

CITY OF NEWCASTLE

Residential

Net New Units: 1993 – 2000

During this eight-year period, 678 net new units were permitted in the area now comprised by the City of Newcastle. Approximately 70% 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
486	-	(9)	477	201	678

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 3.3 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 24.2. Plat activity shows an achieved density of 3.6 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)
97.82	319	3.3	6.91	167	24.2	89.54	325	3.6			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R-1	3.14	1.00	Assumed density in future lower than achieved density due to impact of remaining critical areas and new development regulations in this zone.
R-4	4.56	4.56	
R-6	3.43	3.43	
R-12		12.00	No activity. Assumed future density based on allowed gross density in this zone. This figure is supported by actual achieved densities in similar designations in other eastside cities.
R-24	24.17	24.17	
MU		35.00	No activity. Assumed future density based on actual achieved densities in similar designations in other eastside cities.

Residential Land Supply

After deducting constraints, Newcastle has nearly 450 net acres of vacant and redevelopable land. With an adjustment for market variables, about 395 acres of this land are potentially available for development during the planning period. In single-family zones, there are about 406 net acres, with about 354 acres of this land potentially developable during the planning horizon. In multifamily zones, there are about 15 net acres, with approximately 13 acres potentially developable during the planning horizon. In mixed-use zones, there is another 28 acres of land potentially available for development.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	331.92	113.53	10%	5%	185.63	10%	167.07
SF Redevelopable	380.98	122.08	10%	5%	220.07	15%	187.06
MF Vacant	4.80	2.03	10%-20%	5%	2.32	10%	2.09
MF Redevelopable	28.29	12.53	10%-20%	5%	12.83	15%	10.91
Mixed Use Vacant	5.63	All deductions and market factors applied before dividing into commercial / residential acres			5.63	-	5.63
Mixed Use Redevelopable	22.19				22.19	-	22.19
Total Residential	773.81	250.17			448.67		394.94

Residential Capacity

Newcastle has capacity for 2,572 new housing units given its current land supply and zoning. There is capacity for 1,025 units in single-family zones, 254 in multifamily zones, and 974 in mixed-use zones. Additional capacity for 318 in a pipeline development is also included in the total. The largest amount of Newcastle's land supply (354 acres) is in single-family zones, with capacity for over 1000 units. However, mixed-use zones provide for nearly as much capacity, on less than 28 acres of land.

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	18 - 30 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	Total Pipeline Capacity	All Zones
Net Acres of Land	82.23	180.97	91.23		354.43	3.86	9.13	12.99	27.82	395.24		
Density	1.00	4.56	3.43			12.00	24.17					
Capacity in Units	82	825	313	-	1,220	46	221	267	974	2,461		
Minus Existing Units on Redevelopable Parcels	(8)	(92)	(95)		(195)	(4)	(9)	(13)	-	(208)		
Net Capacity	74	733	218	-	1,025	42	212	254	974	2,253	318	2,572

Residential Capacity Analysis

Newcastle has a total residential capacity of 2,572 units. Its remaining target to 2012 is 158 households. This amounts to a surplus capacity for 2,414 units in addition to its target. It has achieved 81% 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
678	836	81%	158	2,572	2,414

Commercial and Industrial

Net New Jobs: 1995 – 2000

Newcastle has gained a net of 196 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
823	1,019	196

Commercial and Industrial Development Activity

There was no commercial or industrial development activity in Newcastle since its incorporation in early 1994. However, there is commercial land and capacity available. There is no industrial zoned land in Newcastle.

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
CB		0.25	No activity. Assumed future FAR based on actual achieved densities in similar designations in other eastside cities.
O		0.35	No activity. Assumed future FAR based on actual achieved densities in similar designations in other eastside cities.
MU		1.00	No activity. Assumed future FAR based on actual achieved densities in similar designations in other eastside cities.

Commercial and Industrial Land Supply

After deducting constraints, Newcastle has 13.5 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. The largest portion of this is redevelopable mixed-use land. After adjusting for market factors, about 13 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	2.94	0	5%	5%	2.65	10%	2.38
Commercial Redevelopable	1.77	0	5%	5%	1.59	15%	1.35
Mixed Use - Vacant	1.88	All deductions and market factors applied before dividing into commercial / residential acres			1.88	-	1.88
Mixed Use Redevelopable	7.40				7.40	-	7.40
Total C & I Land	13.99	-	-	-	13.52		13.02

Commercial and Industrial Capacity

Newcastle has capacity for a total of approximately 893 new jobs. 146 of those are in commercial zones, while the remaining 748 are in mixed-use zones. There are no industrial zones in Newcastle.

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	Mixed-Use *		
Net Land in Sq. Ft	73,275	89,592.00	403,895		
Achieved or Assumed F.A.R. (Avg.)	0.25	0.35	1.00		
Dev. Capacity in Sq. Ft	18,319	31,357	403,895		
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	18,319	31,357	336,395		
Floor Area Per Employee (Avg.)	450	300	450		
Job Capacity	41	105	748		893

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Newcastle has achieved about 39% of its current twenty-year target of 502 jobs. After accounting for this increase, the city has a remaining target of 306 jobs. Newcastle has capacity for 893 new jobs including 587 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
196	502	39%	306	893	587