

CITY OF RENTON

Residential

Net New Units: 1993 – 2000

During this eight-year period, 4,189 net new units were permitted in the area now comprised by the City of Renton. Approximately 85% of these units were permitted during the 1996 – 2000 period. Permits issued by King County on land annexed to Renton during the review period were included in this analysis.

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
3,663	-	(86)	3,577	612	4,189

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 5.8 dwelling units per acre. Plat activity shows an achieved density of 5.9 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 16.3 du/acre and plat activity achieved a density of 10.5 du/acres.

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 (D.U. / Acre)	Net Acres Permitted	Total Number of Units	Avg. Permit Density (D.U. / Acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (Lots / Acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (Lots / Acre)
156.51	911	5.8	169	2,752	16.3	148.67	884	5.9	30.05	317	10.5

In order to calculate land capacity from existing land supply, Renton used the densities noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RC		0.5	No activity in Resource Conservation. 0.5 was assumed for future density. This zone allows 1 unit per ten acres and remaining sites have extensive critical areas constraints.
R-1	2.6	2.6	
R-5	7.6	6	Achieved Du/acres in R-5 was based on 1 plat approved in King County which allowed a higher density. 6 du/ac was assumed based on Renton's planned density
R-8	6.39	6.7	R-8 used average from 1999-2000 plats. Trend indicates that builders have responded to our new density standard
R-10	9.53	9.53	
R-14	12.68	12.68	
CD	92.34	93	Assumed CD du/acre was rounded up
CA	18.39	18.39	
CN, CS	38.75	38.75	
CV	16.31	28	Achieved density of 16.31 based on development activity in the portion of the old CS zone that became CV. The scope and density of projects under negotiations for CV are based on project currently under negotiation and analyzed in an urban design study prepared by consultants
COR		29	No activity in COR. Assumption was based on project in pipeline (Southport Planned Action approved October 1999) 581 multi-family units, 38,000 sq. ft. of retail, 750,000 sq. ft. of general commercial or 115,000 sq. ft. in hotel. on 17 gross acres which is allowed in COR zone.)
RMC	17.41	17.41	
RMI	17.51	17.51	
RMN	8.42	8.42	
RMU	18.83	93	Assumption for RMU was based on Center Downtown zone because the two zones allow the same development standards

Residential Land Supply

After deducting constraints, Renton has about 818 net acres of vacant and redevelopable land. Discounts applied to vacant and redevelopable land ranged by zone. After all deductions approximately 373 acres of this land is potentially available in single-family zones and 131 acres are potentially available in multifamily zones. In mixed-use zones, about 114 acres are potentially available for residential use. With an adjustment for market variables, a total of approximately 618 acres of land is potentially available for development during the planning period.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
Acres	Acres	%	%		%	Acres	
SF Vacant	406.82	80.20	0%-20%	0%-15%	266.71	5%-10%	234.53
SF Redevelopable	370.97	40.50	15%-20%	5%	264.38	20%-50%	138.77
MF Vacant	94.88	15.09	1%-10%	5%	64.23	0%-10%	56.10
MF Redevelopable	143.07	13.57	1%-5%	5%	108.08	0%-50%	74.74
MU Vacant	10.48	All deductions and market factors applied before dividing into commercial / residential acres			10.48		10.48
MU Redevelopable	103.73				103.73		103.73
Total Residential	1,129.95	149.36			817.61		618.35

Residential Capacity

Renton has capacity for 10,620 new housing units given its current land supply and zoning. The 12-18, 18-30 du/acre and mixed-use categories consolidate data from several zones. Renton also has capacity for 1,519 units from current pipeline projects. The acreage for these projects was not included in the total net land supply.

Zone	Capacity in Single Family Zones				
	< 2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones
Net Acres of Land	13.45	41.78	36.59	281.48	373.30
Density	0.50	2.60	6.00	6.70	
Capacity in Units	7	109	220	1,886	2,221
Minus Existing Units on Redevelopable Parcels	-	-	(12)	(209)	(221)
Net Capacity	7	109	208	1,677	2,000

Capacity in Multifamily Zones				Total Capacity in MF Zones	Total in Mixed Use Zones	Future Capacity	Urban Planned Developments		Total Capacity
8 - 12 du / acre	12 - 18 du / acre	18 - 30 du / acre	48+ du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	SF Zone	MF Zones	All Zones
58.80	3.67	45.27	23.11	130.85	114.22	618.37	Acres from pipeline projects not included in the land supply		
9.53	8.42-12.68	7.41 or 17.51	93.00						
560	42	791	2,149	3,543	4,377	10,141	1,030	489	
(116)	(2)	(158)	(209)	(485)	(334)	(1,040)	-	-	
444	40	633	1,940	3,058	4,043	9,101	1,030	489	10,620

Residential Capacity Analysis

Renton has a total residential capacity of 10,620 units. Renton's remaining target to 2012 is 4,831 units. As a result there is a surplus capacity for 5,789 units over its 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
4,189	9,020	46%	4,831	10,620	5,789

Commercial and Industrial

Net New Jobs: 1995 – 2000

Renton has gained a net of 12,319 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
42,775	55,094	12,319

Commercial and Industrial Development Activity

Renton achieved an average floor area ratio (F.A.R.) of approximately .30 over all its commercial zones and a F.A.R. of .38 over all 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	100.77	9.00	91.77	3997554	1215762	0.30
Industrial	160.16	24.79	135.36	5896316	2261467	0.38
Total C & I Development	260.93	33.79	227.13	9,893,871	3,477,229	0.35

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
IL,IM,IH	.39,.37,.07	0.38	IL, IM, IH were combined and used the assumed FAR average of IL and IM. FAR in IH was based on a single permit which is an anomaly in terms of planned development.
CC	0.29	0.29	
CN*, CS* (Suburban)	N/A,.25	0.25	CS properties were split up into two categories Center Village (CV), a new designation, and Center Suburban (CS) the existing designation in which all historical development activity occurred. CS is the suburban model which is similar to the CN zone.
CV* (Mixed Use)	N/A	0.60	The Center Village is urban in character with higher density and transit oriented mixed use development. Although there is as yet no activity in the CV. CV assumed FAR is based on 1) build-out scenario from Highlands urban design study and drawings prepared by a consultant and 2) consistency with achieved FAR in the Center Downtown zone which has similar urban site development standards to the Center Village designation.
CD*	1.96	1.96	
CA*	0.17	0.17	
CO	0.38	0.38	
COR*	N/A	1.37	No activity in COR. Assumption was based on project in pipeline (Southport Planned Action approved October 1999) 581 multi-family units, 38,000 sq. ft. of retail, 750,000 sq. ft. of general commercial or 115,000 sq. ft in hotel. on 17 gross acres which is allowed in COR zone.)

Commercial and Industrial Land Supply

After deducting constraints, Renton has about 399 net acres of vacant and redevelopable commercial, industrial, and mixed-use land. After adjusting for market factors, about 355 acres are potentially available for development during the planning period. Discounts applied to commercial vacant and redevelopable land varied by zone. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	114.48	13.51	1%-5%	5%	90.99	0%-10%	82.15
Commercial Redevelopable	30.93	0.43	1%-5%	5%	27.65	5%-20%	25.57
Industrial Vacant	113.15	34.32	5%	5%	70.95	10%	63.85
Industrial Redevelopable	58.46	0.00	5%	5%	52.61	50%	26.31
Mixed Use Vacant	58.33	All deductions and market factors applied before dividing into commercial / residential acres			58.33		58.33
Mixed Use Redevelopable	98.59				98.59	98.59	
Total C & I Land	473.94	48.25			399.12		354.80

Commercial and Industrial Capacity

Renton has capacity for a total of 32,205 new jobs given its current land supply and zoning. This includes capacity for 10,800 additional jobs on the Longacres site. The land area for the Longacres site is not included in the land supply.

Zone	Empl. Capacity in Commercial Zones		Empl. Capacity in Mixed Use Zones				
	CC	CO	CV	COR	CN, CS	CD	CA
Net Land in Sq. Ft	273,121	4,419,162	329,314	2,063,437	1,265,418	336,283	2,840,983
Achieved or Assumed F.A.R. (Avg.)	0.29	0.38	0.60	1.37	0.25	1.96	0.17
Dev. Capacity in Sq. Ft	79,205	1,679,282	197,588	2,826,909	316,355	659,115	482,967
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	71,389	1,672,157	45,699	2,503,303	315,148	266,376	362,934
Floor Area Per Employee (Avg.)	400	250	400	250	400	300	400
Job Capacity	178	6,689	114	10,013	788	888	907

Empl. Capacity in Industrial Zones			Total Job Capacity in Commercial, Industrial and Mixed Use Zones	Urban Planned Developments	Total Capacity
IL	IM	IH		Longacres	All Zones
1,705,810	784,516	1,437,044		Acres not included in land supply	
0.38	0.38	0.38			
648,208	298,116	546,077		2,700,000	
648,208	298,116	332,781		2,700,000	
700	700	700.00		250	
926	426	475	21,405	10,800	32,205

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Renton has achieved about 54% of its current twenty-year target of 23,000 jobs. After accounting for this increase, the city has a remaining target of 10,681 jobs. Renton has capacity for 32,205 new jobs including 21,524 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
12,319	23,000	54%	10,681	32,205	21,524