

CITY OF KIRKLAND

Residential

Net New Units: 1993 – 2000

During this eight-year period 2,824 net new units were permitted in the City of Kirkland. Approximately 70% were built 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
2,145	24	(205)	1,964	860	2,824

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.5 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 23 du/acre. Plat activity shows an achieved density of 5 du/acre in single-family zones, with an average of 7.8 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)
135.55	613	4.5	66.64	1531	23.0	67.61	342	5.1	4.63	36	7.8

In order to calculate land capacity from the existing land supply, Kirkland used the densities noted in the table on the following page.

Assumed Future Residential Densities			
Zoning	Assumed DUs/Acre	Achieved DUs/Acre	Reasons/Documentation
PLA 16	1.04	1.48	Grouped zones with similar densities for purposes of getting a sample of actual achieved densities from permit data. See residential densities table for documentation.
PLA 2	1.04		
RS 35	1.04	0.76	
RSX 35	1.04	1	
RS 12.5	2.99	2.83	
RSX 12.5	2.99		
WD II	2.99	3.65	
PLA 1	3.78	7.02	
PR 8.5	3.78		
RS 8.5	3.78	3.78	
RSX 8.5	3.78		
RSX 7.2	4.78		
RS 7.2	4.78	4.64	

Assumed Future Residential Densities		
Continued from previous page		
PLA 17C	8.52	
PLA 3A	8.52	
PLA 6C	8.52	5.88
PLA 6E	8.52	9.09
PLA 6H	8.52	18.52
PLA 9	8.52	
PR 5.0	8.52	
RM 5.0	8.52	8.03
RS 5.0	8.52	7.27
RSX 5.0	8.52	4.35
PLA 10C	12.28	
PLA 13A	12.28	
PLA 13B	12.28	5.63
PLA 15A	12.28	
PLA 15B	12.28	
PLA 17A	12.28	13.49
PLA 3B	12.28	
PLA 6B	12.28	8.70
PLA 6D	12.28	9.06
PLA 6F	12.28	
PLA 6G (2)	12.28	
PLA 7C	12.28	
PLA 8	12.28	13.33
PR 3.6	12.28	28.65
RM 3.6	12.28	11.65
WD I	12.28	9.69
WD III	12.28	10.53
JBD 3	19.32	
PLA 6I	19.32	18.43
PLA 6K	19.32	
PLA 7A	19.32	18.18
PR 2.4	19.32	
RM 2.4	19.32	19.44
PLA 5A	21.49	
PLA 5B	21.49	
PLA 5C	21.49	
PLA 5D	21.49	
PLA 5E	21.49	15.38
PLA 6A	21.49	
PLA 6J	21.49	
PLA 7B	21.49	23.08
PR 1.8	21.49	24.53
RM 1.8	21.49	
CBD 1	79.23	100.00
CBD 2	79.23	16.67
CBD 3	79.23	
CBD 4	79.23	
CBD 5	79.23	74.07
CBD 6	79.23	77.29
CBD 7	79.23	
CBD 8	79.23	74.37
JBD 1	50.96	
JBD 2	50.96	53.52
JBD 4	50.96	
JBD 5	50.96	
JBD 6	50.96	53.57

Residential Land Supply

After deducting constraints, Kirkland has about 767 net acres of vacant and redevelopable residential land. With an adjustment for market variables, about 702 acres of this land is potentially available for development during the planning period. In single-family zones, there are over 600 net acres, with approximately 550 acres of this land potentially developable during the planning horizon. In multifamily and mixed-use zones, there are about 163 net acres, with about 152 acres of this land potentially developable during the planning horizon.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	155.06	13.43	5%	5%	127.47	5%	121.09
SF Redevelopable	554.43	24.83	5%	5%	476.64	10%	428.98
MF Vacant	36.63	3.57	2%	5%	30.75	5%	29.21
MF Redevelopable	110.16	7.56	2%	5%	95.42	10%	85.88
Mixed Use Vacant	11.60	All deductions and market factors applied before dividing into commercial / residential acres			11.60	-	11.60
Mixed Use Redevelopable	25.28				25.28	-	25.28
Total Residential	893.16	49.39			767.15		702.03

Residential Capacity

Kirkland has capacity for 4,102 new housing units given its current land supply and zoning. About 1,684 of these units are in single-family zones, 760 are in multifamily zones and 1,658 are in mixed-use zones. The capacity of the mixed-use zones include 1,490 units which are located in Kirkland's CBD or in the Juanita Business District.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones			Total Capacity in MF Zones	Total in Mixed Use Zones	Future 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	26.47	36.96	477.59	27.95	568.97	62.98	19.41	13.80	96.19	36.39	701.55
Density	1.04	2.99	3 - 5	8.52		12.28	19.32	21.49			
Capacity in Units	28	111	2,119	238	2,495	773	375	297	1,445	1,742	5,682
Minus Existing Units on Redevelopable Parcels	(9)	(21)	(741)	(41)	(811)	(218)	(240)	(227)	(684.90)	(85)	(1,580)
Net Capacity	19	90	1,378	198	1,684	556	135	70	760	1,658	4,102

Residential Capacity Analysis

Kirkland has a total residential capacity of 4,102 units. Its remaining target to 2012 is 3,013 households. This amounts to a surplus for about 1,090 units in addition its target. Kirkland has achieved nearly 50% 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
2,824	5,837	48%	3,013	4,102	1,089

Commercial and Industrial

Net New Jobs: 1995 – 2000

Kirkland has gained a net of 10,554 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
28,273	38,827	10,554

Commercial and Industrial Development Activity

Kirkland achieved an average floor area ratio (F.A.R.) of approximately .53 over all its commercial zones, and an F.A.R. of .71 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	25.25	2.12	23.13	1,007,543	534,196	0.53
Industrial	9.05	0.84	8.21	357,628	254,963	0.71
Total C & I Development	34.3	2.96	31.34	1,365,170	789,159	0.58

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table on the following page.

Commercial and Industrial Land Supply

After deducting constraints, Kirkland has about 163 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. The largest portion of this is redevelopable commercial land. After adjusting for market factors, about 150 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	27.88	4.17	5%	5%	21.34	10%	19.21
Commercial Redevelopable	102.54	2.35	5%	5%	90.17	10%	81.15
Industrial Vacant	1.76	0.03	5%	5%	1.56	10%	1.40
Industrial Redevelopable	11.2	0.33	5%	5%	9.78	10%	8.80
Mixed Use Vacant	15.75	All deductions and market factors applied before dividing into commercial / residential acres			15.75	-	15.75
Mixed Use Redevelopable	23.96				23.96	-	23.96
Total C & I Land	183.09	6.88			162.56		150.28

Assumed Future Non-Residential Densities			
Zoning	Assumed FAR	Achieved FAR	Reasons/Documentation
CBD 1	0.86		Grouped zones with similar densities for purposes of getting a sample of actual achieved densities from permit data.
CBD 2	0.86	1.81	
CBD 3	0.86		
CBD 4	0.86		
CBD 5	0.86		
CBD 6	0.86	2.36	
CBD 7	0.86		
CBD 8	0.86	0.83	
BC	0.20	0.2	Rounded up to .2
BCX	0.20	0.04	
BN	0.20	0.39	
FC I	0.20		
FC II	0.20		
PLA 10A	0.20		
PLA 11	0.20	1.02	
PLA 17B	0.20		
PLA 4	0.20		
ILC	0.20		
JBD 1	1.68		
JBD 2	1.68	0.9	
JBD 4	1.68		
JBD 5	1.68		
JBD 6	1.68	1.23	
PLA 13A	1.68		
PLA 15A	1.68		
PLA 8	1.68		
FC III	0.75	1.15	
PLA 10B	0.75	0.73	
PO	0.75	0.34	
PR 8.5	0.75		
JBD 3	0.83	0.58	
PLA 13B	0.83		
PLA 17C	0.83		
PLA 3A	0.83		
PLA 5B	0.83		
PLA 5C	0.83	1.44	
PLA 6B	0.83		
PR 1.8	0.83		
PR 2.4	0.83		
PR 3.6	0.83	0.63	
PR 5.0	0.83		
LIT	.47/.75	.47/.75	Developed as 50% Commercial 2 and 50% Industrial (see commercial densities table)
PLA 6G (2)	.47/.75	.47/.75	

Commercial and Industrial Capacity

Kirkland has capacity for over 5,000 net new jobs. All of these are in commercial or mixed-use zones. There is potential for the loss of some industrial jobs, as the industrial zones are partially redeveloped for commercial uses. See note below.

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
	Low Density Commercial	High Density Commercial	ILC-Commercial / Industrial	Mixed-Use BCX, BN	Mixed-Use PR / PLA	CBD	JBD / PLA 8 / 13A & 15A		
Net Land in Sq. Ft	2,872,346	1,078,284	223,898	188,179	1,081,595	175,547	283,576	444,704	
Achieved or Assumed F.A.R. (Avg.)	0.20	0.75	0.47	0.20	0.83	0.86	1.68	0.47	
Dev. Capacity in Sq. Ft	574,469	808,713	105,232	37,636	897,724	150,970	476,407	209,011	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	(32,598)	572,710	38,448	24,658	811,485	(47,418)	411,184	(39,271)	
Floor Area Per Employee (Avg.)	526	526	526	526	250	526	526	588	
Job Capacity	(62)	1,089	73	47	3,246	(90)	782	(67)	5,018

* The LIT zone is expected to develop as 50% commercial and 50% industrial. The commercial capacity is accounted for in the high-density commercial column. The other industrial zone, ILC, is expected to redevelop fully as commercial, and is treated in the third column above.

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Kirkland has achieved about 123% of its current twenty-year target of 8,600 jobs. After accounting for this increase, the city has exceeded the target by 1,954 jobs. Kirkland has capacity for 5,018 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
10,554	8,600	123%	(1,954)	5,018	6,972