

CITY OF NORTH BEND

Residential

Net New Units: 1993 – 2000

During this eight-year period, 891 net new units were permitted in the City of North Bend and in the city's unincorporated Urban Growth Area (UGA). From 1996-2000, 585 net new units were permitted. The City of North Bend permitted about 520 units plus 1 ADU and an additional 69 units were permitted by King County in the UGA. From 1993-1995 214 units were permitted in the area that now comprises the City of North Bend and 92 units were issued in the UGA.

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
521	69	(5)	585	306	891

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. Plat activity shows an achieved density of 3.7 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 26 du/acre.

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)
69.01	287	4.2	8.95	233	26.0	4.35	16	3.7			

The table below represents the assumed densities North Bend used to calculate capacity within the current city. Because of anticipated zoning changes after annexation and the lack of post GMA development approvals due to development moratoriums, the city estimated the potential development level in the UGA based on an assumed density to calculate the capacity and did not apply development trends to calculate the capacity.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
LDR (Vacant)	4.16	6.00	Minimal Building Permit activity due to infrastructure limitations based Building Moratorium. Assumed future density based on the UFICS Buildable Lands Analysis.
LDR (Redevelopable)	4.16	4.50	Minimal Building Permit activity due to infrastructure limitations based Building Moratorium. Assumed future density based on the UFICS Buildable Lands Analysis.
HDR	26.03	12.00	Achieved density based on only one project that was approved under pre-GMA zoning. Future assumed density reflects comprehensive plan densities.
NB		16.00	No activity. Assumed future density based on assumptions in UFICS Buildable Lands Analysis. This density is consistent with the proportion of expected densities achieved in other designations.

Residential Land Supply

After deducting constraints, North Bend has about 185 net acres of vacant and redevelopable land within its current city limits. With an adjustment for market variables, about 153 acres of this land is potentially available for development during the planning period. There are also approximately 363 acres of land in the UGA. Altogether there are about 516 acres potentially available for development within the city and its UGA.

	Residential Land Supply						Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres			
		Critical Areas	ROWs / Other	Public Purposes				
Acres	Acres	%	%		%	Acres		
SF Vacant	190.93	82.35	20%		86.87	15%	73.84	
SF Redevelopable	114.15	27.25	0-10%		80.85	20%	64.68	
MF Vacant	16.34	0.54	20%		12.64	15%	10.74	
MF Redevelopable	3.41	-	0%		3.41	20%	2.72	
Mixed Use Vacant	0.62	All deductions and market factors applied before dividing into commercial / residential acres			0.62		0.62	
Mixed Use Redevelopable	0.63				0.63		0.63	
Sub Total: Current Land Supply	326.08	110.14			185.01		153.23	
UGA SF Vacant	177.31	49.37	20%		102.35	15%	87.00	
UGA SF Redevelopable	455.71	68.80	0%-20%		337.53	20%	270.02	
UGA MU Vacant	3.93	All deductions and market factors applied before dividing into commercial / residential acres			3.93		3.93	
UGA MU Redevelopable	2.05				2.05		2.05	
Total Residential	965.08	228.31			630.87		516.24	

Deductions on the SF redevelopable land in the UGA ranged by zone.

Residential Capacity

North Bend has capacity for 885 new housing units within the boundaries of the current city. There is an additional capacity of 1,832 units in the UGA based on North Bend's planned zoning changes after annexation to the city. Total capacity in North Bend and its UGA is 2,717 units.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones		Total Capacity in MF Zones	Total in Mixed Use Zones	Capacity within City
	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	12 - 18 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land			138.52		138.52	13.46	1.25	14.71	-	153.23
Density			4.5 or 6.0			12.00	16.00			
Capacity in Units			734		734	162	20	182	-	916
Minus Existing Units on Redevelopable Parcels			(26)		(26)	-	(5)	(5)	-	(31)
Net Capacity			708		708	162	15	177	-	885

UGA Capacity				Total Capacity
LDR Vacant	LDR Redevel.	NB Vacant	NB Redevel.	All Zones
87.00	270.03	3.93	2.05	
521	1,215	63	33	
-	-	-	-	
521	1215	63	33	2,717

Residential Capacity Analysis

North Bend has a total residential capacity of 2,717 units. It has achieved 58% of its target. There is also a capacity for 2,081 more units over its current target.

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
891	1527	58%	636	2,717	2,081

Net New Jobs: 1995 – 2000

North Bend has gained a net of 437 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. Job growth in the Urban Growth Area (UGA) was minimal and not included in this analysis

1995 Employment	2000 Employment	Net New Jobs
1,405	1,842	437

Commercial and Industrial Development Activity

North Bend achieved an average floor area ratio (F.A.R.) of approximately .29 over all its commercial zones and mixed use zones. There was no industrial development during the 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	12.35	1.57	10.78	469,612	136,259	0.29
Industrial	-	-	-	-	-	-
Total C & I Development	12.35	1.57	10.78	469,612	136,259	0.29

The table below represents the assumed densities North Bend used to calculate employment capacity within the current city. Because of anticipated zoning changes after annexation and the lack of post GMA development approvals due to development moratoriums, the city did not estimate the potential development level in the UGA based on development trends, but did apply an assumed density to calculate the capacity.

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
IC		0.25	No activity. Assumed future FAR based on FARs of recent development in other rural cities.
NB		0.20	No activity. Assumed future FAR based on FARs of recent development in other rural cities.
DC		0.20	No activity. Assumed future FAR based on FARs of recent development in other rural cities.
EP-1		0.40	No activity. Assumed future FAR based on FARs of recent development in other rural cities.

Commercial and Industrial Land Supply

After deducting constraints, North Bend has nearly 114 net acres of vacant and redevelopable commercial, industrial, and mixed-use land within the boundaries of the current city. After adjusting for market factors, about 98 acres are potentially available for development during the planning period. There are also approximately 99 acres available in the UGA after constraints and market deductions. Altogether there is 196 acres of land potentially available in the city of North Bend and it's UGA.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	28.92	18.11	20%	8.65	15%	7.35	
Commercial Redevelopable							
Industrial Vacant	278.31	155.82	20%	97.99	15%	83.29	
Industrial Redevelopable							
Mixed Use Vacant	2.61	All deductions and market factors applied before dividing into commercial / residential acres			2.61		2.61
Mixed Use Redevelopable	4.51				4.51		4.51
Sub total: Current Land Supply	314.35	173.93		113.76		97.76	
UGA Commercial Vacant	5.63	0.00	20%	4.50	15%	3.83	
UGA Industrial Vacant	130.66	0.08	20%	104.46	15%	88.79	
UGA Mixed Use Vacant	3.93	All deductions and market factors applied before dividing into commercial / residential acres			3.93		3.93
UGA Mixed Use Redevelop.	2.05				2.05		2.05
Total C & I Land	456.62	174.01		228.71		196.37	

Commercial and Industrial Capacity

North Bend has capacity for 2,395 new jobs within the boundaries of the current city. There is an additional capacity of 2,183 jobs in the UGA based on planned zoning changes after annexation. Total job capacity in North Bend and its UGA is 4,578 new jobs.

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	UGA Capacity			Total Capacity
	IC	DC	NB	EP-1		IC Vacant	EP Vacant	NB	
Net Land in Sq. Ft	320,082	255,608	54,389.00	3,628,193		166,835	3,868,128	260,489	
Achieved or Assumed F.A.R. (Avg.)	0.25	0.20	0.20	0.40		0.25		0.20	
Dev. Capacity in Sq. Ft	80,021	51,122	10,878	1,451,277		41,600		51,700	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	80,021	51,122	10,878	1,451,277		41,600		51,700	
Floor Area Per Employee (Avg.)	400	500	550	700		400	700-1000	550	
Job Capacity	200	102	20	2,073	2,395	104	1,985	94	4,578

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that North Bend has achieved about 35% of its current twenty-year target of 2,050 jobs. After accounting for this increase, the city has a remaining target of 1,613 jobs. North Bend has capacity for 4,578 new jobs including 2,965 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
437	2,050	35%	1,613	4,578	2,965