

**CITY OF TUKWILA**

**Residential**

**Net New Units: 1993 – 2000**

During this eight-year period, 207 net new units were permitted in the area now comprised by the City of Tukwila. Eighty percent of the units 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
214	-	(48)	166	41	207

**Residential Development Activity**

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.3 dwelling units per acre. Plat activity shows an achieved density of 5.38 du/acre in single-family zones. In multifamily zones, an average density of 25.5 du/acre was achieved.

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)
40.09	172	4.3	1.65	42	25.5	30.69	165	5.4	0.35	2	5.7

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
LDR	5.38	5.38	
MDR	5.75	14.50	Achieved density based on one 2-lot short plat. Sample too small. Assume planned density. Consistent with achieved densities in similar zones in comparable south county cities.
HDR	28.28	21.78	Achieved density based on two projects that were approved prior to comp plan.
MUO		21.00	No development activity. Assume planned density. Consistent with achieved densities in similar zones in comparable south county cities.
RCM		21.00	No development activity. Assume planned density. Consistent with achieved densities in similar zones in comparable south county cities.
RCC		14.00	No development activity. Assume planned density. Consistent with achieved densities in similar zones in comparable south county cities.
TUC		38.00	No development activity. Assume planned density, including assumed development of 25% of TUC residential land at 70 dus/ac senior housing. Consistent with achieved densities in similar zones in comparable south county cities.
NCC		27.50	No development activity. Assume planned density. Consistent with achieved densities in similar zones in comparable south county cities.

### Residential Land Supply

After deducting constraints, Tukwila has 495.6 net acres of vacant and redevelopable land. With an adjustment for market variables, approximately 457 acres of this land is potentially available for development during the planning period. In multifamily and mixed-use zones, there are about 63 net acres of land, with nearly 60 acres potentially developable during the planning horizon. There are 433 acres of vacant and redevelopable land in single-family zones, including about 397 acres after adjusting for market factors.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	192.67	28.90	10%	0%	147.39	5%	<b>140.02</b>
SF Redevelopable	334.18	16.71	10%	0%	285.72	10%	<b>257.15</b>
MF Vacant	10.25	1.54	5%	0%	8.28	5%	<b>7.86</b>
MF Redevelopable	26.28	1.31	5%	0%	23.72	10%	<b>21.35</b>
Mixed Use Vacant	9.57	All deductions and market factors applied before dividing into commercial / residential acres			9.57		<b>9.57</b>
Mixed Use Redevelopable	20.91				20.91		<b>20.91</b>
<b>Total Residential</b>	<b>593.86</b>	<b>48.46</b>			<b>495.59</b>		<b>456.86</b>

### Residential Capacity

Tukwila has capacity for 3,016 new housing units given its current land supply and zoning. There is capacity for 1,744 units in single-family zones, 410 in multifamily zones, and 862 in mixed-use zones.

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	12 - 18 du / acre	18 - 30 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land			397.35		397.35	16.44	12.78	<b>29.22</b>	<b>30.47</b>	457.04
Density			5.38		5.38	14.50	21.78			
Capacity in Units			2,136		2,136	238	278	<b>517</b>	<b>862</b>	3,515
Minus Existing Units on Redevelopable Parcels			(392)		(392)	(41)	(66)	<b>(107)</b>	-	(499)
Net Capacity	-	-	1,744	-	1,744	197	212	<b>410</b>	<b>862</b>	3,016

### Residential Capacity Analysis

Tukwila has a total residential capacity of 3,016 units. Its remaining target to 2012 is 5,181 households. This amounts to a capacity deficit of 2,165 units below what is needed to accommodate its target. Tukwila achieved 3.8% 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
<b>207</b>	5,388	4%	5,181	<b>3,016</b>	(2,165)

**Commercial and Industrial**

**Net New Jobs: 1995 – 2000**

Tukwila has gained a net of 4,120 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
43,704	47,824	4,120

**Commercial and Industrial Development Activity**

Tukwila achieved a floor area ratio (F.A.R.) of approximately .43 over all its commercial and industrial zones. Its F.A.R. in commercial zones was .35, while it was .47 in industrial zones.

<b>Commercial and Industrial Development: 1996 - 2000</b>						
	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	28.23	1.34	26.90	1,171,590	405,601	0.35
Industrial	63.49	8.78	54.72	2,383,429	1,122,783	0.47
<b>Total C &amp; I Development</b>	91.72	10.12	81.62	3,555,019	1,528,384	0.43

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below.

<b>Assumed Future Non-Residential Densities</b>			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
TUC, NCC (Vacant)	0.35	0.35	
TUC, NCC (Redevelopable)	0.35	0.53	Assumed future density higher for redevelopment scenarios than for assumed future development on vacant lands. Reasons: -Achieved densities predominantly reflect vacant land development. -Achieved FARs ranged up to and higher than .53, demonstrating the achievability of this density in Tukwila. -Forthcoming subarea plan for TUC.
TVS, RC, O, MUO, RCC, RCM	0.53	0.53	
C/LI, LI, HI, MIC/L, MIC/H	0.47	0.47	

### Commercial and Industrial Land Supply

After deducting constraints, Tukwila has 428 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. The largest portion of this is redevelopable industrial land. With adjustment for market factors, about 400 acres are potentially available for development during the planning period. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	25.98	7.27	5%	0%	17.77	5%	16.88
Commercial Redevelopable	40.35	2.02	5%	0%	36.42	10%	32.77
Industrial Vacant	138.14	23.48	10%	0%	103.19	5%	98.03
Industrial Redevelopable	193.81	9.69	5%	0%	174.91	10%	157.42
Mixed Use Vacant	47.55	All deductions and market factors applied before dividing into commercial / residential acres			47.55		47.55
Mixed Use Redevelopable	48.22				48.22		48.22
<b>Total C &amp; I Land</b>	<b>494.05</b>	<b>42.47</b>			<b>428.06</b>		<b>400.88</b>

### Commercial and Industrial Capacity

Tukwila has capacity for a total of 10,100 new jobs, 2,167 of those are in commercial zones and 2,626 are in mixed-use zones. There is also capacity for 5,306 jobs in the industrial zone.

Zone	Empl. Capacity in Commercial Zones			Empl. Capacity in Mixed Use Zones				
	TVS	RC	O	NCC	TUC	RCC	MUO	RCM
Net Land in Sq. Ft	796,681	649,599	716,520	253,315	3,047,354	36,563	175,474	659,172
Achieved or Assumed F.A.R. (Avg.)	0.53	0.53	0.53	.53*	.53*	0.53	0.53	0.53
Dev. Capacity in Sq. Ft	420,595	342,945	378,275	123,553	1,338,297	19,303	92,639	347,999
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	308,036	268,338	362,183	80,913	563,949	11,459	92,639	347,999
Floor Area Per Employee (Avg.)	600	600	300	600	600**	600	400	400
Job Capacity	513	447	1,207	135	1,370	19	232	870

\*In NCC and TUC mixed use zones, an achieved density of .35 was applied to vacant land, while a density of .53 was used for redevelopable land.

\*\*In this zone it was assumed that redevelopment of existing square footage would take place at a higher employee density than was currently being achieved.

Empl. Capacity in Industrial Zones				Total Job Capacity in Commercial, Industrial and Mixed Use Zones
C / LI	HI	MIC / L	MIC / L	
2,644,474	998,280	472,013	7,012,705	
0.47	0.47	0.47	0.47	
1,245,756	470,268	222,355	3,303,537	
1,077,381	361,772	212,021	2,558,717	
1,000	1,000	1,000	700	
1,077	362	212	3,655	10,100

### Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Tukwila has achieved about 19% of its current twenty-year target of 22,250 jobs. After accounting for this increase, the city has a remaining target of 18,130 jobs. Tukwila's remaining capacity however can accommodate 10,100 new jobs. The city is therefore short capacity for about 8,030 jobs 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
4,120	22,250	19%	18,130	10,100	(8,030)