

CITY OF MILTON (King County portion)

Residential

Net New Units: 1993 – 2000

During this eight-year period, 53 net new units were permitted in the area now comprised by the City of Milton. Approximately 45% of these units were built during the 1996 – 2000 period. Units built in the Pierce County portion of Milton are not reflected below.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
24	-	-	24	29	53

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.2 dwelling units per acre and plat activity shows an achieved density of 4.3 du/acre. There was no multifamily development activity during the review period.

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)
5.73	24	4.2				6.44	28	4.3			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RS	4.35	4	
RM		11	No activity. Zone allows 12 dus/ac. Recent permits in the Pierce County portion of Milton have achieved 11 dus/ac.
PD		NA	No activity. Capacity calculations based on specifications in project application for the single planned development site that makes up the land supply in this zone.

Residential Land Supply

After deducting constraints, Milton has about 29 net acres of vacant and redevelopable land. With an adjustment for market variables, about 27 acres of this land is potentially available for development during the planning period. The land was not discounted for Right of Way in most zones, as parcels were too small to require further dedication. After all deductions, about 11 acres are potentially available in single-family zones and about 3 acres are potentially available in multifamily zones. In mixed-use zones, 13 acres are potentially available for residential use. Land located in the Pierce County portion of Milton was not included in the land supply below.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	1.99	0.00	0%	5%	1.89	10%	1.70
SF Redevelopable	11.95	0.00	0%	5%	11.35	15%	9.65
MF Vacant	2.62	1.31	0%	5%	1.24	10%	1.12
MF Redevelopable	4.25	2.13	5%	5%	1.91	15%	1.63
MU Vacant	12.99	All deductions and market factors applied before dividing into commercial / residential acres			12.99		12.99
MU Redevelopable							
Total Residential	33.80	3.44	-	-	29.39	-	27.09

Residential Capacity

Milton has capacity for approximately 353 new housing units given its current land supply and zoning. Eleven percent of these units are in single-family zones. The majority of the capacity is located in a planned mixed-use project, which represents all of the land supply in the PD zone. The residential capacity of this land is based on the planned number of units in the residential portion of the project. Due to the long-term nature of this project, the actual build-out may vary based on market demand and developer choice.

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	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land			11.35		11.35	2.75	2.75	12.99	27.09
Density			4.00			11.00			
Capacity in Units			45		45	30	30	284	360
Minus Existing Units on Redevelopable Parcels			(4)		(4)	(3)	(3)	-	(7)
Net Capacity	-	-	41	-	41	27	27	284	353

Residential Capacity Analysis

Milton has a total residential capacity of 353 units. Milton exceeded its twenty-year target by 13 units during the first eight years of the planning period. As result the city had a capacity for 366 units in addition to its target allocation. Thirteen additional units have been built over the target, and a capacity for 353 more units remains.

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
53	40	133%	(13)	353	366

Commercial and Industrial

Net New Jobs: 1995 – 2000

Milton has gained a net of 1 new job in the King County portion of the city during the most recent five years, 1995 to 2000, of the 1992-2012 planning period.

1995 Employment	2000 Employment	Net New Jobs
2	3	1

Commercial and Industrial Development Activity

There was no commercial or industrial development in the City of Milton during the review period.

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	-	-	-	-	-	-
Industrial	-	-	-	-	-	-
Total C & I Development	-	-	-	-	-	-

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
B		0.4	No activity. Assumed future density based existing land use pattern in east portion of zone (intensive strip retail) and proposed development in west portion of zone (retail/office).
PD		NA	No activity. Capacity calculations based on specifications in project application for the single planned development site that makes up the land supply in this zone.

Commercial and Industrial Land Supply

After deducting constraints, Milton has nearly 86 net acres of vacant and redevelopable commercial and mixed-use land. After adjusting for market factors, about 84 acres are potentially available for development during the planning period. The land supply does not include land in the Pierce County portion of the city.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	5.68	0.57	5%	5%	4.60	10%	4.14
Commercial Redevelopable	8.14	0.00	5%	5%	7.33	15%	6.23
Industrial Vacant	-	-	-	-	-	-	-
Industrial Redevelopable	-	-	-	-	-	-	-
Mixed Use Vacant	73.63	All deductions and market factors applied before dividing into commercial / residential acres			73.63	-	73.63
Mixed Use Redevelopable	-				-	-	-
Total C & I Land	87.45	0.57	-	-	85.56	-	84.00

Commercial and Industrial Capacity

Milton has capacity for a total of 4,623 new jobs. Approximately 723 of those are in commercial zones. The majority of the capacity, 3,900 jobs, is located in a planned mixed-use project, which represents all of the land supply in the PD zone. The employment capacity of this land is based on the anticipated floor area of commercial, office and light industrial/warehouse space included in the project application. Due to the long-term nature of this project, the actual build-out may vary based on market demand, particularly for office space in the South County, as well as developer choice.

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
	B	PD		
Net Land in Sq. Ft	451,654	3,207,323		3,658,977
Achieved or Assumed F.A.R. (Avg.)	0.40	*		
Dev. Capacity in Sq. Ft	180,662	145,300		325,962
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	180,662	145,300		325,962
Floor Area Per Employee (Avg.)	250	*		
Job Capacity	723	3,900		4,623

Employment Capacity in Relation to Target

The City of Milton does not have a job target for King County. The city however has an estimated capacity for 4,623 new jobs.

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
1	0	-	-	4,623	4,623