

CITY OF DUVALL

Residential

Net New Units: 1993 – 2000

During this eight-year period, 624 net new units were permitted in the City of Duvall and the in the city's unincorporated Urban Growth Area (UGA). From 1996-2000, 451 net units were permitted. About 449 of these units were permitted by the city and 5 units were permitted by King County in the UGA. From 1993-1995, 170 permits were issued in the area that now comprises the City of Duvall and 3 units were issued in the UGA.

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
449	5	(3)	451	173	624

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 1.8 dwelling units per acre. Plat activity shows an achieved density of 4.0 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 2.2 du/acre, and plat activity achieved 11.6 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)
243.56	438	1.8	5.07	11	2.2	99.6	398	4.0	1.55	18	11.6

The table below represents the densities Duvall used to calculate capacity within the current city and in the UGA. Densities for the UGA are based on planned zoning assumptions to be made after annexation and not on current King County zones.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R12	11.61	11.61	
R3	3.42	3.42	
R4.5	5.77	5.77	
R6	6.53	6.53	
R8	8.94	8.94	
MR12		12.00	No activity. Assumed future density based on market achievement of planned densities in other residential zones.
MU16		16.00	No activity. Assumed future density based on market achievement of planned densities in other residential zones.
Mxd12		12.00	No activity. Assumed future density based on market achievement of planned densities in other residential zones. As well as based on development projects in the pipeline.
Mxd16		16.00	No activity. Assumed future density based on market achievement of planned densities in other residential zones.
Assumed Future Residential Densities in Duvall's UGA			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
UGA		3.00	Planned density after annexation

Residential Land Supply

After deducting constraints, Duvall has about 219 net acres of vacant and redevelopable land in its current city limits. With an adjustment for market variables, about 192 acres of this land is 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. There is also approximately 151 acres potentially available for development in the UGA. Altogether there is a total of about 344 acres of developable land within the city and its planned UGA.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
Acres	Acres	%	%	%	Acres		
SF Vacant	109.19	16.38	12%	5%	77.03	10%	69.33
SF Redevelopable	155.29	15.53	12%	5%	116.00	15%	98.60
MF Vacant	4.57	0.68	5%	5%	3.50	10%	3.10
MF Redevelopable	6.04	0.60	5%	5%	4.89	15%	4.16
MU Vacant	2.97	All deductions and market factors applied before dividing into commercial / residential acres			2.97		2.97
MU Redevelopable	14.22				14.22		14.22
Sub Total: Current Land Supply	292.28	33.20			218.61		192.38
UGA	178.00	26.70	*	*	151.30	*	151.30
Total Residential	470.28	59.90			369.91		343.68

* Calculations of the UGA gross land supply did not include parcels dedicated to road development. Other deductions were not taken, as the future development potential of the UGA is unknown. The lands supply calculation for the UGA provides an estimate of potential development to assist with future planning.

Residential Capacity

Duvall has capacity for 1,222 new housing units within the boundaries of the current city. The capacity is in single-family, multifamily, mixed-use zones as well as pipeline projects within the current city boundaries. There is also an additional capacity for 416 units in the UGA. In the chart below, the 2-4 and 8-12 du/acre categories consolidate data from several zones. The total capacity for the city of Duvall and its UGA is 1,638 units.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones	Total Capacity in MF Zones	Total in Mixed Use Zones	Capacity within the City	Urban Planned Development	UGA Capacity	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	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	Duvall Village & Cooper Hill Sq. Mixed-Use	UGA	All Zones
Net Acres of Land		144.05	8.86	15.13	168.04	7.26	7.26	17.20	192.50	38.30	151.00	
Density		3.42 - 5.77	6.53	8.94		11.61-12.00				7.10	3.00	
Capacity in Units		555	58	135	748	87	87	223	1,058	272	453	
Minus Existing Units on Redevelopable Parcels		(66)	(10)	(3)	(79)	(5)	(5)	(24)	(108)	-	(37)	
Net Capacity		489	48	132	669	82	82	199	950	272	416	1,638

Residential Capacity Analysis

Duvall has a total residential capacity of 1,638 units. The city's remaining target to 2012 is 1,037 units. This amounts to a surplus capacity for 601 units in addition to its target. It has achieved nearly 38% 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
624	1,661	38%	1,037	1,638	601

Commercial and Industrial

Net New Jobs: 1995 – 2000

Duvall has gained a net of 303 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. The city does not plan to zone for commercial or industrial development in the urban growth area during the planning period.

1995 Employment	2000 Employment	Net New Jobs
599	902	303

Commercial and Industrial Development Activity

Duvall achieved an average floor area ratio (F.A.R.) of approximately .18 over all its commercial zones. The city did not have any industrial development during the five-year review period.

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	6.36	-	6.36	277,194	49,801	0.18
Industrial	-	-	-	-	-	-
Total C & I Development	6.36	-	6.36	277,194	49,801	0.18

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
Co	0.18	0.30	Assumed density higher than achieved density to reflect the fact of most Co land located in downtown area, with allowances for zero lot line development. Also based on densities of projects in the pipeline.
Eo		0.30	No activity. Assumed density based on that of Co zone, which allows for similar building scale.
MU16		0.50	No activity. Assumed density based on mixed-use projects in the pipeline.
Mxd12		0.50	No activity. Assumed density based on mixed-use projects in the pipeline.
Mxd16		0.50	No activity. Assumed density based on mixed-use projects in the pipeline.

Commercial and Industrial Land Supply

After deducting constraints, Duvall has nearly 75.52 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. After adjusting for market factors, about 67.14 acres are potentially available for development during the planning period. This also includes a potential for 5.73 acres to be developed 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	45.58	6.84	5%	5%	34.87	10%	31.38
Commercial Redevelopable	19.10	1.91	5%	5%	15.47	15%	13.15
Industrial Vacant	9.10	1.37	5%	5%	6.96	10%	6.27
Industrial Redevelopable	15.42	1.54	5%	5%	12.49	15%	10.62
Mixed Use Vacant	0.99	All deductions and market factors applied before dividing into commercial / residential acres			0.99		0.99
Mixed Use Redevelopable	4.74				4.74		4.74
Total C & I Land	94.93	11.65			75.52		67.14

Commercial and Industrial Capacity

Duvall has capacity for 1,711 new jobs given its current land supply and zoning. There is also addition capacity of 171 jobs in current pipeline development projects within the current city boundaries. Duvall has not estimated employment capacity in the UGA. The total capacity for the city of Duvall is 1,882 new jobs.

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	Urban Planned Development	Total Capacity
	CO	MU 16	MXD 12	MXD 16	EO		Duvall Village, Copper Hill Sq. & Riverview Plaza	
Net Land in Sq. Ft	1,939,632	44,851	190,681	14,091	735,380		Acres not included in land supply	
Achieved or Assumed F.A.R. (Avg.)	0.30	0.50	0.50	0.50	0.30			
Dev. Capacity in Sq. Ft	581,890	22,425	95,341	7,046	220,614		102,400	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	581,890	22,425	95,341	7,046	220,614		102,400	
Floor Area Per Employee (Avg.)	500	600	600	600	650			
Job Capacity	1,164	37	159	12	339	1,711	171	1,882

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Duvall has achieved about 33% of its current twenty-year target of 1,700 jobs. After accounting for this increase, the city has a remaining target of 1,397 jobs. Duvall has capacity for 1,882 new jobs including 485 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
303	1,700	33%	1,397	1,882	485