

CITY OF SHORELINE

Residential

Net New Units: 1993 – 2000

During this eight-year period, 908 net new units were permitted in the area now comprised by the City of Shoreline. Shoreline incorporated in late 1995. About 316 units were built during the 1993 – 1995 period before incorporation.

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
625	30	(53)	592	316	908

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.0 dwelling units per acre. Plat activity shows an achieved density of 6.3 du/acre in single-family zones. In multifamily zones, nearly 24 du/acre were permitted from 1996 – 2000. Plat activity yielded 9.2 du/acre in multifamily zones. However, most development in multifamily zones does not involve platting.

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)
89.76	356	4.0	11.30	269	23.8	106.37	670	6.3	5.21	48	9.2

In order to calculate land capacity from existing land supply, Shoreline used the densities achieved through its permit activity in each zone, with the exceptions noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R4	1.04	1.10	The majority of properties in the R4 zoning district are covenanted to prevent further land subdivision and dwelling unit construction. Assumed use of ADU's* in this zone to achieve this density.
R6	4.71	5.20	Assumed use of ADU's* in this zone to achieve this density.
R8	10.29	10.29	Relying on past building permit trend.
R12	8.67	14.00	Assumed use of ADU's* & Cottage Housing* to achieve this density. Cottage Housing provisions would allow up to 24 dwelling units per acre in this zone.
R18	20.14	18.00	Maximum permitted density by current zoning regulations.
R24	33.31	24.00	Maximum permitted density by current zoning regulations.
R48	32.87	32.87	Relying on past building permit trend.

Residential Land Supply

After deducting constraints, Shoreline has about 1,705 net acres of vacant and redevelopable land zoned for residential use. With an adjustment for market variables, about 1,459 acres of this land is potentially available for development during the planning period. In single-family zones there are approximately 1,609 acres, with 1,372 developable after adjustment for market factors. In multifamily zones, there are about 45 net acres of land, with about 38 acres of land potentially developable during the planning horizon. . In addition, there are approximately 31.4 acres in the North City Business District (NCBD) with mixed-use capacity. Capacity in commercial square footage in the NCBD is reported in the commercial capacity table.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
		Acres	%	%			
SF Vacant	486.90	370.50	10%	5%	98.94	10%	89.05
SF Redevelopable*	2,313.40	513.10	10%	5%	1,530.26	15%	1,300.72
MF Vacant	7.40	2.90	10%	5%	3.83	10%	3.44
MF Redevelopable	65.90	17.60	10%	5%	41.06	15%	34.90
North City Sub Area	Based on sub-area plan for NCBD. This is net redevelopable land with both residential and commercial capacity.				31.40		31.40
Total Residential	2,873.60	904.10			1,705.48		1,459.50

*SF Redevelopable total does not include nearly 6,200 acres of potentially redevelopable land in Shoreline that is zones R-4, but is restricted by covenants to 1 du / acre. Some of it is also constrained by steep slopes.

Residential Capacity

Shoreline has capacity for 2,307 new housing units given its current land supply and zoning. About 800 of these units are in single-family zones, 551 are in multifamily zones, and 955 units are in the North City Business District sub-area. The largest amount of its land supply is redevelopable land in single-family zones, with capacity for nearly 500 units. Redevelopable land in multifamily zones accounts for another 473 units of Shoreline's capacity. Although there is a significant amount of land in single-family zones, capacity in the R-4 zone is significantly limited by the existence of covenants which prevent development at the maximum density.

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	30 - 48 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land		773.83	579.27	19.26	1,372.4	18.25	6.83	7.42	5.84	38.34	31.40	1,442.10
Density		1.1	5.2	10.3		14.0	18.0	24.0	32.9			
Capacity in Units		851	3,012.2	198	4,062	256	123	178	192	748	955	5,765
Minus Existing Units on Redevelopable Parcels		(514)	(2,648.0)	(99)	(3,261)	(101)	(35)	(29)	(32)	(197)	-	(3,458)
Net Capacity		337	364	99	801	155	88	149	160	551	955	2,307

Residential Capacity Analysis

Shoreline has a total residential capacity of 2,307 units. Its remaining target to 2012 is 1,641 households. This amounts to a surplus capacity for 656 units over its target. It has achieved nearly 36% 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
908	2,559	35%	1,651	2,307	656

Commercial and Industrial

Net New Jobs: 1995 – 2000

Shoreline has gained a net of 1,407 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
13,386	14,793	1,407

Commercial and Industrial Development Activity

Shoreline achieved a floor area ratio (F.A.R.) of approximately .24 over all its commercial zones. There was no significant development in the industrial zone.

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	14.11	1.13	12.98	565,542	136,424	0.24
Industrial	-	-	-	-	-	-
Total C & I Development	14.11	1.13	12.98	565,542	136,424	0.24

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
NB	0.15	0.20	NB is Shoreline's least intensive commercial district. The achieved FAR is based on only one permit. A slightly higher FAR was assumed for the future.
O	No Data	0.20	The zoning regulations for the O district, are identical to that of NB. It was therefore assumed to have same future FAR
CB	0.29	0.29	Historical data seemed appropriate.
RB	0.21	0.35	The RB district allows the most intense commercial development in the City. Not all past building permits are reflective of the FAR that can be achieved in this district; FAR from "typical" permits were used to determine this assumed future FAR.
I	No Data	0.35	The zoning regulations for the I district, are identical to that of RB. It was therefore assumed to have same future FAR

Commercial and Industrial Land Supply

After deducting constraints, Shoreline has nearly 200 net acres of vacant and redevelopable commercial and industrial land. The largest portion of this is redevelopable land in commercial zones. After adjusting for market factors, about 170 acres are potentially available for development during the planning period. This does not include acreage in the North City sub-area. However, commercial capacity (in sq. ft.) in the NCBD is included in the Commercial and Industrial Capacity table below.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	Acres
Commercial Vacant	7.80	1.80	10%	5%	5.10	10%	4.6
Commercial Redevelopable	254.90	38.50	10%	5%	183.94	15%	156.3
Industrial Vacant	0.40	-	10%	5%	0.34	10%	0.3
Industrial Redevelopable	25.50	13.40	10%	5%	10.29	15%	8.7
Total C & I Land	288.60	54			199.67		170.0

Commercial and Industrial Capacity

Shoreline has capacity for a total of 2,235 new jobs. There is capacity for 1,357 jobs in commercial zones and 805 in the North City Business District sub-area, for which a detailed sub-area plan has been developed. There is also capacity for 72 jobs in the industrial zone.

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
	CB	NB	O	RB	North City Bus District Sub-Area	I	
Net Land in Sq. Ft	789,950	702,753	9,997	5,507,803	402,500	394,141	
Achieved or Assumed F.A.R. (Avg.)	0.29	0.20	0.20	0.35		0.35	
Dev. Capacity in Sq. Ft	227,545	140,551	1,999	1,927,731	402,500	137,949	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	67,201	(19,787)	-	595,667		36,249	
Floor Area Per Employee (Avg.)	300	300	250	500	500	500	
Job Capacity	224	(66)	8	1,191	805	72	2,235

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Shoreline has achieved about 166% of its current twenty-year target of 848 jobs. After accounting for this increase, the city has exceeded its target by 559 jobs. Shoreline has capacity for 2,235 additional new jobs in excess of 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
1,407	848	166%	(559)	2,235	2,794