

CITY OF FEDERAL WAY

Residential

Net New Units: 1993 – 2000

During this eight-year period, 2,117 net new units were permitted in the City of Federal Way. Approximately 59% were built during the 1996 – 2000 period. Permits issued in King County on land subsequently annexed by Federal Way during the period were included in this analysis.

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
1,274	2	(20)	1,256	861	2,117

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.3 dwelling units per acre. Plat activity shows an achieved density of 4.1 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 29 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)
149.44	648	4.3	21.61	626	29.0	48.35	196	4.1			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RS 15.0	1.98	1.98	
RS 35.0	3.03	1.00	Not enough projects for good assumption; figure set to approx. 80% of zone maximum.
RS 5	NA	6.96	Not enough projects for good assumption; figure set to approx. 80% of zone maximum.
RS 7.2	8.62	4.70	Assisted living facilities inflated density; the density used is the achieved plat density
RS 9.6	3.85	3.85	
SE	0.16	0.16	
RM 1800	4.35	20.20	Not enough projects for good assumption; figure set to approx. 80% of zone maximum.
RM 2400	15.15	15.15	
RM 3600	11.54	11.54	
BC	NA	20.00	Density used is comparable to RM 1800 zone.
BN	NA	12.00	Density used is comparable to RM 3600 zone.
BP	NA	16.94	Not enough projects for good assumption; Achieved OP density used.
CC	NA	30.00	Not enough projects for good assumption; figure is comparable to densities achieved by other south King County cities.
CF	74.90	30.00	Assisted living facilities resulted in densities greater than zone normally allows; the figure used is the same as the CC zone.
OP	16.94	16.94	

Residential Land Supply

After deducting constraints, Federal Way has about 1,318 net acres of vacant and redevelopable land. With an adjustment for market variables, about 1,146 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.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
Acres	Acres	%	%		%	Acres	
SF Vacant	970.17	256.46	15%	10%	533.03	10%	479.73
SF Redevelopable	952.63	107.44	15%	10%	633.89	17%	526.13
MF Vacant	81.10	25.30	10%	0%	50.22	10%	45.19
MF Redevelopable	46.09	8.30	10%	0%	34.02	17%	28.24
MU Vacant	34.32	All deductions and market factors applied before dividing into commercial / residential acres			34.32		34.32
MU Redevelopable	32.84				32.84		32.84
Total Residential	2,117.15	397.50			1318.32		1,146.45

Residential Capacity

Federal Way has capacity for 5,538 new housing units given its current land supply and zoning. The 0-2 du / acre category below consolidates data from three zones: SE, RS 35 and RS 15. There are approximately 5,260 units of capacity on vacant and redevelopable land plus 277 units of additional capacity in pipeline projects.

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	399.91	211.35	373.52	21.08	1,006	52.31	13.10	8.02	73.43	67.17	1,146.46
Density	.16 - 1.98	3.85	4.70	6.96		11.54	15.15	20.20			
Capacity in Units	642	814	1,756	147	3,358	604	198	162	964	1,415	5,737
Minus Existing Units on Redevelopable Parcels	(105)	(74)	(190)	(2)	(371)	(87)	(9)	(9)	(105)	-	(476)
Net Capacity	537	740	1,566	145	2,987	517	189	153	859	1,415	5,261

Urban Planned Developments				Total Capacity
RS-15 Zone	RS-5 Zone	RS-7.2 Zone	RS-9.6 Zone	All Zones
Acres from pipeline projects not included in land supply				
9	48	144	76	
9	48	144	76	5,538

Residential Capacity Analysis

Federal Way has a total residential capacity of 5,538 units. The remaining target to 2012 is 13,167 units. The city thus has a capacity deficit of 7,629 units below what is needed to meet its target. Federal Way has achieved nearly 14% 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
2,117	15,284	14%	13,167	5,538	(7,629)

Commercial and Industrial

Net New Jobs: 1995 – 2000

Federal Way has gained a net of 4,350 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
24,908	29,258	4,350

Commercial and Industrial Development Activity

Federal Way achieved an average floor area ratio (F.A.R.) of approximately .38 over all its commercial zones, and an F.A.R. of .40 in its industrial 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	119.44	26.30	93.14	4,057,178	1,545,291	0.38
Industrial	12.75	0.86	11.89	517,928	208,701	0.40
Total C & I Development	132.19	27.16	105.03	5,105,232	1,870,059	0.37

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
BC	0.17	0.17	
BN	0.18	0.18	
CC	0.98	0.75	Hotels lead to achieved FAR; (lower) figure used is a better estimate
CF	0.55	0.55	
CP-1	NA	0.25	Not enough projects for good assumption; figure is based on existing and likely uses in zone.
OP	0.37	0.37	
OP-1	0.37	0.37	
OP-2	0.37	0.37	
OP-3	0.37	0.37	
PO	NA	0.25	Not enough projects for good assumption; figure is based on existing and likely uses in zone.

Commercial and Industrial Land Supply

After deducting constraints, Federal Way has about 481 net acres of vacant and redevelopable commercial and mixed-use land with about 472 acres available for development during the planning period. There are approximately 73 acres potentially developable in commercial zones and about 398 acres potentially developable in mixed-use zone. Industrial development is permitted in the BP mixed-use zone. There are approximately 134 acres of land likely to be developed for industrial use in this zone. 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	88.70	10.89	5%	2%	72.36	10%	65.13
Commercial Redevelopable	13.18	2.47	5%	2%	9.96	17%	8.27
Industrial Vacant	-	-	-	-	-	-	-
Industrial Redevelopable	-	-	-	-	-	-	-
Mixed Use Vacant	271.78	All deductions and market factors applied before dividing into commercial / residential acres			271.78		271.78
Mixed Use Redevelopable	127.09				127.09		127.09
Total C & I Land	500.75	13.36			481.19		472.26

Commercial and Industrial Capacity

Federal Way has capacity for a total of 16,194 new jobs given its current zoning and land supply. There is capacity for about 3,741 jobs in commercial zones and 8,290 jobs in mixed-use zones. There is also capacity for 2,791 industrial jobs in the BP mixed-use zone and 1,371 additional jobs from current pipeline projects.

Zone	Empl. Capacity in Commercial Zones				Empl. Capacity in Mixed Use Zones						
	CP-1	OP-1	OP-2	OP-3	BC	BN	CC	CF	OP	PO	BP
Net Land in Sq. Ft	544,500	2,154,214	41,570	0	5,555,716	1,220,355	896,291	325,754	3,558,409	456,867	5,818,179
Achieved or Assumed F.A.R. (Avg.)	0.25	0.37	0.37		0.17	0.18	0.75	0.55	0.37	0.25	0.40
Dev. Capacity in Sq. Ft	136,125	797,059	15,381		944,472	219,664	672,218	179,165	1,316,611	114,217	2,327,272
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	122,750	797,059	15,381		545,043	202,319	461,463	102,960	1,304,360	111,332	2,232,977
Floor Area Per Employee (Avg.)	250	250	250		600	600	400	450	250	250	800
Job Capacity	491	3,188	62	-	908	337	1,154	229	5,217	445	2,791

Empl. Capacity in Industrial Zones	Total Job Capacity in Commercial, Industrial and Mixed Use Zones	Urban Planned Developments				Total Capacity
		RS-15 Zone	RS-5 Zone	RS-7.2 Zone	RS-9.6	
		Acres from pipeline projects not included in land supply				
		56,127	91,028	274,790		
		56,127	91,028	274,790	-	
		600	600	250		
		14,823	94	152	1,100	25
						16,194

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Federal Way has achieved about 28% of its current twenty-year target of 15,420 jobs. After accounting for this increase, the city has a remaining target of 11,070 jobs. Federal Way has capacity for 16,194 new jobs including 5,124 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
4,350	15,420	28%	11,070	16,194	5,124