

CITY OF ISSAQUAH

Residential

Net New Units: 1993 – 2000

During this eight-year period, 3,033 net new units were permitted in the area now comprised by the City of Issaquah. Approximately 2,400 units or 79% were permitted during the 1996 – 2000 period. During 1996 – 2000 King County issued permits for 1,040 units in areas subsequently annexed by Issaquah. The City of Issaquah permitted the other 1,382 units plus 9 ADU's. All permits issued in areas now located within the boundaries of the city are included below.

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
1,382	1,049	(36)	2,395	638	3,033

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 3.3 dwelling units per acre. In multifamily and mixed-use zones, permit activity achieved an average density of 14.7 du/acre. Plat activity shows an achieved density of 4.2 du/acre in single-family zones and 9.6 du/acre in higher density zones.

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)
53.41	174	3.3	81.93	1208	14.7	29.06	122	4.2	15.25	147	9.6

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
SF-D	11.11	11.11	
SF-S	3.10	3.10	
SF-SL	7.52	7.52	
SF-E		1.24	No activity. Assume planned density.
C-RES		0.20	No activity. Assume planned density.
MF-M	16.27	16.27	
MF-H	16.36	16.36	
CBD	32.00	32.00	
MUR	16.96	16.96	
PO	17.58	17.58	
UV	14.44	NA	Capacity based on build-out of PUD partially in pipeline.

Residential Land Supply

After deducting constraints, Issaquah has about 826 net acres of vacant and redevelopable land. With an adjustment for market variables, about 747 acres of this land are potentially available for development during the planning period. In single-family zones, there are about 640 net acres, with about 577 acres of this land potentially developable during the planning horizon. In multifamily zones and mixed-use zones, there are approximately 185 net acres, with about 171 acres of this land potentially developable during the planning horizon. Land supply representing pipeline development, such as the Urban Village zone (Issaquah Highlands) is not included in this table, but is included in the residential capacity table below.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	436.76	65.51	10%	5%	315.56	10%	284.00
SF Redevelopable	450.75	67.61	10%	5%	325.67	10%	293.10
MF Vacant	175.59	43.90	10%	5%	111.94	10%	100.74
MF Redevelopable	56.19	14.05	10%	5%	35.82	10%	32.24
Mixed Use Vacant	24.53	All deductions and market factors applied before dividing into commercial / residential acres			24.53	-	24.53
Mixed Use Redev.	12.67				12.67	-	12.67
Total Residential	1,156.49	191.07			826.2		747.29

Residential Capacity

Issaquah has capacity for 8,877 new housing units given its current land supply and zoning. Approximately 1,726 of these units are in single-family zones, 2,203 are in medium density multifamily zones, and 707 are in mixed-use zones. The 4,241 units of capacity in the Urban Village zone reflect capacity in the pipeline in that urban planned development.

Zone	Capacity in Single Family Zones				Capacity in Multifamily Zones			Total Capacity in MF Zones	Total in Mixed Use Zones	Future Capacity	Urban Planned Developments	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	Urban Village Pipeline Capacity	All Zones
Net Acres of Land	158.47	268.74		136.48	427.2	13.41	117.83	15.2	146.39	37.20	610.8	292.5	
Density	2-1.24	3.10		7.52		11.11	16.3	16.4				14.5	
Capacity in Units	166	833		1,026	999	149	1,917	248	2,314	707	4,020	4,241	
Minus Existing Units on Redevelopable Parcels	-	-		(299)	(299)	-	(111)	-	(111)	-	(111)	-	
Net Capacity	166	833	-	727	1,726	149	1,806	248	2,203	707	4,636	4,241	8,877

*The Urban Village zone includes the Issaquah Highlands development. Since the land development is already in the pipeline it is not included in the land supply above. However, at build-out it will have a capacity of over 4,200 units. There are another 163 units of capacity in the other mixed-use zones.

Residential Capacity Analysis

Issaquah has a total residential capacity of 8,877 units. Its remaining target to 2012 is 358 households. This amounts to a surplus capacity for 8,519 units in addition to its target. It has achieved 89% 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
3,033	3,391	89%	358	8,877	8,519

Commercial and Industrial

Net New Jobs: 1995 – 2000

Issaquah has gained a net of 5,411 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
9,199	14,610	5,411

Commercial and Industrial Development Activity

Issaquah achieved an average floor area ratio (F.A.R.) of approximately .42 over all its commercial zones. It had no development activity in its industrial zone.

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	43.50	1.00	42.50	1,858,300	785,168	0.42
Industrial	-	-	-	-	-	-
Total C & I Development	43.50	1.00	42.50	1,858,300	785,168	0.42

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
R	0.45	0.45	
IC	0.30	0.30	
CBD	1.23	1.00	Achieved density based on one small project. Assume somewhat lower density in future.
MUR		0.25	No activity. Commercial development in zone mainly small office. Assumed FAR based on review of such projects in other zones.
PO		0.55	No activity. Commercial development in zone mainly large office. Assumed FAR based on review of such projects in other zones.
I		0.30	No activity. Expected uses similar to those recently permitted in the IC zone. Assume same future FAR.
UV	0.11	NA	Capacity based on build-out of PUD partially in pipeline.

Commercial and Industrial Land Supply

After deducting constraints, Issaquah has approximately 161 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. The largest portion of this is vacant commercial land. After adjusting for market factors, about 147 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			
Commercial Vacant	97.43	14.6	10%	5%	70.39	10%	63.35
Commercial Redevelopable	62.26	9.3	10%	5%	44.98	10%	40.48
Industrial Vacant	17.60	2.6	10%	5%	12.72	10%	11.44
Industrial Redevelopable	26.03	3.9	10%	5%	18.81	10%	16.93
Mixed Use Vacant	8.00	All deductions and market factors applied before dividing into commercial / residential acres			8.00	-	8.00
Mixed Use Redevelopable	6.57				6.57	-	6.57
Total C & I Land	217.89	30.50	-	-	161.47		146.78

Commercial and Industrial Capacity

Issaquah has capacity for more than 19,000 new jobs. Nearly 15,000 of these are projected for the Urban Village zone or for other planned developments already underway. There is capacity for 467 more jobs in the industrial zone, and about 3,800 in the other commercial and mixed-use zones.

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 Developments	Total Capacity
	R	IC	MUR	PO	CBD	Light Industrial		Urban Village Pipeline Capacity	
Net Land in Sq. Ft	3,600,093	923,108	430,085	149,782	54,950	1,235,815			
Achieved or Assumed F.A.R. (Avg.)	0.45	0.30	0.25	0.55	1.00	0.30			
Dev. Capacity in Sq. Ft	1,628,820	277,348	107,521	82,380	54,950	370,745			
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	1,332,429	223,748	107,521	77,954	21,948	326,810			
Floor Area Per Employee (Avg.)	500	400	400	300	400	700			
Job Capacity	2,665	559	269	260	55	467	4,275	14,958	19,233

Employment Capacity in Relation to Target

Data on employment change for the year 1995 to 2000 indicate that Issaquah has achieved about 102% of its current twenty-year target of 5,318 jobs. After accounting for this increase, the city has exceeded the target by 93 jobs. Issaquah has capacity for 19,233 additional new jobs beyond its target.

Net New Jobs 95 - 00	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Remaining Job Capacity	Surplus or Deficit in Relation to Remaining Target
5,411	5,318	102%	(93)	19,233	19,326