

CITY OF BELLEVUE

Residential

Net New Units: 1993 – 2000

During this eight-year period, 4,727 net new units were permitted in the City of Bellevue. Approximately 3,500 units or 74% were permitted during the 1996 – 2000 period.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
3,546	30	(99)	3,477	1,250	4,727

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones (up to and including zones for 8 dwelling units per acre), during the past five years was 2.8 dwelling units per acre. Plat activity shows an achieved density of 4.6 du/acre. In multifamily zones, permit activity achieved an average density of 46.8 dwelling units per acre. The latter includes high-density development in Bellevue's downtown and mixed-use zones.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density
		(D.U. / Acre)			(D.U. / Acre)			(Lots / Acre)			(Lots / Acre)
490.25	1375	2.8	46.38	2171	46.8	273.36	1264	4.6			

In order to calculate land capacity from existing land supply, Bellevue used the densities noted in the following tables:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/ Documentation
R-1	1.33	1.00	Based on achieved densities, or a more conservative estimate for the future.
R-1.8	1.85	1.80	
R-2.5	2.88	2.50	
R-3.5	3.84	3.50	
R-4	4.78	4.00	
R-5	5.82	5.00	
R-7.5	8.79	7.50	
R-10	13.22	10.00	
R-15	12.84	12.84	
R-20	18.34	18.34	
R-30	21.23	21.23	

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
CB	0.20	0.35	
DT-MU	2.10	See note below	
DT-01	3.35	See note below	
DT-OB	0.13	See note below	
DT-OLB	2.74	See note below	
EH-D	0.30	N/A	
F-1	0.30	See note below	
F-3	1.28	N/A	
GC	0.40	0.40	
NB	0.11	0.35	
O	0.36	0.40	
OLB	0.40	0.40	
PO	0.41	0.40	
LI	0.62	0.45	

DOWNTOWN ASSUMPTIONS

F.A.R. Assumptions

The following reflect the assumed FARs in the Downtown zones. These assumptions are based on the FARs seen in recent developments or, if the sample size is quite small, on the size of developments built over the last decade.

<u>Zoning District</u>	<u>Non-Residential FAR</u>	<u>Residential FAR</u>
DT-01	100% Max Allowable: 8 Assumed: 7, except for small parcels	0% Maximum: None Assumed: no new residential
DT-02	100% Max: 6 Assumed: 6	0% Max: 6 Assumed: no new residential
DT-MU	40% Max: 3 Assumed: 3	60% Max: 5 Assumed: 5
DT-OLB	100% Max:3 Assumed: 3	0% Max: 3 Assumed: No new residential
DT-OB	20% Max: 1 Assumed: 1	80% Max: 5 Assumed: 5
DT-R	0%, except 2 hotels on NE 8th Max: 0.5 Assumed: 5 for hotels	100% Max: 5 Assumed: 3 to 5 depending on location

General Assumptions:

1,100 sq. ft. per housing unit
650 sq. ft. per hotel room

Downtown Capacity in Sq. Ft. and Housing Units

	Non-Residential Sq. ft	Housing Units
2000 estimate of Existing Development	10,565,000	3,000
Total Capacity in 2020	32,182,000	16,199
Net New Sq. Ft. / Hsg. Un	21,617,000	13,199
Market Factor (10%)	2,161,700	
Adjusted 2020 Capacity	30,020,300	
Existing Development	(10,565,000)	
Net New Capacity	19,455,300	
Sq. Ft. per Employee	354	
Net New Employees	55,000	

Factoria Assumptions

Assumptions based on current proposal under review by Planning Commission

Residential Land Supply

After deducting constraints, Bellevue has over 700 net acres of vacant and redevelopable land outside the downtown CBD. With adjustment for market variables, about 607 acres of this land is potentially available for development during the planning period. In single-family zones, there are about 624 net acres, with about 525 acres of this land potentially developable during the planning horizon. In multifamily zones, there are approximately 83 net acres, with about 79 acres potentially developable during the planning horizon. Downtown Bellevue has several mixed-use zones with capacity for more than 13,000 new housing units. These are not included in the residential land supply table, but the capacity is included in the residential capacity table below.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	431.13	107.57	0% -20%	0%	280.72	10%	252.65
SF Redevelopable	446.56	49.52	0% - 20%	0%	343.61	20%	274.89
MF Vacant	105.90	18.31	5%	0%	83.29	5%	79.12
Downtown CBD	197.20				197.20	10%	177.48
Total Residential	1,180.79	175.40			904.82		784.14

Residential Capacity

Bellevue has capacity for 15,753 housing units given its current land supply and zoning. There is capacity for 1,370 units in single-family zones, 1,184 in multifamily zones, and 13,199 in downtown mixed-use zones. The largest amount of its residential land capacity is on redevelopable mixed-use land in the CBD.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones				Total Capacity in MF Zones	Total in Mixed Use Zones	Total Capacity
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones	8 - 12 du / acre	12 - 18 du / acre	18 - 30 du / acre	30 - 48 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land	173.38	183.14	166.21	4.82	527.6	33.22	4.37	29.65	11.88	79.12	-	
Density	1-1.8	2.5-3.5	4 - 5	7.50		10.00	12.84	18.34	21.23			
Capacity in Units	223	572	819	36	1,650	332	56	544	252	1,184	13,199	16,033
Minus Existing Units on Redevelopable Parcels	(32)	(80)	(168)	-	(280)	-	-	-	-	-	-	(280)
Net Capacity	191	492	651	36	1,370	332	56	544	252	1,184	13,199	15,753

Residential Capacity Analysis

Bellevue has a total residential capacity of 15,753 units. Its remaining target to 2012 is 4,006 households. This amounts to a surplus of capacity for 11,747 additional units over its target. It has achieved 54% of its target in the first eight years of the twenty-year planning period.

Residential Capacity in Relation to Target					
Net New Units: 1993 - 2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit in Relation to Target
4,727	8,733	54%	4,006	15,753	11,747

Commercial and Industrial

Net New Jobs: 1995 – 2000

Bellevue has gained a net of 25,328 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Total employment growth from 1992 to 2000 is likely to be somewhat larger than this increase.

1995 Employment	2000 Employment	Net New Jobs
94,842	120,170	25,328

Commercial and Industrial Development Activity

Bellevue achieved an average floor area ratio (F.A.R.) of approximately .57 over all its commercial zones, and an F.A.R. of .62 in its industrial zones.

Commercial and Industrial Development: 1996 - 2000						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved F.A.R.
	Acres	Acres	Acres	Sq. Ft.	Sq. Ft.	Floor Area / Net Site Area in Sq. Ft.
Commercial	188.83	13.49	175.34	7,637,904	4,369,849	0.57
Industrial	9.06	0.45	8.61	375,150	233,205	0.62
Total C & I Development	197.89	13.94	183.95	8,013,054	4,603,054	0.57

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the tables above on future non-residential densities. Assumptions for the downtown area (both residential and commercial) are also noted above.

Commercial and Industrial Land Supply

Bellevue has approximately 608 net acres of vacant and redevelopable commercial and industrial land outside of the downtown area. After adjusting for market factors, about 493 acres are potentially available for development during the planning period. In addition to this, there is approximately 19,500,000 sq. ft. of net new capacity in downtown Bellevue. This is additional capacity, after applying a market factor, and deducting existing commercial sq. footage on redevelopable parcels. It is accounted for in the commercial land capacity table below.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	40.60				40.60	0% - 10%	37.13
Commercial Redevelopable	331.00	Deductions Taken Prior to Net Land Calculation			331.00	20%	264.80
Industrial Vacant	9.00	-	-	-	9.00	0%	9.00
Industrial Redevelopable	228.00	-	-	-	228.00	20%	182.40
Downtown Mixed Use Redev.	197.20	About 19,500,000 sf of net space for commercial redevelopment			197.20	10%	177.48
Total C & I Land	805.80	-	-	-	805.80		670.81

Commercial and Industrial Capacity

Bellevue has capacity for a total of 75,024 new jobs. There is capacity for 13, 771 jobs in commercial zones outside of downtown and 55,000 jobs in downtown mixed-use zones. There is also capacity for 6,250 more jobs in the industrial zone.

Zone	Empl. Capacity in Commercial Zones						Empl. Capacity in Mixed Use Zones	Employment Capacity in Industrial Zones	Total Job Capacity in Commercial, Industrial and Mixed Use Zones	
	CB	GC	NB	PO / OLB	O	Capacity in Commercial Zones				Downtown Mixed Use Commercial
Net Land in Sq. Ft	3,885,552	2,112,660	266,587	2,514,719	4,386,492	13,166,010	7,732,293	8,337,384		
Achieved or Assumed F.A.R. (Avg.)	0.35	0.35	0.35	0.40	0.40	0.38		0.45		
Dev. Capacity in Sq. Ft	1,359,943	739,431	93,306	1,005,888	1,754,597	4,953,164	19,455,300	3,751,823		
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	Existing Capacity Already Deducted						4,953,164	Existing Capacity Already Deducted	Existing Capacity Already Deducted	
Floor Area Per Employee (Avg.)	400	400	400	333	333	360	354	600		
Job Capacity	3,400	1,849	233	3,021	5,269	13,771	55,000	6,253	75,024	

*See table above for assumed non-residential densities by zone. Bellevue calculated its entire buildout capacity for the downtown mixed use zones, then deducted existing square feet of development (in 2000) and applied a market factor, to arrive at **new or additional** development capacity (19, 455,300 sq. ft) in the downtown area. Because there are a number of different zones in the downtown area, no single F.A.R. can be applied to the downtown land supply.

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Bellevue has achieved about 83% of its current twenty-year target of 30,533 jobs. After accounting for this increase, the city has a remaining target of 5,205 jobs. Bellevue has capacity for 75,024 new jobs including 69,819 jobs in excess of what is needed to accommodate the target.

Job Capacity in Relation to Target					
Net New Jobs 95 - 00	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Remaining Job Capacity	Surplus or Deficit in Relation to Remaining Target
25,328	30,533	83%	5,205	75,024	69,819