	23,959,569	184,213	3092704	0%
Burien	Core City	Low	1,811,122	141,140	272973	0%
Federal Way	Core City	Low	2,732,946	88,774	1651415	0%
Issaquah	Core City	Low	1,421,025	17,721	327789	0%
Kent	Core City	Low	46,653,264	492,318	7856045	0%
Kenmore	High Capacity Transit Community	High	536,730	2,880	0	100%
Lake Forest Park	High Capacity Transit Community	High	14,757	0	0	100%
Mercer Island	High Capacity Transit Community	High	96,230	0	0	100%
Newcastle	High Capacity Transit Community	High	227,320	0	0	100%
Shoreline	High Capacity Transit Community	High	1,447,694	76,424	0	100%
Des Moines	High Capacity Transit Community	Low	1,892,369	311,055	7619	0%
Woodinville	High Capacity Transit Community	Low	5,868,390	50,850	371356	0%
Bellevue	Metropolitan	Low	4,853,067	32,740	143435	0%

Source: King County Assessor

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Table A5. Market Data – Multifamily Residential Product

CITY	Total Product Supply	Total Housing Supply	Product % of total Housing units	Total Unit Deliveries 2000-2019	Average Annual Deliveries 2000-2019 (Units)	Total Deliveries last 5 years (gross, units)	Average Annual Deliveries last 5 years (Gross, Units)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Monthly $/SF)	Average Rent 2015, (Monthly $/SF)	Average Rent 2010, (Monthly $/SF)
ALGONA	36	884	4.1%	0	0	0	0	0.0%	$1.53	$1.25	$1.02
AUBURN	8,481	24,155	35.1%	2,055	103	1,003	201	9.8%	$1.53	$1.25	$1.02
BEAUX ARTS	0	116	0.0%	0	0	0	0	0.0%	$2.60	$2.30	$1.83
BELLEVUE	30,707	61,914	49.6%	10,231	512	4,964	993	9.7%	$2.60	$2.30	$1.83
BLACK DIAMOND	41	1,828	2.2%	0	0	0	0	0.0%	$1.90	$1.61	$1.27
BOTHELL	6,168	11,742	52.5%	2,841	142	1,750	350	12.3%	$2.02	$1.71	$1.37
BURIEN	7,635	20,456	37.3%	1,124	56	602	120	10.7%	$1.69	$1.39	$1.07
CARNATION	45	779	5.8%	0	0	0	0	0.0%	$1.90	$1.61	$1.27
CLYDE HILL	0	1,100	0.0%	0	0	0	0	0.0%	$2.60	$2.30	$1.83
COVINGTON	665	6,870	9.7%	665	33	326	65	9.8%	$1.90	$1.61	$1.27
DES MOINES	5,348	13,218	40.5%	772	39	532	106	13.8%	$1.69	$1.39	$1.07
DUVALL	119	2,557	4.7%	93	5	0	0	0.0%	$1.90	$1.61	$1.27
ENUMCLAW	1,053	4,928	21.4%	73	4	0	0	0.0%	$1.90	$1.61	$1.27
FEDERAL WAY	16,085	36,149	44.5%	2,357	118	962	192	8.2%	$1.61	$1.33	$1.00
HUNTS POINT	0	181	0.0%	0	0	0	0	0.0%	$2.60	$2.30	$1.83
ISSAQUAH	10,277	17,600	58.4%	5,744	287	2,129	426	7.4%	$2.08	$1.82	$1.40
KENMORE	2,335	9,153	25.5%	521	26	267	53	10.2%	$2.02	$1.71	$1.37
KENT	21,166	45,764	46.3%	3,066	153	1,390	278	9.1%	$1.76	$1.42	$1.09
KIRKLAND	18,348	40,736	45.0%	5,394	270	2,135	427	7.9%	$2.41	$2.07	$1.58
LAKE FOREST PARK	786	5,395	14.6%	1	0	0	0	0.0%	$2.02	$1.71	$1.37
MAPLE VALLEY	1,121	9,332	12.0%	614	31	326	65	10.6%	$1.90	$1.61	$1.27
MEDINA	0	1,148	0.0%	0	0	0	0	0.0%	$2.60	$2.30	$1.83
MERCER ISLAND	3,352	10,556	31.8%	1,983	99	389	78	3.9%	$2.60	$2.30	$1.83
MILTON	300	670	44.8%	300	15	116	23	7.7%	$0.00	$0.00	$0.00
NEWCASTLE	2,330	5,707	40.8%	1,444	72	1,009	202	14.0%	$2.08	$1.82	$1.40
NORMANDY PARK	584	2,864	20.4%	118	6	6	1	1.0%	$1.69	$1.39	$1.07
NORTH BEND	803	2,845	28.2%	308	15	43	9	2.8%	$1.90	$1.61	$1.27
PACIFIC	599	2,321	25.8%	79	4	0	0	0.0%	$1.53	$1.25	$1.02
REDMOND	19,531	31,587	61.8%	8,571	429	5,722	1,144	13.4%	$2.39	$2.12	$1.69
RENTON	17,274	40,576	42.6%	4,771	239	763	153	3.2%	$1.88	$1.56	$1.23
SAMMAMISH	3,021	21,989	13.7%	1,310	66	127	25	1.9%	$1.90	$1.61	$1.27
SeaTac	4,626	10,115	45.7%	1,213	61	207	41	3.4%	$1.69	$1.39	$1.07
SEATTLE	191,061	362,153	52.8%	82,778	4,139	46,027	9,205	11.1%	$0.00	$0.00	$0.00
SHORELINE	7,568	23,906	31.7%	2,053	103	1,042	208	10.2%	$2.05	$1.78	$1.52
SKYKOMISH	0	137	0.0%	0	0	0	0	0.0%	$1.90	$1.61	$1.27
SNOQUALMIE	944	4,748	19.9%	836	42	291	58	7.0%	$1.90	$1.61	$1.27
TUKWILA	4,484	8,298	54.0%	629	31	629	126	20.0%	$1.88	$1.56	$1.23
WOODINVILLE	2,996	6,208	48.3%	1,455	73	630	126	8.7%	$2.02	$1.71	$1.37
YARROW POINT	0	413	0.0%	0	0	0	0	0.0%	$2.60	$2.30	$1.83

Note: all deliveries are gross and measured in units

Source: King County Assessor, Costar

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Table A6. Market Data – Single Family Product

CITY	Total Product Supply	Total Housing Supply	Product % of total Housing units	Total Unit Deliveries 2000-2019	Average Annual Deliveries 2000-2019 (Units)	Total Deliveries last 5 years (gross, units)	Average Annual Deliveries last 5 years (Gross, Units)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Median Sale Price 2020	Median Sale Price 2015	Median Sale Price 2012	6-year CAGR	9- year CAGR
ALGONA	847	884	95.8%	223	11	25	5	11%	$371,000	$234,000	$140,000	8.0%	11.4%
AUBURN	15,664	24,155	64.8%	3,545	177	759	152	21%	$493,000	$302,000	$220,000	8.5%	9.4%
BEAUX ARTS	116	116	100.0%	17	1	2	0	12%	$2,530,000	$1,167,000	$660,000	13.8%	16.1%
BELLEVUE	30,991	61,914	50.1%	3,458	173	900	180	26%	$1,098,000	$680,000	$507,000	8.3%	9.0%
BLACK DIAMOND	1,442	1,828	78.9%	216	11	82	16	38%	$519,000	$310,000	$321,000	9.0%	5.5%
BOTHELL	5,472	11,742	46.6%	1,339	67	387	77	29%	$710,000	$449,000	$335,000	7.9%	8.7%
BURIEN	12,813	20,456	62.6%	1,050	53	292	58	28%	$518,000	$288,000	$192,000	10.3%	11.7%
CARNATION	725	779	93.1%	178	9	164	33	92%	$820,000	$352,000	$350,000	15.1%	9.9%
CLYDE HILL	1,100	1,100	100.0%	262	13	81	16	31%	$2,525,000	$2,000,000	$3,130,000	4.0%	-2.4%
COVINGTON	6,195	6,870	90.2%	1,880	94	262	52	14%	$536,000	$323,000	$255,000	8.8%	8.6%
DES MOINES	7,770	13,218	58.8%	685	34	224	45	33%	$467,000	$297,000	$186,000	7.8%	10.8%
DUVALL	2,411	2,557	94.3%	947	47	171	34	18%	$687,000	$497,000	$320,000	5.5%	8.9%
ENUMCLAW	3,867	4,928	78.5%	709	35	462	92	65%	$542,000	$319,000	$277,000	9.2%	7.7%
FEDERAL WAY	20,058	36,149	55.5%	1,814	91	250	50	14%	$450,000	$275,000	$210,000	8.6%	8.8%
HUNTS POINT	181	181	100.0%	41	2	2	0	5%	$3,900,000	$1,450,000	$6,900,000	17.9%	-6.1%
ISSAQUAH	7,319	17,600	41.6%	3,758	188	508	102	14%	$810,000	$500,000	$455,000	8.4%	6.6%
KENMORE	6,725	9,153	73.5%	1,767	88	430	86	24%	$730,000	$506,000	$352,000	6.3%	8.4%
KENT	24,572	45,764	53.7%	5,281	264	1,118	224	21%	$493,000	$316,000	$214,000	7.7%	9.7%
KIRKLAND	22,231	40,736	54.6%	3,955	198	1,230	246	31%	$865,000	$530,000	$407,000	8.5%	8.7%
LAKE FOREST PARK	4,605	5,395	85.4%	387	19	178	36	46%	$803,000	$400,000	$395,000	12.3%	8.2%
MAPLE VALLEY	8,204	9,332	87.9%	3,945	197	436	87	11%	$575,000	$383,000	$290,000	7.0%	7.9%
MEDINA	1,147	1,148	99.9%	250	13	47	9	19%	$4,325,000	$2,884,000	$925,000	7.0%	18.7%
MERCER ISLAND	7,200	10,556	68.2%	1,037	52	327	65	32%	$1,550,000	$1,090,000	$986,000	6.0%	5.2%
MILTON	370	670	55.2%	26	1	0	0	0%	$460,000	$246,000	$139,000	11.0%	14.2%
NEWCASTLE	3,267	5,707	57.2%	1,003	50	147	29	15%	$968,000	$605,000	$465,000	8.1%	8.5%
NORMANDY PARK	2,279	2,864	79.6%	152	8	44	9	29%	$875,000	$555,000	$425,000	7.9%	8.4%
NORTH BEND	2,028	2,845	71.3%	599	30	322	64	54%	$850,000	$439,000	$364,000	11.6%	9.9%
PACIFIC	1,722	2,321	74.2%	468	23	61	12	13%	$415,000	$242,000	$217,000	9.4%	7.5%
REDMOND	11,947	31,587	37.8%	3,089	154	738	148	24%	$834,000	$570,000	$450,000	6.5%	7.1%
RENTON	23,217	40,576	57.2%	7,141	357	847	169	12%	$566,000	$350,000	$295,000	8.3%	7.5%
SAMMAMISH	18,960	21,989	86.2%	5,746	287	1,285	257	22%	$1,099,000	$699,000	$507,000	7.8%	9.0%
SeaTac	5,489	10,115	54.3%	409	20	98	20	24%	$440,000	$262,000	$188,000	9.0%	9.9%
SEATTLE	167,142	362,153	46.2%	26,954	1,348	8,165	1,633	30%	$745,000	$494,000	$368,000	7.1%	8.2%
SHORELINE	16,241	23,906	67.9%	1,023	51	253	51	25%	$650,000	$388,000	$287,000	9.0%	9.5%
SKYKOMISH	136	137	99.3%	8	0	2	0	25%	$455,000	$108,000	$155,000	27.1%	12.7%
SNOQUALMIE	3,804	4,748	80.1%	3,030	152	274	55	9%	$845,000	$462,000	$396,000	10.6%	8.8%
TUKWILA	3,677	8,298	44.3%	619	31	156	31	25%	$485,000	$303,000	$225,000	8.2%	8.9%
WOODINVILLE	2,945	6,208	47.4%	780	39	253	51	32%	$925,000	$517,000	$430,000	10.2%	8.9%
YARROW POINT	411	413	99.5%	118	6	33	7	28%	$3,765,000	$3,260,000	$1,438,000	2.4%	11.3%

Note: all deliveries are gross and measured in units

Source: King County Assessor, Redfin

4. Countywide Planning Policies, including capacity analysis and targets

Table A7. Market Data – Retail Product

CITY	total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, $/SF)
ALGONA	21,931	7,828	391	0	0	0.0%	$22.84
AUBURN	4,059,789	963,901	48,195	58,083	11,617	1.2%	$22.84
BEAUX ARTS	0	0	0	0	0	0.0%	$42.34
BELLEVUE	9,281,934	2,835,369	141,768	845,558	169,112	6.0%	$0.00
BLACK DIAMOND	70,583	15,023	751	120	24	0.2%	$25.09
BOTHELL	645,440	200,487	10,024	38,065	7,613	3.8%	$25.99
BURIEN	2,123,997	284,126	14,206	38,718	7,744	2.7%	$19.16
CARNATION	74,165	1,380	69	0	0	0.0%	$25.09
CLYDE HILL	3,943	0	0	0	0	0.0%	$33.53
COVINGTON	1,386,194	905,663	45,283	86,947	17,389	1.9%	$25.09
DES MOINES	550,679	60,521	3,026	20,550	4,110	6.8%	$19.16
DUVALL	221,123	124,243	6,212	0	0	0.0%	$25.09
ENUMCLAW	692,328	113,886	5,694	42,129	8,426	7.4%	$25.09
FEDERAL WAY	5,454,100	1,528,960	76,448	157,356	31,471	2.1%	$22.84
HUNTS POINT	0	0	0	0	0	0.0%	$33.99
ISSAQUAH	2,915,049	953,438	47,672	26,190	5,238	0.5%	$34.29
KENMORE	441,307	28,247	1,412	11,529	2,306	8.2%	$25.99
KENT	4,748,839	1,130,023	56,501	66,941	13,388	1.2%	$20.64
KIRKLAND	3,168,063	830,530	41,527	393,796	78,759	9.5%	$33.99
LAKE FOREST PARK	262,736	0	0	0	0	0.0%	$25.99
MAPLE VALLEY	819,030	466,204	23,310	31,127	6,225	1.3%	$25.09
MEDINA	6,178	2,880	144	0	0	0.0%	$33.53
MERCER ISLAND	399,368	85,899	4,295	10,665	2,133	2.5%	$36.89
MILTON	0	0	0	0	0	0.0%	$22.84
NEWCASTLE	260,483	88,934	4,447	39,445	7,889	8.9%	$34.29
NORMANDY PARK	168,528	87,463	4,373	4,561	912	1.0%	$19.16
NORTH BEND	637,612	41,668	2,083	3,586	717	1.7%	$25.09
PACIFIC	39,538	20,924	1,046	0	0	0.0%	$22.84
REDMOND	3,281,259	858,590	42,930	257,075	51,415	6.0%	$35.15
RENTON	4,957,839	1,653,643	82,682	134,623	26,925	1.6%	$30.07
SAMMAMISH	563,210	90,901	4,545	82,688	16,538	18.2%	$34.29
SeaTac	1,006,041	75,568	3,778	5,191	1,038	1.4%	$19.16
SEATTLE	33,123,598	8,284,590	414,230	2,501,582	500,316	6.0%	$0.00
SHORELINE	2,242,072	311,288	15,564	11,152	2,230	0.7%	$26.31
SKYKOMISH	17,121	0	0	0	0	0.0%	$25.09
SNOQUALMIE	381,417	224,072	11,204	65,807	13,161	5.9%	$25.09
TUKWILA	5,036,808	486,846	24,342	25,332	5,066	1.0%	$30.07
WOODINVILLE	1,337,946	273,574	13,679	41,217	8,243	3.0%	$30.46
YARROW POINT	0	0	0	0	0	0.0%	$33.99

Note: all deliveries are gross and measured in square feet. *Source: King County Assessor, Costar*

4. Countywide Planning Policies, including capacity analysis and targets

Table A8. Market Data – Office Product

CITY	total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, $/SF)	Average Rent 2015, (Annual, $/SF)	Average Rent 2010, (Annual, $/SF)
ALGONA	60,226	10,832	542	0	0	0.0%	$25.18	$20.57	$19.43
AUBURN	1,985,098	452,657	22,633	91,078	18,216	4.0%	$25.29	$20.57	$19.43
BEAUX ARTS	0	0	0	0	0	0.0%	$39.35	$27.55	$24.16
BELLEVUE	26,545,988	9,727,048	486,352	2,577,743	515,549	5.3%	$0.00	$0.00	$0.00
BLACK DIAMOND	41,815	6,017	301	0	0	0.0%	$30.34	$21.92	$18.69
BOTHELL	2,023,327	843,248	42,162	25,872	5,174	0.6%	$30.42	$23.94	$22.86
BURIEN	1,030,591	326,129	16,306	91,131	18,226	5.6%	$26.10	$20.80	$19.44
CARNATION	33,053	17,291	865	15,866	3,173	18.4%	$30.34	$21.92	$18.69
CLYDE HILL	0	0	0	0	0	0.0%	$38.53	$27.33	$23.03
COVINGTON	214,351	106,877	5,344	1,460	292	0.3%	$30.34	$21.92	$18.69
DES MOINES	641,412	390,697	19,535	307,543	61,509	15.7%	$26.10	$20.80	$19.44
DUVALL	108,583	52,756	2,638	0	0	0.0%	$30.34	$21.92	$18.69
ENUMCLAW	377,153	52,076	2,604	0	0	0.0%	$30.34	$21.92	$18.69
FEDERAL WAY	4,461,300	843,481	42,174	42,713	8,543	1.0%	$25.29	$20.57	$19.43
HUNTS POINT	0	0	0	0	0	0.0%	$42.97	$30.26	$25.67
ISSAQUAH	3,298,093	1,359,752	67,988	53,402	10,680	0.8%	$41.57	$29.23	$24.70
KENMORE	157,960	37,573	1,879	29,354	5,871	15.6%	$30.42	$23.94	$22.86
KENT	3,870,644	812,971	40,649	282,178	56,436	6.9%	$25.91	$20.84	$19.60
KIRKLAND	5,255,033	1,862,111	93,106	755,506	151,101	8.1%	$42.97	$30.26	$25.67
LAKE FOREST PARK	84,164	7,846	392	0	0	0.0%	$30.42	$23.94	$22.86
MAPLE VALLEY	181,647	131,502	6,575	0	0	0.0%	$30.34	$21.92	$18.69
MEDINA	11,591	4,929	246	0	0	0.0%	$38.53	$27.33	$23.03
MERCER ISLAND	672,897	34,015	1,701	0	0	0.0%	$41.23	$29.10	$24.47
MILTON	0	0	0	0	0	0.0%	$25.29	$20.57	$19.43
NEWCASTLE	49,454	40,326	2,016	0	0	0.0%	$41.57	$29.23	$24.70
NORMANDY PARK	51,969	6,871	344	0	0	0.0%	$26.10	$20.80	$19.44
NORTH BEND	178,109	55,174	2,759	21,878	4,376	7.9%	$30.34	$21.92	$18.69
PACIFIC	4,860	0	0	0	0	0.0%	$25.29	$20.57	$19.43
REDMOND	14,449,452	5,801,050	290,053	367,880	73,576	1.3%	$35.01	$24.27	$20.58
RENTON	9,430,789	2,250,356	112,518	1,515,142	303,028	13.5%	$30.13	$23.05	$21.03
SAMMAMISH	137,965	56,892	2,845	30,815	6,163	10.8%	$41.57	$29.23	$24.70
SeaTac	3,459,825	1,016,197	50,810	184,812	36,962	3.6%	$26.10	$20.80	$19.44
SEATTLE	104,433,911	37,805,345	1,890,267	14,785,999	2,957,200	7.8%	$0.00	$0.00	$0.00
SHORELINE	998,897	249,497	12,475	18,179	3,636	1.5%	$27.53	$21.73	$20.77
SKYKOMISH	672	0	0	0	0	0.0%	$30.34	$21.92	$18.69
SNOQUALMIE	480,283	290,705	14,535	10,601	2,120	0.7%	$30.34	$21.92	$18.69
TUKWILA	5,065,670	504,792	25,240	25,482	5,096	1.0%	$30.13	$23.05	$21.03
WOODINVILLE	354,211	81,414	4,071	15,305	3,061	3.8%	$28.62	$22.82	$21.90
YARROW POINT	0	0	0	0	0	0.0%	$42.97	$30.26	$25.67

Note: all deliveries are gross and measured in square feet. *Source: King County Assessor, Costar*

4. Countywide Planning Policies, including capacity analysis and targets

Appendix A

Table A9. Market Data – Industrial Product

CITY	Total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, $/SF)
ALGONA	2,436,435	329,838	16,492	0	0	0.0%	$8.86
AUBURN	23,959,569	8,559,752	427,988	921,067	184,213	2.2%	$8.86
BEAUX ARTS	0	0	0	0	0	0.0%	$18.44
BELLEVUE	4,853,067	520,591	26,030	163,698	32,740	6.3%	$16.64
BLACK DIAMOND	71,790	30,703	1,535	17,602	3,520	11.5%	$14.13
BOTHELL	1,891,744	462,999	23,150	129,880	25,976	5.6%	$17.98
BURIEN	1,811,122	749,988	37,499	705,698	141,140	18.8%	$12.28
CARNATION	161,286	69,076	3,454	0	0	0.0%	$14.13
CLYDE HILL	2,430	0	0	0	0	0.0%	$16.64
COVINGTON	350,018	202,591	10,130	201,646	40,329	19.9%	$14.13
DES MOINES	1,892,369	1,666,085	83,304	1,555,277	311,055	18.7%	$12.28
DUVALL	164,303	89,407	4,470	89,407	17,881	20.0%	$14.13
ENUMCLAW	1,028,576	235,590	11,780	78,418	15,684	6.7%	$14.13
FEDERAL WAY	2,732,946	752,173	37,609	443,868	88,774	11.8%	$12.52
HUNTS POINT	0	0	0	0	0	0.0%	$14.13
ISSAQUAH	1,421,025	317,409	15,870	88,604	17,721	5.6%	$18.44
KENMORE	536,730	32,696	1,635	14,400	2,880	8.8%	$17.98
KENT	46,653,264	6,702,321	335,116	2,461,588	492,318	7.3%	$8.79
KIRKLAND	3,759,313	347,474	17,374	87,975	17,595	5.1%	$15.13
LAKE FOREST PARK	14,757	1,120	56	0	0	0.0%	$17.98
MAPLE VALLEY	321,719	122,379	6,119	0	0	0.0%	$14.13
MEDINA	16,283	9,600	480	0	0	0.0%	$16.64
MERCER ISLAND	96,230	63,910	3,196	0	0	0.0%	$18.44
MILTON	1,300	0	0	0	0	0.0%	$8.38
NEWCASTLE	227,320	3,890	195	0	0	0.0%	$18.44
NORMANDY PARK	47,284	0	0	0	0	0.0%	$12.28
NORTH BEND	852,090	368,109	18,405	0	0	0.0%	$14.13
PACIFIC	254,978	21,038	1,052	0	0	0.0%	$8.86
REDMOND	10,139,556	794,471	39,724	95,833	19,167	2.4%	$15.60
RENTON	13,611,660	2,705,502	135,275	877,590	175,518	6.5%	$10.42
SAMMAMISH	163,595	50,545	2,527	0	0	0.0%	$15.60
SeaTac	4,256,960	1,257,196	62,860	457,299	91,460	7.3%	$12.28
SEATTLE	48,484,934	4,498,050	224,903	2,322,848	464,570	10.3%	$0.00
SHORELINE	1,447,694	590,900	29,545	382,122	76,424	12.9%	$13.35
SKYKOMISH	12,385	0	0	0	0	0.0%	$10.93
SNOQUALMIE	1,083,332	637,305	31,865	34,912	6,982	1.1%	$14.13
TUKWILA	14,963,571	1,015,066	50,753	174,726	34,945	3.4%	$11.95
WOODINVILLE	5,868,390	644,681	32,234	254,252	50,850	7.9%	$12.57
YARROW POINT	0	0	0	0	0	0.0%	$15.13

Note: all deliveries are gross and measured in square feet. *Source: King County Assessor, Costar*

4. Countywide Planning Policies, including capacity analysis and targets

Table A10. Mark Factor – Past Assumptions

			Residential Market Supply Factors				Industrial/Commercial Market Supply Factors			
	Explicit Supply Market Supply Factor		Unincorporated UGA		Cities (Range)		Unincorporated UGA		Cities (Range)	
Buildable Lands County	Owner Intent/ Not Available	Small Town Growth Margin	Vacant	Under-Utilized	Vacant	Under-Utilized (1/)	Vacant	Under-Utilized	Vacant	Under-Utilized (1/)
Clark	✓		10%	30%	0% - 10%	0%-30%	20%	50%	0% - 10%	0% - 10%
King	✓		10%-15%	25%-30%	0% - 50% (2/)	0%-50% (2/)	10% - 15%	25% - 30%	0% - 40%	0% - 40%
Kitsap	✓		5%	15%	5%	10%-90% (3/)	20%	25%	20%	50% - 80% (3/)
Pierce	✓		15%	40%	0% - 50%	0%-50%	20%	50%	0% - 50%	0% - 50%
Snohomish	✓		15%	30%	15%	30%	15%	30%	15%	30%
Thurston (4/)	✓	✓	10% - 37%	10% - 37%	20% - 37% (5/)	20%-37% (5/)	10% - 25%	10% - 25%	10% - 25%	10% - 25%
Whatcom	✓		15%	25%	15% - 70% (6/)	25%-70% (6/)	15%	25%	15%	25%
Averages/Ranges:			12%	28%	7% - 37%	9% - 55%	16%	33%	8% - 24%	17% - 38%

Source: Buildable Lands Guidelines, Department of Commerce, 2018.

4. Countywide Planning Policies, including capacity analysis and targets

4. Appendix B – City of Seattle Guidance

4. Countywide Planning Policies, including capacity analysis and targets

City of Seattle – Modified Market Factor Guidance Framework

Intro and Purpose

The City of Seattle stands as the employment and population center of the Puget Sound region and largest City in the State of Washington as well as the Pacific Northwest. It also serves an important role in accommodating population and employment growth in King County now and into the future. Seattle is unique in its geographic and economic diversity. The City is home to distinct neighborhoods and commercial districts at a scale not seen elsewhere in the County. As such, Market Factor guidance specific to the City of Seattle has been developed to account for the size, scale and regional importance of the City.

The guidance and recommendations in this section follow the same methodology and framework used for all jurisdictions in King County, but at a neighborhood level rather than at a citywide scale. This allows for a more granular view of historic and projected growth within the City, by Product-type. This also provides the City with a framework allowing for greater flexibility when applying Market Factor assumptions across disparate neighborhoods within the City.

Contents

Following guidance reflects the same guidance framework used across King County, the following pages provide a step-by-step overview of Market Factor recommendations for the City of Seattle followed by supporting data found in **Tables B3-B7**.

Data Sources

- King County Assessor Data
- City of Seattle Draft Capacity Data
- Costar Market Data
- Redfin Residential Sales Data

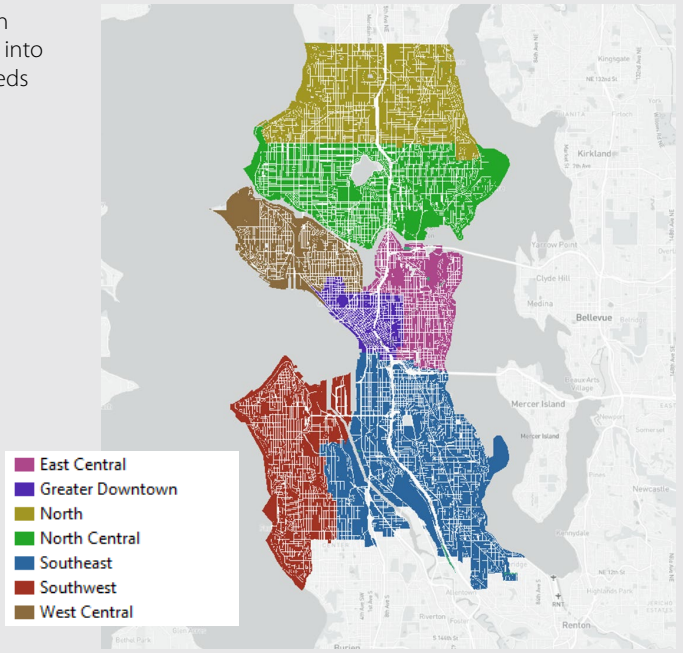
Sub-geographies

The City of Seattle is designated as a metropolitan regional Geography. The City was further divided into seven general areas based upon the Housing Needs Assessment (HNA) boundaries.

These are the following HNA boundaries and are indicated on the map to the right.

- North
- North Central
- West Central
- East Central
- Downtown
- Southwest
- Southeast

HNA Geographic Boundaries



4. Countywide Planning Policies, including capacity analysis and targets

Market Factor Guidance – City of Seattle

Guidance Framework Modified –

The following diagram outlines key changes made to the overall Market Factor Guidance Framework to establish Market Factor for the City of Seattle. The following changes represent modifications to the Market Factor Guidance Framework set forth earlier in the report (page 17) .

Step	
Step 1. Identify Zoning by Predominant Product-Type	• This step remains largely unchanged for the city of Seattle, with the exception that attached single family units are addressed as their own product type (defined on following page). Reference Product-type definitions provided on page 19 (see **Table 1A**) for all other Product-types.
Step 2. Identify Market Factor Alignment for the Seattle Sub-Geographies	• Instead of using PSRC Regional Geographies to compare and classify Market Factor Indicators, the City of Seattle is broken down into sub-geographies (HNA boundaries, page 41). These sub-geographies are then compared against each other to inform a Market Factor Alignment. • The Market Factor Alignment Table has been updated to reflect these new geographies and their alignments.
Step 3. Select from Market Factor Ranges	• The market factor ranges have been updated to reflect the City of Seattle sub-geographies and the market metrics informing the range of Market Factors by Product-type. • The table has been updated to reflect the changes to the ranges and the additional Product-types.
Step 4. Adjustments	• This step remains unchanged, and the City of Seattle is encouraged to adjust the Market Factor guidance based on the City's perception and knowledge of each Product-type in each sub-geography.

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor Guidance – City of Seattle

Step 1 – Identify Zoning By Predominant Product Type

See additional Product-Type classification for the City of Seattle below

Product Type	Description/Application	Illustrative Examples
Residential		
Single Family Attached*	This category has been added for the City of Seattle to account for all attached single family dwelling units sharing walls separately.	These include townhouse plats, duplex, triplex and fourplex buildings.

** Note: for the City of Seattle, the single family attached Product-type, is accounted for separate of traditional single family detached product.*

Step 2 – Identify Market Alignment

Seattle Market Factor Alignments

The *Market Factor Alignments* (high/medium/low) identified in this step are applied in step 3 when selecting the appropriate Market Factor Ranges.

Each of the City's sub-geography market conditions have been evaluated and *Market Factor Alignment* has been assigned by Product-type. Use **Table B1** (below) as a reference in selecting appropriate Market Factor Ranges by product-type in Step 3. To review the Market Factor Indicators for the sub-geographies within the City of Seattle, refer to **Tables B3-B5** found later in this section.

Methodology Recap:

The Market Factor Alignments for the sub-geographies in the City of Seattle are informed by the Market Factor Indicators calculated for each sub-geography and Product-type.

Table B1 – Market Factor Alignments for City of Seattle Sub-Geographies

Seattle Sub-geography	**Product-Type Market Factor Indicator**				
City	*Multifamily/MU*	*Single Family Attached*	*Single Family Detached*	*Commercial (Office /Retail/Mixed-use)*	*Industrial*
East Central	Medium	Low	Medium	High	NA
Greater Downtown	Low	Medium	Low	Low	Low
North	High	Medium	High	High	NA
North Central	Low	Low	High	High	High
Southeast	High	High	High	High	High
Southwest	High	High	High	High	Medium
West Central	Low	Low	Medium	Medium	Low

4. Countywide Planning Policies, including capacity analysis and targets

Market Factor Guidance – City of Seattle

Step 3 - Select from Market Factor Ranges

Market Factor Range

For each of the City's sub-geographies and Product-types, identify the Market Factor Range in the table below (**Table B2**) by using the Market Factor Alignments (low/medium/high) identified in Step 2.

Note: these informed ranges are intended to serve as initial guidance. It is expected that City of Seattle refines or departs from this range to arrive at the most appropriate market factor deduction.

Methodology Recap

A Market Factor Indicator from a test-fit sub-geography within the City of Seattle is selected to inform the market factor ranges.

Market price data is leveraged as the key metric to derive a range from the market factor indicator in the test fit geography. The range of prices among all the City of Seattle's sub-geographies (see **Tables B6-B7**) for each product type inform the magnitude of the market Factor Range for that product-type.

Table B2 – Market Factor Ranges by Product Type

	Residential				
	Multifamily/ Mixed-Res	**Single Family Attached**	**Single Family Detached**	**Commercial (Office/Retail/Mixed)**	**Industrial**
City of Seattle					
Low	4% - 11%	0% - 13%	0% - 9%	5% - 24%	3% - 14%
Medium	12% - 20%	14% - 38%	10% - 26%	25% - 35%	15% - 21%
High	21% - 29%	39% - 50%	27% - 43%	36% - 50%	22% - 27%

4. Countywide Planning Policies, including capacity analysis and targets

Table B3. Supply, Deliveries, & Capacity Table:

Residential – *Single family, Single Family Attached, Multi-family and Residential Mixed-use*

Residential Uses	Neighborhood (HNA boundaries)	Regional Geography	Market Factor Alignment	Total Supply (Units)	5-yr Average Annual Deliveries (Gross Units, 2015-2019)	Assumed Capacity Estimates from Cities (Gross, Units)	Market Factor Indicator
Single Family	East Central	Seattle Sub-type	Low	11,705	48	1,026	7%
Single Family	Greater Downtown	Seattle Sub-type	Medium	595	3	73	23%
Single Family	North	Seattle Sub-type	Medium	26,440	91	2,224	18%
Single Family	North Central	Seattle Sub-type	Low	34,628	150	769	0%
Single Family	Southeast	Seattle Sub-type	High	26,581	109	8,369	74%
Single Family	Southwest	Seattle Sub-type	High	21,135	84	3,105	46%
Single Family	West Central	Seattle Sub-type	Low	10,782	52	511	0%
Single Family	City of Seattle	Metropolitan		131,866	537	16,077	33%
Single Family Attached	East Central	Seattle Sub-type	Medium	5,658	205	5,575	26%
Single Family Attached	Greater Downtown	Seattle Sub-type	Low	1,336	37	462	0%
Single Family Attached	North	Seattle Sub-type	High	4,910	94	6,171	70%
Single Family Attached	North Central	Seattle Sub-type	High	10,421	319	12,871	50%
Single Family Attached	Southeast	Seattle Sub-type	High	4,935	194	12,238	68%
Single Family Attached	Southwest	Seattle Sub-type	High	4,606	152	7,188	58%
Single Family Attached	West Central	Seattle Sub-type	Medium	3,408	94	3,255	42%
Single Family Attached	City of Seattle	Metropolitan		35,274	1,096	47,760	54%
Mixed-use/MF/Condos	East Central	Seattle Sub-type	Medium	15,595	529	15,669	32%
Mixed-use/MF/Condos	Greater Downtown	Seattle Sub-type	Low	74,008	3,669	44,242	0%
Mixed-use/MF/Condos	North	Seattle Sub-type	High	20,285	352	55,225	87%
Mixed-use/MF/Condos	North Central	Seattle Sub-type	Low	35,335	1,442	31,237	8%
Mixed-use/MF/Condos	Southeast	Seattle Sub-type	High	11,607	414	34,660	76%
Mixed-use/MF/Condos	Southwest	Seattle Sub-type	High	12,399	256	13,040	61%
Mixed-use/MF/Condos	West Central	Seattle Sub-type	Low	14,041	492	7,246	0%
Mixed-use/MF/Condos	City of Seattle	Metropolitan		183,270	7,155	201,319	29%

4. Countywide Planning Policies, including capacity analysis and targets

Table B4. Supply, Deliveries, & Capacity Table:
Non-Residential – Industrial

Non-Residential Uses	Neighborhood (HNA boundaries)	Market Factor Alignment	Total Supply (SF)	5-yr Average Annual Deliveries (Gross SF,2015-2019)	Assumed Capacity Estimates from Cities (Gross SF)	Market Factor Indicator
Industrial	East Central	NA	1,071,715	39,800	0	No Capacity
Industrial	Greater Downtown	Low	2,498,938	25,934	184,384	0%
Industrial	North	NA	2,513,041	72,104	0	No Capacity
Industrial	North Central	High	5,481,941	46,781	2,489,843	62%
Industrial	Southeast	High	28,970,357	178,780	10,666,880	66%
Industrial	Southwest	Medium	3,041,201	22,790	685,437	34%
Industrial	West Central	Low	4,907,741	78,381	1,716,513	9%
Industrial	City of Seattle		48,484,934	464,570	15,743,057	41%

Table B5. Supply, Deliveries, & Capacity Table:
Non-Residential – Commercial (Office/Retail/Mixed-use)

Non-Residential Uses	Neighborhood (HNA boundaries)	Market Factor Alignment	Total Supply (SF)	5-yr Average Annual Deliveries (Gross SF,2015-2019)	Assumed Capacity Estimates from Cities (Gross SF)	Market Factor Indicator
Commercial	East Central	High	7,082,265	99,488	6,418,782	69%
Commercial	Greater Downtown	Low	82,200,368	2,632,501	24,041,513	0%
Commercial	North	High	7,780,108	19,480	40,181,095	99%
Commercial	North Central	High	13,670,239	287,330	20,299,610	72%
Commercial	Southeast	High	17,654,728	192,707	34,852,416	89%
Commercial	Southwest	High	3,500,611	44,465	9,158,698	90%
Commercial	West Central	Medium	5,669,190	181,545	5,561,376	35%
Commercial	City of Seattle		137,557,509	3,457,516	140,513,490	51%

4. Countywide Planning Policies, including capacity analysis and targets

Table B6. Market Data – Residential

Residential – Multifamily

Seattle Sub-Geography	Total Product Supply	Total Deliveries 2000-2019	Average Annual Deliveries 2000-2019	Total Deliveries 2015-2019	5-yr Average Annual Deliveries (2015-2019)	5-yr. Total Deliveries over 20-year Total Deliveries (%)	Current average rent, (Monthly $/SF)	Average Rent 2015, (Monthly $/SF)	Average Rent 2010, (Monthly $/SF)
East Central	15,595	4,860	243	2,645	529	54%	$2.58	$2.32	$2.01
Greater Downtown	74,008	38,654	1,933	18,346	3,669	47%	$3.09	$2.77	$2.38
North	20,285	4,983	249	1,759	352	35%	$2.03	$1.82	$1.53
North Central	35,335	15,365	768	7,211	1,442	47%	$2.64	$2.35	$2.03
Southeast	11,607	4,965	248	2,071	414	42%	$1.94	$1.71	$1.53
Southwest	12,399	4,100	205	1,281	256	31%	$2.29	$1.99	$1.70
West Central	14,041	5,042	252	2,462	492	49%	$2.71	$2.39	$2.08
City of Seattle	183,270	77,969	3,898	35,775	7,155	46%			

Residential – Single Family

Seattle Sub-Geography	Total Product Supply	Total Unit Deliveries 2000-2019	Average Annual Deliveries 2000-2019 (Units)	Total Deliveries last 5 years (gross, units)	Average Annual Deliveries last 5 years (Gross, Units)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Median Sale Price 2020	Median Sale Price 2015	Median Sale Price 2012	6-year CAGR	9- year CAGR
East Central	11,705	923	46	239	48	26%	$905,000	$638,000	$502,000	6.0%	4.0%
Greater Downtown	595	41	2	14	3	34%	$575,500	$407,500	$305,000	5.9%	3.9%
North	26,440	1,750	88	457	91	26%	$650,000	$477,500	$333,000	5.3%	3.5%
North Central	34,628	2,067	103	749	150	36%	$816,500	$625,000	$450,000	4.6%	3.0%
Southeast	26,581	2,663	133	546	109	21%	$661,000	$453,000	$284,000	6.5%	4.3%
Southwest	21,135	1,686	84	421	84	25%	$642,000	$450,000	$340,000	6.1%	4.0%
West Central	10,782	867	43	259	52	30%	$823,500	$586,000	$483,000	5.8%	3.9%
City of Seattle	131,866	9,997	500	2,685	537	27%	$679,000	$494,000	$368,000	5.4%	3.6%

Note: all deliveries are gross and measured in square units.

Source: King County Assessor, Costar, Redfin

4. Countywide Planning Policies, including capacity analysis and targets

Table B7. Market Data – Non-Residential

Non-Residential – Industrial

Seattle Sub-Geography	total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, $/SF)	Average Rent 2015, (Annual, $/SF)	Average Rent 2010, (Annual, $/SF)
East Central	1,071,715	342,132	17,107	199,001	39,800	58%	$15.00	$10.20	$6.58
Greater Downtown	2,498,938	232,009	11,600	129,670	25,934	56%	$22.88	$13.00	$10.61
North	2,513,041	576,139	28,807	360,521	72,104	63%	$16.03	$8.73	$9.22
North Central	5,481,941	572,175	28,609	233,903	46,781	41%	$17.70	$22.30	$8.50
Southeast	28,970,357	1,999,207	99,960	893,898	178,780	45%	$12.41	$8.56	$7.17
Southwest	3,041,201	218,811	10,941	113,949	22,790	52%	$14.13	$9.27	$9.15
West Central	4,907,741	557,577	27,879	391,906	78,381	70%	$13.10	$10.67	$9.09
City of Seattle	48,484,934	4,498,050	224,903	2,322,848	464,570	52%			

Non-Residential – Office

Seattle Sub-Geography	Total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries 2015-2019 (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, $/SF)	Average Rent 2015, (Annual, $/SF)	Average Rent 2010, (Annual, $/SF)
East Central	5,542,044	1,991,909	99,595	277,914	55,583	14%	$39.03	$26.07	$26.72
Greater Downtown	69,906,518	27,176,902	1,358,845	12,159,927	2,431,985	45%	$29.01	$29.05	$22.83
North	2,643,527	410,387	20,519	71,318	14,264	17%	$30.43	$22.86	$20.90
North Central	7,184,334	2,778,142	138,907	918,762	183,752	33%	$30.00	$25.52	$20.58
Southeast	13,407,609	3,195,823	159,791	493,755	98,751	15%	$27.67	$25.05	$18.70
Southwest	1,490,647	329,756	16,488	71,968	14,394	22%	$25.26	$23.67	$20.31
West Central	4,259,232	1,922,426	96,121	792,355	158,471	41%	$33.09	$28.77	$19.12
City of Seattle	104,433,911	37,805,345	1,890,267	14,785,999	2,957,200	39%			

Non-Residential – Retail

Seattle Sub-Geography	Total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, $/SF)	Average Rent 2015, (Annual, $/SF)	Average Rent 2010, (Annual, $/SF)
East Central	1,540,221	459,411	22,971	219,528	43,906	48%	$30.55	$23.57	$21.02
Greater Downtown	12,293,850	2,920,458	146,023	1,002,576	200,515	34%	$29.01	$29.05	$22.83
North	5,136,581	1,148,079	57,404	26,080	5,216	2%	$22.85	$19.18	$18.11
North Central	6,485,905	1,423,998	71,200	517,888	103,578	36%	$25.94	$25.88	$19.32
Southeast	4,247,119	1,356,028	67,801	469,782	93,956	35%	$25.63	$16.26	$14.96
Southwest	2,009,964	631,893	31,595	150,359	30,072	24%	$32.85	$19.95	$21.13
West Central	1,409,958	344,723	17,236	115,369	23,074	33%	$34.17	$30.55	$24.02
City of Seattle	33,123,598	8,284,590	414,230	2,501,582	500,316	30%			

Note: all deliveries are gross and measured in square feet.

Source: King County Assessor, Costar

4. Countywide Planning Policies, including capacity analysis and targets

Appendix F: Employment Density Guidance

4. Countywide Planning Policies, including capacity analysis and targets

January 21, 2021

2021 King County Urban Growth Capacity Report

Employment Density Guidance

INTRODUCTION

This document provides guidance on developing assumptions for converting non-residential building area expressed in gross square feet to expected capacity for employment in buildable lands calculations. This is the final step in estimating total capacity for new employment growth in a jurisdiction. Current statutes and regulations (RCW 36.70A.215 and WAC 365.196.315) do not provide specific requirements for these calculations. Jurisdictions have discretion to develop assumptions that are consistent with local circumstances, provided they document the rationale. Therefore, this guidance also includes rationale to draw upon in the process of selecting appropriate assumptions.

While there are various ways to convert land capacity to capacity for new employment, King County has selected to use an approach that converts non-residential development capacity measured in square feet of floor area to capacity for new employment. This conversion requires assumptions for the average number of built square feet of floor area for each job. The lower the square foot per job, the higher the density of use. The calculation is simply:

Total job capacity = *Gross square footage[1] of floor area capacity / gross square footage per job*

Square footage per job can vary widely by building type or employment sector. For example, warehouses devote a great deal of square footage to storing inventory or other goods, and therefore they typically require considerably more square footage per job than office space. Therefore, average employment density assumptions should reflect the types of job growth that are expected in an area.

Many jurisdictions select different employment density assumptions for commercial and industrial zones to reflect different expectations for the type of development and job growth that are expected in those zones. Some jurisdictions even vary employment density assumptions among different commercial zones. For example, a city may assume that average square footage per job is lower in a downtown zone than in other commercial zones further from the core. This decision could reflect expectations that a higher proportion of the downtown floor area capacity will be used as office space, compared to other commercial zones where lower density retail uses may be more common.

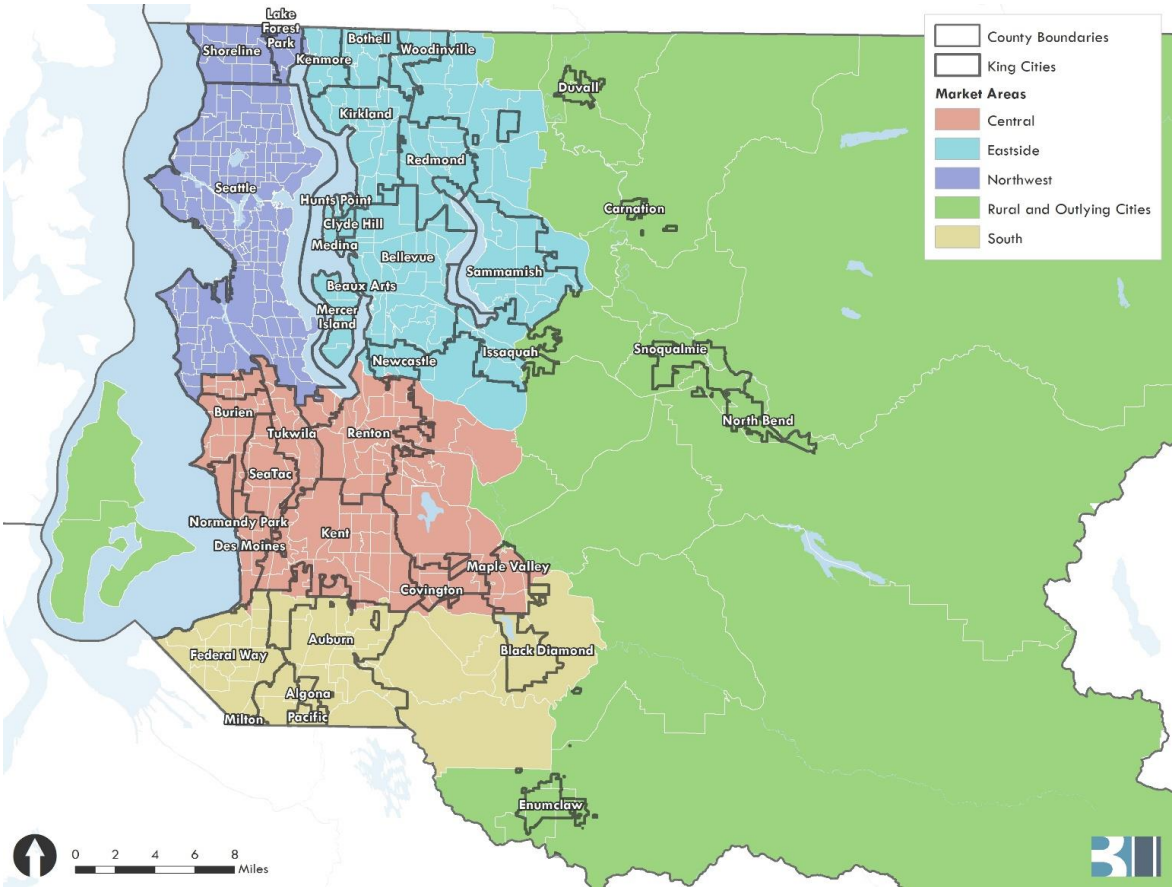
Jurisdictions have the discretion to choose whether to customize employment density assumptions for each zone or select broad assumptions. There is no single correct approach. The choice can depend upon local conditions, staff or consultant capacity for conducting analysis, and access to relevant data. This guidance provides several options for jurisdictions to choose from. Some of these options are grounded in new analysis of current employment density in market areas across King County. For a more detailed description of those findings, see Appendix A.

[1] Gross square footage simply refers to the total square footage of the building, including walls. Gross square footage capacity is calculated as the floor area ratio (FAR) * the parcel size in square feet.

APPROACHES FOR DEVELOPING EMPLOYMENT DENSITY ASSUMPTIONS

This section describes three main approaches for developing and selecting appropriate square feet per job assumptions for use in land capacity analysis calculations. A jurisdiction may choose only one option or a combination of options, depending on their needs and circumstances. The primary options draw upon analysis BERK Consulting conducted to estimate aggregate employment densities in five different market areas across King County. Those market areas are shown in Exhibit 1 for reference.

Exhibit 1. King County Market Areas



Source: BERK, 2020.

1. Select a single average employment density for all non-residential development

The simplest option is to assume the average square feet per job will follow recent trends in your city or market area. To support this option, BERK Consulting calculated average square feet per job in both 2006 and 2019 for most cities and the five market areas. The results for market areas are shown in Exhibit 2.[2] For most individual cities, see Exhibit 6 in Appendix A. Jurisdictions selecting this option can

[2] Details on the calculation of these densities are provided in Appendix A.

4. Countywide Planning Policies, including capacity analysis and targets

apply a single square feet per job assumption to all commercial and industrial zones. This option would be appropriate for jurisdictions that expect future job growth and non-residential development activity to be similar to the growth experienced in the past, or those that have limited non-residential zoning. It may also make sense in jurisdictions with very little diversity in the type of non-residential zoning available (for example: all commercial or all industrial).

The main limitation of this approach is that it does not allow for differentiating employment density assumptions by zone. A single employment density assumption would likely overestimate capacity in industrial areas (which tend to have lower relative employment densities) and underestimating capacity in some commercial zones where employment densities may be higher. This could significantly impact the accuracy of employment capacity estimates by zone and by these two different categories.

2. *Select separate commercial and industrial employment density assumptions*

Many cities select one assumed employment density for commercial zones and another for industrial zones. Others select unique employment density assumptions for each commercial and industrial zone. Either of these approaches is appropriate.

BERK conducted an analysis of recent non-residential development and job growth by market area to develop the recommended ranges shown in Exhibit 2. Jurisdictions should typically choose value within these ranges. When selecting density values, consider the types of uses that are expected to be most common:

- **Commercial and Mixed-Use:** Small-format commercial retail and food services are likely to have lower values for square feet per employee, with commercial office space and services at the middle of the range and large-format retail at the higher end.
- **Industrial:** Certain light manufacturing and flex space are likely to be at the lower end of this range, with heavy manufacturing and logistics in the mid-range and warehousing at the high end. Note that mini-warehouse/self-storage facilities tend to be at the highest end of the range.

Assumptions falling outside of the ranges shown in Exhibit 2 may be appropriate, but would require additional documentation of rationale to justify the variation.

For context, Exhibit 2 also shows the average employment density across all zones in 2006 and 2019. This average is affected by the proportion of total development in commercial or industrial zones, as well as differences in typical employer types and economic conditions. BERK's analysis in Appendix A indicates that employment density has increased somewhat in recent years in most market areas, primarily associated with redevelopment of lower-density commercial and industrial uses and shifts towards more intensive use of these spaces.

A benefit of this approach compared to Option 1 is that it does not presume the same mix of commercial and industrial development observed in the past will continue into the future, or that regional mixes of employment types would be applicable to a local area. This approach also allows jurisdictions to use different assumptions for zones in the city where alternative densities are more likely: differentiating between downtown and neighborhood commercial zones, for example.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 2. Recommended Square Foot per Job Assumptions by King County Market Area

Market Area	Average 2006 Employment Density (all zones)	Average 2019 Employment Density (all zones)	Recommended Range for LCA: Commercial and Mixed-Use Zones	Recommended Range for LCA: Industrial Zones
Central	655	608	300–600	700–1,200
Eastside	398	386	200–400	500–800
Northwest	445	415	200–400	500–800
Outlying Cities	669	630	300–600	700–1,200
South	701	724	300–600	700–1,200

Notes: See Exhibit 3 in Appendix A for a map of jurisdictions included in the average density analysis for each market area.
Sources: BERK, 2020 (See Appendix A for details)

Appendix A includes an analysis that provides high-level city estimates for industrial and non-industrial uses using available real estate market data. Note that in this case, available real estate data for the entire county required aggregation of different non-industrial uses. These numbers can be helpful to see how a city compares to the market area as a whole and the ranges provided above.

In addition to the values in Appendix A, there are other sources of information that jurisdictions can use to help inform the selection of appropriate employment density assumptions from within the ranges shown in Exhibit 2. See the section below on using additional sources of information for more details.

3. *Select targeted employment density estimates for known pipeline development*

If a jurisdiction is aware of significant new growth within the development pipeline, such as through development agreements, master planned developments, or recent permit activity, consider applying targeted employment density assumptions for that portion of growth only. This may be particularly useful if this expected growth varies considerably from historic trends or other employment located within the market area.

4. Countywide Planning Policies, including capacity analysis and targets

Additional Sources of Information to Inform Employment Density Assumptions

The main approaches outlined above can be refined with other methods and sources of data. This can provide a more detailed estimate of the land required to accommodate future employment growth in a community. Although not every situation will require a more precise estimate, local trends may require some adjustments to these estimates. Examples of cases like this would include:

- Districts in a city dominated by the campus of a single employer or small number of large employers, where expected future employment growth could be linked to their expected expansion plans.
- Districts where the general types of employment within a category are expected to shift over time. This would include jurisdictions where industrial districts are expected to reflect a greater focus on warehousing and logistics over manufacturing uses.
- Districts where specific new uses are expected with densities different than citywide averages. A recent shift in the types of manufacturing businesses located in an industrial area towards activities requiring less space per employee may require adjustments of required floor area estimates.
- Other broad trends with space utilization may also be relevant: a greater focus of local businesses on online transactions versus physical sales or trends towards increasing employment density in offices may be changing the space needs for current and future businesses in the community, and should be reflected in estimates of future needs.

To this end, this section provides additional sources which could be used for refining calculated densities from the general methods discussed above. Additionally, this section also describes a general framework for considering whether this refinement is necessary for a community, so as to understand when choices should be made to deviate from the broader estimates.

Other Sources for Density Assumptions

Reference published employment density estimates by land use type

This guidance document only provides aggregate employment density estimates based on broad employment and land use categories. Other sources of information, such as the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, provide square feet per job estimates for a detailed list of land use types such as hospitals, schools, or airports. Jurisdictions looking to develop more targeted employment density assumptions may draw upon ITE or other resources to come up with estimated future densities of development.

There are several situations where this approach may make sense:

- Referencing employment density by specific land use types may also be useful for jurisdictions adjusting regional estimates to better reflect the local mix of employment growth expected.
- Employment density assumptions by land use type can also be useful to cities developing separate square feet per job assumptions for different zones. For example, if there is a downtown zone where the vast majority of floor area is expected to be office space, it may be appropriate to use an assumed density that is consistent with the office land use type.

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Leverage space planning work by major employers

Another source of information for use in determining employment density may be the programming coordinated by companies or other organizations with larger buildings or campuses and significant space needs. If these needs are identified through facilities planning or as part of subarea plans, the associated numbers could support assumptions about the development necessary to support expected employment growth.

Calculate previous densities achieved in the community

If the same type and format of development will likely continue to be sited in the community, cities could also rely on available data to calculate local employment density across meaningful categories. This can use a range of information sources: County assessor's data, real estate listings websites, discussions with brokers, and other sources can all be used to identify the uptake of new space within a community, while surveys, business license data, and aggregate employment statistics can help to understand the new employment accompanying these uses. Average values for employment density may be aggregated or detailed as required.

Identify potential future changes in densities

The most detailed consideration of future space usage would refine the calculation of previous densities described in Appendix A to focus on expected changes in the future. This would limit the calculations of employment densities to more recent tenants expected to be typical of future employers in an area, and even highlight expected trends that would impact the future use of space, such as the increase in telework or open-format offices. Establishing values in this way needs detailed documentation, especially if the resulting employment density estimates would vary significantly from the figures that would result from other methods.

Process for Evaluating Density Assumptions

When determining the best estimates for employment density in a community, a structured process can include some consideration of the three main methods previously reviewed, as well as the additional sources of information discussed in this section, to determine what assumptions would be best for future projections. Steps in the process can include the following:

- **Select a starting estimate.** Based on assumptions from previous Buildable Lands reporting and/or the estimates provided in this report, select an initial estimate to be used for employment density. This could be an overall estimate for all employment lands or could be divided on broader categories of use.
- **Evaluate densities achieved from a selection of recent development, if possible.** An effective way of determining whether the estimates used have been accurate is to test these assumptions on recent development data. Tax assessment data from the King County Assessor or building permit data on file can determine the effective square footage of new construction, and a survey of current businesses or data from third-party providers can be used to determine employee counts for a representative set of projects. If there are significant and consistent differences between these calculations and broader estimates, there may be a need to examine changes to employment density estimates.

- **Assess the mix of land uses found in recent development and compare to previous expectations.** Additionally, estimates may also be affected by changes in the types of development coming into a community. Significant differences in expected versus actual uses may have substantive impacts on achieved employment density. For example, a significant rise in self-storage facilities or warehouses, more development of larger- or smaller-format retail spaces than expected, a greater proportion of restaurant versus service uses in commercial spaces, and other differences can all impact actual versus expected employment densities, and may point to the need to adjust these assumptions.
- **Identify potential new uses that could challenge employment density assumptions in the future.** Together with generally evaluating the mix of uses in new development, there may also be a need to consider new uses that are starting to become more popular and may require more consideration in the future. An increase in cannabis production or mini warehouse uses in industrial areas, for example, could suggest trends that may change how many employees can be accommodated in these areas. Combined with evaluating the mix of uses in recent development, this should highlight potential changes that could happen with employment densities into the future.
- **Review potential assumptions with other experts in the community.** After identifying potential trends that could impact achieved employment densities, reviewing this information and the resulting revised assumptions with experts from the community can be very useful in testing these conclusions. Discussing changes in space needs with local commercial brokers, developers, large space users, other businesses, and other real estate professionals can be essential in determining if new assumptions reflect their experiences, and whether there are other trends they have identified that should also be considered in these results.

Using some or all of the steps in this process can be useful in determining whether additional detail is required to adjust the starting assumptions to better reflect current and future projections. At minimum, generally establishing whether previous targets were reached and whether these trends will continue will be extremely useful in establishing whether previous assumptions can still be used.

However, beyond the use of currently published figures, either in this report or from other resources, evaluating existing plans and information to calculate alternative local employment densities can be a very data-intensive task. It may also come under scrutiny if calculated employment densities differ significantly from regional averages, especially if these estimates suggest that far less land would be needed to support growth. Refinements to these methods are best considered only if there are specific local situations that could lead to differences in these values, and the results should be thoroughly documented and reviewed to confirm.

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NOTES ON CALCULATING EMPLOYMENT DENSITY

If your jurisdiction is considering calculating achieved employment density in an area or specific building or campus, consider these tips for calculating square footage per job.

Generally, the calculation of total gross employment density is calculated as:

> ***Total gross square footage per employee*** =
> (*gross square footage for employment / number of employees*) x (1 + *expected vacancy*)

These calculations include the following variables:

- The **total gross floor area for employment**, calculated as the total amount of building area supporting employment uses, which includes common areas and walls.
- The **number of employees**, which is the total number of employees supported by this gross floor area.
- The **expected vacancy rate**, which is estimated as a target or long-term average vacancy rate in the local market.

For some communities, this could be considered in aggregate across all employment lands. In other cases, however, these assessments can be created by land use categories: office, retail, industrial, warehouse/logistics, mini-warehouse, etc.

Considerations with these calculations include the following:

- **The amount of square footage per employee will change according to type.** Previous research and existing guidance highlight that employment densities vary by use category. Generally, office uses would have different densities of employment than retail spaces or self-storage warehouses, but specifically, medical offices may have different densities than office uses on average.
- **Not all building types are interchangeable.** In addition to different employment densities, building types may be limited in the businesses that can be practically accommodated. Most office spaces are interchangeable, for example, but medical offices have distinct layouts and amenities that would require tenant improvement to be used for other office uses, and manufacturing or industrial uses may have specialized construction dedicated to specific functions.
- **Businesses may not be using their full capacity with the space they occupy.** Whether owner-occupied or leased space, commercial businesses and other organizations may own or lease space to accommodate expected future growth. Because of this, available statistics may include some slack capacity that is not currently occupied, but can be used by the occupying businesses in the future.
- **Vacancies are necessary for the local real estate market to function.** Vacancies are necessary to provide the slack capacity necessary for the space market in a local area to function. Over the long term, some businesses will start, expand, or relocate while others will shut down, downsize, or move out of an area. Even in a market without significant expected long-term growth, natural vacancy rates provide some capacity for the short-term space needs that move around this trend.
- **Employment is not only included in commercial- and industrial-zoned lands.** In addition to the employment found on commercial and industrial lands, there are other employment types that will need to be considered. Certain communities, primarily in rural areas, may need to consider

4. Countywide Planning Policies, including capacity analysis and targets

agricultural and resource uses in the community, such as with aggregate mining. Additionally, home occupation uses, including contractors and self-employed individuals working from home, will also contribute to local employment but will not occupy employment floor space in the community. Note that the PSRC covered employment estimates exclude the self-employed (as well as other types of employees, such as the military and railroad workers).[3]

[3] See https://www.psrc.org/sites/default/files/emp_data_series.pdf for more details on the PSRC covered employment dataset, based on the Quarterly Census of Employment and Wages (QCEW) from the Washington State Employment Security Department (ESD).

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APPENDIX A: EMPLOYMENT DENSITY ESTIMATES BY CITY AND MARKET AREA 2006-2019

To support jurisdictions in selecting employment density assumptions, BERK Consulting estimated the average aggregate square foot per job in individual jurisdictions and market areas across King County. The analysis included summarizing non-residential square footage (all commercial, industrial, and public sector buildings that could reasonably accommodate employment) based on King County Assessor data obtained for the years 2006 and 2019. For each jurisdiction with employment data available, BERK calculated the gross square footage per job[4] in 2006 and 2019. The results were then aggregated by five separate market areas (shown in Exhibit 3) that group cities based on geography to reflect variation in local real estate market conditions. This analysis did not consider growth in unincorporated areas due to large variation in geographic context and lack of employment breakdowns for analysis by subarea.

Exhibit 4 shows the total square feet per job in 2006 and 2019 for each of these market areas. While there was some variation between market areas, all areas except for South saw average square feet per job declines during this time period. In other words, employment density has been rising in most of King County. The different outcomes in the South appear to be due to strong gains in jobs associated with warehouse space, which typically require much more space per square foot.

Exhibit 5 adjusts the calculated employment density values on the basis of vacancy rates to determine the actual occupied space in the market and consider that future markets would normally have an average vacancy rate of around 5%. In most market areas, these estimates of square footage per job are somewhat different from the total aggregate square footage per job estimates shown in Exhibit 4. This step is important in cases where vacancy rates in employment areas are significantly higher or lower than expected.

Exhibit 6 provides gross employment density figures by jurisdiction, indicating the range of average densities found in communities across the region in 2006 and 2019. As noted previously, changes between 2006 and 2019 may be due to redevelopment as well as new development that supports employment uses at different densities than existing uses. For example, average densities may change with redevelopment of existing industrial areas for new office and retail uses, or development of new warehousing and distribution sites in communities that have not had these uses in the past.

[4] This analysis excluded construction and resource jobs, many of which are not tied to specific buildings and therefore not as relevant to employment capacity calculations.

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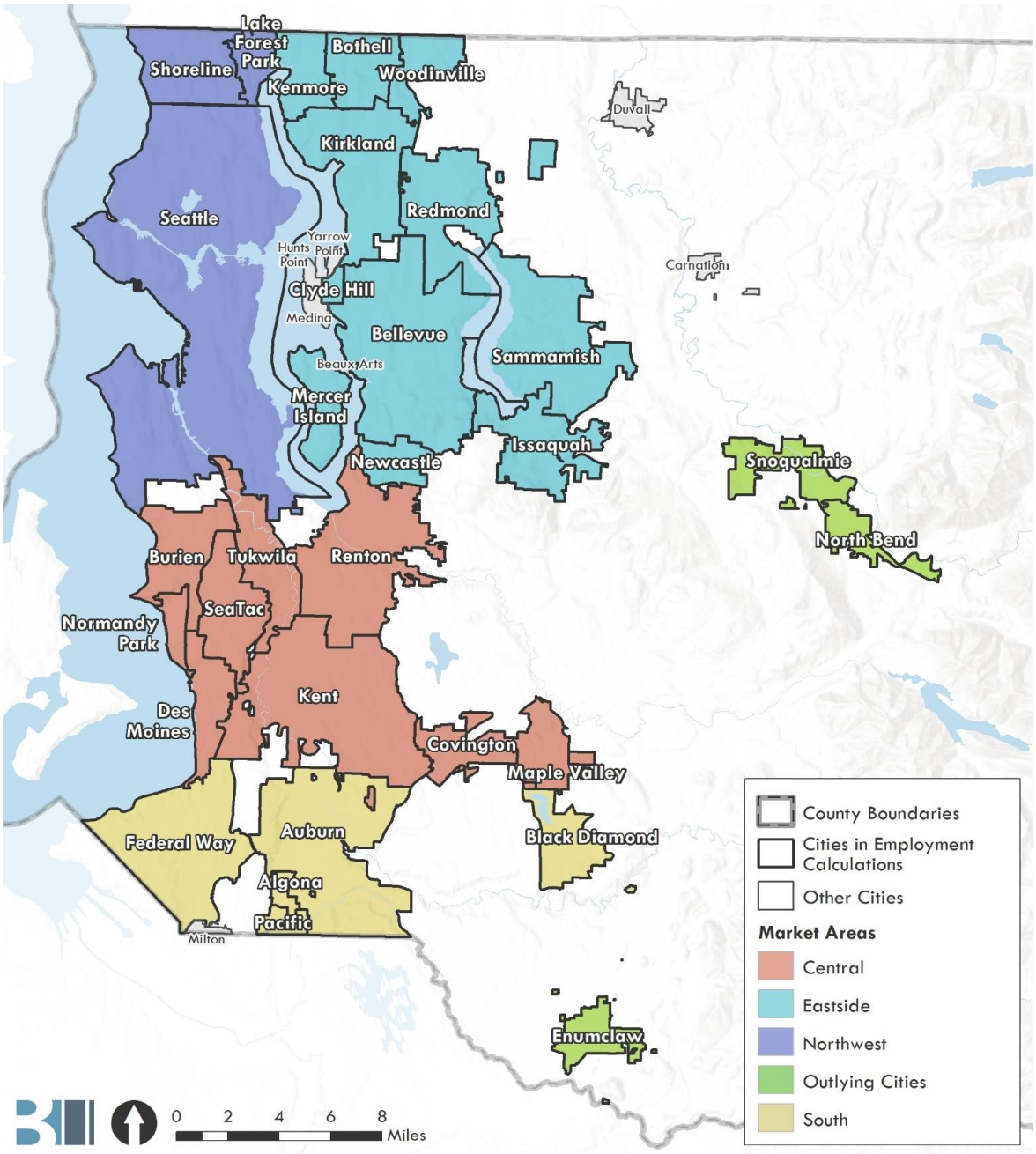
Exhibit 3. Cities Included in the Employment Density Calculations by Market Area



Note: Cities with suppressed job counts were not considered in this analysis and therefore not symbolized on this map. Additionally, the 2019 job counts for Enumclaw, North Bend, and Snoqualmie include their respective unincorporated UGAs.
Source: BERK, 2020.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 4. Gross Floor Area Square Feet Per Job Calculations, 2006 and 2019

Market Area	2006 Gross Non-Residential Square Feet	2006 Jobs	2006 Gross Square Feet Per Job	2019 Gross Non-Residential Square Feet	2019 Jobs	2019 Gross Square Feet Per Job	Gross Sq. Ft. per job % Change 2006-2019
Central	142,770,591	217,835	655	158,657,104	257,486	616	-6%
Eastside	120,169,602	302,084	398	145,776,209	384,505	379	-5%
Northwest	230,626,549	517,954	445	273,932,690	667,153	411	-8%
Outlying Cities	7,889,576	9,735	669	9,041,389	14,947	605	-10%
South	51,643,062	73,648	701	58,459,588	79,845	731	4%

Notes: See Exhibit 3 for a map of jurisdictions included in the analysis for each market area. Job counts exclude resource and construction jobs, many of which are not tied to specific buildings and therefore less relevant to employment density assumptions. Gross non-residential square footage excludes agricultural uses.
Sources: King County Assessor, 2006 & 2019; PSRC, 2006 & 2019; BERK, 2020.

Exhibit 5. Adjusted Floor Area Per Job Estimates for Non-Residential Buildings in King County, 2006 & 2019

Market Area	Vacancy Rate, 2006	Net Occupied Floor Area, 2006 (sf)	2006 Adjusted Gross sf/ Job	Vacancy Rate, 2019	Net Occupied Floor Area, 2019 (sf)	2019 Adjusted Gross sf/job	Adj. Gross sf per job % Change 2006-2019
Central	6.2%	133,925,953	647	6.3%	148,675,986	608	-6%
Eastside	6.2%	112,769,558	393	3.4%	140,834,396	386	-2%
Northwest	6.0%	216,680,562	440	4.1%	262,816,501	415	-6%
Outlying Cities	8.2%	7,239,633	646	1.1%	8,943,923	630	-3%
South	5.0%	49,080,533	701	6.0%	54,967,212	724	3%

Notes: See Exhibit 3 for a map of jurisdictions included in each market area for calculation purposes. Occupied floor area calculations reflect total floor area exclusive of parking garages adjusted for commercial vacancy estimates from CoStar. This adjustment was made to account for variation in vacancy between 2006 and 2019. Job counts exclude resource and construction jobs, many of which are not tied to specific buildings and therefore less relevant to employment density assumptions. Gross non-residential square footage excludes agricultural uses.
Sources: King County Assessor, 2006 & 2019; PSRC, 2006 & 2019; CoStar, 2020; BERK, 2020.

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 6. Gross Floor Area Square Feet Per Job Calculations by City, 2019.

City	Market Area	Gross Square Feet Per Job, 2006	Gross Square Feet Per Job, 2019	Gross Sq. Ft. per job % Change 2006-2019
Algona	South	1,349	1,061	-21%
Auburn	South	840	799	-5%
Bellevue	Eastside	374	398	7%
Black Diamond	South	484	762	57%
Bothell	Eastside	494	389	-21%
Burien	Central	536	651	21%
Carnation	Outlying Cities	479	*	*
Clyde Hill	Eastside	430	450	5%
Covington	Central	616	585	-5%
Des Moines	Central	466	818	75%
Duvall	Outlying Cities	547	*	*
Enumclaw	Outlying Cities	653	685	5%
Federal Way	South	516	612	19%
Issaquah	Eastside	420	346	-18%
Kenmore	Eastside	403	566	41%
Kent	Central	908	831	-8%
Kirkland	Eastside	440	366	-17%
Lake Forest Park	Northwest	437	401	-8%
Maple Valley	Central	410	481	17%
Medina	Eastside	*	*	*
Mercer Island	Eastside	332	340	2%
Milton	South	**	**	**
Newcastle	Eastside	454	258	-43%
Normandy Park	Central	493	534	8%
North Bend	Outlying Cities	643	637	-1%
Pacific	South	294	554	89%
Redmond	Eastside	361	327	-10%
Renton	Central	558	493	-12%
Sammamish	Eastside	377	373	-1%
SeaTac	Central	422	375	-11%

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 6. (continued)

City	Market Area	Gross Square Feet Per Job, 2006	Gross Square Feet Per Job, 2019	Gross Sq. Ft. per job % Change 2006-2019
Seattle	Northwest	444	408	-8%
Shoreline	Northwest	491	503	2%
Skykomish	Outlying Cities	**	**	**
Snoqualmie	Outlying Cities	865	509	-41%
Tukwila	Central	655	630	-4%
Woodinville	Eastside	671	657	-2%
Yarrow Point	Eastside	*	*	*

* *Employment statistics are suppressed for these communities in PSRC statistics.*
** *Densities for Milton and Skykomish not included due to significant variance given the small sample size (<100 jobs).*

Notes: Job counts exclude resource and construction jobs, many of which are not tied to specific buildings and therefore less relevant to employment density assumptions. Gross non-residential square footage excludes parking garages and agricultural uses. Sources: King County Assessor, 2006 & 2019; PSRC, 2006 & 2019; BERK, 2020.

The analysis described above aggregates all commercial and industrial zones together when measuring employment density. BERK also analyzed assessor data in to help estimate aggregate employment density separately for different types of employment. Exhibit 7 provides estimates of the job densities by city for:

- **Non-industrial employment**, including spaces typically associated with employment in the Finance, Insurance, and Real Estate (FIRE); Retail; Services; Government; and Education major sector categories. This would include both commercial space as well as other public facility uses that may be accommodated elsewhere in land capacity studies but are difficult to distinguish without detailed analysis of individual buildings.
- **Industrial employment**, including Manufacturing and Wholesale Trade, Transportation, and Utilities (WTU) major sector categories.

The allocation of floor space to these categories is based on a classification of both site and building use for non-residential space as recorded in the King County Assessor's tax assessment database. Of course, there may be situations where jobs categorized as non-industrial are located in buildings classified as industrial. The opposite is also true. In most cases we expect this uncertainty would have a minor impact on aggregate calculations by city. However, there are some cases where the calculations in Exhibit 7 may be less reliable for an individual city, and surrounding market area characteristics should be used as a better guide.

Note as well that the non-industrial employment types include a wide range of uses, from recreation to education to government. Each of these types may have very different employment densities. Therefore, care should be used when interpreting these calculations and their relevance to land capacity assumptions.

Exhibit 7. Gross Floor Area Square Feet Per Job Calculations, by City and Job Type, 2019.

City	Market Area	Non-Industrial Employment (jobs)	Non-Industrial Empl. Density (sf per job)	Industrial Employment (jobs)	Industrial Empl. Density (sf per job)
Algona	South	288	1,745	2,146	968
Auburn	South	25,332	699	17,117	1,085
Bellevue	Eastside	129,270	438	12,734	321
Black Diamond	South	346	861	42	**
Bothell	Eastside	13,784	366	2,270	686
Burien	Central	11,198	631	509	2,707
Carnation	Outlying Cities	*	*	*	*
Clyde Hill	Eastside	*	*	*	*
Covington	Central	4,795	574	84	**
Des Moines	Central	6,082	699	454	3,509
Duvall	Outlying Cities	1,177	564	111	1,413
Enumclaw	Outlying Cities	4,148	661	689	1,225
Federal Way	South	26,612	625	1,952	1,130
Issaquah	Eastside	24,093	369	2,988	384
Kenmore	Eastside	3,108	627	448	752
Kent	Central	34,106	679	35,339	1,090
Kirkland	Eastside	42,275	361	4,427	754
Lake Forest Park	Northwest	1,455	465	73	**
Maple Valley	Central	3,634	506	370	770
Medina	Eastside	465	528	21	**
Mercer Island	Eastside	6,306	382	185	421
Milton	South	*	*	*	*
Newcastle	Eastside	2,693	236	127	1,228
Normandy Park	Central	830	581	110	***
North Bend	Outlying Cities	2,649	600	405	1,442
Pacific	South	556	571	134	1,108
Redmond	Eastside	80,377	295	11,852	726
Renton	Central	41,308	565	24,150	454
Sammamish	Eastside	6,884	430	539	262
SeaTac	Central	15,809	685	19,821	166

4. Countywide Planning Policies, including capacity analysis and targets

Exhibit 7. (continued)

City	Market Area	Non-Industrial Employment	Non-Industrial Empl. Density (sf per job)	Industrial Employment	Industrial Empl. Density (sf per job)
Seattle	Northwest	537,538	425	57,858	628
Shoreline	Northwest	15,628	507	430	2,350
Skykomish	Outlying Cities	60	**	-	-
Snoqualmie	Outlying Cities	3,548	633	1,298	736
Tukwila	Central	29,329	565	13,867	875
Woodinville	Eastside	8,206	452	3,839	1,277
Yarrow Point	Eastside	*	-	*	-
	Central	147,091	614	94,704	723
	Eastside	317,461	383	39,430	618
	Northwest	554,621	427	58,361	640
	Outlying Cities	11,582	635	2,503	1,015
	South	53,134	667	21,391	1,077
King County		**1,113,508**	**455**	**221,136**	**725**

* *Employment statistics are suppressed for these communities in PSRC statistics.*
** *Densities are not included due to significant variance given the small sample size (<100 jobs).*
*** *No industrial space was recorded with the classification system used.*

Sources: King County Assessor, 2019; PSRC, 2019; BERK, 2020.

4. Countywide Planning Policies, including capacity analysis and targets

Appendix G: Approach for Identifying Infrastructure Gaps

4. Countywide Planning Policies, including capacity analysis and targets

King County Urban Growth Capacity Study

Recommended Infrastructure Approach

April 5, 2020

Prepared by:

cai community attributes inc

Prepared for:

King County

Community Attributes Inc. tells data-rich stories about communities that are important to decision makers.

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4. Countywide Planning Policies, including capacity analysis and targets

INTRODUCTION

Background and Purpose

King County is in the process of beginning its Urban Growth Capacity Study, also known as the buildable lands or review and evaluation program. The purpose of this study is to review how actual recent growth compares with planning assumptions developed for the existing comprehensive plan, recalculate the quantity and capacity of buildable land available during the current planning period, and identify any issues to be addressed during the next comprehensive plan update. The Study must be complete and delivered to the Department of Commerce by June 30, 2021, but King County will complete its report in November 2020 to allow for a longer comprehensive plan update process.

King County completed Urban Growth Capacity Studies in 2007 and 2014. In 2017, several significant changes were made to the State legal requirements for the program. The County has identified two changes that will require additional analysis before the study can move forward. First, the County must include infrastructure gaps in the process of identifying lands available for development. Second, it must address several specific considerations in developing market supply factors applied to buildable lands.

This report recommends an approach to addressing infrastructure gaps in the Urban Growth Capacity Study. These methods reflect both state requirements and King County jurisdictions' infrastructure needs. A second report will recommend updated methods for market factors.

Methods and Approach

The recommendations in this report were developed in partnership with King County staff from the following resources:

- Washington State Department of Commerce "Buildable Lands Guidelines" (2018)
- King County cities' comprehensive plans

Organization of Report

This report includes the following sections:

- **Regulatory Context** explains how State requirements have changed and how King County's existing methods may need to be updated for consistency

- **Existing Infrastructure Conditions** outlines known infrastructure gaps identified within individual Comprehensive Plans to prepare for interjurisdictional coordination
- **Recommended Approaches** identifies how King County's methods could be updated to accommodate any infrastructure gaps

4. Countywide Planning Policies, including capacity analysis and targets

REGULATORY CONTEXT

State Requirements and Recent Changes

The purpose of the Urban Growth Capacity Study is to review how actual recent growth compares with planning assumptions, recalculate the quantity and capacity of buildable land available during the current 20-year planning period, and identify any issues to be addressed during the next comprehensive plan update. King County's study fulfills the requirements for the "Review and Evaluation Program" as established under RCW 36.70A.215. In general, the State program is structured to allow for counties to use unique approaches to suit local conditions. State law sets basic requirements, and counties may meet those requirements as they see fit, provided their rationale is sound and well-documented.

In 2017, E2SSB 5254 was passed by the Washington State Legislature. This bill included the first revisions to the state review and evaluation requirements since the program began in 1997. These revisions included adding the requirement for counties to incorporate infrastructure gaps into their evaluation and identification of land suitable for development or redevelopment during the planning period. This will entail identifying lands that would otherwise be considered vacant or redevelopable and part of the land supply, but which have infrastructure gaps significant enough that they are deemed unlikely to be developed during the planning period, or that infrastructure development will unlock their capacity at a specific point partway through the planning period.

RCW 36.70A.215(3)(b) clarifies that infrastructure gaps include but are not limited to transportation, water, sewer, and stormwater. This report focuses on top ranking infrastructure systems and challenges that affect most or all cities in King County.

In some cases, infrastructure challenges may not warrant removing land from the developable supply for the 20-year planning period. Per the Department of Commerce's 2018 guidelines, jurisdictions should consider the following factors when evaluating whether or not an infrastructure gap exists:

- Is there a long-term lack of urban development in the area?
- How did the recent comprehensive plan address the needed infrastructure provision, and is that information still valid?
- If the infrastructure is anticipated to be provided later in the planning period, is development likely to occur quickly so that planned development is realized within the planning period, or will some of the area remain undeveloped?

King County's Current Methods

King County's past methods for quantifying its developable land informally addressed infrastructure gaps in land supply identification. The County has identified the following steps to update its process to meet new requirements:

1. Assemble necessary data for the entire jurisdiction, including parcel/assessor data, critical areas, and zoning.
2. Define vacant and redevelopable lands using a density and/or value threshold.
3. Exclude land uses or parcels that are unlikely to develop for categorical reasons (parks, schools, public facilities, other institutions, etc.).
4. Apply vacant and redevelopable land definitions established in Step 2 to the remaining parcel data.
5. Review and refine the resulting developable land supply.
6. Identify and remove environmentally sensitive lands.
7. Adjust for infrastructure gaps (New step to be defined).
8. Summarize developable land supply by zone.

This report will provide recommendations on how to accomplish step seven, adjusting for infrastructure gaps. This will include accommodating any lands which should be entirely removed from the land supply and adjusting for lands that will become "unlocked" at some point during the planning period.

EXISTING CONDITIONS

This section discusses the Capital Facilities Elements of King County cities to assess high-level infrastructure challenges, summarized in **Exhibit 1**. Most plans were developed in 2014 or 2015, and individual jurisdictions should review these findings for the County's Buildable Lands needs. This review focuses on infrastructure systems most likely to prevent development, including water, sewer service, and stormwater facilities. Site-specific infrastructure issues independent of system capacity might also limit development capacity; cities should identify site-specific concerns, as outlined in the subsequent section of this report, *Recommended Approach*.

Water

In King County, 18 cities acquire all their potable water through agreements with utility districts or other cities. Another 11 cities have their own water system and supply, but also have areas within their limits served by outside water districts or other cities. This leaves 10 out of 39 cities providing all their own water needs. These 10 cities are generally either very large, with systems that serve many other jurisdictions (Seattle and Bellevue), or very small (Five out of 10 have a population under 10,000). Overall, all indicate that these providers had sufficient water supply to accommodate growth through 2035, though Redmond and Woodinville cited a potential need for additional sources. Several cities with sufficient water rights still face other challenges such as in storing water and managing water quality over time, including Bothell, Black Diamond, and Milton. SeaTac's plan notes concerns about Seattle Public Utilities' ability to supply water to regional cities as Seattle continues to grow.

Sewer

Twenty cities receive sewer service from utility districts or another jurisdiction such as the City of Bellevue or King County. Another 8 cities have their own utility, but also have areas within their limits served by utility districts. At least 20 cities report having parcels with septic systems, and Burien reports areas that do not have access to sewer. Auburn and Kenmore are working to provide sewer to all remaining parcels on septic. Most of the sewer providers have capacity for growth through 2035, though Milton and Woodinville expressed capacity concerns.

Stormwater

All jurisdictions except Carnation have public stormwater infrastructure, though some such as Mercer Island rely heavily on natural systems. At the time of the plan update, Enumclaw did not have a public stormwater utility to fund expansion of its system. A common concern was the need for

additional capacity in stormwater pipes and drainage swales. Some communities require that new development install onsite stormwater detention and treatment, and require the use of low impact development techniques in all development. Numerous communities possess natural conditions that make stormwater management difficult, such as flat topography, high water table, and the presence of rivers, streams, and wetlands. Depending on the use and circumstances, such natural conditions can create site-specific infrastructure gaps that could impact land capacity.

Funding Concerns

Several plans note that the gap between projected future revenues and the cost of required future capital facilities will continue to widen without additional taxes or other revenue increases. One plan notes that cuts in services or increases in operating revenues may be necessary. Another states that funding to maintain the system has not changed over the years and that there is no dedicated fund to cover basic operation and maintenance expenses. Multiple plans cite the need to replace aging infrastructure as a future funding concern.

Awareness of the need for future funding does not necessarily limit anticipated growth. Funding concerns therefore, are only presented herein as prohibitive to redevelopment if the city cites the concern in their plan as critical and imminent.

Exhibit 1 summarizes high level water, sewer, and stormwater issues identified in individual cities' last comprehensive plan updates. These are described in greater detail in **Appendix A**. Cities in Exhibit 1 are grouped by geographic area within King County.

Exhibit 1. Infrastructure Issues Identified in 2015-Era Comprehensive Plans

Jurisdiction	Water	Sewer	Stormwater
North King County			
Shoreline	No issues	No issues	No issues
Lake Forest Park	No issues	No issues	**Infrastructure improvements required**
Kenmore	No issues	No issues	No issues
Bothell	**Additional storage required**	No issues	No issues

Jurisdiction	Water	Sewer	Stormwater
Woodinville	**Projected deficiencies**	**Projected deficiencies**	**Areas of insufficient capacity**
Seattle	**Potential reduction in supply by 4% (2025) and 6% (2050) from climate change impacts**	**Need to reduce combined sewer overflow conditions**	**Need to reduce combined sewer overflow conditions**
Eastside King County			
Kirkland	No issues	**Aging Infrastructure**	No issues
Mercer Island	No issues	No issues	No issues
Bellevue	No issues	No issues	No issues
Newcastle	No issues	No issues	No issues
Redmond	**Potential Capacity Issues**	**Potential annexation areas unsewered**	No issues
Issaquah	No issues	No issues	No issues
Sammamish	No issues	No issues	No issues
Medina	No issues	No issues	No issues
Hunts Point	No issues	No issues	No issues
Clyde Hill	No issues	No issues	**Infrastructure improvements required**
Yarrow Point	No issues	No issues	**Infrastructure improvements required**
Beaux Arts Village	No issues	No issues	No issues
Rural East King County			
Duvall	No issues	No issues	No issues
Carnation	No issues	No issues	**On-site infiltration required, may limit**

4. Countywide Planning Policies, including capacity analysis and targets

Jurisdiction	Water	Sewer	Stormwater
			potential on specific sites
Snoqualmie	**Aging Infrastructure**	No issues	No issues
North Bend	**Aging Infrastructure**	**Unsewered area; expansion of wastewater treatment facility required**	**Concern about system being undersized in some areas for storm events**
Skykomish	**Limited or no dedicated funds to cover basic operation and maintenance expenses of services**	**Limited or no dedicated funds to cover basic operation and maintenance expenses of services**	**Limited or no dedicated funds to cover basic operation and maintenance expenses of services**
Enumclaw	No issues	**Infrastructure improvements required**	**No stormwater utility to fund repair and maintenance of existing system**
Central King County			
Burien	No issues	**Unsewered areas**	**Runoff issues in Salmon Creek basin**
Normandy Park	**Aging Infrastructure**	No issues	No issues
Des Moines	No issues	No issues	**On-site infiltration required, may limit potential on specific sites**
SeaTac	**Dependent on Seattle's capacity**	No issues	**Aging infrastructure**
Kent	**Additional storage required**	No issues	No issues
Tukwila	No issues	No issues	No issues
Renton	**Infrastructure improvements required**	**Potential capacity issues closer to 2030**	No issues
Covington	**Capacity limitations for area served by District 111**	**Infrastructure improvements required**	**Funding gaps**
Maple Valley	No issues	**Infrastructure improvements required**	**Infrastructure improvements required**

4. Countywide Planning Policies, including capacity analysis and targets

Jurisdiction	Water	Sewer	Stormwater
South King County			
Federal Way	No issues	No issues	No issues
Milton	**Aquifer constraints**	**Infrastructure improvements required**	**Infrastructure improvements required**
Pacific	**Aging Infrastructure**	**Potential capacity issues for commercial and industrial**	**On-site infiltration required, may limit potential on specific sites with topography challenges**
Auburn	No issues	No issues	No issues
Algona	No issues	No issues	**Infrastructure improvements required**
Black Diamond	**Infrastructure improvements required**	**Infrastructure improvements required**	No issues

4. Countywide Planning Policies, including capacity analysis and targets

Recommended Approach

This section proposes a process for King County and its cities to identify developable parcels with infrastructure gaps, make decisions about those gaps' impact on development potential, and adjust the land supply accordingly. At the beginning of the infrastructure evaluation process, each jurisdiction will have identified a set of vacant and redevelopable parcels. Environmentally sensitive areas and parcels or land uses unlikely to develop for categorical reasons will have already been excluded from this group. This potentially developable land supply will then be evaluated for infrastructure gaps.

An **infrastructure gap** exists for a property when one or more critical types of infrastructure is not available – transportation, water, sewer, or stormwater. Additional types of infrastructure may be critical in certain cases, and this should be assessed by each city. A gap may be temporary, meaning that a project has been identified in the CIP or TIP to address the gap and funding has also been identified. Or a gap may be long-term, meaning that there is no project funded within the planning period.

The infrastructure evaluation process includes the following steps to identify parcels which have long term infrastructure gaps significant enough to be wholly or partially removed from the buildable lands supply:

1. Identify system capacity issues
2. Identify site-specific infrastructure gaps
3. Update developable land supply

In some cases, this process will require the jurisdictions to work together with service providers to make informed decisions about whether or not lands with infrastructure gaps should be considered part of the buildable land supply. In determining whether there is an infrastructure gap, the Department of Commerce recommends that jurisdictions consider the following:

- Has there been a long-term lack of urban development in the area?
- How did the comprehensive plan address how the needed infrastructure would be provided, and is that analysis still valid?
- If the infrastructure is anticipated to be provided later in the planning period, is development likely to occur quickly enough for the planned development to be realized within the planning period, or will some of the area remain undeveloped?

The proposed approach adds additional rigor to Commerce's guidance through a stepwise scan of infrastructure capacity. Cities and King County

should use professional judgement and the best information available to make informed decisions, and clearly document their rationale.

Step 1. Identify System Capacity Issues

1.1. Each jurisdiction will verify and update the data provided in the most recent Comprehensive Plan, documenting major changes in policy, service provision and other relevant details.

1.2. Each jurisdiction will list the providers serving their jurisdiction with essential infrastructure: water, sewer, stormwater.

1.3. Each jurisdiction will collaborate with service providers, drawing from sewer and water district and comprehensive plans, to identify out-of-date planning information and any underserved portions of each city or the unincorporated urban area. Jurisdictions are advised to coordinate with public works staff to review, interpret and verify data.

1.4. Document any future capital facilities investments planned to address these issues. Determine if specific investments will resolve infrastructure gaps to "unlock" development potential and when it is expected to occur.

1.5. Document if funding has been identified for capital facilities investments.

1.6. Evaluate each system-wide capacity issue to determine if the issue is expected to stop or delay future development, or limit the types or densities of development that will be feasible.

1.7. Using GIS, overlay the service areas of providers with system capacity issues on the set of vacant and redevelopable parcels. Update data for impacted parcels to note system capacity issues.

Step 2. Identify and Document Site-Specific Infrastructure Gaps

2.1. Individual jurisdictions will review remaining vacant and redevelopable parcels to identify site-specific gaps. This review is best done with GIS data. **Appendix B** outlines a suggested process for assigning tiers to sites based on infrastructure availability, and using these tiers to identify site-specific gaps.

2.2. Draw from code or adopted policy to determine if the issues are expected to stop or delay future development, or limit the types or densities of development feasible on vacant or redevelopable parcels. Review parcels with multiple gaps, regardless of severity, to consider if their combined impact will stop or delay development. **Appendix B** provides additional guidance on evaluating multiple gaps.

2.3. Update parcel data to note identified site-specific infrastructure gaps, by documenting infrastructure constrained parcels in the developable land supply.

Step 3. Update Developable Land Supply

3.1. Update developable land supply by removing the developable area of fully constrained parcels from consideration. For partially constrained parcels, document the expected development to accurately convey capacity limitations due to infrastructure gaps.

3.2. Summarize developable land supply by zone.

4. Countywide Planning Policies, including capacity analysis and targets

Appendix A. Summary of Infrastructure by City

North King County Jurisdictions

Except for Seattle, North King County's cities are all currently midsize, between 12,400 and 56,400 in population. Woodinville is projected to grow by the largest percentage, while Shoreline and Kenmore will grow the most in absolute terms. There are several utility districts that serve all of these communities in various iterations, particularly the Northshore Utility District, Alderwood Water & Wastewater District, and Woodinville Water District. Seattle, on the other hand, serves as a regional utility provider. Seattle Public Utilities serves communities throughout King County.

Bothell

The City of Bothell's 2015 Comprehensive Plan, called Imagine Bothell, contains a Capital Facilities Element that inventories all of the City's capital facilities. The Element outlines planned improvements to ensure that the facilities have adequate capacity to meet level of service (LOS) standards. The Element also references relevant capital facilities plans, master plans and strategic plans to identify funding sources and other detail.

The City has contracted with Seattle Public Utilities for potable water, and has **sufficient supply to serve growth**. At the time the Plan was updated, the City had identified a **deficiency for water storage**. As of 2015, a project to address this deficiency was underway. In addition to the City water and sewer systems, certain areas are served by the Alderwood Water & Wastewater District, Northshore Utility District, and Woodinville Water District.

Kenmore

Kenmore's utilities and capital facilities elements were last updated in 2015. The City's water is provided by the Northshore Utility District, and it accounts for 31% of the District's connections. The District purchases water from Seattle Public Utilities and has **sufficient capacity to meet growth needs to 2026 and beyond**. At the same time, average day and peak season demands at build out **slightly exceed the SPU supply contract amount**. The city believes this shortfall may be eliminated as conservation measures and water-use habits decrease demand. The District has additional sources for water that it is not yet using.

The Northshore Utility District also provides sewer service. Its policy is to provide public sewer service to areas within its service area, which encompasses Kenmore. It set a goal in 2006 to **provide sewer to the majority of parcels on septic within eight years**. As of 2014, 877 parcels

in the District were on septic systems, and 550 of these had sewer service available but not yet connected.

Lake Forest Park

The Lake Forest Park 2015-2035 Comprehensive Plan was adopted in 2016. Water service is provided by four public water utilities: Lake Forest Park Water District, North City Water Utility District, Northshore Utility District, Seattle Public Utilities. These districts have capital improvement plans that address issues of **aging pump stations and main infrastructure, meter replacements, and reservoir upgrades**, as well as the need for an I-405 transmission main replacement by 2026.

The City owns and operates its sewer utility, though portions of the City are served by the Northshore Utility District. Lake Forest Park manages the City's stormwater drainage system, and has identified $8.7 million dollars in funding for required future projects.

Seattle

The City of Seattle's Comprehensive Plan was updated in 2016. The Capital Facilities Appendix identifies necessary upgrades to police and fire facilities, a need for continuing acquisition of land for parks and open space, demand for new government office and warehousing space, a need for expanding school capacity, and other facility needs that will be necessary to serve a growing city.

The City's utilities will also be taxed by growth. Specifically, Seattle City Light will require **additional resources** to "meet load growth and comply with I-937 over the next twenty years." While maintenance to the water system will be required in perpetuity, particularly for distribution and storage systems and to meet fire flow requirements, Seattle Public Utilities nonetheless indicates that the **water supply is currently sufficient to meet levels of service for anticipated growth in the next twenty years**. Outside of general maintenance, the **sewer system has adequate capacity** to serve the City's full buildout.

Shoreline

Shoreline's capital facilities and utilities elements were last updated in 2012. The elements **do not identify any specific utility gaps.**

Woodinville

Woodinville's Comprehensive Plan was updated in 2015. The Capital Facilities Element indicates that the Woodinville Water District "**projects a deficit** of 200 gpm of source availability for the West service area in 2027 [and] an additional storage capacity deficit of over 900,000 gallons […] in the

West area". The Plan identifies **general deficiencies for the sanitary sewer system**, indicating that the latest Woodinville Water District plans do not include improvements that would be required to meet the current level of service standard. There are also **deficiencies identified for the stormwater system**, with the Comprehensive Plan indicating that "There are areas of insufficient capacity located throughout the City [and] some of the more significant problem areas are within the Woodin Creek basin and in areas upstream of Lake Leota."

Eastside King County Jurisdictions

East King County's large cities are projected to accommodate strong growth, particularly Bellevue and Redmond. More East King County communities own their own utilities compared to other regions, or have service provided by the City of Bellevue.

Bellevue

The City of Bellevue's Comprehensive Plan was last updated in 2015. The Plan indicates that the City has little vacant land, so the focus of the Capital Facilities Element is maintaining and upgrading existing facilities to accommodate anticipated population growth in areas that have already been developed. The Plan provides a detailed inventory of the City's capital facilities and references to several more specific functional plans, which contain detailed information about planned improvements and available funding. While the City anticipates increased demand for services and facilities, the **Plan does not indicate any gaps that would preclude growth.**

Issaquah

The City of Issaquah's Comprehensive Plan was last updated in 2015. It identifies City-managed utilities and capital facilities and provides policy language that requires the City to meet minimum levels of service and provide utilities to serve new growth. **No capacity shortfalls** are identified for water, sewer, or stormwater, though the Capital Facilities Element, indicates that imminent growth may exceed the capacity of police services and parks provision.

Kirkland

Kirkland's capital facilities element was last updated in 2015. The most significant potential gap noted was a need to **replace and/or rehabilitate aging sewer pipelines** to maintain level of service. In addition, some **portions of the city are currently on septic systems** and may need to join the City's system as they become more urbanized. Portions of north

Kirkland have sewer and water service through the Northshore Utility District or Woodinville Water District.

Mercer Island

The City of Mercer Island Comprehensive Plan includes a Capital Facilities Element that identifies capital needs for streets, parks and open spaces, pedestrian and bicycle facilities, stormwater, sewer, water, and schools. The City owns and operates its water, sewer, and stormwater systems. There are **no deficiencies identified for the water system**.

Newcastle

The City of Newcastle's Comprehensive Plan includes a Capital Facilities Element that references several other related plans and advances goals and policies related to level of service, facility financing and other policy issues. The Plan also includes a Capital Facilities Appendix. The Appendix provides a detailed inventory of the City's capital facilities and a comprehensive list of funding mechanisms for capital facility needs. The Appendix also provides a list of needed improvements and anticipated funding levels and sources. Beyond these improvements, **no other gaps are indicated**.

Redmond

The Redmond 2030 Comprehensive Plan was adopted in December 2011. The City of Redmond provides water service to most areas within the City limits. Water is sourced from City wells and the Cascade Water Alliance (CWA). Redmond's well system draws from a shallow aquifer which is **susceptible to contamination**, especially as urbanization of the Aquifer Recharge zone continues. The City has implemented a Wellhead Protection Program to preserve water quality, in addition to implementing conservation measures to decrease demand for a new water supply.

A majority of Redmond is served by a sanitary sewer, however, **some areas still have on-site disposal** such as septic tank systems. King County provides wastewater treatment through the Brightwater facility which has sufficient capacity to meet Redmond's future needs. Most of the **proposed annexation areas lack sewer**. The City manages most stormwater facilities, although there are also some private facilities.

Sammamish

The City of Sammamish's Comprehensive Plan was updated in 2015. The Capital Facilities Element does not contain an inventory of capital facilities but does detail the required levels of service for each type of facility. **No gaps in service provision** are indicated in the Element. Additional background information is contained in another section of the Comprehensive Plan, including an inventory and forecast of future needs. This section identifies

needed improvements to parks, stormwater facilities, transportation facilities, and water and sewer facilities. These capital improvements are **not anticipated to hinder growth** or preclude the City from reaching the buildout envisioned in the Land Use Element.

Beaux Arts Village

The Town of Beaux Arts Village's Comprehensive Plan was **last updated in 2015**. The capital facilities element notes that urban facilities and services are in place and **there are adequate water, sewage and drainage systems to meet the foreseeable needs of a stable population**. The Town's water supply comes from a well within its limits. The Town operates the well and maintains the water delivery system. The City of Bellevue provides sewer service to all Beaux Arts residences. The Town manages and maintains a system of stormwater catch basins, storage and transmittal pipes, and outfalls. No future projects were identified in the Plan. The Transportation element notes that the only local transportation issues relate to road surface maintenance, all addressed in the Town's Capital Improvement Plan.

Clyde Hill

The Clyde Hill Comprehensive Plan was last updated in 2015. Potable water and sanitary sewer service are provided by the City of Bellevue. The Plan states that **all future needs can be accommodated** by the existing systems.

The City owns and maintains a storm drainage system but indicates that as remaining vacant parcels are developed and surface water runoff has increased, **existing underground development has made installation of new stormwater infrastructure more difficult**. The City indicates that a long-term goal is to develop a system able to collect and treat storm water generated by a 10-year average storm event.

While no immediate infrastructure deficiencies were identified in the City's Capital Facilities element, the Plan notes that due to a range of circumstances, there is a **growing gap between operating revenues and expenses** in the City, and that it may be necessary to initiate cuts in services or increases in operating revenues in the future.

Hunts Point

The Hunts Point Comprehensive Plan was last updated in 2015. The City of Bellevue provides both potable water and sanitary sewer service. The Town provides a stormwater system that connects non-shoreline properties to drainage pipes that discharge to Lake Washington. Properties along the lakeshore have private systems that discharge directly to the Lake.

The Plan **does not identify any water, sewer, or stormwater projec**ts in the six-year plan contained in its capital facilities element.

Medina

The Medina Comprehensive Plan was last updated in 2015. Water and sewer services are provided by the City of Bellevue, and King County maintains a sewage pumping station at the corner of NE 8th Street and 82nd Avenue. Bellevue has **adequate capacity to continue water and sewer service**. Non-potable water used at the golf course is pumped from Lake Washington under a "grandfathered" water use rights agreement with the State Department of Natural Resources.

Medina operates and maintains its own storm drainage system. **A range of deficiencies** have been identified in the system, attributed to poor on-site management of stormwater runoff on individual properties. The City adopted requirements for property owners to implement best management practices to control runoff and to better manage private stormwater facilities. In addition, the **City identified a number of upgrades to the municipal stormwater system** to increase flow capacity of individual sections of the system, recondition some of the open ditches, correct old or undersized lines, and to install pollution control devices (e.g., catch basins, oil separators). Current projects are identified in the annual six-year Capital Improvement Plan.

Yarrow Point

The Comprehensive Plan for the Town of Yarrow Point was adopted in 2015. Potable water service is provided by the City of Bellevue, which **can accommodate Yarrow Point's planned growth**. The sanitary sewer system is also operated by the City of Bellevue. New connections to the sewer main require a right of way permit from the Town and a sewer connection permit from the City of Bellevue.

The Town Stormwater Utility was developed in 2011. A comprehensive stormwater inventory and assessment identified several capital projects necessary to accommodate the Town's full land-use build out, supported in part through property tax, Real Estate Excise Tax and other fees. Five projects identified in the 2015 Capital Improvement Plan totaled $688,000. The Town is exempt from the National Pollution Discharge Elimination Permit System (NPDES) Phase II Permit.

Rural Eastside King County Jurisdictions

Rural Eastside King County jurisdictions are generally located further east and are more geographically separate from other Eastside jurisdictions. All have generally strong growth projections, particularly North Bend, which is

projected to grow by nearly 45% by 2040. Each jurisdiction generally provides its own utility services.

Carnation

The City of Carnation's Comprehensive Plan was last updated in 2015. The City owns and operates its water system. Its **water rights and capacity are sufficient** to serve forecasted demand. The City's sewer system was completed in 2008, previously the City was dependent on private septic systems. The sewer system currently has **excess capacity**, with a wastewater treatment plant design to serve a population greater than the project buildout for the City (and currently operating at only 25% of capacity). However, some capital facilities in Carnation appear to have capacity challenges. Specifically, the City has **no public stormwater system** and only two drainage basins. The Plan indicates that "stormwater from impervious surfaces must be infiltrated on-site, which can sometimes be difficult to achieve given localized areas of poorly drained soils and/or seasonal high-water tables."

Duvall

The City of Duvall's Comprehensive Plan was last updated in 2015. The Comprehensive Plan **does not identify any gaps in facility provision** and includes goal and policy language that supports the provision of utilities to support future growth. The City owns and operates its water, sewer, and stormwater systems. It purchases its water from Seattle Public Utilities. Most of the detailed analysis of capacity for each utility is contained in the individual facility and capital improvement plans, rather than the Comprehensive Plan. However, the Comprehensive Plan specifically indicates that the sewer system currently has **capacity to serve 9,000 residents, with expansion capacity up to 13,000 residents**.

North Bend

The City of North Bend's Comprehensive Plan was last updated in 2015. The Plan indicates that about **34% of the City's water pipe is nearing the end of its useful life,** and the City served by different water suppliers in its eastern and western areas. It also identifies several near-term and high-priority investments in the City's water and sewer systems, including expansion of the wastewater treatment plant and the resolution of water supply issues in Sallal. The Plan also indicates that flooding may occur due to several factors, including **"inadequate storm drain infrastructure in certain areas"**. No other capital facilities gaps are indicated, including to police, fire, school and other municipal facilities.

Skykomish

The most recent Skykomish Comprehensive Plan was completed in 2015. The Town owns, maintains, and operates its own water distribution system. The Comprehensive Water Plan for the Town was adopted in 1993, and the Town has responded to the new laws and regulations to the best of its abilities, using grants and loans to provide maintenance and upgrades to the system. Any updates to the plan made since 1993 have not been reviewed or approved by the County or state.

The Town of Skykomish provides municipal water service through two wells located east of town. The water system was originally constructed in the early 1900s, however the town has continued to upgrade the system over the years. Water quality levels, fire flow, and storage facilities are **all adequate at this time**, however a 1993 Water Comprehensive Plan identified numerous improvements and service upgrades that were necessary. Funding has been identified for some of the needed upgrades, and some projects have been completed since 1993.

The General Sewer and Facilities Plan prepared for the Town in 2007 identified a strategy for developing a centralized wastewater collection, treatment, and disposal system that would replace the substandard septic systems used in Skykomish. That **system was planned to be complete** in 2015.

The Skykomish Stormwater Management Plan was adopted in 2014. The **town's system has nearly doubled since 2006**, and has benefitted greatly by the BNSF cleanup, the design of the Town's sewer system, and the Maloney Creek Rehabilitation project. Funding to maintain the system has not changed over the years, and while the Plan identified financing alternatives, there is **no dedicated fund to cover basic operation and maintenance expenses**.

Snoqualmie

The City of Snoqualmie's Comprehensive Plan was updated in 2014. The plan indicates the following needs, based on anticipated 2010-2032 population growth and a more immediate six-year growth forecast:

- Satellite fire station if areas of the UGA are annexed into the City
- Water distribution pipe (about 10% of system) **nearing the end of its useful life**, particularly in the Canyon Springs area
- Energy efficiency and other upgrades to the sewer system, though **no expansions due to capacity constraints** are anticipated
- Improvements to stormwater infrastructure in older City areas, where infrastructure is less robust, with older pipes, and some sections lacking stormwater conveyance

Central King County Jurisdictions

Central King County is home to two cities of over 100,000 residents, and several midsize jurisdictions that are growing rapidly. While some of its cities own their utility services, there is a high level of utility district overlap between cities, even those with their own services. There is also a higher number of utility districts active in this area.

Burien

Burien's capital facilities element was last updated in 2015. Its water is provided by Seattle; King County Water Districts 20, 125, and 40; and the Highline Water District. Water supply is **currently sufficient**, though some improvements are required to improve fire flow. All of these districts purchase water from Seattle Public Utilities. The majority of Burien's sewer service is provided by the Southwest Suburban Sewer System, with other areas served by the Midway Sewer District and Rainier Vista/Val Vue Sewer District. The City has experienced some stormwater challenges in its Salmon Creek basin. The area is almost fully developed, and has experienced erosion and pollution tied to undetained runoff and lack of treatment in some areas.

The City's utilities are provided by utility districts with **extensions and improvements funded by users and local improvement districts**. As a result, to the extent there are utility gaps specific to developable sites, they depend on market conditions to justify extension costs.

Covington

Covington's capital facilities and utilities elements were last updated in 2016. The City's water is provided by the Covington Water District, King County Water District 111, and Ham Water Company. Sewer is provided by Soos Creek Water and Sewer District. **District 111 has minimal capacity for new growth compared to other providers**, but only serves a limited number of properties. Soos Creek has identified capital projects within City limits, but it is not clear if these projects could "unlock" capacity. The element has identified a $**76.4 million funding gap for parks, stormwater, and transportation**. The land use plan may need to be revisited if no new funding sources are identified and LOS standards are not revised.

Des Moines

The Des Moines 2035 Comprehensive Plan was adopted in 2015. Potable water and sanitary sewer service are provided to the city by water and sewer districts (Water: King County Water District 54, Highline Water District, and Lakehaven Utility District; and sewer: Midway, Southwest Suburban, and Lakewood Utility Districts). A **portion of the City is still served by**

septic systems, although future development is required to provide sanitary service.

The City provides stormwater management and requires new development to install onsite stormwater detention and treatment. No specific projects are identified in the Comprehensive Plan.

Kent

Kent's capital facilities element was last updated in 2015. **No infrastructure gaps** were identified. The City's municipal water system does not cover the entire incorporated area. Areas outside the system boundary are served by Water District 111, the Soos Creek District, and the City of Renton. There are several new streets planned which could enhance development potential.

Maple Valley

The City of Maple Valley Comprehensive plan was adopted in 2015. Potable water is provided by **two independent water districts**: the Covington Water District and the Cedar River Water and Sewer District, **plus one Group-A private water system**, Cherokee Bay Community Club, Inc. Both the Covington Water District and the Cedar River Water and Sewer District are seeking to update their intertie and partnership agreements, and in 2015, the Covington Water District identified $41.3 million dollars in projects to upgrade and maintain their facilities. They anticipate **only moderate water system improvements** within the ten-year planning horizon of the Comprehensive Plan.

Most of the City's sewer service is provided by the Soos Creek Water and Sewer District (SCWSD). The Plan prioritized $2.6 million in repairs to aging sewers and mains, some of which date back to the 1950s. **Annexing rural areas in the future could cause a significant impact** on the ability of the SCWSD to meet demand (e.g., through the County's 4-to-1 program that converts adjacent rural lands to urban).

The City of Maple Valley manages the majority of the City's stormwater system, which comprises catch basins, manholes, pipes, ditches, infiltration tanks, detention/retention vaults, and detention/retention ponds. The City continues to identify projects to resolve **chronic stormwater problems**, including areas where there is ongoing recurrent flooding.

Normandy Park

The Normandy Park Comprehensive Plan was adopted in 2016. Water service is provided by three separate large water districts: Highline Water District, Water District 49, and Water District 54. Service is **adequate for**

current needs and capable of responding to anticipated growth. At the time of the City's Comprehensive Plan development, the Highline Water District Capital Improvement Plan identified one project to replace old Asbestos-Concrete water mains, in part, to reduce the potential for water line breaks.

The City does not own or maintain any sanitary sewer system components. Sanitary sewer conveyance services are provided by the Southwest Suburban Sewer District (SWSSD) and the Midway Sewer District. Treatment from both these systems is treated by the Miller Creek Wastewater Treatment Plant (WWTP) in the City. The latest SWSSD plan was developed in 2014, and Midway's latest plan was developed in 2008. These plans indicate that the **current system has sufficient capacity** to accommodate forecasted growth.

A portion of the city, estimated to include 459 persons, **does not receive sewer service**. The Capital Facilities Element notes that it is a priority to provide service in this area, either through expansion of sewer district boundaries, or building of infrastructure and reaching agreement with one of the districts about its construction and maintenance. Capital projects identified by the two districts focus on increasing capacity of the conveyance system, but it is noted that the **proposed improvements may be unrelated to growth** in Normandy Park.

The City has adopted a current Stormwater Management Plan (SWMP). The City is coordinating with surrounding jurisdictions to evaluate surface water management for two contiguous basins, and beyond projects identified for 2015 and 2016, had not identified any new stormwater facilities or projects for 2022-2035 (as of the 2016 Comprehensive Plan adoption date).

Renton

Renton's capital facilities and utilities elements were last updated in 2015. The City provides water, wastewater, and surface water services to the City and some additional areas outside its boundaries. Some **recently annexed areas are currently served by other utility providers**, particularly in the southeast portion of the City. Additional water providers active in Renton are the Soos Creek Water and Sewer District, Cedar River Water and Sewer District, King County Water District 90, and the Coal Creek Utility District.

The City provides water to a 16 square-mile area. Of the City's water, 95% comes from City water sources and 5% from an agreement with Seattle Public Facilities to serve Boeing facilities. The Element states that future infrastructure projects developed to accommodate growth are identified in the Water System Plan Update.

Much of the City's wastewater infrastructure is **reaching the end of its useful life**. City models do not indicate any current capacity deficiencies, but **capacity may be an issue at various locations closer to 2030**.

SeaTac

The SeaTac Comprehensive Plan 2035 was adopted in 2015. Five water districts provide service to SeaTac: Sea-Tac Airport Water System; King County Water District #125; King County Water District #20; King County Water District #49; and Highline Water District #75.

The Plan indicates that the availability of water may be a concern in the future. Since water districts serving SeaTac have historically obtained their water largely from Seattle Public Utilities, the population and employment **growth anticipated in Seattl**e over the next 20 years will affect their continued ability to supply water. This future is further complicated by the impacts that climate change is likely to have as snowpack and warmer temperatures will likely mean drier summers and more stress on water resources. SeaTac has adopted a policy to work with water districts to ensure that other water sources are developed to address future water needs.

Four sewer districts provide service to SeaTac: Valley View Sewer District; Midway Sewer District; Southwest Suburban Sewer District; and Kent Sewer District. In addition, some developed areas of the City are **not connected to sanitary sewers**. Sewer treatment is provided through the SeaTac Airport, the Southwest Suburban Sewer District, and King County's secondary wastewater treatment facilities in Renton. Historically, the City has not required connection to sanitary sewer service even when it is available, although adopted policy requires new development to connect when service is available within 300 feet.

The City indicated that being served by multiple water and sewer districts **complicates interjurisdictional coordination and the ability to assess system capacity** in terms of forecast population and employment growth.

SeaTac owns and operates a surface water utility. The City has adopted a 2013 Surface Water Utility Plan, and a 2012 Stormwater Management Plan. The Comprehensive Plan notes that City's stormwater infrastructure is aging, with **some sections well beyond their expected lifespan**. The Surface Water Utility is evaluating this infrastructure with the goal of repairing or replacing it as appropriate.

Tukwila

The Tukwila Comprehensive Plan was adopted in 2015. Slightly more than 50 percent of Tukwila is served by the City's water system. The remainder is served by the King County Water Districts #125 and #20, Highline Water

District, the City of Seattle, and the City of Renton. The City purchases its water from the Cascade Water Alliance under a contract through the year 2064. Cascade's current primary source of water is through a contract with Seattle. Tukwila's Comprehensive Water Plan (2015) identifies areas of water supply and distribution deficiency, and the six-year Capital Improvement Plan proposes corrective improvements. A **citywide pipeline replacement program** is planned to extend over a 50-year period.

Similar to water service, slightly more than 50 percent of the City is served by the its sewer utility. The remining providers include the City of Seattle, City of Renton, and Valley View Sewer District, or the area is unserved by sewer. The Tukwila sewer system is exclusively a collector system with no treatment component. King County DNRP Wastewater Treatment Division provides Regional wastewater treatment at the South Treatment Plant in Renton. The 2014 Comprehensive Sewer Plan identifies deficiencies in the system, and corrective improvements are proposed in the six-year Capital Improvement Plan. The plan notes that, in order to provide infrastructure in the unserved portions of the City, **additional revenue is needed to extend service** to these areas.

Tukwila's surface water drainage system consists of both drainage improvements, public and private, and natural drainage. Except for a small area in the Ryan Way neighborhood, drainage is ultimately to the Green/Duwamish River. The 2013 Surface Water Comprehensive Plan evaluates the current inventory of existing facilities and identifies deficiencies and planned improvements. A range of surface water issues (**drainage, water quality, and aquatic habitat**) were identified and prioritized, and proposed improvements are included in the City's Six-Year Capital Improvement Program.

South King County Jurisdictions

South King County jurisdictions are generally less populous compared to Central King County, though Federal Way is projected to surpass 100,000 residents by 2040. Some communities are growing rapidly, particularly Black Diamond, which is projected to grow by 57%. While some of its cities own their utility services, there is a high level of utility district overlap between cities, even those with their own services. Several communities are served by Tacoma Public Utilities.

Algona

The Infrastructure and Public Services and Transportation elements of the Algona Comprehensive Plan were **last updated in 2015**. The plan noted that existing services in Algona fall within **acceptable levels of service**

and that future development projected through 2035 will be adequately served provided a systematic approach to facility maintenance is employed.

The City has an interlocal agreement with Auburn for water service and has identified **2.5 million dollars in needed reservoir and water main projects**. The City owns and maintains the local collection system for the sewer system, and the trunk lines and treatment facility are owned by King County Metro. The City bills customers for King County charges, as well as for local maintenance and operation costs. The County trunk line has capacity to 2035. Facility improvements are addressed in Metro's Capital Improvement Program

The City's 2010 stormwater documents identified the need to increase stormwater pipe sizes to 36" in several areas to better handle storm flows, as well as a need for drainage swales sized to address a 25-year/24-hour storm events, to be provided by development.

Auburn

Auburn's capital facilities element was **last updated in 2015**. The Element describes currently utility service but does not identify specific gaps or planned projects. The City provides **water, sewer, and stormwater service** to its limits and several external areas. The City's watershed sources are **supplemented by wells** and **two connections to Tacoma Public Utilities'** regional water system. There are **significant areas in the sewer service area which are currently on septic**, with plans to expand service in the Comprehensive Sewer Plan.

Black Diamond

The City of Black Diamond's Comprehensive Plan was **adopted in 2019**. The City provides water to most of its limits, while the Covington Water District serves its northeast corner. City water is sourced from springs which have **adequate supply** to serve growth, though the City has long term concerns about impacts to **water quality and reliability** due to erosion and steep slopes. It is working to address these concerns while also seeking a supplementary water source. The City otherwise has **sufficient water rights to serve future growth**. System infrastructure improvements will be required to accommodate growth, outlined in the City's Capital Improvement Plan.

Similar to water, the City serves most of its limits with sewer, while the northeast corner is served by the Soos Creek Sewer District. The sewer system must grow to accommodate significant growth anticipated in two planned developments, but these **improvements have been addressed with development agreements**. The Plan does not identify gaps related to stormwater, and reports no major flooding problems. The current Capital

Improvement Plan (2019-2024) identifies funded improvements for all City-operated utilities.

Enumclaw

Enumclaw's capital facilities element was last updated in 2015. The City owns and operates its water system, including its water sources. The City's sewer system requires **improvements to accommodate future capacity**, but the planned timing of these improvements is not noted. While the City has a stormwater system, it **does not currently have a stormwater utility to fund repair and maintenance of that system**. No gaps were otherwise noted for water or stormwater. There are several new roads planned which could enhance development potential in part of the City's unincorporated UGA.

Federal Way

Federal Way's Comprehensive Plan was last updated in 2015. Most of Federal Way's water and sewer service is provided by the Lakehaven Utility District. Small parts of the City receive water from Tacoma Public Utilities, Highline Water District, and the City of Milton. For sewer, small areas are served by the Midway Sewer District, Metro/King County, Pierce County, and the City of Tacoma. Lakehaven Utility District has sufficient resources to fund its capital projects along with current operations.

Milton

The majority of Milton's potable water supply is provided through **six City groundwater wells** located in the City's service area. Existing interties with the Lakehaven Utility District and an agreement with the Mt. View-Edgewood Water Company can provide fire flow.

Milton has **sufficient water rights** available to serve future projected populations, however **aquifer constraints** prevent the City from being able to provide that volume. The City's wells are operated at a volume output level at or near aquifer capacity production limits. Projected maximum day demands are **likely to exceed well and aquifer capacity by 2022**. The City will need to develop additional source capacity before this time. Coordination with Lakehaven Utility District and the Mt. View-Edgewood Water Company may help augment supply if needed.

The majority of Milton's sanitary sewer service is provided by Pierce County Public Works and Utilities, with small areas served by the Lakehaven Utility District, and septic systems. Over the next 20 years, it is anticipated that **improvements will be needed to the conveyance system in order to meet demand**, especially in the Hylebos area. Milton wastewater is treated at the Tacoma Central Wastewater Treatment Plant treats wastewater from

the City. Capacity at this facility is adequate to manage future needs, however commercial and industrial uses would be required to comply with industrial pretreatment and prohibited discharges regulations of the city's two wastewater utilities.

The City of Milton operates a small municipal separated storm sewer system. The City **routinely experiences flooding** during high flow events, most notably in the Hylebos Creek area. To address this, the City has purchased flood prone properties, and has identified projects to improve aging facilities and open channels that are better managed in pipes.

Pacific

Pacific's Comprehensive Plan was last updated in 2015, and its capital facilities element was based on information from the 2010 Sanitary Sewer Plan and the 2009 Water System Plan. The capital facilities element indicates that the City's potable water distribution system consists of **aging and undersized asbestos cement pipe**, buried at shallow levels now considered nonstandard; these conditions are slowly being remedied by the City. Sanitary sewer service and treatment is provided by King County Metro downstream from the main pump stations. The element notes that **industrial and commercial users may require higher levels of service** than currently provided. The element notes that **new sanitary facilities will be needed** to provide service to several infill sub-basins in areas along SR 167 and Valley West Highway

The City of Pacific's storm drainage system is challenged by topography, a high ground water table, and low soil permeability, which have created **drainage issues**, especially in the winter months. To avoid burdening City infrastructure, the City requires new development to incorporate low impact development approaches, on-site storm water management, and other drainage management techniques.

APPENDIX B. INFRASTRUCTURE TIERING

This framework provides a system of assigning tiers to sites for each essential infrastructure category. (Water, sewer, stormwater, and transportation.). The intent is to filter buildable sites to identify only those at risk of not being developable during the planning period due to infrastructure gaps. Once identified, cities should review the sites to determine which ones should be removed from the buildable land supply and document their rationale.

For commercial and industrial sites, including larger multifamily developments, the bar for infrastructure capacity can be higher. **Appendix C** offers a more technical assessment, in the event that this process is not sufficient.

Infrastructure Tiers

A. Infrastructure exists and has the capacity to accommodate planned development.
    - Requires affirmation from local public works departments and utility districts, as applicable

B. Infrastructure does not currently exist, but plans to add necessary improvements exist and funding is identified.
    - Requires affirmation from local public works departments and utility districts, as applicable
    - Requires affirmation from finance departments

C. Infrastructure does not currently exist, but plans to add necessary improvements exist. Funding is uncertain.

D. Infrastructure does not currently exist. No plans have been adopted to add necessary improvements.

Interpreting Tiers

If a site ranks A-B in all categories, it is likely to be available for development within the planning period. If a site has any C rankings, the city should evaluate whether the funding uncertainties are likely to be resolved during the planning period. If they are not, an infrastructure gap could exist. If funding is not likely to be resolved for an extended period, capacity assumptions for the site should reflect development delays. If a site is ranked D in any category, an infrastructure gap is likely. Unless there are likely scenarios under which the gap could be resolved during the planning period, sites with D rankings should be removed from the developable land supply.

APPENDIX C. ADVANCED INFRASTRUCTURE TIERS

Some uses, such as large industrial and commercial developments, will have more substantial infrastructure requirements than others. When a potential infrastructure gap has been identified in these cases, a more detailed review may be warranted. This section describes suggested standards for major industrial and commercial development. If a site ranks A-B in all categories, it is likely to be available for development within the planning period.

If a site is ranked C in any category, the City should evaluate whether a gap exists that will limit development during the planning period. This evaluation process can begin with identifying any existing plans and funding to address the gap, as outlined in **Appendix B.**

Sewer Tier Standards

- **A:** ≥ 8" main located adjacent to or stubbed to site or within ~200 ft of site with depth allowing gravity flow. No downstream pipe/treatment capacity issues.
- **B:** ≥ 8" main located within ~1,000 ft, with no downstream deficiencies. Private lift station may be needed.
- **C:** No nearby pipe and/or significant lift station and force main needed. Downstream deficiencies may be present.

Water Tier Standards

- **A:** ≥ 12" main adjacent or within ~200 ft, preferred loop system existing. No low-pressure issues.
- **B:** ≥ 8" adjacent, or ≥ 12" main within ~1,000 ft. No pump station or pressure/treatment deficiencies.
- **C:** No nearby pipe. System deficiencies present.

Stormwater Tier Standards

- **A:** ≥ 12" public main adjacent or within ~200 ft, or ability to discharge to managed surface waters or on-site infiltration. No capacity issues.
- **B:** ≥ 12" main within ~500 ft; possible outfall to nearby regulated surface channel or wetland, or limited on-site infiltration capacity.
- **C:** No adjacent public storm, no available discharge point to surface water, or no on-site infiltration capacity.

Transportation Tier Standards

Transportation infrastructure is evaluated based on two metrics: local access and system mobility.

Local Access

- **GOOD:** Property has direct connection and no off-site improvements or minor frontage improvements are necessary.
- **POOR:** Property does not have a direct connection and/or significant improvements are necessary to gain local access.

Transportation System Mobility

- **GOOD:** Mobility of adjacent system has a PM peak two-hour volume-to-capacity ratio (v/c) ≤ 0.99 (an approximate Level of Service [LOS] F or better).
- **POOR:** Mobility of adjacent system has a PM peak hour v/c ratio > 0.99 (an approximate LOS F or worse).

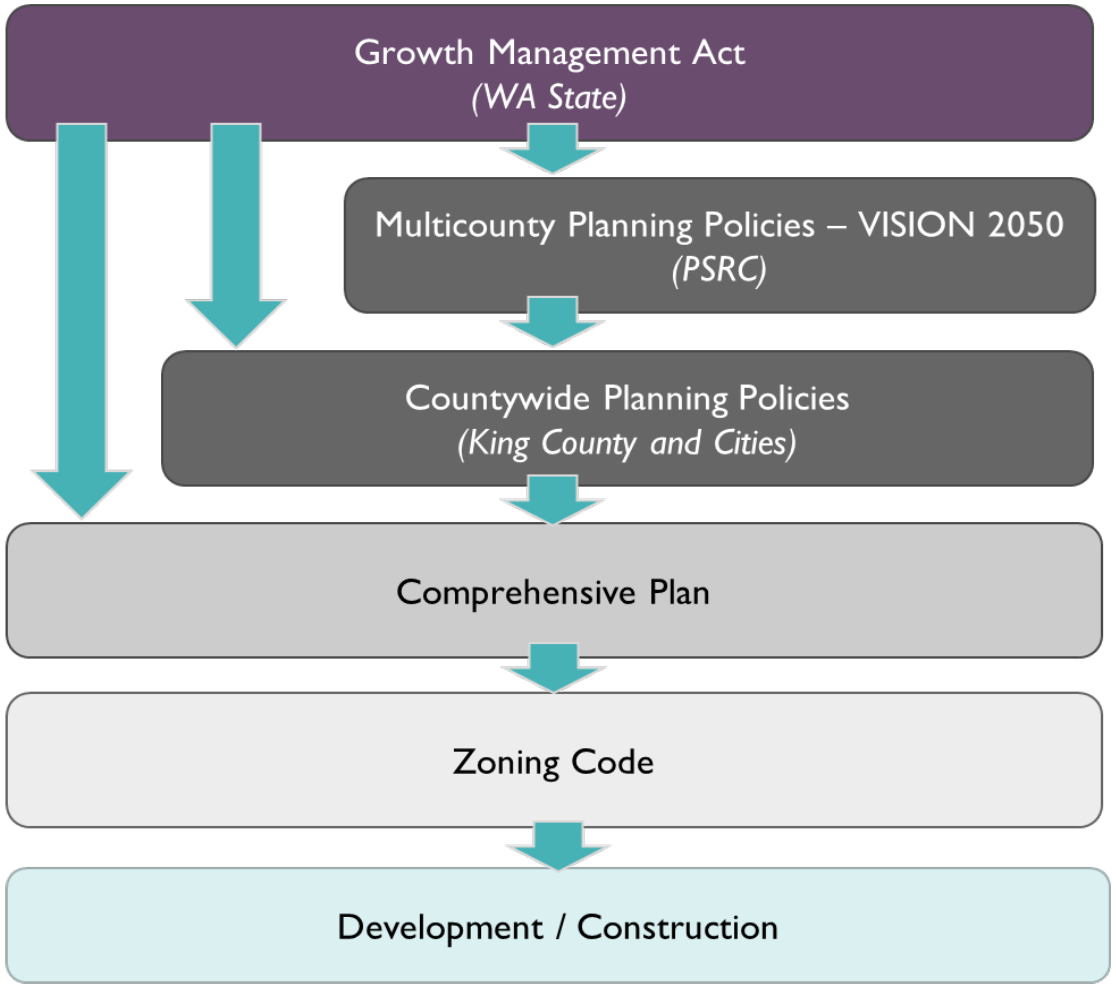
Combined Transportation Grade

- **A:** Highway Access and Transportation System Mobility are good.
- **B:** Highway Access is good and Transportation System Mobility is poor or highway access is poor and transportation system mobility is good.
- **C:** Highway Access and Transportation System Mobility are poor.

KING COUNTY DRAFT COUNTYWIDE PLANNING POLICIES & DRAFT UGC REPORT

KENMORE CITY COUNCIL
APRIL 26, 2021

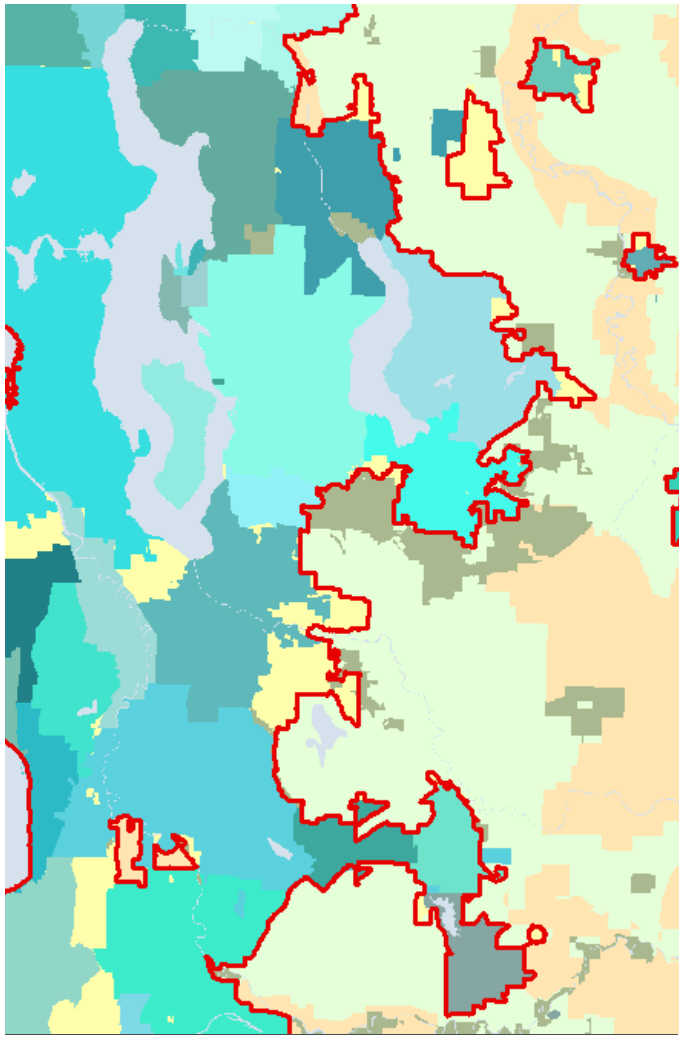
King County



IMPLEMENTING THE GROWTH MANAGEMENT ACT

GROWTH MANAGEMENT PLANNING COUNCIL (GMPC)

- Established in 1992 via Interlocal Agreement
- Convened by the King County Executive
- Members representing: King County, City of Seattle, Sound Cities Associations
- Ex-Officio members representing: Special Purpose Districts, School Districts, Port of Seattle
- Oversee the Countywide Planning Policies including: the UGA, Growth Targets, policies for topics of a countywide nature that cross jurisdictional lines
- Make recommendations to the King County Council
- Ratification: after approval and ratification by the King County Council, approval of amendments within 90 days by county & cities representing at least 70% of the population and 30% of those jurisdictions



Countywide Planning Policies establish:

- Guidance for the comprehensive plans
- Urban growth area boundary
- Criteria for revising growth boundary
- Growth targets for each jurisdiction
- Criteria for defining urban centers and manufacturing/industrial centers
- Policies for issues of a countywide nature

WHY UPDATE COUNTYWIDE PLANNING POLICIES NOW?

- VISION 2050 update + Regional Centers Framework
- New growth targets for 2024 Comprehensive Plans
- Policy guidance for 2024 Comprehensive Plans
- Other policy and legislative changes since 2012
- Policy recommendations from GMPC's Affordable Housing Committee

ENVIRONMENT KEY THEMES

- Emphasize climate change by adding a new subsection.
- Update the greenhouse gas reduction goals
- Protect and restore natural resources
- Address environmental justice
- Provide parks, trails, and open space within walking distance of urban residents prioritizing underserved communities.
- Call for the use of best available science when establishing and implementing environmental standards.

DEVELOPMENT PATTERNS KEY THEMES

- Establish a Centers Designation Framework consistent with the PSRC regional framework
- Ensure better understanding of past housing and land use practices that have led to inequities by race and ethnicity.
- Codify growth target and urban growth capacity report processes.
- Develop new growth targets with a planning horizon to 2044, and link growth targets to land use assumptions in comprehensive plans.

WHAT ARE GROWTH TARGETS?

- Growth targets are:
  - A policy statement about the amount of housing and jobs each jurisdiction will plan for in 2024 comprehensive plans
  - Part of the Countywide Planning Policies
  - For the urban area only
  - For at least a 20-year period (2019-2044)
  - Created collaboratively by all cities and King County

COUNTYWIDE AND REGIONAL GEOGRAPHY ALLOCATIONS

King County 2019-2044	
Population	660,850
Housing Units	296,800
Jobs	490,850

2019-2044 Growth	Metro	Core	HCT	Cities and Towns	Urban Unincorporated
Population	*288,400*	*261,900*	*69,650*	*33,300*	*3,000*
Housing Units	134,500	112,850	29,950	14,000	1,300
Jobs	223,500	222,800	28,750	12,950	700

*Regional Growth Strategy Rural area growth: 4,200 Housing Units, 2,150 Jobs

DRAFT GROWTH TARGETS

High Capacity Transit Comm.

	Net New Housing Units 2019-2044	Net New Jobs 2019-2044
Des Moines	3,800	2,380
Federal Way PAA	1,020	720
Kenmore	3,070	3,200
Lake Forest Park	870	550
Mercer Island	1,239	1,300
Newcastle	1,480	500
North Highline	1,420	1,220
Renton PAA	1,670	370
Shoreline	13,330	10,000
Woodinville	2,033	5,000
RG Total	**29,932**	**25,240**
Remaining Allocation	*0*	*3,500*

- Key Themes:
  - Transit investments
    - Anticipating arrival soon, or
    - Delayed beyond 2044
  - Relative capacity shares
  - Uncertainty about future job growth, capacity

HOUSING KEY THEMES

- Align with existing plans including VISION 2050 and the Regional Affordable Housing Task Force Final Report and Recommendations.
- Redefine Countywide Need as the number of homes needed today and, in the future, to ensure that no low-income household is cost burdened.
- Guide cities and the county through a four-step continuous improvement process to meet the countywide need
- Establish regular monitoring of regional and jurisdictional progress through the Affordable Housing Dashboard and leverage new centralized data infrastructure created by King County staff that support the AHC.

ECONOMY KEY THEMES

- Support advanced manufacturing throughout the county.
- Prioritize a diversity of middle-wage jobs.
- Foster a supportive environment for locally-, women-, and BIPOC-owned businesses.
- Reduce historic and ongoing disparities in income and employment opportunities for communities that have been economically disadvantaged.
- Encourage public and private sectors to incorporate environmental stewardship and social responsibility.

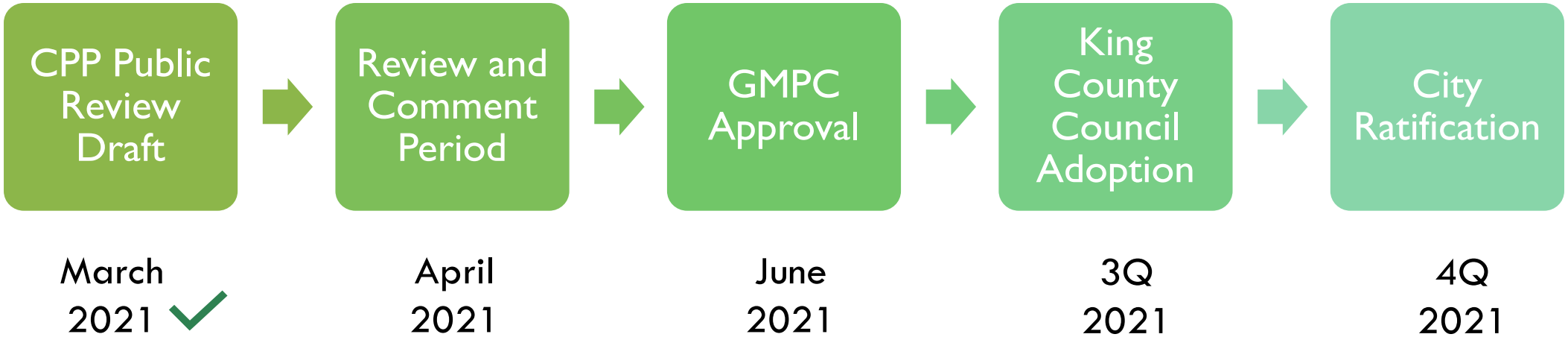
TRANSPORTATION KEY THEMES

- Emphasize creating an equitable transportation system.
- Improve the safety of the system for all users.
- Encourage alternatives to driving along including transit and active transportation.
- Minimize displacement and impact on affected communities.
- Strengthen connections between land use and transportation.
- Promote a sustainable system by encouraging transit use, active transportation and alternative fuels.

PUBLIC FACILITIES + SERVICES KEY THEMES

- Address impacts of climate change on fisheries and water reuse and reclamation.
- Make investments in renewable and alternative energy sources.
- Expand internet service to businesses and households of all income levels.
- Prioritize affordable and equitable access to public services.
- Consider climate change, economic and health impacts when siting and building essential public facilities.
- Preparation for natural disasters.

COUNTYWIDE PLANNING POLICIES MILESTONES AND ADOPTION



PUBLIC REVIEW AND COMMENT PERIOD

- Ongoing through May 5, 2021
- Draft Countywide Planning Policies, growth targets and the Urban Growth Capacity Report linked on the CPP website
- Email comments to GMPC@kingcounty.gov

FOR MORE INFORMATION

GMPC WEBSITE

THE KING COUNTY INTERJURISDICTIONAL TEAM

FACILITATOR: KAREN WOLF, FAICP: KAREN.WOLF@KINGCOUNTY.GOV

GROWTH TARGETS LEAD: REBECCAH MASKIN, AICP: RMASKIN@KINGCOUNTY.GOV

King County

December 15, 2020

Re: Designation of Countywide Centers

Dear King County Planning Directors,

I am writing to you regarding new regional provisions allowing jurisdictions in King County to designate Countywide Centers.

VISION 2050[1] was adopted in October 2020 and includes an expanded framework[2] for growth and industrial centers that goes beyond what is in the adopted King County Countywide Planning Policies.[3] The expanded framework includes four types of regional centers and two types of countywide centers, whereas the adopted Countywide Planning Policies only contain two types of regional centers and are silent on Countywide Centers.

The expanded regional framework is being addressed in the 2021 update to the Countywide Planning Policies through the adoption of a King County Centers Designation Framework. As Countywide Centers are new, the Framework will rely on jurisdictions to first identify potential Countywide Centers within their upcoming 2024 Comprehensive Plan update, followed by King County Growth Management Planning Council consideration as part of updated Countywide Planning Policies in 2025-26.

Before that occurs, the Puget Sound Regional Council will conduct transportation grant funding competitions in 2022 and 2024. VISION 2050 policies direct that the countywide portion of these funding competitions include criteria to focus projects on areas such as Countywide Centers, even though none will have been designated in King County.

To address this, at their December 2020 meeting, the Growth Management Planning Council approved a process to identify *Candidate* Countywide Centers (see Attachment 1).

The purpose of this letter is to inform you of the Growth Management Planning Council approved process, and to encourage you to begin a conversation within your jurisdiction as to whether to participate in this process over the coming year.

[1] https://www.psrc.org/sites/default/files/vision-2050-plan.pdf
[2] https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf
[3] https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx

As noted in Attachment 1, jurisdictions have until August 2021 to apply to have their *Candidate* Countywide Center(s) considered. The Growth Management Planning Council is scheduled to take action on the proposed *Candidate* centers by the end of the calendar year, which is prior to the Puget Sound Regional Council's 2022 transportation grant funding competition.

In addition to the *Candidate* Countywide Center process, the Growth Management Planning Council and its staff group, the King County Interjurisdictional Team, are developing the Countywide Planning Policy response to address the criteria and expectations in VISION 2050 for regional and countywide centers (see Attachment 2), as well as all new provisions in the regional plan. A public review draft of the 2021 Countywide Planning Policies, including the King County Centers Designation Framework, is scheduled to be released in March 2021.

These materials will identify the criteria, thresholds, and planning expectations for all centers, including Countywide Centers. It is expected that some of the criteria and planning expectations in the King County Framework will differ from the provisions in the Puget Sound Regional Council Framework given the more urbanized nature of King County cities and unincorporated urban areas.

I recognize that this process will take time and add complexity to the planning work we are collectively undertaking on Countywide Planning Policies and in preparation for the 2024 Statutory Comprehensive Plan update. If you have questions about any of this work, please direct them as follows:

- 2021 Countywide Planning Policy Update: karen.wolf@kingcounty.gov
- Candidate Countywide Centers Process: ivan.miller@kingcounty.gov
- Growth Targets and Urban Growth Capacity: rmaskin@kingcounty.gov
- PSRC Transportation Grant Funding Competitive Process: peter.heffernan@kingcounty.gov

You may also contact me directly at lauren.smith@kingcounty.gov. Thank you in advance for your consideration, and for your partnership.

Sincerely,

Lauren Smith

Lauren Smith
Direct of Regional Planning
King County Office of Performance, Strategy and Budget

Enclosures

King County Candidate Countywide Center Identification Process

Approved by the King County Growth Management Planning Council on 12/02/2020

Issue

With the Puget Sound Regional Council (PSRC) adoption of the Regional Centers Framework Update in March 2018, and adoption of VISION 2050 in November 2020, the process of identifying multiple center types in King County is now required (see https://www.psrc.org/centers).

The current Countywide Planning Policies (CPPs) identify two types – Regional Urban Centers and Regional Industrial Centers. PSRC provisions expand this to six types. Regional Urban Centers is separated into Urban Growth Centers and Metro Growth Centers. Regional Industrial Centers is separated into Industrial Employment Center and Industrial Growth Center. Two new types are added – Countywide Growth Center and Countywide Industrial Center.

As part of the 2021 update to the CPPs, King County will establish a Designation Framework for all six of these types of centers. The Framework is complex and extensive, consistent with PSRC's Designation Procedures and Framework.

However, the timing of designation of Countywide Centers in King County does not align with near-term transportation funding competitions. This is less of an issue for the regional centers as they are comprised of the existing regional centers in King County. For Countywide Centers, they would be identified in the 2024 statutory comprehensive plan updates, and then designated in 2025-26 by the Growth Management Planning Council (GMPC) through a CPP amendment. However, the next transportation funding competition will occur in 2022.

To address this timing issue, described below is the process to identify *Candidate* Countywide Centers in 2021. This will allow *Candidate* Countywide Centers to inform upcoming transportation funding competitions and allow jurisdictions and the GMPC to amend and finalize the designation of Countywide Centers in 2025-26.

Identification of a *Candidate* Countywide Center is not intended to ensure that the center will be included in the final list in the 2025-26 CPP update. Rather, identification **only signals the local jurisdiction's intent to plan for the center** in their 2024 Comprehensive Plan update in a manner that is consistent with the King County Centers Framework such that they could submit for designation in the 2025-26 process.

Approach

Consistent with the discussion above, the following summarizes the approach.

1. ✓ GMPC concurrence on approach December 2, 2020.
2. GMPC action on King County Centers Designation Framework mid-2021 as part of 2021 CPP Update.
3. Jurisdictions identify and propose *Candidate* Countywide Centers in August 2021.
4. IJT review and recommendation to GMPC in September to October 2021.
5. GMPC action on list of *Candidate* Countywide Centers November or December 2021.
6. *Candidate* Countywide Centers used in PSRC countywide transportation funding

competitive processes, which will occur in 2022.

7. Jurisdictions complete local planning for centers as a part of the 2024 Comprehensive Plan updates, consistent with expectations in King County Centers Designation Framework.
8. Jurisdictions submit Comprehensive Plan identified Countywide Centers to GMPC in 2025.
9. IJT review and recommendation to GMPC in 2025-26.
10. GMPC adoption of final list of Countywide Centers in 2025-26 as amendment to CPPs.

Criteria

As noted previously, the King County Centers Designation Framework is complex and extensive, consistent with the PSRC Designation Framework. To allow *Candidate* Countywide Centers to be identified and approved in time for the 2022 transportation funding competition and, given that the planning for these centers in the 2024 Comprehensive Plan update has not yet occurred, a streamlined set of evaluation criteria are proposed. These are structured similarly to the Designation Framework although the expected level of detail is reduced.

Jurisdictions are to address each of the following criteria and discuss how they would be dealt with in the 2024 Comprehensive Plan update, consistent with in King County Centers Framework. Submissions should be between 3-5 pages in length, excluding maps and supporting documents. As part of the response, jurisdictions should describe how the Candidate Countywide Center is consistent with the expectations in the PSRC 2018 Centers Framework Update and VISION 2050.

Criteria	**Description**
Letter of Intent	*Provide correspondence stating the jurisdiction's intent to plan for the center in their 2024 Comprehensive Plan update in a manner that is consistent with the King County Centers Framework.*
Boundaries	*Provide a map with the general location and boundaries. Discuss if any changes might be considered in the 2024 Comprehensive Plan update.*
Existing Land Use Conditions	*Describe existing population levels, employment types and density, zoning classifications, housing types and housing affordability, and mix of land uses. Discuss if any land use or zoning changes might be considered in the 2024 Comprehensive Plan update.*
Existing Services and Infrastructure Conditions	*Describe existing and planned services such as transit, infrastructure, and amenities. Discuss if any investment changes might be considered in the 2024 Comprehensive Plan update.*
Subarea Planning	*Describe any area-specific planning that has been conducted or adopted. Discuss the key planning issues that might be considered in the 2024 Comprehensive Plan update.*
Planning for Social Equity	*Discuss tools and strategies to provide access to opportunity and address housing, cultural and business displacement. Discuss any changes to these provisions that might be considered in the 2024 Comprehensive Plan update.*
Future Land Use Conditions	*Discuss plans, market potential, housing and employment capacity, and growth potential for the area to meet the expectations in the Framework. Discuss if any changes might be considered in the 2024 Comprehensive Plan update.*

A. PSRC Regional Centers Framework Update

Adopted March 22, 2018

Countywide Centers[4]

Each county's countywide planning policies include criteria and processes for countywide centers, though the approach currently varies significantly by county. Through the Centers Framework Update, designation of countywide centers remains delegated to a countywide process while providing a baseline of consistent regional standards for each county to use. PSRC reviews and certifies countywide planning policies, but PSRC's role does not include review of countywide centers.

Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide industrial centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county's manufacturing/industrial economy. The checklist below represents basic standards expected for countywide centers in each county. Depending on county circumstance and priorities, countywide planning policies may include additional criteria (such as planning requirements or mix of uses) or other additional standards within this overall framework. Countywide center designations will be reviewed by an established timeframe and process set by the countywide planning body.

Countywide Centers	
Countywide Growth Center	**Countywide Industrial Center**
Center must meet each the following criteria: Identified as a countywide center in the countywide planning policies Located within a city or unincorporated urban area Demonstration that the center is a local planning and investment priority: o Identified as a countywide center in a local comprehensive plan; subarea plan recommended o Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure The center is a location for compact, mixed-use development; including: o o A minimum existing activity unit density of 10 activity units per acre o Planning and zoning for a minimum mix of uses of 20 percent residential and 20 percent employment, unless unique circumstances make these percentages not possible to achieve. o Capacity and planning for additional growth	Center must meet each the following criteria: Identified as a countywide center in the countywide planning policies Located within a city or unincorporated urban area Demonstration that the center is a local planning and investment priority: o Identified as a countywide center in a local comprehensive plan; subarea plan recommended o Clear evidence that area is a local priority for investment, such as planning efforts, or infrastructure The center supports industrial sector employment: o Minimum 1,000 existing jobs and/or 500 acres of industrial land o Defined transportation demand management strategies in place o At least 75% of land area zoned for core industrial uses o Industrial retention strategies in place o Capacity and planning for additional growth

[4] Page 85-86

The center supports multi-modal transportation, including: o Transit service o Pedestrian infrastructure and amenities o Street pattern that supports walkability o Bicycle infrastructure and amenities o Compact, walkable size of one-quarter mile squared (160 acres), up to half-mile transit walkshed (500 acres)	o Important county role and concentration of industrial land or jobs with evidence of long-term demand

B. VISION 2050

October 29, 2020

Shown below are the policies and text related to Countywide Centers in the document.

MPP-RC-8 Direct subregional funding, especially county-level and local funds, to countywide centers, high capacity transit areas with a station area plan, and other local centers. County-level and local funding are also appropriate to prioritize to regional centers.

MPP-RGS-11 Encourage growth in designated countywide centers.

Text on Page 84

Countywide Centers, Local Centers, and Transit Station Areas. Countywide growth centers, countywide industrial centers, and local centers serve important roles as central places for activities and services and places where future growth can occur. These local hubs are identified and designated by the region's countywide groups and local jurisdictions. Countywide planning policies and local comprehensive plans describe the local expectations of these places. Countywide centers are expected to accommodate new population and employment growth.

Transit station areas are central hubs within the region's transportation network. They connect residents and workers to jobs and services in the rest of the region and offer access to nearby civic and public spaces. These places, with access to the region's jobs, institutions, and services, are critical focal points for achieving equitable access to opportunity for the region's residents.

VISION 2050 encourages focusing growth in these areas and conducting station area planning to maximize benefits. While many transit station areas serve as ideal locations for growth and development, not all will play a role in accommodating significant new growth. Some high-capacity transit station areas are located in rural areas. These provide important connections to urban areas but are not appropriate for the same level of growth as stations located in the urban growth area. Other stations will be access points to the regional system. Planning at the local level will help to define how local governments can best encourage walkable neighborhoods around these stations.

Additional transit in the region, including frequent and local bus service, also provides valuable connections. Local bus service and other mobility options link residents to the regional high-capacity transit network and to local destinations. Supporting all types of transit service by making it attractive

to use and providing safe and convenient options for walking and biking will give more residents affordable and sustainable access to jobs and services in communities throughout the region.

Through the planning process for central places, local jurisdictions may develop a unique vision and a blueprint for regulations, incentives, and investments that successfully attract residential and employment growth consistent with that vision. VISION 2050 envisions that each jurisdiction in the region will take steps to further evolve one or more central places as mixed-use areas of residences, employment, and services. Each center – no matter how large or small – should serve as a focal point of the community and should be easy to access and travel around.

Transit Station Areas. High-capacity transit station areas serve important roles in accommodating growth and can be located within or outside of designated regional growth centers and countywide centers. Station areas are within walking distance (about a half mile) of existing and planned light rail and streetcar stations, commuter rail stations, and ferry terminals and within a quarter mile of all existing and planned bus rapid transit stations.

MPP-DP-26 Implement the adopted framework to designate countywide centers to ensure compatibility within the region.

DP-Action-1 Implement the Regional Centers Framework: PSRC will study and evaluate existing regional growth centers and manufacturing/industrial centers to assess their designation, distribution, interrelationships, characteristics, transportation efficiency, performance, and social equity. PSRC, together with its member jurisdictions and countywide planning bodies, will work to establish a common network of countywide centers.

Text on page 160 (Glossary)

Countywide Center. Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. Countywide industrial centers serve as important local industrial areas. Countywide centers are designated by the countywide planning groups.