

CITY OF SEATAC

Residential

Net New Units: 1993 – 2000

During this eight-year period, 53 net new units were permitted in the City of SeaTac. Approximately 163 new units were built and 196 units were demolished 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
160	3	(196)	(33)	86	53

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 3.2 dwelling units per acre. Plat activity shows an achieved density of 4.46 du/acre in single-family zones. In mixed-use zones, permit activity achieved an average density of 7.6 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)
42.64	138	3.2	2.91	22	7.6	27.12	121	4.5			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
UL 15000	1.00	2.15	Platting/building activity minimal or non-existent in all SF zones except UL 7200 zone. 74% of maximum zoned densities assumed for all SF zones.
UL 9600	3.77	3.36	
UL 5000	N/A	6.45	
UL 7200	4.48	4.48	Achieved plat density in UL 7200 is 74% of max. zoned density.
ABC	N/A	30.00	For all mixed-use zones: 1. Estimated the percentage of land with residential capacity in each zone. 2. Multiplied that percentage by the adjusted net acres for each zone, then converted to square feet. 3. Applied an assumed future FAR to the adjusted net square footage of the land to arrive at an estimate of residential building square footage for each zone. 3a. Future FARs based on adopted development standards,* achieved densities of projects representative of future development types. 3b. Achieved densities of representative new projects in other South King County cities. 4. Assumed multi-family dwelling unit size of 1,000 sq. ft. 5. Divided the estimated residential building sq. footage by 1,000 to arrive at an estimate of new dwelling units. 6. Subtracted existing units to arrive at net assumed dwelling units. 7. Divided number of net assumed dwelling units by the total adjusted net acreage in each zone to arrive at Assumed DUs/acre. *Urban High Residential (UH) zone has no height limit except FAA standards, which in most areas, allows building heights of 20 stories. 70 du/acre assumption is based on 50% lot coverage, 4 stories and structured parking.
CH	12.00	76.00	
CM	N/A	30.00	
CL	0.87	0.00	
OCCM/U	N/A	30.00	
UH	N/A	70.00	
UM	11.54	26.00	
T	N/A	19.00	

Residential Land Supply

After deducting constraints, SeaTac has about 580 net acres of vacant and redevelopable land. With an adjustment for market variables, about 514 acres of this land is potentially available for development during the planning period. In single-family zones, there are about 480 net acres available, with about 414 acres of this land potentially developable during the planning horizon. In SeaTac, multifamily development is located in mixed-use zones. About 100 acres in these zones are potentially available for residential development. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	162.95	39.41	0%	5%	117.36	10%	105.61
SF Redevelopable	403.25	21.32	0%	5%	362.83	15%	308.41
MF Vacant							
MF Redevelopable							
MU Vacant	43.39	All deductions and market factors applied before dividing into commercial / residential acres			43.39		43.39
MU Redevelopable	56.35				56.35		56.35
Total Residential	665.94	60.73			579.94		513.76

Residential Capacity

SeaTac has capacity for 4,386 new housing units given its current land supply and zoning. Twenty-seven percent of these units are in single-family zones and seventy-three percent are in mixed-use 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	30.78	21.96	354.66	6.62	414.02	-	99.74	514
Density	2.15	3.36	4.48	6.45				
Capacity in Units	66	74	1,589	42.70	1,772	-	3,892	5,664
Minus Existing Units on Redevelopable	(26)	(15)	(550)	(3.00)	(594)	-	(684)	(1,278)
Net Capacity	40	59	1,039	40	1,178	-	3,209	4,386

Residential Capacity Analysis

SeaTac has a total residential capacity of 4,386 units. Its remaining target to 2012 is 5,472 units. This amounts to a deficit of about 1,086 units short of accommodating its target. SeaTac achieved only 1% of its target in the first eight years of the twenty-year planning period due in part to demolitions related to airport expansion.

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
53	5,525	1%	5,472	4,386	(1,086)

Commercial and Industrial

Net New Jobs: 1995 – 2000

SeaTac has gained a net of 6,256 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
24,904	31,160	6,256

Commercial and Industrial Development Activity

SeaTac achieved an average floor area ratio (F.A.R.) of approximately .60 over all its commercial zones, and an F.A.R. of .26 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	39.40	0.30	39.10	1,703,196	1,027,171	0.60
Industrial	2.73	-	2.73	118,919	30,344	0.26
Total C & I Development	42.13	0.30	41.83	1,822,115	1,057,515	0.58

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
CH	0.9	1.75	Future FARs based on adopted development standards, achieved densities of projects representative of future development types, and the achieved densities of representative new projects in other South King County cities.
Ind	0.26	0.35	
BP	0.35	0.35	
CL	0.64	0.6	
ABC*	N/A	0.7	
OCM/U*	N/A	0.7	
CM*	N/A	0.7	
UM*	N/A	0.6	
T	N/A	0.43	
AVC	N/A	0.35	
UH*	N/A	1.6	Commercial High Density (CH) zone has no height limit except FAA standards, which in most areas allow building heights of 20 stories. The FAR assumption of 1.75 is based on 50% lot coverage, an average of 3.5 stories, and structured parking.

*No commercial activity in 1996-2000

Commercial and Industrial Land Supply

After deducting constraints, SeaTac has about 349 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. After adjusting for market factors, nearly 327 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	200.91	0.86	10%	5%	170.04	10%	153.04
Commercial Redevelopable	6.70	0.28	10%	5%	5.46	15%	4.64
Industrial Vacant	10.69	0.59	10%	5%	8.59	10%	7.73
Industrial Redevelopable	31.40	0.34	10%	5%	26.40	15%	22.44
Mixed Use Vacant	30.52	All deductions and market factors applied before dividing into commercial / residential acres			30.52		30.52
Mixed Use Redevelopable	108.41				108.41		108.41
Total C & I Land	388.63	2.07			349.42		326.77

Commercial and Industrial Capacity

SeaTac has capacity for a total of 17,262 new jobs. 3,520 of those are in commercial zones and 506 are in industrial zones. The majority of capacity is in mixed-use zones with about 13,236 possible new jobs.

Zone	Empl. Capacity in Commercial Zones		Empl. Capacity in Industrial Zones
	AVC	BP	IND
Net Land in Sq. Ft	6,461,690	406,850	1,313,770
Achieved or Assumed F.A.R. (Avg.)	0.35	0.35	0.35
Dev. Capacity in Sq. Ft	2,261,592	142,398	459,819
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	2,261,592	114,254	341,267
Floor Area Per Employee (Avg.)	675	675.00	675
Job Capacity	3,351	169	506

Empl. Capacity in Mixed Use Zones						Total Job Capacity in Commercial, Industrial and Mixed Use Zones
ABC	CM, OCM/U	CL	CH	UM	UH	
1,413,958	219,978	262,231	3,672,108	281,398	202,118	
0.70	0.70	0.60	1.75	0.60	1.60	
989,771	153,985	157,339	6,426,189	168,839	323,389	
917,565	146,777	156,829	5,973,752	168,839	301,000	
500	600	600	600	500	500	
1,835	245	261	9,956	338	602	17,262

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that SeaTac has achieved about 40% of its current twenty-year target of 15,800 jobs. After accounting for this increase, the city has a remaining target of 9,544 jobs. SeaTac has capacity for 17,262 new jobs including 7,718 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
6,256	15,800	40%	9,544	17,262	7,718