CITY OF REDMOND

Residential

Net New Units: 1993 – 2000

During this eight-year period, about 2,800 net new units were permitted in the City of Redmond. Approximately 63% 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**
1,798	17	(37)	1,778	1,023	**2,801**

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.8 dwelling units per acre. Plat activity shows an achieved density of 5.6 du/acre, all in single-family zones. In multifamily zones, permit activity achieved an average density of 18.4 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)
104.81	502	**4.8**	70.42	1296	**18.4**	71.85	404	**5.6**			

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

Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
UR		0.1	For the first two zones with no activity, the current zone density was assumed. Due to the low intensity nature of these zones an estimate either higher or lower is unlikely to affect future density. Densities were based on actual achieved densities in the other single-family zones except R4 as regulatory changes that were made to more clearly correlate actual with zoned densities appear on whole to be achieving that goal with a general upward trend over the five year span. R4 was adjusted to drop the Roberts Plat which is not a representative sample of future development. The multifamily used achieved densities where data was available. On the zones without data, either they represent small quantities of land or consist of pipeline projects expected to come close to zoned density.
RA-5		0.2	
R1	1.18	1.18	
R3	2.86	2.86	
R4	5.92	4.89	
R5	5.24	5.24	
R6	7.66	7.66	
R8		8	
R12	16.1	16.1	
R18		18	
R20	20.42	20.42	
R30		30	
RC		50	In the RC zone, a housing overlay exists and an FAR conversion factor would apply. Both possible FAR & existing current development under construction was used as a gauge of assumed unit count.
CC1, CC4, CC5, CC6	61.26	45	For the mixed use (CC) zones, the actual code uses design districts, not zoning districts. It also uses a complicated calculation based on lot size and site width. This formula ranges from 1 to 55 units/acre. The density increases as does lot size and width. The actual densities achieved thus far reflect not only large lots but the use of density transfers as well so are not a likely scenario for all future development. Densities chosen were based on correlation of design districts to zone as well as an evaluation of patterns of lot size (assuming some aggregation).
CC2		50	This zone currently consists of a single ownership large developer with the potential for large scale development.
CC3		30	The formula in this CC zone allows 1 to 30 units but most lots are large enough to achieve the full density so the higher density was chosen.
GC/C		40	The density chosen for this zone is based on a pipeline project that is approved and has applied for building permits.

Residential Land Supply

After deducting constraints, Redmond has about 864 net acres of vacant and redevelopable land. With an adjustment for market variables, about 815 acres of this land is potentially available for development during the planning period. In single-family zones, there are over 600 net acres of land, with about 560 acres potentially developable during the planning horizon. In multifamily and mixed-use zones, there are approximately 257 net acres of land, with about 253 acres potentially developable during the planning horizon.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	**Acres**
SF Vacant	682.10	185.10	15%	15%	347.90	5%- 10%	**328.35**
SF Redevelopable	490.30	120.65	15%	15%	258.76	10%	**232.88**
MF Vacant	115.37	17.95	10%	10%	77.94	0% - 10%	**77.92**
MF Redevelopable	61.58	3.80	10%	10%	46.22	0% - 10%	**42.76**
Mixed Use Vacant	17.82	All deductions and market factors applied before dividing into commercial / residential acres			17.82	-	**17.82**
Mixed Use Redevelopable	114.90				114.90	-	**114.90**
Total Residential	1,482.07	327.50			863.54		**814.63**

Residential Capacity

Redmond has capacity for 9,664 new housing units given its current land supply and zoning. About 2,046 of these units are in single-family zones, 1936 are in multifamily zones, and 5,682 are in mixed-use zones.

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	12 - 18 du / acre	18 - 30 du / acre	**Total Multifamily**	**Total Mixed Use**	**All Zones with Residential Capacity**
Net Acres of Land	108.94	413.58	100.68	0.24	623.44	104.45	1.00	15.00	**120.45**	132.00	875.89
Density	.1-1.18	2.9-4.9	5.2-7.7	8.00		12-16	18.00	20 - 30			
Capacity in Units	67	2,041	607	2	2,717	1,554	18	401	**1,973**	5,883	10,574
Minus Existing Units on Redevelopable Parcels	(8)	(502)	(161)	-	(672)	(10)	(2)	(25)	**(37)**	(202)	(910)
Net Capacity	59	1,538	446	2	2,046	1,544	16	376	**1,936**	5,682	9,664

Residential Capacity Analysis

Redmond has a total residential capacity of 9,664 units. Its remaining target to 2012 is 7,077 households. This amounts to a surplus capacity for 2,587 units in addition to its target. It has achieved 28% 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 in Relation to Target
2,801	9,878	28%	7,077	**9,664**	2,587

Commercial and Industrial

Net New Jobs: 1995 – 2000

Redmond has gained a net of 20,478 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
47,229	67,707	20,478

Commercial and Industrial Development Activity

Redmond achieved an average floor area ratio (F.A.R.) of approximately .44 over all its commercial zones, and an F.A.R. of .48 in its industrial zones.

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	64.36	16.79	47.58	2,072,498	904,791	**0.44**
Industrial	327.8	63.54	264.26	11,511,166	5,539,157	**0.48**
Total C & I Development	392.16	80.33	311.84	13,583,663	6,443,948	**0.47**

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table on the following page.

Commercial and Industrial Land Supply

After deducting constraints, Redmond has 680 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. The largest portion of this is redevelopable industrial land. After adjusting for market factors, about 607 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	40.82	2.38	0%	0% - 1%	38.15	0%	38.15
Commercial Redevelopable	9.44	0	0%	0% - 1%	9.43	20%	7.54
Industrial Vacant	182.1	44.01	1% - 5%	1%	133.52	5% - 100%	126.52
Industrial Redevelopable	411.12	18.12	0% - 5%	1%	377.49	10% - 100%	312.89
Mixed Use Vacant	21.54	All deductions and market factors applied before dividing into commercial / residential acres			21.54		21.54
Mixed Use Redevelopable	100.3				100.3		100.3
Total C & I Land	765.32	64.51			680.43		**606.94**

Assumed Future Non-Residential Densities			
Zoning	**Achieved FAR**	**Assumed FAR**	**Reasons/Documentation**
CC1, CC4, CC5, CC6*	1.08	1.23	The achieved density without the vet/sub shop was 1.23. Single story development such as the vet/sub shop is unlikely for redevelopment and these zones lack much vacant land. Therefore 1.23 was used.
CC2*	0.49	0.49	This zone consists of one development with a maximum. Total possible calculates to .49 FAR
CC3*	0.21	0.5	Zone FAR is 1.00. The low achieved densities reflect only a portion of one development that is occuring in phases. By calculating the FAR for the lots in that development that are fully developed according to plans, the achieved density is .33. The likely FAR for the other underdeveloped or undeveloped lots is higher than that one project given configurations & parking. Therefore the assumption is lower than the zone but higher than achieved.
GC/C*		0.35	Used Zone density.
GC	0.19	0.35	Actual total consists of one auto-oriented use. Assumption used allowed zone density.
NC		0.45	Used Zone density.
RC		0.36	Used Zone density.
GDD	0.23	0.5	Actual total consists of one rental supply use. Assumption used allowed zone density.
ODD			New zone created to allow for design regs for future redevelopment of hospital.
BP	0.51	0.45	BP & BP zone with conditions (was BP-S) appear on average to be achieving zone density so that assumption was used.
BP-S	0.42		Combined with BP
BP/CO			The development reflected by this achieved density was split between zones. The CO (commercial office) no longer exists and became what is now OV as this portion of BP.
PA-B	1.01		This zone is now OV - achieved density reflects one development that was an expansion of the Microsoft campus so the lot/bldg ratio does not reflect a true FAR.
OV	0.72	0.5	The achieved calculation for this zone reflects an aggregation of OV, BP/CO, and PA-B. Zone density is .40. The achieved density without Pebble Beach was .69. Also some of this density was achieved through purchased density transfers. The future market for those is unpredictable and there is a limit to the allocation per neighborhood that is nearly reached to date so a figure closer to the zoned density was assumed.
I		0.5	Used Zone density.
MP	0.37	0.37	Overlake Christian church was an anomoly for this zone. Without it .37 FAR was achieved.

Commercial and Industrial Capacity

Redmond has capacity for a total of 21,766 new jobs. About 4,800 of those are in commercial or mixed-use zones. There is capacity for 16,950 more jobs in the industrial zones. See notes below.

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
	GDD*	CC1, CC4, CC5, CC6	CC2, CC3	GC, GC/C	RC**	NC	BP	I	OV	MP	
Net Land in Sq. Ft	1,235,362	1,700,582	984,892	871,636	1,966,734	239,580	3,540,557	2,260,328	10,027,948	3,311,867	
Achieved or Assumed F.A.R. (Avg.)	0.50	1.23	0.50	0.35	0.36	0.45	.45 - .51	0.50	0.50	0.50	
Dev. Capacity in Sq. Ft	617,681	2,091,716	492,446	305,072	708,024	107,811	1,658,146	1,130,164	5,013,974	1,655,933	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	609,719	1,490,339	143,946	266,694	(510,292)	107,811	1,480,608	1,019,309	2,825,382	1,120,619	
Floor Area Per Employee (Avg.)	600	380	380	425	380	513	340	550	340	460.00	
Job Capacity	1,016	3,922	379	628	(1,343)	210	4,355	1,853	8,310	2,436	21,766

*This is a design district designation that allows for both big box retail or light manufacturing uses. **Used total floor area for all redevelopable parcels in this zone, but only used half the land as commercial redevelopment. The negative employment total accurately reflects the commercial that would be lost to housing redevelopment.

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Redmond has achieved about 69% of its current twenty-year target of 29,509 jobs. After accounting for this increase, the city has a remaining target of 9,031 jobs. Redmond has capacity for 21,766 new jobs including 12,735 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
20,478	29,509	69%	9,031	**21,766**	12,735