

CITY OF CLYDE HILL

Residential

Net New Units: 1993 – 2000

During this eight-year period, eight net new units were permitted in the City of Clyde Hill. There were 34 demolitions with 33 of these replaced by a single unit on the same lot.

| 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 |
| 5 | 33 | (34) | 4 | 4 | 8 |

Residential Development Activity

As measured by permit activity, the average density achieved in the single-family residential zone, during the past five years was 1.9 dwelling units per acre. Plat activity shows an achieved density of 1.7 du/acre in the residential zone. There are no multifamily zones in Clyde Hill.

| 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) |
| 2.64 | 5 | 1.9 | | | | 2.99 | 5 | 1.7 | | | |

In order to calculate land capacity from existing land supply, Clyde Hill used the method noted in the following table:

| Assumed Future Residential Densities | | | |
|--------------------------------------|-------------------|------------------|--|
| Zoning | Achieved DUs/Acre | Assumed DUs/Acre | Reasons/Documentation |
| R1 | 1.67 | 1.67 | Assumed future density used only to project development capacity of redevelopable land. Vacant single-family land capacity based on number of buildable lots identified in land supply inventory analysis. |

Residential Land Supply

Clyde Hill has about 25.93 net acres of vacant and redevelopable land. With an adjustment for market variables, about 19.75 acres of this land is potentially available for development during the planning period. All of Clyde Hill's residential land is zoned for single-family development.

| | Gross Acres | Deductions | | | Net Acres | Market Factor | Adjusted Net Acres |
|--------------------------|-------------|----------------|--------------|-----------------|-----------|---------------|--------------------|
| | | Critical Areas | ROWs / Other | Public Purposes | | | |
| | Acres | Acres | % | % | | % | Acres |
| SF Vacant | 6.04 | - | - | - | 6.04 | 20% | 4.83 |
| SF Redevelopable | 19.89 | - | - | - | 19.89 | 25% | 14.92 |
| MF Vacant | | | | | | | |
| MF Redevelopable | | | | | | | |
| Total Residential | 25.93 | - | - | - | 25.93 | | 19.75 |

Residential Capacity

Clyde Hill has capacity for 23 new housing units given its current land supply and zoning. All of these are single-family units.

| Zone | Capacity in Single Family 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 | Total Multifamily | Total Mixed Use | All Zones with Residential Capacity |
| Net Acres of Land | | 19.75 | | | 19.75 | - | - | 19.75 |
| Density | | 1.67* | | | 1.67* | | | 1.67* |
| Capacity in Units | | 36.00 | | | 36 | - | - | 36 |
| Minus Existing Units on Redevelopable Parcels | | (13.00) | | | (13) | - | - | (13) |
| Net Capacity | - | 23.00 | - | - | 23 | - | - | 23 |

*For the vacant land, there were determined to be 14 buildable lots, 11 of which are likely to be available for development during the planning period. These were added to the 12 net new units available through redevelopment, assuming a future density of 1.67 on that land.

Residential Capacity Analysis

Clyde Hill has a total residential capacity of 23 units. Its remaining target to 2012 is 4 households. This means it has capacity for 19 units in excess of what it needs to meet the target. Clyde Hill has achieved 67% 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 |
| 8 | 12 | 67% | 4 | 23 | 19 |

Commercial and Industrial

Clyde Hill does not have significant commercial or industrial land. It does have town government and school employees. Other employees in Clyde Hill are probably sole proprietorships / professional services using a home address for business purposes.

Net New Jobs: 1995 – 2000

Clyde Hill has lost a net of 12 jobs during the most recent five years, 1995 to 2000, of the 1992 – 2000 planning period. Clyde Hill has no job target and no land zoned for commercial or industrial uses.

| 1995 Employment | 2000 Employment | Net New Jobs | 20 yr. Job Target | Percent of Target Achieved in 5 Yrs. (25% of Target Period) | Remaining Job Target |
|-----------------|-----------------|--------------|-------------------|---|----------------------|
| 436 | 424 | (12) | 0 | - | - |