

CITY OF MAPLE VALLEY

Residential

Net New Units: 1993 – 2000

During this eight-year period, 1,673 net new units were permitted in the area now comprised by the City of Maple Valley. Approximately 46% 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
771	1	(7)	765	908	1,673

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 5.5 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 18.0. Plat activity shows an achieved density of 6.3 du/acre in single-family 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 <small>(D.U. / Acre)</small>	Net Acres Permitted	Total Number of Units	Avg. Permit Density <small>(D.U. / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>
110.26	601	5.5	9.46	170	18.0	44.83	284	6.3			

In order to calculate land capacity from existing land supply, Maple Valley used the densities noted in the table below.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R-4	3.34	3.34	
R-6	6.27	6.27	
R-8		7.50	No activity. Assumed future density based proportionally on achieved densities in other zones.
R-12		10.00	No activity. Assumed future density based on achieved densities in similar zones in comparable south county cities.
MU		12.00	No activity. Achieved densities in mixed-use zones in comparable south county cities are 20 dus/ac and higher. Assumed future density based on maximum allowed in the MV mixed-use designation.

Residential Land Supply

After deducting constraints, Maple Valley has 572 net acres of vacant and redevelopable land. With an adjustment for market variables, about 408 acres of this land is potentially available for development during the planning period. In single-family zones, there are about 536 net acres, with 380 acres of this land potentially developable during the planning horizon. In multifamily zones, there are nearly 15 net acres, with about 10 acres of this land potentially developable during the planning horizon. About 30% of the mixed-use land, or 21 net acres, is expected to undergo residential development. This amounts to nearly 17 acres after deducting for market factors.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	391.26		0.25		293.45	20%	234.76
SF Redevelopable	323.99		0.25		242.99	40%	145.80
MF Vacant	12.04		0.25		9.03	20%	7.22
MF Redevelopable	7.44		0.25		5.58	40%	3.35
Mixed Use Vacant	30.00		0.30		21.00	20%	16.80
Total Residential	764.73				572.05		407.92

Residential Capacity

Maple Valley has capacity for 2,771 new housing units given its current land supply and zoning. There is capacity for 2,133 units in single-family zones, 106 in multifamily zones, and 202 in mixed-use zones. There are a further 330 units currently in the development pipeline.

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	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	Valley Meadows, Valley Green, etc	All Zones
Net Acres of Land		97.77		282.78	380.55	10.57	10.57	16.80	407.92		
Density		3.34		6 -7.5		10.00					
Capacity in Units		327		1,806	2,133	106	106	202	2,441	330	
Minus Existing Units on Redevelopable Parcels		-		-	-	-	-	-			-
Net Capacity	-	327	-	1,806	2,133	106	106	202	2,441	330	2,771

Residential Capacity Analysis

Maple Valley has a total residential capacity of 2,771 units. It has already exceeded its target by 134 units. This amounts to a total surplus of 2,905 units over and above its current target. It has achieved 109% 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
1,673	1,539	109%	(134)	2,771	2,905

Commercial and Industrial

Net New Jobs: 1995 – 2000

Maple Valley has gained a net of 810 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
1,931	2,741	810

Commercial and Industrial Development Activity

Maple Valley achieved an average floor area ratio (F.A.R.) of approximately .14 in the one commercial zone (CB) where there was development activity.

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	14.43	-	14.43	628,571	89,817	0.14
Industrial	-	-	-	-	-	-
Total C & I Development	14.43	-	14.43	628,571	89,817	0.14

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.

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
CB	0.14	0.20	Achieved density based on permits issued for one project. Small sample. Assumed future density reflects this result and achieved densities in similar zones in other comparable south county cities.
O		0.30	No activity. Assumed future density based on achieved densities in similar zones in comparable south county cities.
MU		0.35	No activity. Assumed future density based on achieved densities in similar zones in comparable south county cities.
BP		0.35	No activity. Assumed future density based on achieved densities in similar zones in comparable south county cities.

Commercial and Industrial Land Supply

After deducting constraints, Maple Valley has nearly 170 net acres of vacant commercial, mixed-use, and industrial land. It does not have any redevelopable commercial or industrial land. After adjusting for market factors, about 138 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	115.62	20%			92.50	20%	74.00
Commercial Redevelopable	-	No redevelopable commercial or industrial land			-		-
Industrial Vacant	35.00	20%			28.00	10%	25.20
Mixed Use Vacant	70.00	30%			49.00	20%	39.20
Total C & I Land	220.62	-	-	-	169.50	-	138.40

Commercial and Industrial Capacity

Maple Valley has capacity for a total of 3,128 new jobs. Nearly 1,500 of those are in commercial zones, nearly 1,200 are in mixed-use zones, and 452 are in the industrial zone.

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
	CB	O	MU	BP	
Net Land in Sq. Ft	2,247,557	975,744	1,707,552	1,097,712	
Achieved or Assumed F.A.R. (Avg.)	0.20	0.30	0.35	0.35	
Dev. Capacity in Sq. Ft	449,511	292,723	597,643	384,199	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	449,511	292,723	597,643	384,199	
Floor Area Per Employee (Avg.)	600	400	500	850	
Job Capacity	749	732	1,195	452	3,128

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Maple Valley has achieved about 66% of its current twenty-year target of 1,233 jobs. After accounting for this increase, the city has a remaining target of 423 jobs. Maple Valley has capacity for 3,128 new jobs including 2,705 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
810	1,233	66%	423	3,128	2,705