Sea-Shore Unincorporated Area (North Highline)

Residential

Net New Units: 1993 – 2000

During this eight-year period, 330 net new units were permitted in the North Highline unincorporated area. Approximately 69% 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**
228	2		228	102	**330**

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.7 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 9.7. Plat activity shows an achieved density of 5.7du/acre in single-family zones. There was no plat activity in higher density zones in North Highline.

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)
29.12	137	**4.7**	9.41	91	**9.7**	10.11	58	**5.7**			

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.

N. Highline 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	0.00	0.00	No Development Activity or Land Capacity in this zone
R-4	4.88	4.35	No development, used achieved density for South Sub-area (which is similar to development in White Center)
R-6	5.86	4.99	To account for limited development in some zones, includes data from the entire Highline Community Planning Area (White Center and West Hill)
R-8	8.61	7.80	
R-12	12.98	11.35	No development, used achieved density for South Sub-area (which is similar to development in White Center)
R-18	10.46	9.59	To account for limited development in some zones, includes data from the entire Highline Community Planning Area (White Center and West Hill)
R-24	25.62	23.88	
R-48	25.81	22.95	

Residential Land Supply

After deducting constraints, N. Highline has nearly 195 net acres of vacant and redevelopable land. With an adjustment for market variables, and with the removal of the portions of redevelopable parcels with existing units, about 149 acres of this land is potentially available for development during the planning period. In single-family zones, there are approximately 134 net acres of land, with nearly 100 acres of this land potentially developable during the planning horizon. In multifamily zones, there are 60 net acres of land, with about 50 acres of this land potentially developable during the planning horizon

	Gross Acres	Deductions			Net Acres	Market Factor	**Adjusted Net Acres**	**Adjusted Net Acres Minus land with existing units**
		Critical Areas	ROWs	Public Purposes				
	Acres	Acres	%	%		%	**Acres**	
SF Vacant	120.66	6.65	10%	-	102.61	15%	87.22	87.22
SFRedevelopable	34.93	0.34	10%	-	31.13	50%	15.57	12.27
MF Vacant	62.00	0	10%	-	55.80	15%	47.43	47.43
MF Redevelopable	5.43	0.004	10%	-	4.88	50%	2.44	2.30
Total Residential	223.02	6.99			194.42		**152.65**	**149.22**

Residential Capacity

N. Highline has capacity for 1,276 new housing units given its current land supply and zoning, 527 of these units are in single-family zones, and 749 are in multifamily zones. The largest amount of its land supply is in the R-6 zone, with capacity for nearly 400 units.

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		6.90	80.15	12.45	99.50	12.07	19.51	9.00	9.15	**49.73**	-	**149**
Density		4.35	4.99	7.79	5.30	11.35	9.58	23.89	22.95			**8.55**
Capacity in Units		30	400	97	527	137	187	215	210	**749**	-	**1,276**
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		30	400	97	527	137	187	215	210	**749**	-	**1,276**

Residential Capacity Analysis

N. Highline has a total residential capacity of 1,276 units. Its remaining target to 2012 is 670 households. This amounts to a surplus capacity for 606 units over its target. It has achieved 33% 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
330	1,000	33%	670	**1,276**	606

Commercial and Industrial

Net New Jobs: 1995 – 2000

North Highline, including White Center, gained a net of 470 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
5,692	6,162	470

Commercial and Industrial Development Activity

North Highline achieved an average floor area ratio (F.A.R.) of approximately .23 over all its commercial zones, and an F.A.R. of .13 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	4.45	0.83	3.62	157,605	35,474	**0.23**
Industrial	23.25	8.22	15.03	654,738	85,461	**0.13**
Total C & I Development	27.70	9.05	18.65	812,343	120,935	**0.15**

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 weighted average of all commercial or industrial activity in all the unincorporated areas of urban King County.

N. Highline Sub Area			
Assumed Future Non-Residential Densities			
Zoning	**Achieved FAR**	**Assumed FAR**	**Reasons/Documentation**
CB	0.23	0.20	Due to limited C&I activitiy, assumed FAR is the weighted average of all Sub Areas.
NB	0.00	0.08	Due to no C&I activitiy, assumed FAR is the weighted average of all Sub Areas.
RB	0.00	0.20	Due to no activity in this zone, the assumed FAR is based on simlar use surrounding the current developable parcel.
O	0.00	0.41	Due to no C&I activity, the assumed FAR is the average of the assumed FARs of other cities. One pemit in this zone did not provide a good estimate for the entire unincorporated area.
I	0.13	0.20	Due to limited C&I activitiy, assumed FAR is the weighted average of all Sub Areas.

Commercial and Industrial Land Supply

After deducting constraints, North Highline has about 136 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 117 acres are potentially available for development during the planning period. A market factor of 20% was used to account for currently existing buildings on redevelopable land.

	Gross Acres	Deductions			Net Acres	Market Factor	**Adjusted Net Acres**
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	**Acres**
Commercial Vacant	39.63	2.35	15%	-	31.69	10%	28.52
Commercial Redevelopable	24.11	0.03	10%	-	21.67	20%	17.34
Industrial Vacant	55.56	0.27	15%	-	47.00	10%	42.30
Industrial Redevelopable	41.14	1.12	10%	-	36.02	20%	28.82
Total C & I Land	160.44	3.769			136.38		**116.97**

Commercial and Industrial Capacity

North Highline has capacity for a total of 1,544 new jobs, 770 of those are in commercial zones. There is capacity for 774 more jobs in the industrial zone.

Zone	Empl. Capacity in Commercial / Mixed Use Zones						Employment Capacity in Industrial Zones		Total Job Capacity in Commercial, Industrial and Mixed Use Zones
	CB	NB	O	RB			I		
Net Land in Sq. Ft	1,542,895	94,960.80	79,279.20	280,962.00			3,097,552		5,095,649
Achieved or Assumed F.A.R.	0.20	0.08	0.41	0.20			0.20		
Dev. Capacity in Sq. Ft	308,579	7,597	32,504.47	56,192.40			619,510		1,024,383
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	-	-	-	-			-		-
Floor Area Per Employee	550	550	350	550.00			800		
Job Capacity	561	14	93	102			774		1,544

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that North Highline and White Center achieved about 140% of the current twenty-year target of 336 jobs. After accounting for this increase, these unincorporated areas have exceeded their target by 134 jobs. The areas also have capacity for 1,544 new jobs beyond 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
470	336	140%	(134)	**1,544**	1,678