

## CITY OF NORMANDY PARK

### Residential

#### Net New Units: 1993 – 2000

During this eight-year period, 169 net new units were permitted in the City of Normandy Park. Approximately 27% 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
43	-	(7)	36	133	169

#### Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 2.2 dwelling units per acre. Plat activity shows an achieved density of 2.3 du/acre in single-family zones. There was no multifamily development activity.

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)
19.84	43	2.2	no multifamily permits			2.58	6	2.3			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RS7200	4.65	4.65	
R12.5	2.55	2.55	
R15	2.02	2.02	
R20	1.58	1.58	

### Residential Land Supply

After deducting constraints, Normandy Park has 135 net acres of vacant and redevelopable land. With an adjustment for market variables, 117 acres of this land is potentially available for development during the planning period. All of the remaining residential land supply is in single-family zones.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWS / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	81.87	34.19	5%	2%	44.34	10%	<b>39.91</b>
SF Redevelopable	328.62	231.05	5%	2%	90.74	15%	<b>77.13</b>
MF Vacant							
MF Redevelopable							
<b>Total Residential</b>	<b>410.49</b>	<b>265.24</b>			<b>135.08</b>		<b>117.04</b>

### Residential Capacity

Normandy Park has capacity for 170 new housing units given its current land supply and zoning. All of these units are in single-family zones.

Zone	Capacity in Single Family 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	Total Capacity in SF Zones	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land		108.58	8.47		117.05	-	-	117.05
Density		2-3	4.65					-
Capacity in Units		200	39		239	-	-	239
Minus Existing Units on Redevelopable Parcels		(68)	(1)		(69)	-	-	(69)
Net Capacity	-	132	38	-	170	-	-	170

### Residential Capacity Analysis

Normandy Park has a total residential capacity of 170 units. It has built 34 more units than its twenty-year target. This amounts to a surplus for 204 units over the target. It has achieved 125% 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
<b>169</b>	135	125%	(34)	<b>170</b>	204

**Commercial and Industrial**

**Net New Jobs: 1995 – 2000**

Normandy Park has gained a net of 37 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
531	568	37

**Commercial and Industrial Development Activity**

Normandy Park had no activity in its commercial zones during this period. 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
NS		0.40	No activity. Assumed future density based on zoning code.
S		0.40	No activity. Assumed future density based on zoning code.

**Commercial and Industrial Land Supply**

After deducting constraints, Normandy Park has 11 net acres of vacant and redevelopable commercial land. It has no industrial or mixed-use land. After adjusting for market factors, about 10 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	4.21	-	0%	2%	4.14	10%	3.72
Commercial Redevelopable	9.57	-	0%	25%	7.18	15%	6.10
Industrial Vacant	-	-	-	-	-		
Industrial Redevelopable	-	-	-	-	-		
<b>Total C &amp; I Land</b>	<b>13.78</b>	<b>-</b>			<b>11.32</b>		<b>9.83</b>

### Commercial and Industrial Capacity

Normandy Park has capacity for a total of 380 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
	NS	S			
Net Land in Sq. Ft	374,390	53,522			
Achieved or Assumed F.A.R. (Avg.)	0.40	0.40			
Dev. Capacity in Sq. Ft	149,756	21,409			
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	149,756	21,409			
Floor Area Per Employee (Avg.)	450	450			
Job Capacity	333	48			380

### Employment Capacity in Relation to Target

The City of Normandy Park does not have a job target. The city however has estimated a future capacity for 380 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
37	0	-	-	380	380