

CITY OF KENT

Residential

Net New Units: 1993 – 2000

During this eight-year period, 4,791 net new units were permitted in the area now comprised by the City of Kent. Approximately 74% of these units were permitted during the 1996 – 2000 period.

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
3,647	7	(89)	3,565	1,226	4,791

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 5.6 dwelling units per acre. Plat activity shows an achieved density of 5.1 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 17.3 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)
320.44	1,783	5.6	107.74	1,864	17.3	176.06	900	5.1	6.41	42	6.6

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
SR-1	0.47	0.47	
SR-2	1.85	1.85	
SR-3	7.23	3.08	Achieved density reflects Kentview PUD. This project is not indicative of future achievable densities in this zone. Assume future density based on permits outside of PUD.
SR-4.5	5.10	5.10	
SR-6	6.16	6.16	
SR-8	8.21	8.21	
MRT-12		10.96	This is a new zoning designation. Future density based proportionally on projects in the pipeline in MRT-16.
MRT-16		14.62	This is a new zoning designation. Future density based on projects in the pipeline.
MR-D	5.23	5.23	
MR-G	12.84	13.20	Achieved density reflects in part a single-family plat under old designation of RM-2400. Future densities based solely on multifamily permits issued under MR-G designation.
MR-M	35.95	35.95	
CC-MU		30.00	No development activity. Assumed future density based on densities achieved in other mixed-use zones.
GC-MU	36.49	36.49	
O-MU		30.00	No development activity. Assumed future density based on densities achieved in other mixed-use zones.
DCE	36.49	36.49	

Residential Land Supply

After deducting constraints, Kent has about 1,415 net acres of vacant and redevelopable land. With an adjustment for market variables, about 1,224 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	842.34	441.49	13%	5%	328.70	10%	295.83
SF Redevelopable	1,545.59	367.55	10%	5%	1001.34	15%	851.14
MF Vacant	79.28	39.26	10%	5%	34.02	10%	30.61
MF Redevelopable	41.35	12.34	10%	5%	24.66	15%	20.96
MU Vacant	9.97	All deductions and market factors applied before dividing into commercial / residential acres			9.97		9.97
MU Redevelopable	15.86				15.86		15.86
Total Residential	2,534.39	860.64			1414.54		1,224.37

Residential Capacity

Kent has capacity for 6,814 new housing units given its current land supply and zoning. In chart below, the 0-2, 4.01-6, 8.01-12, 12.01-18 du/acre and mixed-use categories consolidate data from several zones based on their assumed densities. The total number of existing units on redevelopable land was subtracted from the total capacity in single-family and multifamily / mixed-use zones for a total of 896 units. Kent also has 250 units of additional capacity in a pipeline project.

Zone	Capacity in Single Family Zones					Total Capacity in SF Zones
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Projected ADU's	
Net Acres of Land	171.37	374.04	571.14	30.42		1,146.97
Density	.47 or 1.85	3.08-5.10	6.16	8.21		
Capacity in Units	193	1,670	3,518	250	24	5,655
Minus Existing Units on Redevelopable Parcels	-	-				(677)
Net Capacity	193	1,670	3,518	250	24	4,978

Capacity in Multifamily Zones			Total Capacity in MF Zones	Total in Mixed Use Zones	Future Capacity	Urban Planned Developments	Total Capacity
8 - 12 du / acre	12 - 18 du / acre	18 - 30 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	Remaining Kent View Buildout	All Zones
17.41	18.77	15.39	51.57	25.82	1,224	27.00	
5.23 or 10.96	13.2 or 14.62	35.95				9.26	
95	257	553	905	900	7,460	250	
-	-	-	(71)	(148)	(896)	-	
95	257	553	834	752	6,564	250	6,814

Residential Capacity Analysis

Kent has a total net residential capacity of 6,814 units. The city's remaining target to 2012 is 4,284 households. This amounts to a surplus capacity for 2,530 units over its target. Kent achieved nearly 53% of its target during 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
4,791	9,075	53%	4,284	6,814	2,530

Commercial and Industrial

Net New Jobs: 1995 – 2000

Kent has gained a net of 4,128 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
55,792	59,920	4,128

Commercial and Industrial Development Activity

Kent achieved an average floor area ratio (F.A.R.) of approximately .31 over all its commercial zones, and an F.A.R. of .45 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	63.72	6.82	56.90	2,478,564	778,132	0.31
Industrial	297.25	66.91	230.34	10,033,610	4,523,866	0.45
Total C & I Development	360.97	73.73	287.24	12,512,174	5,301,998	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
CC	0.23	0.23	
NCC		0.25	No activity. Assume density based on projects in the pipeline.
O	0.25	0.25	
CM-1	0.33	0.33	
CM-2	0.37	0.37	
GC	0.32	0.32	
GWC	0.50	0.50	
DLM		0.91	No activity. Re-zoned to DCE. Assume same future FAR.
M1	0.44	0.44	
M1-C	0.39	0.39	
M2	0.43	0.43	
M3	0.55	0.55	
CC-MU	0.30	0.30	
GC-MU	0.12	0.12	
O-MU	0.13	0.13	
DCE	0.91	0.91	

Commercial and Industrial Land Supply

After deducting constraints, Kent has nearly 789 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. After adjusting for market factors, about 686 acres are potentially available for development during the planning period. The largest portion of land is in industrial zones.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	175.77	63.12	10%	5%	95.75	10%	86.18
Commercial Redevelopable	160.00	13.41	10%	5%	124.60	20%	99.68
Industrial Vacant	528.93	162.91	10%	5%	311.12	10%	280.01
Industrial Redevelopable	261.28	41.47	10%	5%	186.84	20%	149.47
Mixed Use Vacant	29.34	All deductions and market factors applied before dividing into commercial / residential acres			29.34		29.34
Mixed Use Redevelopable	41.58				41.58		41.58
Total C & I Land	1,196.90	280.91			789.23		686.25

Commercial and Industrial Capacity

Kent has capacity for a total of 14,448 new jobs, 46% of those are in commercial or mixed-use zones. The majority, or 54%, of the job capacity is located in industrial zones. Commercial pipeline development projects were included in the total net commercial and industrial land supply.

Zone	Empl. Capacity in Commercial Zones							Empl. Capacity in Mixed Use Zones			
	CC	NCC	O	CM-1	CM-2	GC	GWC	CC-MU	GC-MU	O-MU	DCE
Net Land in Sq. Ft	1,328,843	247,897	166,776	1,148,867	761,714	3,981,006	586,560	597,450	636,075	518,723	1,329,297
Achieved or Assumed F.A.R. (Avg.)	0.23	0.25	0.25	0.33	0.37	0.32	0.50	0.30	0.12	0.13	0.91
Dev. Capacity in Sq. Ft	305,634	61,974	29,194	379,126	281,834	1,273,922	293,280	179,235	76,329	67,434	1,209,660
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	223,266	46,776	29,194	328,114	240,540	1,123,741	258,743	159,683	50,485	64,450	1,127,042
Floor Area Per Employee (Avg.)	550	550	300	550	550	550	550	550	550	550	550
Job Capacity	406	85	97	597	437	2,043	470	290	92	117	2,049

Empl. Capacity in Industrial Zones				Total Job Capacity in Commercial, Industrial and Mixed Use Zones
M1	M1-C	M2	M3	
10,288,591	217,454	4,455,823	3,771,651	
0.44	0.39	0.43	0.55	
4,526,980	84,807	1,916,004	2,074,408	
4,265,145	84,807	1,504,243	1,909,646	
1,000	1,000	1,000	1,000.00	
4,265	85	1,504	1,910	14,448

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Kent has achieved about 34% of its current twenty-year target of 12,229 jobs. After accounting for this increase, the city has a remaining target of 8,101 jobs. Kent has capacity for 14,448 new jobs including 6,347 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
4,128	12,229	34%	8,101	14,448	6,347