

CITY OF SNOQUALMIE

Residential

Net New Units: 1993 – 2000

During this eight-year period, 1,087 net new units were permitted in the City of Snoqualmie and its unincorporated Urban Growth Area (UGA). From 1996 – 2000, 1,059 net new units were permitted. About 1,061 of these units were issued by the City of Snoqualmie and 3 additional units were issued by King County in the UGA. From 1993 – 1995, 18 units were permitted in the area that now comprises the City of Snoqualmie and 10 were permitted in the UGA.

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
1,061	3	(5)	1,059	28	1,087

Residential Development Activity

As measured by permit activity, the average density achieved in single family zones, during the past five years was 1.9 dwelling units per acre. Plat activity shows an achieved density of 3.2 du/acre in single family zones. In multifamily zones, permit activity achieved an average density of 7.9 du/acre. Development of all types in the Snoqualmie Ridge Urban Planned Development (UPD) is included in the mixed use category.

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)
28.83	56	1.9	127.44	1005	7.9	1.87	6	3.2	218.50	1218	5.6

The table below represents the densities Snoqualmie used to calculate capacity within the current city and in the UGA. Densities for the UGA are based on planned zoning changes to be made after annexation and not on current King County zones.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
SF Flood plain	3.29	NA	Achieved density reflects ongoing development of non-conforming lots. Future capacity in this zone based on a recent survey of existing and potential lots--10 on vacant land, 8 on redevelopable land.
Planned Res City Limits		5.00	No activity. Assumed planned density based on achievement of planned densities in other historical zones in this density range. See table 4 data for R5000, R7200, and R4.
Res Constrained		0.20	Density based on zoning.
Assumed Future Residential Densities in Snoqualmie's UGA			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
Plan Res UGA 36		2.00	No activity. Assumed density based on planned land use for this area, which has not yet been annexed by the city.
SF UGA		4.00	No activity. Assumed density based on planned land use for this area, which has not yet been annexed by the city.

Residential Land Supply

After deducting constraints, Snoqualmie has about 79 net acres of vacant and redevelopable land in its current city limits. With an adjustment for market variables, about 69 acres of this land is potentially available for development during the planning period. There is also approximately 222 acres of land in the UGA. Altogether there is a total of about 291 acres potentially available for development within the city and its UGA.

	Residential Land Supply						Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres			
		Critical Areas	ROWs / Other	Public Purposes				
	Acres	Acres	%	%		%	Acres	
SF Vacant	130.31	56.10	10%	5%	63.08	10%	56.77	
SF Redevelopable	44.84	27.38	5%	5%	15.71	20%	12.57	
MF Vacant								
MF Redevelopable								
Sub Total: Current Land Supply	175.15	83.48			78.80		69.34	
UGA Vacant	470.70	75.27	5%-10%	5%-100%	302.68	20%-100%	174.66	
UGA Redevelopable	203.73	33.52	10%	5%	144.68	50%-80%	47.13	
Total Residential	849.58	192.27			526.15		291.13	

ROW, Public Purpose, and Market factor deductions ranged by zone in the land supply calculations for Snoqualmie's UGA

Residential Capacity

Snoqualmie has capacity for approximately 1,454 new housing units within the boundaries of the current city. This capacity is located in single family zones and in pipeline projects not included in the land supply. There is also capacity for 760 units in the UGA based on planned zoning changes after annexation. The total capacity is 2,214 units for both the City of Snoqualmie and its UGA.

Zone	Capacity in Single Family Zones					Total Capacity in MF Zones	Total in Mixed Use Zones	Capacity within the City		UGA Capacity			Total Capacity
	< 2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones			Total for SF, MF and Mixed Use Zones	Pipeline (UPD)	UGA Section 36	UGA Section 31	UGA Falls Area	
Net Acres of Land	18.37	42.56	8.42		69.35	-	-	69.35	1,172.20	79.60	87.17	53.46	
Density	0.20	*	5.00					64	1,395	318	174	267	
Capacity in Units	4	18	42		64	-	-	64	1,395	318	174	267	
Minus Existing Units on Redevelopable Parcels	-	(5)	-		(5)	-	-	(5)		-	-	-	
Net Capacity	4	13	42		59	-	-	59	1,395	318	174	267	2,214

* Capacity calculations on the SF category 2.01-4 du/acre were based on current development trends, no assumed density was applied.

Residential Capacity Analysis

Snoqualmie has a total residential capacity of 2,214 units. Its remaining target to 2012 is 1,697 units. As a result there is a surplus capacity for 517 units in addition to 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
1,087	2,784	39%	1,697	2,214	517

Commercial and Industrial

Net New Jobs: 1995 – 2000

Snoqualmie has gained a net of 410 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
694	1,104	410

Commercial and Industrial Development Activity

Snoqualmie achieved an average floor area ratio (F.A.R.) of approximately .43 over all its commercial zones and a FAR of .37 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	17.53	-	17.53	763,607	260,013	0.34
Industrial	11.03	-	11.03	480,467	176,609	0.37
Total C & I Development	28.56	-	28.56	1,244,074	436,622	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. The F.A.R densities in the UGA are based on Snoqualmie's planned zoning for the area after annexation.

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
Business		0.3	No activity. Assumed density based on expectation that future development will occur as auto oriented uses on state highway and infill downtown with more likelihood of multi-story building.
Industrial		0.4	No activity. Assumed density based on typical achieved FARs in industrial zones elsewhere in King County.
Floodway overlay		0.2	No activity. Assumed density based on the requirement that any commercial development that occurs in this zone be consistent with the existing scale of residential development in the area.
Office Park		0.3	No activity. Buildable land largely in hospital ownership. Future development scenario is expansion of existing cluster of medical uses. Assume FAR similar to Business district.
MU Business Park	0.34	0.4	Assumed future density based on achieved density during review period, as well as on FAR of projects permitted after year 2000.
MU Commercial		0.3	No activity. Assumed density based on development currently occurring.
Assumed Future Non-Residential Densities in Snoqualmie's UGA			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
Planned Commercial/Industrial UGA		0.3	No activity. This area has not yet been annexed to the city. Assumed future FAR based on expectation that uses will be similar to those achieved in the Business Park zone.

Commercial and Industrial Land Supply

After deducting constraints, Snoqualmie has nearly 104 net acres of vacant and redevelopable commercial and industrial land in its current city limits. After adjusting for market factors, about 89 acres are potentially available for development during the planning period. There is also 4 acres of land available in the UGA. All together there is a total of about 93 acres potentially available for development within the city and its planned annexation area.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	83.99	4.92	0%	0%	78.81	5%-60%	72.93
Commercial Redevelopable	5.35	0.80	0%	0%	4.55	15%	3.87
Industrial Vacant	5.35	0.00	0%	0%-100%	4.91	10%	4.42
Industrial Redevelopable	15.68	0	0%	0%	15.68	50%	7.84
Sub total: Current Land Supply	110.37	5.72			103.95		89.05
UGA Industrial Vacant	96.15	0	10%	5%-45%	78.79	0%-100%	3.99
Total C & I Land	206.52	5.72			182.74		93.04

Commercial and Industrial Capacity

Snoqualmie has capacity for a total of approximately 2,285 new jobs within the boundaries of the current city. The city also treated mixed-use zones as commercial in this analysis. There is an additional capacity for 87 new jobs in the UGA. The total capacity for Snoqualmie and its UGA is 2,371 jobs. Capacity calculations in the UGA were based on planned zoning changes after annexation.

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	UGA Capacity	Total Capacity
	Flood Overlay Zone	Business	Office Park	MU Business Park	MU Commercial					
Net Land in Sq. Ft	141,204	473,062	92,306.00	1,877,000	761,864		534,002		173,661.00	
Achieved or Assumed F.A.R. (Avg.)	0.20	0.30	0.30	0.40	0.30		0.40		0.30	
Dev. Capacity in Sq. Ft	28,241	141,918	27,692	750,800	228,559		213,601		52,098	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	28,241	141,918	27,692	750,800	228,559		-		-	
Floor Area Per Employee (Avg.)	500	600	300	600	600		800		600	
Job Capacity	56	237	92	1,251	381		267		87	2,371

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Snoqualmie has achieved about 11% of its current twenty-year target of 4,500 jobs. After accounting for this increase, the city has a remaining target of 4,090 jobs. Snoqualmie has capacity for 2,371 new jobs including 1,719 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
410	4,500	11%	4,090	2,371	(1,719)