

CITY OF BURIEN

Residential

Net New Units: 1993 – 2000

During this eight-year period, 315 net new units were permitted in the area now comprised by the City of Burien. Approximately 77% 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
268	6	(30)	244	71	315

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.8 dwelling units per acre. Plat activity shows an achieved density of 5.2 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 15.2 du/acre.

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)
40.82	195	4.8	4.81	73	15.2	20.56	107	5.2			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RS-12,000/R-4	3.12	3.12	
DC		35.00	No activity. Assumed future density based on recent transportation demand analysis*, achieved densities in comparable designations in other south county cities, and a project in the pipeline.
RS-7,200/R-6	5.37	5.37	
R-12	6.25	8.00	Achieved density reflects small sample. Assumed density based on a proportion of planned densities achieved in other MFR zones.
R-18	3.49	13.50	Achieved density reflects small sample. Assumed density based on a proportion of planned densities achieved in other MFR zones.
R-24	18.02	18.06	
*Transportation study assumptions were conservative in regards to density and traffic generation under build-out conditions. These assumptions were scaled down for Buildable Lands.			

Residential Land Supply

After deducting constraints, Burien has about 406 net acres of vacant and redevelopable land. With an adjustment for market variables, about 352 total acres of this land is potentially available for development during the planning period. In single-family zones, market factor deductions ranged by zone. After all deductions there are 289 acres in single-family zones and 52 acres in multifamily zones potentially available for development. There are also approximately 10 acres developable for residential use in mixed-use zones. Vacant land owned by the Port of Seattle is not included in this analysis. 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	259.53	180.34	11%	4%	67.32	5%-10%	61.21
SF Redevelopable	477.82	163.78	11%	4%	266.93	10%-15%	228.08
MF Vacant	10.63	2.71	2%	2%	7.60	10%	6.84
MF Redevelopable	57.48	1.75	2%	2%	53.50	15%	45.48
MU Vacant	1.77	All deductions and market factors applied before dividing into commercial / residential acres			1.77		1.77
MU Redevelopable	8.57				8.57		8.57
Total Residential	815.80	348.58			405.69		351.95

Residential Capacity

Burien has capacity for approximately 2,067 new housing units given its current land supply and zoning. There is capacity for 1,020 units in single-family zones, 685 in multifamily zones, and 362 in mixed-use 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	8 - 12 du / acre	12 - 18 du / acre	18 - 30 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land		33.34	255.95		289.29	3.24	3.75	45.33	52.32	10.34	351.95
Density		3.12	5.37			8.00	13.50	18.06			
Capacity in Units		104	1,374		1,478	26	51	819	895	362	2,736
Minus Existing Units on Redevelopable Parcels		(40)	(419)		(459)	(4)	(7)	(199)	(210)	-	(669)
Net Capacity	-	64	955	-	1,019	22	44	620	685	362	2,067

Residential Capacity Analysis

Burien has a total residential capacity of 2,067 units. Its remaining target to 2012 is 1,552 units. This amounts to a surplus capacity of about 515 units. Burien achieved 17% of its target during 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
315	1,867	17%	1,552	2,067	515

Commercial and Industrial

Net New Jobs: 1995 – 2000

Burien has gained a net of 930 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
11,219	12,149	930

Commercial and Industrial Development Activity

Burien achieved an average floor area ratio (F.A.R.) of approximately .32 over all its commercial zones, and an F.A.R. of .34 in its industrial zone.

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	13.53	0.41	13.12	571,507	182,630	0.32
Industrial	2.31	-	2.31	100,624	33,805	0.34
Total C & I Development	15.84	0.41	15.43	672,131	216,435	0.32

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

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
DC		1	No activity. Assumed future density based on recent transportation demand analysis*, achieved densities in comparable designations in other south county cities, and a project in the pipeline.
CR, CN, SPA-1, SPA-3, CC-1, CC-2	0.32	0.32	
O		0.45	No historical data to calculate achieved FAR. Assumed FAR based on a majority of land in Hospital ownership, with future uses and building types expected to be consistent with existing uses surrounding hospital complex.
CI		0.25	No activity. Assumed future FAR based on anticipation of a mix of uses similar to that achieved in CN and CB, as well as more auto oriented uses with lower FARs.
I	0.34	0.34	

*Transportation study assumptions were conservative in regards to density and traffic generation under build-out conditions. These assumptions were scaled down for Buildable Lands.

Commercial and Industrial Land Supply

After deducting constraints, Burien has about 113 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. After adjusting for market factors, about 100 acres are potentially available for development during the planning period. There is also approximately 10 acres available for commercial development in mixed-use zones. 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	20.52	1.51	2%	2%	18.25	10%	16.42
Commercial Redevelopable	58.74	1.75	1%	1%	55.85	15%	47.47
Industrial Vacant	17.59	3.59	2%	2%	13.44	10%	12.09
Industrial Redevelopable	16.20	0.06	2%	2%	15.49	15%	13.17
Mixed Use Vacant	1.77	All deductions and market factors applied before dividing into commercial / residential acres			1.77		1.77
Mixed Use Redevelopable	8.57				8.57		8.57
Total C & I Land	123.39	6.91			113.37		99.50

Commercial and Industrial Capacity

Burien has capacity for a total of 2,963 new jobs. About 1,648 of those are in commercial and about 965 are in mixed-use zones. There is also capacity for about 348 more jobs in the industrial zone.

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
	CI	CN	CR	CC-1, CC-2	O	SPA-1, SPA-2, SPA-3			
Net Land in Sq. Ft	408,031	34,275	860,946	984,126	211,920	297,841	450,638	1,100,325	
Achieved or Assumed F.A.R. (Avg.)	0.25	0.32	0.32	0.32	0.45	0.32	1.00	0.34	
Dev. Capacity in Sq. Ft	102,008	10,968	275,503	314,920	95,364	95,309	450,638	374,111	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	57,792	9,634	180,833	238,504	95,364	64,098	289,603	347,900	
Floor Area Per Employee (Avg.)	450	450	500	400	250	400	300	1,000	
Job Capacity	128	21	362	596	381	160	965	348	2,963

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Burien has achieved about 207% of its current twenty-year target of 450 jobs. After accounting for this increase, the city has exceeded the target by 480 jobs. Burien has capacity for 2,963 additional jobs beyond 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
930	450	207%	(480)	2,963	3,443