

CITY OF LAKE FOREST PARK

Residential

Net New Units: 1993 – 2000

During this eight-year period, 131 net new units were permitted in the area now in the City of Lake Forest Park. About 49 units were built during the 1993 – 1995 period and 82 units since 1996. Lake Forest Park has tripled its population through several annexations since 1993. Units built in annexed areas are included here.

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
94	-	(12)	82	49	131

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 2.8 dwelling units per acre. Plat activity shows an achieved density of 3.4 du/acre in single-family zones. There was no activity in multifamily 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)
33.96	94	2.8				16.95	58	3.4			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RS 7200	4.51	4.51	Plat Activity
RS 10000/RS 9600	2.63	2.63	Plat Activity
RS 15000	2.67	2.67	Permit Activity
RS 20000	1.35	1.35	Permit Activity
RM 3600		7.87	No activity. Assumed future density based on extrapolation from achieved densities in other residential zones. Based, in part, on achieved densities in City of Shoreline, on similarly zoned land.
RM 2400		15.00	No activity. Assumed future density based on extrapolation from achieved densities in other residential zones. Based, in part, on achieved densities in City of Shoreline, on similarly zoned land.
RM 900		31.46	No activity. Assumed future density based on extrapolation from achieved densities in other residential zones. Based, in part, on achieved densities in City of Shoreline, on similarly zoned land.

Residential Land Supply

Lake Forest Park has approximately 231 acres of developable residential land. With an adjustment for market variables, about 199 acres of this land is potentially developable during the planning period. In single-family zones, Lake Forest Park has 226 net acres of vacant and redevelopable single family land, after deducting critical areas. There are 195 acres potentially available after the market factor adjustment. In multifamily zones, there are just over 5 net acres of redevelopable land, with about 3.5 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	135.51	75.63	5%	5%	68.07	10%	61.26
SF Redevelopable	230.07	54.68	5%	5%	157.85	15%	134.17
MF Vacant							
MF Redevelopable	5.83	-	5%	5%	5.35	35%	3.48
Total Residential	371.41	130.31			231.27		198.91

Residential Capacity

Lake Forest Park has capacity for 536 new housing units given its current land supply and zoning. There is capacity for 452 units in single-family zones and 84 in multifamily zones. The largest amount of its land supply is redevelopable land in single-family zones, with capacity for 281 units.

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	30 - 48 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land	22.49	83.65	89.00		195.1	0.77	0.14	2.57	3.48	-	
Density	1.35	2.64	4.51			7.87	15.00	31.46			
Capacity in Units	30	221	401		653	6	2	81	89	-	
Minus Existing Units on Redevelopable Parcels	(13)	(79)	(109)		(201)	(3)	(1)	(1)	(5)	-	
Net Capacity	17	142	292		452	3	1	80	84	-	536

Residential Capacity Analysis

Lake Forest Park has a total residential capacity of 536 units. Its remaining target to 2012 is 338 households. This amounts to a surplus capacity for 198 units over its target. It has achieved about 28% 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
131	469	28%	338	536	198

Commercial and Industrial

Net New Jobs: 1995 – 2000

Lake Forest Park has lost a net of 57 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Estimated employment loss from 1992 to 2000 is likely to be somewhat greater than 57.

1995 Employment	2000 Employment	Net New Jobs
1,405	1,348	(57)

Commercial and Industrial Development Activity

Lake Forest Park achieved a floor area ratio (F.A.R.) of approximately 0.18 over all its commercial zones. There are no industrial zones in Lake Forest Park.

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	1.00	0.00	1.00	43,560	7,727	0.18
Industrial	-	-	-	-	-	-
Total C & I Development	1.00	0.00	1.00	43,560	7,727	0.18

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		0.25	No activity. Assumed density based on Shoreline's achieved density in similar zone, as well as on achieved density in the TC zone (one project).

Commercial and Industrial Land Supply

After deducting constraints, Lake Forest Park has about 3.5 net acres of redevelopable commercial land. It has no vacant commercial land, and no industrial zones. After adjusting for market factors, less than 3 acres, or about 129,700 square feet, 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	-	-	-	-	-		
Commercial Redevelopable	3.89	0	5%	5%	3.5	15%	2.98
Industrial Vacant	-	-	-	-	-		
Industrial Redevelopable	-	-	-	-	-		
Total C & I Land	3.89	0	10.0%		3.5		2.98

Commercial and Industrial Capacity

Lake Forest Park has capacity for 81 net new jobs. All of these are in commercial 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
	CC			
Net Land in Sq. Ft	129,644			
Achieved or Assumed F.A.R. (Avg.)	0.25			
Dev. Capacity in Sq. Ft	32,411			
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	32,411			
Floor Area Per Employee (Avg.)	400			
Job Capacity	81			81

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Lake Forest Park has lost about 57 jobs. After accounting for this decrease, the city is 272 jobs short of meeting its adjusted target of 215 jobs.* Lake Forest Park has capacity for 81 new jobs, a deficit of 191 jobs below what is needed to accommodate the 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
(57)	215	-27%	272	81	(191)

*The Countywide Planning Policies state Lake Forest Park's employment target as 200 for the 1992 – 1912 period. In order to adjust for the annexation of commercial / industrial zones by the city since 1992, 15 jobs were shifted to the city from the original employment target for unincorporated King County