

**CITY OF WOODINVILLE**

**Residential**

**Net New Units: 1993 – 2000**

During this eight-year period, 648 net new units were permitted in the area now comprised by the City of Woodinville. Approximately 88% of these units were built 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
585	2	(15)	572	76	648

**Residential Development Activity**

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 2.9 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 30.7 du/acre. Plat activity shows an achieved density of 2.2 du/acre in single-family zones and 10.7 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)
105.10	302	2.9	9.21	283	30.7	85.07	183	2.2	2.42	26	10.7

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R-1	0.97	0.97	
R-4	5.40	5.40	
R-6	6.84	6.84	
R-24		20.00	No activity. Assumed future density based on proportion of achieved vs. allowed density in other MF zones.
R-48	42.36	42.36	

## Residential Land Supply

After deducting constraints, Woodinville has about 526 net acres of vacant and redevelopable land. With an adjustment for market variables, about 429 acres of this land is potentially available for development during the planning period. After market deductions, approximately 417 acres are potentially available in single-family zones and approximately 12.5 acres are potentially available in multifamily zones.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	260.02	77.11	15%	5%	146.33	15%	124.38
SF Redevelopable	487.83	58.05	10%	5%	365.31	20%	292.25
MF Vacant	24.14	6.1	15%	5%	14.43	15%	12.27
MF Redevelopable	0.68	0.33	10%	5%	0.29	20%	0.23
<b>Total Residential</b>	<b>772.67</b>	<b>141.59</b>			<b>526.36</b>		<b>429.13</b>

## Residential Capacity

Woodinville has capacity for 1,947 new housing units given its current available land supply and zoning. About 71% of this capacity is in single-family zones. There is capacity for 1,777 new units on remaining residential land and capacity for 170 additional units on 14.68 net acres in a pipeline project.

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	18-30 du / acre	30-48 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	Greenbrier Development	All Zones
Net Acres of Land	224.87	95.94	95.83		416.64	0.23	12.27	12.50	-	429.14	14.68	
Density	0.97	5.40	6.84			20.00	42.36				11.58	
Capacity in Units	218	518	655		1,392	5	520	524	-		170	
Minus Existing Units on Redevelopable Parcels	(59)	(21)	(58)		(138)	(1)	-	(1.00)	-			
Net Capacity	159	497	597	-	1,254	4	520	523	-	1,777	170	1,947

## Residential Capacity Analysis

Woodinville has a total residential capacity of 1,947 units. The city's remaining target to 2012 is 1,149 households. As a result there is a surplus capacity for about 798 units in addition its target. Woodinville achieved nearly 36% 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
<b>648</b>	<b>1,797</b>	<b>36%</b>	<b>1,149</b>	<b>1,947</b>	<b>798</b>

**Commercial and Industrial**

**Net New Jobs: 1995 – 2000**

Woodinville has gained a net of 4,678 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
8,779	13,457	4,678

**Commercial and Industrial Development Activity**

Woodinville achieved an average floor area ratio (F.A.R.) of approximately .14 over all its commercial zones and an F.A.R. of .41 over all its 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.	Site Area in Sq. Ft.
Commercial	42.61	0.00	42.61	1,856,092	257,821	0.14
Industrial	42.23	1.98	40.25	1,753,290	725,247	0.41
<b>Total C &amp; I Development</b>	<b>84.84</b>	<b>1.98</b>	<b>82.86</b>	<b>3,609,382</b>	<b>983,068</b>	<b>0.27</b>

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
I	0.41	0.41	
CBD	0.13	0.13	Achieved FAR in the CBD zone largely reflects the TRF development, a retail project with large amounts of parking. Under current development regulations, future similar projects are likely. CBD does allow mixed-use development. However, building height is currently capped at 35 feet, which has been identified by developers as an impediment to financial feasibility of mixed-use development. The city is reviewing its development standards, and potential changes to them that would make mixed-use much more likely on the buildable land in this zone. Under current regulations, no assumption of future residential space is made for this zone.
GB		0.25	No activity. Assumed density based on density achieved in NB zone.
NB	0.24	0.24	

### Commercial and Industrial Land Supply

After deducting constraints, Woodinville has nearly 174 net acres of vacant and redevelopable commercial and industrial land. After adjusting for market factors, about 141 acres are potentially available for development during the planning period.

	Gross Acres	Deductions			Net Acres	Discount Range*	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	Acres
Commercial Vacant	29.39	7.89	10%	5%	18.28	15%	15.53
Commercial Redevelopable	95.67	9.54	10%	5%	73.21	20%	58.57
Industrial Vacant	33.26	4.87	10%	5%	24.13	15%	20.51
Industrial Redevelopable	77.51	9.29	10%	5%	57.99	20%	46.39
<b>Total C &amp; I Land</b>	<b>235.83</b>	<b>31.59</b>			<b>173.60</b>		<b>141.00</b>

### Commercial and Industrial Capacity

Woodinville has capacity for a total of 2,466 new jobs. About 852 of those are in commercial zones. The city also estimates that mixed-use development is not likely to occur under current zoning regulations for the CBD zone. As a result, all the land in this zone was treated as available for commercial development. Future changes to Woodinville's zoning may open up the potential for residential development in the CBD.

Zone	Empl. Capacity in Commercial Zones			Empl. Capacity in Mixed Use Zones	Empl. Capacity in Industrial	Total Job Capacity in Commercial, Industrial and Mixed Use Zones
	CDB	GB	NB			
Net Land in Sq. Ft	1,256,921	1,259,236	711,732		2,914,224	
Achieved or Assumed F.A.R. (Avg.)	0.13	0.25	0.24		0.41	
Dev. Capacity in Sq. Ft	167,170	314,809	170,816		1,205,323	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	108,789	153,493	130,871		1,130,042	
Floor Area Per Employee (Avg.)	500	500	400		700	
Job Capacity	218	307	327		1,614	2,466

### Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Woodinville has achieved about 240% of its current twenty-year target of 1,940 jobs. After accounting for this increase, the city has exceeded its target by 2,728 jobs. Woodinville has capacity for 2,466 additional jobs in excess of 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
4,678	1,950	240%	(2,728)	2,466	5,194