

## CITY OF BLACK DIAMOND

### Residential

#### Net New Units: 1993 – 2000

During this eight-year period, 525 net new units were permitted in the area now comprised by the City of Black Diamond. Approximately 40% of these units were built 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
217	1	(8)	210	315	525

#### Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 2.3 dwelling units per acre. Black Diamond did not have any plat activity or multifamily permit development during the review period.

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)
93.21	217	2.3									

In order to calculate land capacity from existing land supply, Black Diamond used the densities noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
LDR	0.32	1.00	Achieved density based on small sample of permits. New short plats for this area are expected to be at planned density.
MDR	2.58	6.00	Achieved density reflects unusually low-density SF development in the R-4 zone. Assumed future density based on remainder of projects in this land use designation, as well as achieved densities in similar zones in Enumclaw and Maple Valley.
HDR	18.15	15.00	Achieved density reflects permits approved under pre-GMA zoning. Under current comprehensive plan, this designation only allows 12 DUs per gross acre. Future assumed net density of 15 DUs per acre.
RPD		4.00	No activity. Assumed future density based on achieved densities in similar zones in Enumclaw and Maple Valley.
MU		15.00	No activity. Assume same density assumed in HDR zone.

### Residential Land Supply

After deducting constraints, Black Diamond has about 963 net acres of vacant and redevelopable land. With an adjustment for market variables, about 514 acres of this land is potentially available for development during the planning period. After market deductions, 473 acres are potentially available in single-family zones and 35 acres are potentially available in multifamily zones. In mixed-use zones, approximately 6 acres are potentially available for residential use. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	1,521.75	547.80	15%	5%	779.16	50%	<b>389.58</b>
SF Redevelopable	196.85	58.21	15%	5%	110.92	25%	<b>83.19</b>
MF Vacant	99.59	31.35	5%	5%	61.42	50%	<b>30.71</b>
MF Redevelopable	7.72	1.26	5%	5%	5.81	25%	<b>4.36</b>
MU Vacant	3.09	All deductions and market factors applied before dividing into commercial / residential acres			3.09		<b>3.09</b>
MU Redevelopable	3.09				3.09		<b>3.09</b>
<b>Total Residential</b>	<b>1,832.09</b>	<b>638.62</b>			<b>963.49</b>		<b>514.02</b>

### Residential Capacity

Black Diamond has capacity for 2,970 new housing units given its current land supply and zoning. Approximately 80% of this capacity is in single-family zones.

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	12 - 18 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land	11.56	171.38	289.83		472.77	35.07	<b>35.07</b>	<b>6.18</b>	514.02
Density	1.00	4.00	6.00			15.00			
Capacity in Units	11.56	686	1,739		2,436	526	<b>526</b>	<b>93</b>	3,055
Minus Existing Units on Redevelopable Parcels	-	(3)	(70)		(73)	(6)	<b>(6)</b>	<b>(6)</b>	(85)
Net Capacity	12	683	1,669	-	2,363	520	<b>520</b>	<b>87</b>	2,970

### Residential Capacity Analysis

Black Diamond has a total residential capacity of 2,970 units. Its remaining target to 2012 is 1,099 households. This means there is a remaining surplus capacity for 1,871 units over its target. It has achieved nearly 32% 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 Capacity	Surplus or Deficit in Relation to Target
<b>525</b>	1,624	32%	1,099	<b>2,970</b>	1,871

**Commercial and Industrial**

**Net New Jobs: 1995 – 2000**

Black Diamond has gained a net of 81 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
346	427	81

**Commercial and Industrial Development Activity**

Black Diamond did not experience any commercial and industrial development permits during the five-year review period.

<b>Commercial and Industrial Development: 1996 - 2000</b>						
	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	-	-	-	-	-	-
Industrial	-	-	-	-	-	-
<b>Total C &amp; I Development</b>	-	-	-	-	-	-

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below.

<b>Assumed Future Non-Residential Densities</b>			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
C		0.20	No activity. Assumed future FAR based on development in comparable land designations in Enumclaw and Maple Valley.
BPLI		0.30	No activity. Assumed future FAR based on development in comparable land designations in Enumclaw and Maple Valley.
I		0.30	No activity. Assumed future FAR based on development in comparable land designations in Enumclaw and Maple Valley.
MU		0.25	No activity. Assumed future FAR based on development in comparable land designations in Enumclaw and Maple Valley.

### Commercial and Industrial Land Supply

After deducting constraints, Black Diamond has nearly 301 net acres of vacant and redevelopable commercial and mixed-use land. After adjusting for market factors, about 180 acres are potentially available for development during the planning period. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	9.45	0.18	5%	5%	8.34	50%	4.17
Commercial Redevelopable	21.85	-	5%	5%	19.67	25%	14.75
Industrial Vacant	312.23	78.70	5%	5%	210.18	50%	105.09
Industrial Redevelopable	30.53	-	5%	5%	27.48	25%	20.61
Mixed Use Vacant	17.52	All deductions and market factors applied before dividing into commercial / residential acres			17.52		17.52
Mixed Use Redevelopable	17.52				17.52		17.52
<b>Total C &amp; I Land</b>	<b>409.10</b>	<b>78.88</b>			<b>300.70</b>		<b>179.66</b>

### Commercial and Industrial Capacity

Black Diamond has capacity for a total of approximately 3,948 new jobs. The majority of employment capacity is in industrial zones.

Zone	Empl. Capacity in Commercial Zones	Empl. Capacity in Mixed Use Zones	Empl. Capacity in Industrial Zones		Total Job Capacity in Commercial, Industrial and Mixed Use Zones
	C	MU	BPLI	I	
Net Land in Sq. Ft	824,156	1,526,126	3,936,998	1,538,370	
Achieved or Assumed F.A.R. (Avg.)	0.20	0.25	0.30	0.30	
Dev. Capacity in Sq. Ft	164,831	381,532	1,181,099	461,511	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	162,831	366,532	1,179,099	461,511	
Floor Area Per Employee (Avg.)	400	400	600	700	
Job Capacity	407	916	1,965	659	3,948

### Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Black Diamond has achieved about 7% of its current twenty-year target of 1,200 jobs. After accounting for this increase, the city has a remaining target of 1,119 jobs. Black Diamond has capacity for 3,948 new jobs including 2,829 jobs in excess of what is needed to accommodate the target.

Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Job Capacity	Surplus or Deficit in Relation to Target
81	1,200	7%	1,119	3,948	2,829