

CITY OF DES MOINES

Residential

Net New Units: 1993 – 2000

During this eight-year period, 616 net new units were permitted in the area now comprised by the City of Des Moines. Approximately 421 net new housing units were built during the 1996 – 2000 period. This includes 8 additional units added to an existing complex.

| 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 |
| 437 | 8 | (24) | 421 | 195 | 616 |

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.1 dwelling units per acre. Plat activity shows an achieved density of 4.9 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 28.7 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) |
| 36.37 | 149 | 4.1 | 10.02 | 288 | 28.7 | 19.93 | 97 | 4.9 | | | |

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

| Assumed Future Residential Densities | | | |
|--------------------------------------|-------------------|------------------|---|
| Zoning | Achieved DUs/Acre | Assumed DUs/Acre | Reasons/Documentation |
| SE | 1.25 | 2.50 | Higher assumed density reflects the fact that parcels remaining in inventory are largely constrained by critical areas, creating opportunities for net densities on unconstrained portions of parcels significantly higher than gross density allowance under current zoning. |
| R-SR | | 2.50 | No activity. Adopt assumed density of SE due to similarity of designations. |
| RS7200 | 5.17 | 5.17 | |
| RS8400 | 4.76 | 4.76 | |
| RS9600 | 3.91 | 3.91 | |
| RS15000 | 3.66 | 2.52 | Achieved density based on 3 pmts. Assumed density re-calculated based on yield in other zones of approximately 87% of zoned density. |
| RA3600 | 4.82 | 10.44 | Achieved density based on only 4 permitted units. Too small of a sample. Assumed density recalculated based on yield in other zones of approximately 87% of zoned density. |
| RM2400 | 31.68 | 15.79 | Achieved density based primarily on one permitted project approved under KC development regs. Assumed density re-calculated based on yield in other zones of approximately 87% of zoned density. |
| RM1800 | | 21.05 | No activity. Assumed density re-calculated based on yield in other zones of approximately 87% of zoned density. |
| RM900 | 22.86 | 22.86 | |
| CC | | 30.00 | No activity. Assumed future density based on achieved density in DC zone, as well as on achieved densities in comparable zones in other south county cities. |
| DC | 33.64 | 33.64 | |
| PR-R | | 30.00 | No activity. Assumed future density based on achieved density in DC zone, as well as on achieved densities in comparable zones in other south county cities. |
| PR-C1 | | 30.00 | No activity. Assumed future density based on achieved density in DC zone, as well as on achieved densities in comparable zones in other south county cities. |

Residential Land Supply

After deducting constraints, Des Moines has about 288 net acres of vacant and redevelopable land. With an adjustment for market variables, about 255 acres of this land is potentially available for development during the planning period. In single-family zones, after market factor adjustments, there are about 193 acres of land and in multifamily zones there are about 25 acres. 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 | 232.34 | 138.14 | 10% | 5% | 80.07 | 10% | 72.06 |
| SF Redevelopable | 292.03 | 124.18 | 10% | 5% | 142.67 | 15% | 121.27 |
| MF Vacant | 22.01 | 4.84 | 5% | 5% | 15.45 | 10% | 13.90 |
| MF Redevelopable | 23.29 | 9.10 | 5% | 5% | 12.77 | 15% | 10.86 |
| MU Vacant | 9.85 | All deductions and market factors applied before dividing into commercial / residential acres | | | 9.85 | | 9.85 |
| MU Redevelopable | 27.38 | | | | 27.38 | | 27.38 |
| Total Residential | 606.90 | 276.26 | | | 288.20 | | 255.32 |

Residential Capacity

Des Moines has capacity for 2,013 new housing units given its current land supply and zoning, 646 of these units are in single-family zones and 288 are in multifamily zones. There is also capacity for 1,079 residential units in all of Des Moines 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 | 30 - 48 du / acre | Total Multifamily | Total Mixed Use | All Zones with Residential Capacity |
| Net Acres of Land | 16.24 | 10.17 | 166.92 | | 193.33 | 12.79 | 10.09 | 0.87 | 1.02 | 24.77 | 37.22 | 255.32 |
| Density | 2.5 | 3.91 | 4.76-5.17 | | | 10.44 | 15.79 | 21.05 | 22.86 | | | |
| Capacity in Units | 41 | 40 | 846 | | 926 | 134 | 160 | 18 | 23 | 335 | 1,135 | 2,396 |
| Minus Existing Units on Redevelopable Parcels | (11) | (11) | (258) | | (280) | (15) | (18) | (3) | (11) | (47) | (56) | (383) |
| Net Capacity | 30 | 29 | 588 | - | 646 | 119 | 142 | 15 | 12 | 288 | 1,079 | 2,013 |

Residential Capacity Analysis

Des Moines has a total residential capacity of 2,013 units. Its remaining target to 2012 is 1,576 units. This amounts to a surplus capacity for 437 units over the target. Des Moines achieved about 28% 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 |
| 616 | 2,192 | 28% | 1,576 | 2,013 | 437 |

Commercial and Industrial

Net New Jobs: 1995 – 2000

Des Moines has gained a net of 569 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 |
|--------------------|--------------------|-----------------|
| 5,277 | 5,846 | 569 |

Commercial and Industrial Development Activity

Des Moines achieved an average floor area ratio (F.A.R.) of approximately .22 over all its commercial 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 | 12.17 | - | 12.17 | 530,125 | 116,067 | 0.22 |
| Industrial | No Industrial Development | | | | | |
| Total C & I Development | 12.17 | - | 12.17 | 530,125 | 116,067 | 0.22 |

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 |
| BP | | 0.18 | No activity. Assumed density based on project in pipeline. |
| HC | 0.12 | 0.15 | Assumed density slightly higher than achieved FAR to reflect higher FAR of project in the pipeline. |
| CC | 0.12 | 0.15 | Assumed density slightly higher than achieved FAR to reflect higher FAR of project in the pipeline. |
| CG | 0.12 | 0.15 | Assumed density slightly higher than achieved FAR to reflect higher FAR of project in the pipeline. |
| DC | 0.49 | 0.49 | |
| PR-C1 | 0.61 | 0.61 | |
| PR-C2 | | 0.55 | No activity. Assumed FAR based on achieved FARs in DC and PR-C1, which allow similar uses. |
| PR-R | | 0.50 | No activity. Assumed density based on achieved FARs in DC and PR-C1 zones. |

Commercial and Industrial Land Supply

After deducting constraints, Des Moines has nearly 74 net acres of vacant and redevelopable commercial and mixed-use land. After adjusting for market factors, about 69 net acres are potentially available for development during the planning period. The largest portion of this is on commercial redevelopable land. 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 | 6.16 | - | 5% | 5% | 5.54 | 10% | 4.99 |
| Commercial Redevelopable | 31.05 | - | 5% | 5% | 27.95 | 15% | 23.75 |
| Industrial Vacant | - | - | - | - | - | | 0.00 |
| Industrial Redevelopable | - | - | - | - | - | | 0.00 |
| Mixed Use Vacant | 21.87 | All deductions and market factors applied before dividing into commercial / residential acres | | | 21.87 | | 21.87 |
| Mixed Use Redevelopable | 18.42 | | | | 18.42 | | 18.42 |
| Total C & I Land | 77.50 | - | | | 73.78 | | 69.03 |

Commercial and Industrial Capacity

Des Moines has capacity for a total of 1,931 new jobs. 56% of these jobs are in commercial zones. The City of Des Moines has not zoned for industrial development. Land area for pipeline projects was included in the land supply.

| 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 |
|--|------------------------------------|---------|---------|-----------------------------------|---------|----------|---------|------------------------------------|--|
| | B-P | H-C | PR-C2 | C-C | D-C | PR-R | PR-C1 | | |
| Net Land in Sq. Ft | 247,417 | 234,518 | 770,104 | 1,222,005 | 125,835 | 45,359 | 361,669 | | |
| Achieved or Assumed F.A.R. (Avg.) | 0.18 | 0.15 | 0.55 | 0.15 | 0.49 | 0.50 | 0.61 | | |
| Dev. Capacity in Sq. Ft | 44,535 | 35,178 | 423,557 | 183,301 | 61,659 | 22,680 | 220,618 | | |
| Net Capacity (Minus Existing Floor Area on Redev. Parcels) | 44,535 | 20,543 | 416,777 | 170,724 | (6,808) | (51,870) | 220,618 | | |
| Floor Area Per Employee (Avg.) | 450 | 350 | 450 | 350 | 450 | 450 | 450 | | |
| Job Capacity | 99 | 59 | 926 | 488 | (15) | (115) | 490 | | 1,931 |

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Des Moines has achieved about 22% of its current twenty-year target of 2,555 jobs. After accounting for this increase, the city has a remaining target of 1,986 jobs. Des Moines's remaining capacity however can accommodate 1,931 jobs. The city is therefore short capacity for 55 jobs 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 |
|--------------|-------------------|---|----------------------|--------------|--|
| 569 | 2,555 | 22% | 1,986 | 1,931 | (55) |