

## CITY OF ENUMCLAW

### Residential

#### Net New Units: 1993 – 2000

During this eight-year period, 498 net new units were permitted in the City of Enumclaw and the unincorporated Urban Growth Area. From 1996 – 2000, 124 net new units were permitted. About 121 of these were permitted by the City of Enumclaw and 11 were issued by King County in the UGA. From 1993-1995, 361 units were permitted in the area that now comprises the City of Enumclaw and 13 units were permitted 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
121	11	(8)	124	374	498

#### Residential Development Activity

During the last five years, the average density achieved by permit activity was 3.8 dwelling units per acre in single-family zones and 6.5 du/acre in multifamily zones. Plat activity achieved a density of 3.6 du/acre in single-family zones. Achieved densities were lower than planned densities due to utility moratoriums in the city since 1998. The city anticipates that higher densities will be achieved in the future once the moratoriums are lifted.

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 <small>(D.U. / Acre)</small>	Net Acres Permitted	Total Number of Units	Avg. Permit Density <small>(D.U. / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>
30.56	115	3.8	0.92	6	6.5	28.02	102	3.6			

The table below represents densities Enumclaw used to calculate capacity within the current city and in the UGA. Densities for the UGA are based on planned zoning changes 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
R-1	0	2.04	Builders historically using 75% of potential density
R-2	3.58	3.58	
R-3	5.97	5.97	
R-4	21.41	21.41	
PUD	0	4.12	Assumed density determined from proposed development of 400 units on 97.03 acre parcel
RMHP	0	5.01	Based upon existing mobile home park development 122 du on 24.36 acres
Assumed Future Residential Densities in Enumclaw's UGA			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
UGA		4.00	Planned density after annexation

### Residential Land Supply

After deducting constraints, Enumclaw has about 301 net acres of vacant and redevelopable land in its current city limits. With an adjustment for market variables, about 263 acres of this land is potentially available for development during the planning period. There is also approximately 270 acres potentially available for development in the urban growth area designated for annexation (UGA proper). Tier 1 and Tier 2 are divisions based on planned phasing of development. Altogether there are approximately 533 acres of developable land within the city and its planned annexation area.

	Residential Land Supply						Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres			
		Critical Areas	ROWs / Other	Public Purposes				
	Acres	Acres	%	%		%	Acres	
SF Vacant	232.17	42.03	10%	5% or 30%	137.83	10%	<b>124.05</b>	
SF Redevelopable	149.09	22.36	10%	5% or 30%	140.05	15%	<b>119.04</b>	
MF Vacant	12.56	1.88	5%	5%	9.61	10%	<b>8.65</b>	
MF Redevelopable	17.77	2.67	5%	5%	13.59	15%	<b>11.55</b>	
<b>Sub Total: Current Land Supply</b>	<b>411.59</b>	<b>68.94</b>			<b>301.08</b>		<b>263.29</b>	
UGA Tier 1 Vacant	346.00	140.80	20%		164.16	10%	<b>147.74</b>	
UGA Tier 2 Vacant	288.00	118.40	20%		135.68	10%	<b>122.11</b>	
<b>Total Residential</b>	<b>1,045.59</b>	<b>328.14</b>			<b>600.92</b>		<b>533.15</b>	

### Residential Capacity

Enumclaw has capacity for 1,281 new housing units within the boundaries of the current city. There is also capacity of 1079 new units in the UGA based on planned zoning changes after annexation. The total capacity is 2,361 units for both the City of Enumclaw and it's annexation area.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones	Total Capacity in MF Zones	Total in Mixed Use Zones	Capacity within the City	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	12 - 18 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	Tier 1	Tier 2	All Zones
Net Acres of Land		10.09	221.67	11.34	243.10	20.20	<b>20.20</b>	-	<b>263.30</b>	147.74	122.11	
Density		2.04	3.58-5.01	5.97		21.41				4.00	4.00	
Capacity in Units		21	842	68	930	432	<b>432</b>	-	<b>1,363</b>	591	488	
Minus Existing Units on Redevelopable Parcels		(3)	(67)	(4)	(74)	(7)	<b>(7)</b>	-	<b>(81)</b>			
Net Capacity		18	775	64	856	426	<b>426</b>	-	<b>1,281</b>	591	488	2,361

### Residential Capacity Analysis

Enumclaw has a total residential capacity of 2,361 units in the city and in the UGA. Its remaining target to 2012 is 1,951 units. This amounts to a surplus capacity of about 434 units in addition to its target. Enumclaw achieved nearly 20% 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>498</b>	2,425	21%	1,927	<b>2,361</b>	434

**Commercial and Industrial**

**Net New Jobs: 1995 – 2000**

Enumclaw has gained a net of 156 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
4,002	4,158	156

**Commercial and Industrial Development Activity**

Enumclaw achieved an average floor area ratio (F.A.R.) of approximately .28 over all its commercial zones, and an F.A.R. of .29 in its industrial zones.

<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	12.70	0.04	12.66	551,511	151,747	0.28
Industrial	2.90	-	2.90	126,324	36,601	0.29
<b>Total C &amp; I Development</b>	<b>15.60</b>	<b>0.04</b>	<b>15.56</b>	<b>677,835</b>	<b>188,348</b>	<b>0.28</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
HCB	0.25	0.26	.26 is the assumed density for the COMM. Zone used in the land capacity analysis. COMM. Combines development and land inventory data from the HCB, CB1 and CB2 zones.
CB-1	0.31	0.26	
CB-2	0.51	0.26	
GO	0.34	0.34	
LI	0.29	0.29	

### Commercial and Industrial Land Supply

After deducting constraints, Enumclaw has about 100 net acres of vacant and redevelopable commercial and industrial land. The largest portion of this is in industrial zones. After adjusting for market factors, nearly 90 acres are potentially available for development during the planning period.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	Acres
Commercial Vacant	19.89	2.98	10%	5%	14.37	10%	12.93
Commercial Redevelopable	19.91	2.99	10%	5%	14.38	15%	12.23
Industrial Vacant	88.37	13.26	10%	5%	63.85	10%	57.46
Industrial Redevelopable	10.92	1.64	10%	5%	7.89	15%	6.71
<b>Total C &amp; I Land</b>	<b>139.09</b>	<b>20.86</b>			<b>100.49</b>		<b>89.33</b>

### Commercial and Industrial Capacity

Enumclaw has capacity for a total of 1,610 new jobs. 465 of those are in commercial zones. There is also capacity for 1,145 more jobs in the industrial zone. Enumclaw has not estimated employment capacity for the UGA.

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
	COMM (CB1, CB2, HCB)	GO			
Net Land in Sq. Ft	922,601	173,369		2,795,246	
Achieved or Assumed F.A.R. (Avg.)	0.26	0.34		0.29	
Dev. Capacity in Sq. Ft	239,876	58,945		810,621	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	190,680	58,945		801,183	
Floor Area Per Employee (Avg.)	600	400		700	
Job Capacity	318	147		1,145	1,610

### Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Enumclaw has achieved about 75% of its current twenty-year target of 1,000 jobs. After accounting for this increase, the city has a remaining target of 844 jobs. Enumclaw has capacity for 1,610 new jobs including 766 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
156	1,000	75%	844	1,610	766