

## CITY OF SKYKOMISH

### Residential

#### Net New Units: 1993 – 2000

During this eight-year period, 7 net new units were built in the area now comprised by the City of Skykomish. Approximately 4 units were built during the 1996 – 2000 period.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
5	-	(1)	4	3	7

#### Residential Development Activity

Five single family building permits were issued in Skykomish from 1996-2000. These permits achieved a density of 2.3 dwelling units per acre. There was no plat activity during the period.

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)
2.2	5	<b>2.3</b>									

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R	2.27	3.14	Achieved density represents small sample (5 permits). Assumed future density splits the difference between achieved and planned density (without sewers) of 4 dus per acre.

#### Residential Land Supply

After deducting constraints, Skykomish has about 14 net acres of vacant land. With an adjustment for market variables, about 12 acres of this 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	62.81	49.06	0%	0%	13.75	10%	<b>12.38</b>
SF Redevelopable							
MF Vacant							
MF Redevelopable							
<b>Total Residential</b>	<b>62.81</b>	<b>49.06</b>			<b>13.75</b>		<b>12.38</b>

### Residential Capacity

Skykomish has capacity for approximately 39 new housing units given its current land supply in the city's single family zone.

Zone	Capacity in Single Family 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	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land		12.38			12.38	-	-	
Density		3.14						
Capacity in Units		39			38.87	-	-	
Minus Existing Units on Redevelopable Parcels		-			-	-	-	
Net Capacity		39			39	-	-	39

### Residential Capacity Analysis

Skykomish has a total residential capacity of 39 units. Its remaining target to 2012 is 20 units. This amounts to a surplus capacity for about 19 units over its target. It has achieved 26% 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 Capacity	Surplus or Deficit in Relation to Target
7	27	26%	20	39	19

### Commercial and Industrial

There are no commercial or industrial zones in Skykomish

### Net New Jobs: 1995 – 2000

Skykomish has gained a net of 4 new jobs during the most recent five years, 1995 to 2000, of the 1992 – 2012 planning period. It has no job target.

1995 Employment	2000 Employment	Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target
102	106	4	-	-	-