

*East
Subarea*

TOWN OF BEAUX ARTS VILLAGE

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

Notes

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

CITY OF BELLEVUE

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF BOTHELL (King County Portion)

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	19.1	1.4	8%	6%	10%	13.6	0.6	n/a	8
3 - 5 du/acre	168.3	29.9	8%	6%	10%	106.9	3.5	n/a	376
5 - 7 du/acre	6.3	3.9	8%	6%	10%	1.8	5	n/a	9
7 - 9 du/acre	41.6	10.0	8%	6%	10%	24.4	5.45-7	n/a	165
Vacant Sub-Total: SF Zones	235.3	45.3	n/a	n/a	n/a	146.8	n/a	n/a	558
9 - 13 du/acre	0.3	0.0	2%	2%	10%	0.3	9.0	n/a	2
13 - 19 du/acre	16.6	5.4	2%	2%	10%	9.6	15.0	n/a	145
19 - 31 du/acre	4.9	1.8	2%	2%	10%	2.6	30.0	n/a	78
31 - 48 du/acre									
48 + du/acre	2.5	0.1	2%	2%	10%	2.0	50.0	n/a	102
Vacant Sub-Total: MF/MU Zones	24.2	7.4	n/a	n/a	n/a	14.6	n/a	n/a	327
Vacant Total	259.5	52.6	n/a	n/a	n/a	161.4	n/a	n/a	885

Redevelopable Land									
0 - 3 du/acre	33.7	7.3	8%	6%	15%	19.3	0.6	7	4
3 - 5 du/acre	161.1	32.4	8%	6%	15%	93.9	3.5	99	231
5 - 7 du/acre	40.6	4.0	8%	6%	15%	26.8	4.3	38	77
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	235.4	43.7	n/a	n/a	n/a	139.9	n/a	145	312
9 - 13 du/acre	8.2	1.0	2%	2%	15%	5.9	9.0	9	43
13 - 19 du/acre	27.5	6.6	2%	2%	15%	17.0	15.0	60	196
19 - 31 du/acre	3.1	0.3	2%	2%	15%	2.3	30.0	1	69
31 - 48 du/acre									
48 + du/acre	15.2	0.6	2%	2%	15%	12.0	50-75	25	583
Redev. Sub-Total: MF/MU Zones	54.1	8.5	n/a	n/a	n/a	37.2	n/a	95	891
Redevelopable Total	289.5	52.2	n/a	n/a	n/a	177.0	n/a	239	1,203

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF CLYDE HILL

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

Notes

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

TOWN OF HUNTS POINT

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

Notes

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

CITY OF ISSAQUAH

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF KENMORE

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF KIRKLAND

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF MEDINA

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF MERCER ISLAND

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF NEWCASTLE

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF REDMOND

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

Notes

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

CITY OF SAMMAMISH

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

CITY OF WOODINVILLE

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

TOWN OF YARROW POINT

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

UNINCORPORATED KING COUNTY-EAST

RESIDENTIAL DEVELOPMENT

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

Residential Development Activity: 2001-2005

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

Single-Family Permits Issued

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

Multifamily Permits Issued

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

Development Activity: 1996-2000 vs 2001-2005

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

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

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

Residential Development: Buildable Land Supply and Capacity

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

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

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

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

Residential Development: Total Capacity and Growth Target

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

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

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

NON-RESIDENTIAL DEVELOPMENT

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

Development Activity: 1996-2000 vs 2001-2005

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

Employment Change vs Job Growth Target

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

Commercial and Industrial Development Activity: 2001-2005

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

Non-Residential Land Supply (2006)

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

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

Employment Capacity (2006)

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

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

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

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

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

Notes

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