

**South County Urban Unincorporated Area
Residential**

Net New Units: 1993 – 2000

During this eight year period, 5,565 net new units were permitted in the remaining urban unincorporated area of South 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
3,611	202		3,813	1,752	5,565

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 du/acre. Plat activity shows an achieved density of 5.7 du/acre in single-family 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)
664.55	2,275	3.4	86.43	1,336	15.5	276.45	1,523	5.5	0.42	2	4.8

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.

South 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	0.88	0.71	To account for limited development in some zones, includes data from the entire Newcastle Community Planning area, Highline Community Planning area, and Soos Creek all of which are partially or entirely in the south sub area.
R-4	4.88	4.42	
R-6	6.29	5.79	
R-8	7.94	7.33	
R-12	12.98	12.60	
R-18	15.75	15.47	
R-24	25.97	25.60	Due to a limited number of permits in this zone, the achieved density of R-48 in Seashore was applied to all sub-areas.
R-48	25.81	25.36	

Residential Land Supply

After deducting constraints, the South County urban unincorporated area has about 5,240 net acres of vacant and redevelopable land. With an adjustment for market variables, and the removal of the portions of redevelopable parcels that have an existing unit, about 3,216 acres of this land is potentially available for development during the planning period. In single-family zones, there are approximately 4,960 net acres, with about 3,000 acres of this land potentially developable during the planning horizon. In multifamily zones, there are about 280 net acres, with about 215 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	3,041.41	482.68	10%	-	2,302.86	15%	1,957.43	1,957.43
SF Redevelopable	3,189.37	237.44	10%	-	2,656.74	50%	1,328.37	1,043.55
MF Vacant	264.04	20.42	10%	-	219.26	15%	186.37	186.37
MF Redevelopable	70.12	2.42	10%	-	60.93	50%	30.47	28.51
Total Residential	6,564.94	742.96			5,239.78		3,502.63	3,215.86

Residential Capacity

The South Unincorporated Urban Area has capacity for 17,283 new housing units given its current land supply and zoning. There is capacity for 13,442 units in single-family zones and 3,841 units in multifamily zones. The largest amount of its land supply is in the R-4 zone with capacity for over 7,500 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	384.01	1,710.68	676.97	229.61	3,001.27	79.82	61.16	61.68	12.22	214.88	-	3,216.15
Density	0.71	4.42	5.79	7.33	4.48	12.60	15.47	25.60	25.37			5.37
Capacity in Units	273	7,566	3,921	1,682	13,442	1,006	946	1,579	310	3,841	-	17,283
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	273	7,566	3,921	1,682	13,442	1,006	946	1,579	310	3,841	-	17,283

Residential Capacity Analysis

The South County Urban Unincorporated Area has a total residential capacity of 17,283 units. Its remaining target to 2012 is 4,935 households. This amounts to a surplus capacity for 12,348 units greater than its target. It has achieved 53% 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
5,565	10,500	53%	4,935	17,283	12,348

Commercial and Industrial

Net New Jobs: 1995 – 2000

Urban Unincorporated South King County has gained a net of 2,298 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
10,359	12,657	2,298

Commercial and Industrial Development Activity

The South County urban unincorporated area achieved an average floor area ratio (F.A.R.) of approximately .10 over all its commercial zones. There was no industrial development during the review period.

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	2.72	-	2.72	118,571	11,424	0.10
Industrial	No Industrial Development					
Total C & I Development	2.72	-	2.72	118,571	11,424	0.10

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.

South Sub Area			
Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
CB	0.1	0.20	Due to limited C&I activity, assumed FAR is the weighted average of all Sub Areas.
NB	0.07	0.08	Due to limited C&I activity, assumed FAR is the weighted average of all Sub Areas.
O	0	0.41	Due to no C&I activity, the assumed FAR is the average of the assumed FARs of other cities. One permit in this zone did not provide a good estimate for the entire unincorporated area.
I	0	0.20	Due to no C&I activity, assumed FAR is the weighted average of all Sub Areas.
M	0	0.20	Due to no development activity in this zone, the assumed industrial FAR was used

Commercial and Industrial Land Supply

After deducting constraints, the South County urban unincorporated area has about 264 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 211 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	89.76	6.16	15%	-	71.06	20%	56.85
Commercial Redevelopable	12.38	0.02	10%	-	11.13	20%	8.90
Industrial Vacant	304.38	94.04	15%	-	178.79	20%	143.03
Industrial Redevelopable	4.81	1.26	10%	-	3.20	20%	2.56
Total C & I Land	411.33				264.17		211.34

Commercial and Industrial Capacity

The South County urban unincorporated area has capacity for a total of approximately 2,582 new jobs, 1,034 of those are in commercial zones. There is capacity for 1,548 more jobs in the industrial zone.

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
	CB	NB	O	RB		I	M	
Net Land in Sq. Ft	1,786,395	855,518	221,720			5,605,435	732,679	
Achieved or Assumed F.A.R. (Avg.)	0.20	0.08	0.41			0.20	0.20	
Dev. Capacity in Sq. Ft	357,279	68,441	90,905			1,121,087	146,536	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	357,279	68,441	90,905			1,121,087	146,536	
Floor Area Per Employee (Avg.)	550	550.00	350			800	1,000	
Job Capacity	650	124	260	-		1,401	147	2,582

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Unincorporated South King County has achieved about 61% of its current twenty-year target of 3,797 jobs. After accounting for this increase, the area has a remaining target of 1,499 jobs. Unincorporated South King County has capacity for 2,582 new jobs including 1,083 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
2,298	3,797	61%	1,499	2,582	1,083