

CITY OF MERCER ISLAND

Residential

Net New Units: 1993 – 2000

During this eight-year period, 503 net new units were permitted in the area now comprised by the City of Mercer Island. Approximately 62% 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
313	131	(100)	344	159	503

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. In multifamily zones, permit activity achieved an average density of 16.7 du/acre. Plat activity shows an achieved density of 2.9 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	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)
83.50	235	2.8	4.66	78	16.7	30.32	87	2.9			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R-8.4	4.67	4.67	
R-9.6	3.52	3.52	
R-12	2.65	2.65	
R-15	2.77	2.77	
MF-2	0.00	22.00	Assumed future density based on: 1) a project in the pipeline with 35 du/acre and 2) development in MF-3 with achieved 16.74 du/acre
TC*	0.00	65.00	Assumed future density based on pipeline projects

Residential Land Supply

After deducting constraints, Mercer Island has about 584 net acres of vacant and redevelopable land. With an adjustment for market variables, about 360 acres of this land is potentially available for development during the planning period. A market factor of 50% on vacant land was used because landowners have not specified intent to sell or develop. After market deductions, 348 acres are potentially available in single family zones and 1.85 acres are potentially available in multifamily zones. In mixed-use zones, 10.14 acres are potentially available for residential use. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	444.85	79.14	10%	3%	318.17	50%	159.08
SF Redevelopable	333.42	50.32	8%	3%	251.96	25%	188.97
MF Vacant	3.90	0.20	0%	0%	3.71	50%	1.85
MF Redevelopable							
MU Vacant	0.49	All deductions and market factors applied before dividing into commercial / residential acres			0.49		0.49
MU Redevelopable	9.65				9.65		9.65
Total Residential	792.31	129.65			583.97		360.05

Residential Capacity

Mercer Island has capacity for 1,816 new housing units given its current land supply and zoning. In the chart below, the 2-4 and 4-6 du/acre categories consolidate data from several single-family zones. There is also additional capacity of 311 units from current urban planned developments and 144 ADU additions. The total residential capacity for Mercer Island is 2,271 units.

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	Projected ADU's					Total Capacity in SF Zones
Net Acres of Land		94.33	253.72			348	1.85	1.85	10.15	360.05
Density		2.65 - 2.77	3.52-4.67				22.00			
Capacity in Units		261	931		144	1,336	41	41	660	2,037
Minus Existing Units on Redevelopable Parcels		(18)	(39)			(57)	-	-	(19)	(76)
Net Capacity	-	243	892		144	1,279	41	41	641	1,961

Urban Planned Developments		Total Capacity
2001 Pipeline Projects	2002-03 Design Approved Projects	All Zones
0.66	5.68	
35	60-100	
23	288	
-	-	
23	288	2,271

Residential Capacity Analysis

Mercer Island has a total residential capacity of 2,271 units and its remaining target to 2012 is 619 households. As a result there is a surplus capacity for 1,652 units in addition to its target. It has achieved nearly 45% 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 of Capacity
503	1,122	45%	619	2,271	1,652

Commercial and Industrial

Net New Jobs: 1995 – 2000

Mercer Island has gained a net of 688 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
5,991	6,679	688

Commercial and Industrial Development Activity

Mercer Island achieved an average floor area ratio (F.A.R.) of approximately .39 over all its commercial zones. The city has not zoned for industrial uses.

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	6.90	-	6.90	300,564	116,545	0.39
Industrial	-	-	-	-	-	-
Total C & I Development	6.90	-	6.90	300,564	116,545	0.39

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
TC	0.26	2.00	Achieved FAR based on small samples of only 2 projects. Assumed FAR based on projects in the pipeline.
B	0.00	0.25	Assumed FAR base on very small area with little probability for development.
C-O	0.00	0.25	Assumed future density based on the fact that this zone has extraordinary setback requirements. (75ft. From any ROW and 50ft. From any other property line), limited height reqs. (36ft) and not more than 35% impervious lot coverage, all of which limit potential redevelopment. This limits increased density of redevelopment
PBZ	0.42	-	Achievement in this zone is reflected in the average achieved F.A.R. above. However, there is no further capacity in this zone.

Commercial and Industrial Land Supply

After deducting constraints, Mercer Island has about 18 net acres of vacant and redevelopable commercial and mixed-use land. After adjusting for market factors, about 15 acres are 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.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	6.43	-	0%	5%	6.11	25%	4.58
Commercial Redevelopable	5.06	-	0%	5%	4.81	25%	3.61
Industrial Vacant	-	-	-	-	-		-
Industrial Redevelopable	-	-	-	-	-		-
Mixed Use Vacant	0.32	All deductions and market factors applied before dividing into commercial / residential acres			0.32		0.32
Mixed Use Redevelopable	6.43				6.43		6.43
Total C & I Land	18.24	-			17.67		14.94

Commercial and Industrial Capacity

Mercer Island has capacity for a total of 1,248 new jobs given its current land supply and zoning. Approximately 207 of those are in commercial zones and 813 are in the mixed-use zone. The city also has capacity for 228 additional jobs from planned developments.

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
	B	C-O	TC			2001-03 Planned Projects	
Net Land in Sq. Ft	22,651	334,541	293,159			Acres not included in land supply	
Achieved or Assumed F.A.R. (Avg.)	0.25	0.25	2.00				
Dev. Capacity in Sq. Ft	5,663	83,635	586,318			91,163	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	5,663	58,018	325,079			91,163	
Floor Area Per Employee (Avg.)	400	300	400				
Job Capacity	14	193	813		1,020	228	1,248

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Mercer Island has achieved about 40% of its current twenty-year target of 1,700 jobs. After accounting for this increase, the city has a remaining target of 1,012 jobs. Mercer Island has capacity for 1,248 new jobs including 236 jobs in excess of 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
688	1,700	40%	1,012	1,248	236