

Eastside Urban Unincorporated Area

Residential

Net New Units: 1993 – 2000

During this eight-year period 3,669 net new units were permitted in the unincorporated urban area of East King County. Approximately 68% 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
2,507	2		2,509	1,160	3,669

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 3.7 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 16.0. Plat activity also shows an achieved density of 3.7 du/acre in single-family zones and 6.8 in higher density zones.

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)
215.67	796	3.7	83.11	1328	16.0	133.23	495	3.7	7.04	48	6.8

In order to calculate land capacity from the existing land supply in the unincorporated areas, achieved plat densities were used where sufficient data was available. These densities (which in most cases are close to maximum allowable zoned densities) were applied on a parcel by parcel basis. However, in order to correct for activity on small, non-aggregable parcels, the resulting capacity in housing units was rounded down to a whole number. For instance, if the calculated capacity on a particular small parcel were 3.4 units, the actual achievable number of units would be 3. The assumed densities noted in the table below are the average densities that can be achieved throughout that zone, using this methodology.

East Unincorporated Sub Area			
Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation for Achieved Densities (See Notes Above for Assumed Density Methodology)
R-1	1.92	1.75	To account for limited development in some zones, includes data from the entire Newcastle Community Planning area as well as East Sammamish and Northshore.
R-4	4.23	3.77	
R-6	5.40	4.96	
R-8	6.96	6.41	
R-12	9.76	9.56	
R-18	17.54	17.19	
R-24	25.39	24.79	
R-48	25.81	25.00	Due to a limited number of permits in this zone, the achieved density of R-48 in Seashore was applied to all sub-areas.

Residential Land Supply

After deducting constraints, the Eastside urban unincorporated area has nearly 1,300 net acres of vacant and redevelopable land. With an adjustment for market variables (including a 50% market factor for redevelopable land), and eliminating the portion of redevelopable parcels with an existing unit on it, about 760 acres of this land is potentially available for development during the planning period. In single-family zones, there are approximately 1,236 net acres of land, with about 713 acres of land potentially developable during the planning horizon. In multifamily zones, there are approximately 61 net acres with about 47 acres potentially available for development during the planning horizon.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres	Adjusted Net Acre*
		Critical Areas	ROWS / Other	Public Purposes				
	Acres	Acres	%	%		%	Acres	Acres
SF Vacant	639.14	89.23	10%	-	494.92	15%	420.68	420.68
SF Redevelopable	926.49	103.11	10%	-	741.04	50%	370.52	292.16
MF Vacant	80.61	26.81	10%	-	48.42	15%	41.16	41.16
MF Redevelopable	22.94	8.78	10%	-	12.74	50%	6.37	5.49
Total Residential	1,669.18	227.93			1,297.13		838.73	759.49

Residential Capacity

The Eastside urban unincorporated area has capacity for 6,400 new housing units given its current land supply and zoning. More than 2,400 of these units are in single family zones, 870 are in multifamily zones, and 3,100 are development capacity in the pipeline in the Bear Creek (Redmond Ridge, Blakely Ridge) UPD's.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones				Total Capacity in MF Zones	Total in Mixed Use Zones	Future Capacity	Urban Planned Developments	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	Redmond / Blakely Ridge UPD's	All Zones
Net Acres of Land	314.63	162.88	167.00	68.34	712.85	6.59	26.65	12.95	1.12	47.31	-	760.16	539.00	
Density	1.75	3.77	4.96	6.41	3.41	9.56	17.19	24.79	25.00			4.34	5.75	
Capacity in Units	552	614	828	438	2,432	63	458	321	28	870	-	3,302	3,100	
Minus Existing Units on Redevelopable Parcels	Net acreage already discounted for existing buildings on redevelopable land					Net acreage already discounted for existing buildings on redevelopable land				-	-			
Net Capacity	552	614	828	438	2,432	63	458	321	28	870	-	3,302	3,100	6,402

Residential Capacity Analysis

The Eastside urban unincorporated area has a total residential capacity of 6,402 units. Its remaining target to 2012 is 4,531 households. This amounts to a surplus capacity of 1,871 units in addition to its target. It has achieved nearly 45% 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
3,669	8,200	45%	4,531	6,402	1,871

Commercial and Industrial

Net New Jobs: 1995 – 2000

Urban Unincorporated East King County has gained a net of 929 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
6,814	7,743	929

Commercial and Industrial Development Activity

The Eastside urban unincorporated area achieved an average floor area ratio (F.A.R.) of approximately .59 over all its commercial zones, and an F.A.R. of .41 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	5.32	1.51	3.81	166,043	97,606	0.59
Industrial	6.31	0.98	5.33	232,175	94,450	0.41
Total C & I Development	11.63	2.49	9.14	398,218	192,056	0.48

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below. The assumed F.A.R. is the average of all commercial or industrial activity in all the unincorporated areas of urban King County.

East Unincorporated Sub Area			
Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
CB	0.22	0.20	Due to limited C&I activity, assumed FAR is the weighted average of all Sub Areas.
NB	0.11	0.08	Due to limited C&I activity, assumed FAR is the weighted average of all Sub Areas.
O	1.91	0.41	One permit in this zone did not provide a good estimate for the entire unincorporated areas. Assumed FAR is the average of the assumed FARs of other cities.
I	0.41	0.20	Due to limited C&I activity, assumed FAR is the weighted average of all Sub Areas.

Commercial and Industrial Land Supply

After deducting constraints, the Eastside urban unincorporated area has about 33 net acres of vacant and redevelopable commercial and industrial land. The largest portion of this is in industrial zones. After adjusting for market factors, about 26 acres are potentially available for development during the planning period. A uniform market factor of 20% was used for both vacant and potentially redevelopable land.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	Acres
Commercial Vacant	5.85	0.10	15%	-	4.89	20%	3.91
Commercial Redevelopable	9.44	0.28	10%	-	8.24	20%	6.60
Industrial Vacant	36.92	15.61	15%	-	18.11	20%	14.49
Industrial Redevelopable	2.05	0	10%	-	1.84	20%	1.47
Total C & I Land	54.26	15.99			33.09		26.47

Commercial and Industrial Capacity

The Eastside urban unincorporated area has capacity for about 4,640 new jobs. 271 of those are in commercial zones, and 174 jobs are in the industrial zone. There is planned capacity for 4,193 more jobs in the Redmond Ridge and Blakely Ridge UPD.

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	Urban Planned Developments Redmond Ridge / Blakely Ridge UPD	Total Capacity All Zones
	CB	NB	O					
Net Land in Sq. Ft	161,172	131,987	164,657		695,218		6,185,520	
Achieved or Assumed F.A.R. (Avg.)	0.20	0.08	0.41		0.20		0.23	
Dev. Capacity in Sq. Ft	32,234	10,559	67,509.29		139,044		1,430,851	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	32,234	10,559	67,509		139,044		1,430,851	
Floor Area Per Employee (Avg.)	550	550	350		800		341	
Job Capacity	59	19	193		174	444	4,193	4,637

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that East King County has achieved about 31% of its current twenty-year target of 3,036 jobs. After accounting for this increase, the area has a remaining target of 2,107 jobs. The unincorporated Eastside has capacity for 4,637 new jobs including 2,530 jobs in excess of what is needed to accommodate 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
929	3,036	31%	2,107	4,637	2,530