

CITY OF SAMMAMISH

Residential

Net New Units: 1993 – 2000

Sammamish incorporated in August 1999. During the eight-year period from 1993 - 2000, nearly 4,500 new units were permitted in the area now comprised by the City of Sammamish. King County issued most of the building permits during this period. Approximately 86% 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
3,850	-		3,850	644	4,494

Residential Development Activity

Because of its recent incorporation, most of the residential development activity in Sammamish took place under King County zoning codes. The achieved densities recorded below are based on permits and plats recorded by King County. These figures are incomplete and do not reflect densities achieved in all permits issued during the review period. They may not be accurate predictors of future densities. The City of Sammamish is in the process of adopting its first comprehensive plan, which likely will include allowable densities in residential zones that differ from those allowed by King County zoning.

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 <small>(D.U. / Acre)</small>	Net Acres Permitted	Total Number of Units	Avg. Permit Density <small>(D.U. / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>	Net Acres Platted	Total Number of Lots	Avg. Plat Density <small>(Lots / Acre)</small>
768.59	2766	3.6	55.78	725	13.0	473.47	1602	3.4			

In order to calculate land capacity from the existing land supply, Sammamish used the assumed densities noted in the table below. They are based on a broad review of past densities, the allowable density in each zone, and the experience of comparable cities.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
CB		20.00	Note on assumed future densities: The assumed future DUs/Ac are based on 1) a review of data provided by King County on permits issued and plats recorded during the 1996-2000 review period and 2) densities achieved in other comparable cities.
O	23.40	36.00	
R1	1.63	0.50	
R4	2.98	3.00	
R6	5.79	4.50	
R8	6.90	7.00	
R12	13.41	15.00	
R18		20.00	
R24		22.00	

Residential Land Supply

After deducting constraints, Sammamish has about 1,950 net acres of vacant and redevelopable residential land. With an adjustment for market variables, about 1,462 acres of this land is potentially available for development during the planning period. In single-family zones, there are about 1,908 net developable acres, with about 1,430 acres of this land potentially available during the planning horizon. In multifamily zones, there are about 42 net developable acres, with 31 acres of this land potentially available 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	2,435.35	1,568.05	15%	-	737.21	25%	552.90
SF Redevelopable	2,423.63	1,031.83	15%	14.80	1,170.45	25%	877.84
MF Vacant	90.26	47.96	15%	-	35.96	25%	26.97
MF Redevelopable	41.92	35.42	15%	-	5.53	25%	4.14
Total Residential	4,991.16	2,683.26			1949.14		1,461.85

Residential Capacity

Sammamish has capacity for approximately 4,161 new housing units given its current land supply and zoning. There is capacity for 3,635 units in single-family zones, 498 in multifamily zones, and 29 in mixed-use zones. The largest amount of its land supply is in mid-density single family zones, with capacity for 3,250 units.

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	361.66	682.57	348.46	38.06	1,430.75	18.49	10.84	0.64	29.97	1.15	1,461.87
Density	0.50	3.00	4.50	7.00		15.00	20.00	22.00			
Capacity in Units	181	2,048	1,568	266	4,063	277	217	14	508	28	4,599
Minus Existing Units on Redevelopable Parcels	(46)	(280)	(86)	(16)	(428)	(9)	(1)	-	(10.00)	-	(438)
Net Capacity	135	1,768	1,482	250	3,635	268	216	14	498	28	4,161

Residential Capacity Analysis

Sammamish has a total residential capacity of 4,161 units. Its remaining target to 2012 is 972 households. This amounts to a surplus capacity of 3,189 units in beyond its target. It has achieved 82% 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
4,494	5,466	82%	972	4,161	3,189

Commercial and Industrial

Net New Jobs: 1995 – 2000

Sammamish has gained a net of 2,071 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
2,686	4,757	2,071

Commercial and Industrial Development Activity

The City of Sammamish is currently in the process of developing its first comprehensive plan. The plan is likely to include commercial / industrial rezoning to accommodate job growth. Under current King County zoning in which this analysis was conducted, there is no capacity for additional employment growth within Sammamish.

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Sammamish has achieved about 63% of its current twenty-year target of 3,283 jobs. After accounting for this increase, the city has a remaining target of 1,212 jobs. The city anticipates that this target will be accommodated under the new comprehensive plan.

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
2,071	3,283	63%	1,212	-	-