

*SeaShore*  
*Subarea*

## CITY OF LAKE FOREST PARK

### RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Lake Forest Park issued permits for 94 units of new single-family development, with an overall density of 3.5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, likewise achieved 3.5 dus per net acre. The city also issued permits for 3 multifamily units, with an overall density of 10.7 units per net acre. Compared with the previous five-years, 2001-2005 saw comparable residential development, though fewer single-family lots were platted. Overall, the city's housing stock gained 78 net new units, accommodating 14% of Lake Forest Park's 2001-2022 growth target of 538 households, and leaving a target of 462 households for the remainder of the planning period.

#### *Residential Development Activity: 2001-2005*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
<b>Plats Recorded</b>							
0 - 3 du/acre	2.1	0.3	0.1	0.0	1.8	4	2.2
3 - 5 du/acre	0.9	0.0	0.0	0.0	0.9	4	4.4
5 - 7 du/acre	2.8	0.2	0.2	0.7	2.4	10	
7 - 9 du/acre							
> 9 du/acre							
<b>Plats Total</b>	<b>5.9</b>	<b>0.4</b>	<b>0.2</b>	<b>0.7</b>	<b>5.2</b>	<b>18</b>	<b>3.5</b>

#### **Single-Family Permits Issued**

0 - 3 du/acre	Not Applicable	11.9	28	2.4			
3 - 5 du/acre		6.9	23	3.3			
5 - 7 du/acre		8.0	43	5.3			
7 - 9 du/acre							
> 9 du/acre							
<b>SF Pmts Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>26.8</b>	<b>94</b>	<b>3.5</b>

#### **Multifamily Permits Issued**

< 9 du/acre							
9 - 13 du/acre	0.3	0.0	0.0	0.0	0.3	3	10.7
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
<b>MF Pmts Total</b>	<b>0.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.3</b>	<b>3</b>	<b>10.7</b>

#### *Development Activity: 1996-2000 vs 2001-2005*

SF Plats	1996-2000	2001-2005
Net Acres	17.0	5.2
Lots	58	18
Lots/Acre	3.4	3.5
<b>SF Permits</b>		
Net Acres	34.0	26.8
Units	94	94
Units/Acre	2.8	3.5
<b>MF Permits</b>		
Net Acres		0.3
Units		3
Units/Acre	n/a	10.7

#### *Housing Units (2001-2005) vs Household Growth Target (2001-2022)*

<b>Housing Units: 2001-2005</b>	
New SF Units Permitted	94
Replacement SF Units Permitted	0
SF Units Demolished	(27)
MF Units Permitted	3
MF Units Demolished	0
Other New Units Permitted	8
<b>Net Units (2001-2005)</b>	<b>78</b>
Net Households (2001-2005)	76
Household Growth Target (2001-2022)	538
<b>Remaining Target (2006-2022)</b>	<b>462</b>

**Residential Development: Buildable Land Supply and Capacity**

In 2006, the City of Lake Forest Park had 105 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 51 acres of land suitable for development remained with capacity for 159 housing units under current zoning. The city also contained 217 gross acres of redevelopable land, 88 acres of which was developable with capacity for 240 units. Capacity for an additional 250 units was identified as capacity in the Town Center redevelopment. Forty-five percent (300 units) of Lake Forest Park's capacity was located in single-family zones, 55% (375 units) in zones allowing multifamily housing. Thirty-seven percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

**Residential Land Supply and Dwelling Unit Capacity (2006)** \*Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
<b>Vacant Land</b>									
0 - 3 du/acre	49.9	27.5	4%	1%	10%	19.2	1.8-3	n/a	39
3 - 5 du/acre	39.1	12.1	4%	1%	10%	23.1	3.3-3.5	n/a	80
5 - 7 du/acre	15.4	5.4	4%	1%	10%	8.5	4.1	n/a	35
7 - 9 du/acre									
<b>Vacant Sub-Total: SF Zones</b>	<b>104.4</b>	<b>45.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>50.8</b>	<b>n/a</b>	<b>n/a</b>	<b>155</b>
9 - 13 du/acre	0.4	0.2	0%	0%	10%	0.2	10.0	n/a	2
13 - 19 du/acre	0.2	0.0	0%	0%	10%	0.1	15.0	n/a	2
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
<b>Vacant Sub-Total: MF/MU Zones</b>	<b>0.6</b>	<b>0.2</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>0.3</b>	<b>n/a</b>	<b>n/a</b>	<b>4</b>
<b>Vacant Total</b>	<b>105.0</b>	<b>45.2</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>51.1</b>	<b>n/a</b>	<b>n/a</b>	<b>159</b>

<b>Redevelopable Land</b>									
0 - 3 du/acre	49.6	27.1	4%	1%	20%	17.1	1.8-3	30	8
3 - 5 du/acre	62.3	19.7	4%	1%	20%	32.4	3.3-3.5	50	62
5 - 7 du/acre	100.9	55.5	4%	1%	20%	34.5	4.1	94	49
7 - 9 du/acre									
<b>Redev. Sub-Total: SF Zones</b>	<b>212.8</b>	<b>102.3</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>84.0</b>	<b>n/a</b>	<b>173</b>	<b>119</b>
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre	4.8	0.0	0%	0%	15%	4.0	30.0	0	121
48 + du/acre									
<b>Redev. Sub-Total: MF/MU Zones</b>	<b>4.8</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>4.0</b>	<b>n/a</b>	<b>0</b>	<b>121</b>
<b>Redevelopable Total</b>	<b>217.6</b>	<b>102.3</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>88.0</b>	<b>n/a</b>	<b>173</b>	<b>240</b>

**Residential Development: Total Capacity and Growth Target**

Overall housing capacity for 2006 in the City of Lake Forest Park, including potential development on vacant and redevelopable lands, redevelopment of the Lake Forest Park Town Center, and accessory dwelling units, totaled 675 units. These units could accommodate an estimated 650 households, 188 more than necessary to attain the household growth target of 462 for the remainder of the planning period (2006-2022).

**Capacity (2006) vs Household Growth Target (2006-2022)**

<b>Capacity (units)</b>	
Single-Family Zones	273
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	27
Multifamily Zones	125
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	250
<b>Total Capacity (units)</b>	<b>675</b>
Total Capacity (households)	650
Remaining Household Target (2006-2022)	462
<b>Surplus/Deficit Capacity</b>	<b>188</b>

**NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Lake Forest Park issued permits for over 19,000 sq. ft. of new commercial development on 0.8 net acres of developable land. The city issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw a marked increase in the amount of commercial development along with a increase in overall commercial floor-area-ratio from 0.18 to 0.56. During this same period, Lake Forest Park experienced an estimated net gain of 235 jobs, attaining 52% of the city's 2001-2022 growth target of 455 jobs and leaving a job growth target of 220 for the remainder of the planning period (2006-2022).

**Development Activity: 1996-2000 vs 2001-2005**

<b>Commercial</b>	<i>1996-2000</i>	<b>2001-2005</b>
Net Land Area (acres)	1.0	<b>0.8</b>
Floor Area (s.f.)	7,727	<b>19,270</b>
Floor Area Ratio (FAR)	0.18	<b>0.56</b>
<b>Industrial</b>		
Net Land Area (acres)		<b>0.0</b>
Floor Area (s.f.)		<b>0</b>
Floor Area Ratio (FAR)	<i>n/a</i>	<b>n/a</b>

**Employment Change vs Job Growth Target**

Covered Employment in 2000 (est.)	1,364
Covered Employment in 2006 (est.)	1,599
<b>Net New Jobs (2000-2006)</b>	<b>235</b>
Job Growth Target (2001-2022)	455
<b>Remaining Target (2006-2022)</b>	<b>220</b>

**Commercial and Industrial Development Activity: 2001-2005**

<b>Zoning</b>	<b>Gross Area (acres)</b>	<b>Critical Areas (acres)</b>	<b>ROWs (acres)</b>	<b>Public Purpose (acres)</b>	<b>Net Area (acres)</b>	<b>Net Area (sq. ft.)</b>	<b>Floor Area (sq. ft.)</b>	<b>Achieved FAR</b>
Commercial (incl. Mixed-Use)	0.8	0.0	0.0	0.0	0.8	34,238	19,270	0.56
Industrial								
<b>Non-Residential Total</b>	<b>0.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.8</b>	<b>34,238</b>	<b>19,270</b>	<b>0.56</b>

**Non-Residential Land Supply (2006)**

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
<b>Vacant Land</b>						
Commercial Zones	0.9	0.4	0%	0%	10%	0.4
Mixed-Use Zones						
Industrial Zones						
<b>Vacant Total</b>	<b>0.9</b>	<b>0.4</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>0.4</b>

<b>Redevelopable Land</b>						
Commercial Zones	3.0	0.0	0%	0%	15%	2.5
Mixed-Use Zones						
Industrial Zones						
<b>Redevelopable Total</b>	<b>3.0</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>2.5</b>

**Employment Capacity (2006)**

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
<b>Vacant Land</b>						
Commercial Zones	18,448	0.35	n/a	6,457	500	13
Mixed-Use Zones						
Industrial Zones						
<b>Vacant Total</b>	<b>18,448</b>	<b>n/a</b>	<b>n/a</b>	<b>6,457</b>	<b>n/a</b>	<b>13</b>

<b>Redevelopable Land</b>						
Commercial Zones	109,532	0.35	13,917	24,419	500	49
Mixed-Use Zones						
Industrial Zones						
<b>Redevelopable Total</b>	<b>109,532</b>	<b>n/a</b>	<b>13,917</b>	<b>24,419</b>	<b>n/a</b>	<b>49</b>

In 2006, the City of Lake Forest Park had 0.9 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 0.4 acres of land suitable for development remained with capacity for 13 jobs under current zoning. The city also contained 3 gross acres of redevelopable land, 2.5 net acres of which was developable with capacity for 49 jobs. Capacity for an additional 320 jobs was identified as potential through the Town Center redevelopment. Eighty percent of the city's employment capacity was on redevelopable land. Overall capacity in Lake Forest Park was for 382 jobs, 162 more than necessary to attain the job growth target of 220 for the remainder of the planning period (2006-2022).

**Employment Capacity (2006) vs Job Growth Target (2006-2022)**

<b>Capacity (jobs)</b>	
Commercial Zones	62
Mixed-Use Zones	0
Industrial Zones	0
Town Center Redevelopment	320
<b>Total Job Capacity</b>	<b>382</b>
Remaining Job Target (2006-2022)	220
<b>Surplus/Deficit Capacity</b>	<b>162</b>

## CITY OF SEATTLE

### RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Seattle finalized 2,063 newly permitted single-family units, with an overall achieved density of 8 dwelling units (dus) per net acre. No plat data were collected in Seattle for the 2007 Buildable Lands Report. The city also finalized 12,831 newly permitted multifamily units, with an overall density of 80 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the amount of both single-family and especially multifamily development, as well as a sizable increase in the density of multifamily development. Overall, the city's housing stock gained 14,172 net new units, accommodating 26% of Seattle's 2001-2022 growth target of 51,510 households, and leaving a target of 38,021 households for the remainder of the planning period.

#### **Residential Development Activity: 2001-2005**

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
<b>Plats Recorded</b>							
0 - 3 du/acre	No plat data collected						
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
<b>Plats Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>	<b>n/a</b>

#### **Single-Family Permits Finalized (1)**

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
<b>SF Pmts Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>259.2</b>	<b>2063</b>	<b>8.0</b>

#### **Multifamily Permits Finalized (1)**

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	23.8				23.8	548	23.0
31 - 48 du/acre	69.5				69.5	2,318	33.4
48 + du/acre (2)	67.2				67.2	9,965	148.3
Other zones							
<b>MF Pmts Total</b>	<b>160.5</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>160.5</b>	<b>12,831</b>	<b>80.0</b>

#### **Development Activity: 1996-2000 vs 2001-2005**

SF Plats	1996-2000	2001-2005
Net Acres		
Lots		
Lots/Acre	n/a	n/a
<b>SF Permits</b>		
Net Acres	217.7	259.2
Units	1,847	2,063
Units/Acre	8.5	8.0
<b>MF Permits</b>		
Net Acres	134.8	160.5
Units	7,755	12,831
Units/Acre	57.5	80.0

#### **Housing Units (2001-2005) vs Household Growth Target (2001-2022)**

<b>Housing Units: 2001-2005</b>	
New SF Units	2,063
Replacement SF Units Permitted	0
SF Units Demolished	(1,197)
MF Units	12,831
MF Units Demolished	(466)
Other New Units	941
<b>Net Units (2001-2005)</b>	<b>14,172</b>
Net Households (2001-2005)	13,489
Household Growth Target (2001-2022)	51,510
<b>Remaining Target (2006-2022)</b>	<b>38,021</b>

**Residential Development: Buildable Land Supply and Capacity**

In 2006, the City of Seattle had 972 acres of vacant developable land zoned for residential uses. After applying a 5% market factor discount, 923 acres were counted in the capacity calculations, yielding 33,675 potential housing units under current zoning during the planning period. The city also contained 3,429 acres of redevelopable land. After applying a 10% market factor, 3,086 acres were counted in the calculations, yielding capacity for 96,579 units during the planning period. Overall, 9% (11,268 units) of Seattle's capacity was located in single-family zones, 91% (120,147 units) in zones allowing multifamily housing, generally at densities well in excess of 48 units per acre. Finally, over 70% (91,387) of the city's housing capacity was located in mixed residential-commercial zones.

**Residential Land Supply and Dwelling Unit Capacity (2006)** \*Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
<b>Vacant Land</b>									
0 - 3 du/acre								n/a	
3 - 5 du/acre	59.7	0.0	0%	0%	5%	56.7	4.5	n/a	173
5 - 7 du/acre	219.0	0.0	0%	0%	5%	208.1	6.1	n/a	883
7 - 9 du/acre	390.3	0.0	0%	0%	5%	370.8	8.7	n/a	2,081
<b>Vacant Sub-Total: SF Zones</b>	<b>669.0</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>635.6</b>	<b>n/a</b>	<b>n/a</b>	<b>3,137</b>
9 - 13 du/acre									
13 - 19 du/acre	0.3	0.0	0%	0%	5%	0.3	17.4	n/a	3
19 - 31 du/acre	44.4	0.0	0%	0%	5%	42.2	22-24	n/a	819
31 - 48 du/acre	84.5	0.0	0%	0%	5%	80.3	31.1-39.6	n/a	2,519
48 + du/acre (2)	173.6	0.0	0%	0%	5%	164.9	55-726	n/a	27,197
<b>Vacant Sub-Total: MF/MU Zones</b>	<b>302.8</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>287.6</b>	<b>n/a</b>	<b>n/a</b>	<b>30,538</b>
<b>Vacant Total</b>	<b>971.8</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>923.2</b>	<b>n/a</b>	<b>n/a</b>	<b>33,675</b>

<b>Redevelopable Land</b>									
0 - 3 du/acre									
3 - 5 du/acre	248.0	0.0	0%	0%	10%	223.2	4.5	312	590
5 - 7 du/acre	679.1	0.0	0%	0%	10%	611.2	6.1	1,191	2,076
7 - 9 du/acre	1,000.9	0.0	0%	0%	10%	900.8	8.7	2,718	4,301
<b>Redev. Sub-Total: SF Zones</b>	<b>1,928.0</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>1,735.2</b>	<b>n/a</b>	<b>4,221</b>	<b>6,967</b>
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	387.8	0.0	0%	0%	10%	349.0	22-24	2,948	4,215
31 - 48 du/acre	501.2	0.0	0%	0%	10%	451.1	31.1-39.6	3,231	12,302
48 + du/acre (2)	612.1	0.0	0%	0%	10%	550.9	55-726	3,880	73,095
<b>Redev. Sub-Total: MF/MU Zones</b>	<b>1,501.1</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>1,351.0</b>	<b>n/a</b>	<b>10,058</b>	<b>89,612</b>
<b>Redevelopable Total</b>	<b>3,429.1</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>3,086.2</b>	<b>n/a</b>	<b>14,279</b>	<b>96,579</b>

**Residential Development: Total Capacity and Growth Target**

Overall housing capacity for 2006 in the City of Seattle, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 128,891 units. These units could accommodate an estimated 122,674 households, 84,653 more than necessary to attain the household growth target of 38,021 for the remainder of the planning period (2006-2022).

**Capacity (2006) vs Household Growth Target (2006-2022)**

<b>Capacity (units)</b>	
Single-Family Zones	10,104
Additional Units Lost in Redevelopment (3)	(2,524)
Accessory Dwelling Units	1,164
Multifamily Zones	28,760
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	91,387
Mixed-Use Capacity in Pipeline	0
<b>Total Capacity (units)</b>	<b>128,891</b>
Total Capacity (households)	122,674
Remaining Household Target (2006-2022)	38,021
<b>Surplus/Deficit Capacity</b>	<b>84,653</b>

**NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Seattle finalized permits for over 8 million sq. ft. of new commercial development on 72 net acres of developable land. The city also finalized permits for nearly 2.8 million sq. ft. of new buildings on 70 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial and industrial development. During this same period, Seattle experienced an estimated net loss of 31,778 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Seattle's 2001-2022 growth target of 92,083 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

**Development Activity: 1996-2000 vs 2001-2005**

<b>Commercial</b>	<i>1996-2000</i>	<b>2001-2005</b>
Net Land Area (acres)	<i>Not comparable</i>	<b>71.9</b>
Floor Area (s.f.)	<i>4,832,170</i>	<b>8,050,255</b>
Floor Area Ratio (FAR)	<i>n/a</i>	<b>2.57</b>
<b>Industrial</b>		
Net Land Area (acres)	<i>46.1</i>	<b>69.8</b>
Floor Area (s.f.)	<i>1,266,799</i>	<b>2,786,871</b>
Floor Area Ratio (FAR)	<i>0.63</i>	<b>0.92</b>

**Employment Change vs Job Growth Target**

Covered Employment in 2000 (est.)	502,475
Covered Employment in 2006 (est.)	470,697
<b>Net New Jobs (2000-2006)</b>	<b>(31,778)</b>
Job Growth Target (2001-2022)	92,083
<b>Remaining Target (2006-2022)</b>	<b>92,083</b>

**Commercial and Industrial Development Activity: 2001-2005**

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	71.9				71.9	3,133,507	8,050,255	2.57
Industrial	69.8				69.8	3,038,498	2,786,871	0.92
<b>Non-Residential Total</b>	<b>141.7</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>141.7</b>	<b>6,172,005</b>	<b>10,837,126</b>	<b>1.76</b>

**Non-Residential Land Supply (2006)**

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
<b>Vacant Land</b>						
Commercial Zones						
Mixed-Use Zones	149.5	0.0	0%	0%	5%	142.0
Industrial Zones	430.4	0.0	0%	0%	5%	408.9
<b>Vacant Total</b>	<b>579.9</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>550.9</b>

<b>Redevelopable Land</b>						
Commercial Zones	2.1	0.0	0%	0%	10%	1.9
Mixed-Use Zones	535.9	0.0	0%	0%	10%	482.3
Industrial Zones						
<b>Redevelopable Total</b>	<b>538.0</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>484.2</b>

**Employment Capacity (2006)**

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
<b>Vacant Land</b>						
Commercial Zones						
Mixed-Use Zones	6,184,540	.5-20	n/a	19,180,975	275-300	66,929
Industrial Zones	17,810,813	1-1.5	n/a	19,483,536	450	43,297
<b>Vacant Total</b>	<b>23,995,353</b>	<b>n/a</b>	<b>n/a</b>	<b>38,664,511</b>	<b>n/a</b>	<b>110,226</b>

<b>Redevelopable Land</b>						
Commercial Zones	82,328	4	271,090	173,984	275	633
Mixed-Use Zones	21,008,640	.5-20	19,374,004	42,106,258	275-300	144,041
Industrial Zones						
<b>Redevelopable Total</b>	<b>21,090,968</b>	<b>n/a</b>	<b>19,645,094</b>	<b>42,280,242</b>	<b>n/a</b>	<b>144,674</b>

In 2006, the City of Seattle had 580 gross acres of vacant developable land zoned for commercial, industrial, and mixed uses. After a market factor discount, 551 acres of land with capacity for 110,226 jobs under current zoning was deemed potentially available to accommodate job growth during the planning period. The city also contained 538 gross acres of redevelopable land, 484 net acres of which was developable within the planning period with capacity for 144,674 jobs. Eighty-three percent of Seattle's job capacity was located in mixed-use zones. Fifty-seven percent of the city's employment capacity was on redevelopable land. Overall capacity in Seattle was for 254,900 jobs, 162,817 more than necessary to attain the job growth target of 92,083 for the remainder of the planning period (2006-2022).

**Employment Capacity (2006) vs Job Growth Target (2006-2022)**

<b>Capacity (jobs)</b>	
Commercial Zones	633
Mixed-Use Zones	210,970
Industrial Zones	43,297
Job Capacity in Pipeline	
<b>Total Job Capacity</b>	<b>254,900</b>
Remaining Job Target (2006-2022)	92,083
<b>Surplus/Deficit Capacity</b>	<b>162,817</b>

Notes

- (1) Development activity data for Seattle is based on "finalized" building permits, not issued permits.
- (2) The majority of the residential development and residential capacity in the "48+ du/acre" bracket in Seattle was located in zones that allow much higher densities, 100 du/acre or more in many areas of the city.
- (3) Adjustment to reflect potential loss of existing units on redevelopable parcels in non-residential zones.

## CITY OF SHORELINE

### RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Shoreline issued permits for 266 units of new single-family development, with an overall density of 5.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.0 dus per net acre. The city also issued permits for 378 multifamily units, with an overall density of 30.5 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in the amount of single-family development but with increased densities, and an increase in the amount and density of multifamily development. Overall, the city's housing stock gained 562 net new units, accommodating 20% of Shoreline's 2001-2022 growth target of 2,651 households, and leaving a target of 2,113 households for the remainder of the planning period.

#### ***Residential Development Activity: 2001-2005***

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
<b>Plats Recorded</b>							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	20.4	0.4	1.5	0.9	17.6	105	6.0
7 - 9 du/acre							
> 9 du/acre	4.1	0.0	0.1	0.3	3.8	45	11.9
<b>Plats Total</b>	<b>24.6</b>	<b>0.4</b>	<b>1.6</b>	<b>1.3</b>	<b>21.4</b>	<b>150</b>	<b>7.0</b>

#### **Single-Family Permits Issued**

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					8.1	13	1.6
5 - 7 du/acre					38.7	222	5.7
7 - 9 du/acre					1.0	16	16.3
> 9 du/acre					2.0	15	7.6
<b>SF Pmts Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>49.8</b>	<b>266</b>	<b>5.3</b>

#### **Multifamily Permits Issued**

< 9 du/acre	5.1	2.1	0.2	0.1	2.6	26	9.9
9 - 13 du/acre	2.9	0.0	0.0	0.0	2.9	33	11.3
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	17.4
19 - 31 du/acre	3.0	0.0	0.4	0.9	1.7	51	30.9
31 - 48 du/acre	0.6	0.0	0.0	0.0	0.6	17	27.3
48 + du/acre	1.1	0.0	0.0	0.0	1.1	109	101.8
Other zones	3.3	0.0	0.0	0.0	3.3	139	41.5
<b>MF Pmts Total</b>	<b>16.1</b>	<b>2.1</b>	<b>0.6</b>	<b>1.0</b>	<b>12.4</b>	<b>378</b>	<b>30.5</b>

#### ***Development Activity: 1996-2000 vs 2001-2005***

SF Plats	1996-2000	2001-2005
Net Acres	111.6	21.4
Lots	718	150
Lots/Acre	6.4	7.0
<b>SF Permits</b>		
Net Acres	89.8	49.8
Units	356	266
Units/Acre	4.0	5.3
<b>MF Permits</b>		
Net Acres	11.3	12.4
Units	269	378
Units/Acre	23.8	30.5

#### ***Housing Units (2001-2005) vs Household Growth Target (2001-2022)***

<b>Housing Units: 2001-2005</b>	
New SF Units Permitted	266
Replacement SF Units Permitted	0
SF Units Demolished	(117)
MF Units Permitted	378
MF Units Demolished	(13)
Other New Units Permitted	48
<b>Net Units (2001-2005)</b>	<b>562</b>
Net Households (2001-2005)	538
Household Growth Target (2001-2022)	2,651
<b>Remaining Target (2006-2022)</b>	<b>2,113</b>

**Residential Development: Buildable Land Supply and Capacity**

In 2006, the City of Shoreline had 53 gross acres of vacant land planned for residential uses. After deductions for critical areas, public uses, and market factors, 39 acres of land suitable for development remained with capacity for 298 housing units under current plans. The city also contained 681 gross acres of redevelopable land, 417 acres of which was developable with capacity for 6,523 units (see technical note 2). Seventeen percent of Shoreline's capacity was located in single-family designations, 83% in designations allowing multifamily housing. Nearly three-quarters of the city's housing capacity (nearly 5,000 units) was located in areas planned for mixed commercial-residential uses. In contrast, the 2002 BLR analysis for the city assumed little or no residential potential in these areas.

**Residential Land Supply and Dwelling Unit Capacity (2006)** \*Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre) (1)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
<b>Vacant Land</b>									
0 - 3 du/acre									
3 - 5 du/acre	2.1	0.1	5%	5%	15%	1.5	4.0	n/a	6
5 - 7 du/acre	46.4	2.3	5%	5%	15%	33.7	6	n/a	202
7 - 9 du/acre									
<b>Vacant Sub-Total: SF Zones</b>	<b>48.5</b>	<b>2.4</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>35.2</b>	<b>n/a</b>	<b>n/a</b>	<b>208</b>
9 - 13 du/acre	1.7	0.1	5%	5%	15%	1.2	2.0-10.0	n/a	13
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre	2.7		4%-5%	4%-5%	15%	2.0	24-48	n/a	76
48 + du/acre									
<b>Vacant Sub-Total: MF/MU Zones</b>	<b>4.3</b>	<b>0.1</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>3.3</b>	<b>n/a</b>	<b>n/a</b>	<b>89</b>
<b>Vacant Total</b>	<b>52.8</b>	<b>2.5</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>38.5</b>	<b>n/a</b>	<b>n/a</b>	<b>298</b>

<b>Redevelopable Land (2)</b>									
0 - 3 du/acre									
3 - 5 du/acre	57.6	16.8	5%	5%	20%	29.4	4	75	42
5 - 7 du/acre	432.5	74.8	5%	5%	20%	257.5	6	605	940
7 - 9 du/acre									
<b>Redev. Sub-Total: SF Zones</b>	<b>490.1</b>	<b>91.6</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>286.9</b>	<b>n/a</b>	<b>680</b>	<b>983</b>
9 - 13 du/acre	54.6	7.4	5%	5%	20%	34.0	10.0-12.0	170	199
13 - 19 du/acre									
19 - 31 du/acre	2.4	0.0	0%	0%	25%	1.8	24.0	0	43
31 - 48 du/acre	33.9	4.0	0%-5%	0%-5%	20%-25%	22.0	24-48	116	646
48 + du/acre	99.6	0.0	0%-5%	0%	20%-25%	72.1	65.0	33	4,652
<b>Redev. Sub-Total: MF/MU Zones</b>	<b>190.6</b>	<b>11.4</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>129.9</b>	<b>n/a</b>	<b>319</b>	<b>5,540</b>
<b>Redevelopable Total</b>	<b>680.7</b>	<b>103.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>416.8</b>	<b>n/a</b>	<b>999</b>	<b>6,523</b>

**Residential Development: Total Capacity and Growth Target**

Overall housing capacity for 2006 in the City of Shoreline, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 6,892 units. These units could accommodate an estimated 6,583 households, 4,471 more than necessary to attain the household growth target of 2,113 for the remainder of the planning period (2006-2022).

**Capacity (2006) vs Household Growth Target (2006-2022)**

<b>Capacity (units)</b>	
Single-Family Designations	1,191
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	71
Multifamily Designations	672
Multifamily Capacity in Pipeline	0
Mixed-Use Designations	4,958
Mixed-Use Capacity in Pipeline	0
<b>Total Capacity (units)</b>	<b>6,892</b>
Total Capacity (households)	6,583
Remaining Household Target (2006-2022)	2,113
<b>Surplus/Deficit Capacity</b>	<b>4,471</b>

**NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, the City of Shoreline issued permits for about 333,000 sq. ft. of new commercial development on 23.4 net acres of developable land. The city also issued permits for 33,000 sq. ft. of new buildings on 2 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a increase in the amount of both of commercial and industrial development development along with an increase in achieved floor-area-ratios. During this same period, Shoreline experienced an estimated net gain of 654 jobs, attaining 25% of the city's 2001-2022 growth target of 2,618 jobs and leaving a job growth target of 1,964 for the remainder of the planning period (2006-2022).

**Development Activity: 1996-2000 vs 2001-2005**

<b>Commercial</b>	<i>1996-2000</i>	<b>2001-2005</b>
Net Land Area (acres)	13.0	<b>23.4</b>
Floor Area (s.f.)	136,424	<b>333,447</b>
Floor Area Ratio (FAR)	0.24	<b>0.33</b>
<b>Industrial</b>		
Net Land Area (acres)	0.0	<b>2.0</b>
Floor Area (s.f.)	0	<b>33,354</b>
Floor Area Ratio (FAR)	n/a	<b>0.38</b>

**Employment Change vs Job Growth Target**

Covered Employment in 2000 (est.)	15,706
Covered Employment in 2006 (est.)	16,360
<b>Net New Jobs (2000-2006)</b>	<b>654</b>
Job Growth Target (2001-2022)	2,618
<b>Remaining Target (2006-2022)</b>	<b>1,964</b>

**Commercial and Industrial Development Activity: 2001-2005**

<b>Zoning</b>	<b>Gross Area (acres)</b>	<b>Critical Areas (acres)</b>	<b>ROWs (acres)</b>	<b>Public Purpose (acres)</b>	<b>Net Area (acres)</b>	<b>Net Area (sq. ft.)</b>	<b>Floor Area (sq. ft.)</b>	<b>Achieved FAR</b>
Commercial (incl. Mixed-Use)	23.6	0.0	0.0	0.2	23.4	1,021,447	333,447	0.33
Industrial	2.0	0.0	0.0	0.0	2.0	87,120	33,354	0.38
<b>Non-Residential Total</b>	<b>25.6</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>25.4</b>	<b>1,108,567</b>	<b>366,801</b>	<b>0.33</b>

**Non-Residential Land Supply (2006)**

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
<b>Vacant Land</b>						
Commercial						
Mixed-Use						
Industrial						
<b>Vacant Total</b>	<b>0.0</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>0.0</b>

<b>Redevelopable Land</b>						
Commercial						
Mixed-Use	110.3	0.0	0%-5%	0%	20%-25%	79.7
Industrial						
<b>Redevelopable Total</b>	<b>110.3</b>	<b>0.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>79.7</b>

**Employment Capacity (2006)**

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
<b>Vacant Land</b>						
Commercial						
Mixed-Use						
Industrial						
<b>Vacant Total</b>	<b>0</b>	<b>n/a</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>	<b>0</b>

<b>Redevelopable Land</b>						
Commercial						
Mixed-Use	3,471,358	0.61-0.75	931,368	1,222,266	350	3,492
Industrial						
<b>Redevelopable Total</b>	<b>3,471,358</b>	<b>n/a</b>	<b>931,368</b>	<b>1,222,266</b>	<b>n/a</b>	<b>3,492</b>

In 2006, the City of Shoreline had 110 gross acres of redevelopable land planned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 80 acres of land suitable for development remained with capacity for 3,492 jobs under current plans. No vacant land was identified as developable for the 2007 Buildable Lands analysis. All of Shoreline's employment capacity was located in mixed-use designations. Job capacity in Shoreline was 1,528 more than necessary to attain the job growth target of 1,964 for the remainder of the planning period (2006-2022).

**Employment Capacity (2006) vs Job Growth Target (2006-2022)**

<b>Capacity (jobs)</b>	
Commercial Designations	0
Mixed-Use Designations	3,492
Industrial Designations	0
Job Capacity in Pipeline	0
<b>Total Job Capacity</b>	<b>3,492</b>
Remaining Job Target (2006-2022)	1,964
<b>Surplus/Deficit Capacity</b>	<b>1,528</b>

Notes

- (1) Shoreline primarily used comprehensive plan designations rather than zoning as the basis for analyzing land supply and capacity.
- (2) Shoreline's definition of redevelopable land included many smaller infill parcels in existing commercial areas that lacked structures, parcels that would have been classified as vacant in other jurisdictions.

## UNINCORPORATED KING COUNTY-SEASHORE

### RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for 182 units of new single-family development within the Urban Unincorporated SeaShore (North Highline) subarea, achieving an overall density of 5.8 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.9 dus per net acre. The county also issued permits for 273 multifamily units, with an overall density of 25.5 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both the amount and density of residential development. Overall, the housing stock within the SeaShore subarea gained 442 net new units, accommodating 25% of the subarea's 2001-2022 growth target of 1,670 households, and leaving a target of 1,245 households for the remainder of the planning period.

#### Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
<b>Plats Recorded 2002-2005 (1)</b>							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	10.8	0.0	0.9	0.2	9.7	57	5.9
7 - 9 du/acre							
> 9 du/acre							
<b>Plats Total</b>	<b>10.8</b>	<b>0.0</b>	<b>0.9</b>	<b>0.2</b>	<b>9.7</b>	<b>57</b>	<b>5.9</b>

#### Single-Family Permits Issued

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
0 - 3 du/acre							
3 - 5 du/acre					0.1	1	10.0
5 - 7 du/acre					28.3	166	5.9
7 - 9 du/acre					0.3	1	3.2
> 9 du/acre					2.7	14	5.2
<b>SF Pmts Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>31.4</b>	<b>182</b>	<b>5.8</b>

#### Multifamily Permits Issued

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
< 9 du/acre							
9 - 13 du/acre	0.4	0.0	0.0	0.0	0.4	4	10.8
13 - 19 du/acre	4.2	0.0	0.1	0.1	4.0	125	31.0
19 - 31 du/acre	4.3	0.9	0.0	0.0	3.4	46	13.5
31 - 48 du/acre	2.7	0.0	0.1	0.1	2.5	94	37.2
48 + du/acre							
Other zones	0.4	0.0	0.0	0.0	0.4	4	10.5
<b>MF Pmts Total</b>	<b>12.0</b>	<b>0.9</b>	<b>0.2</b>	<b>0.2</b>	<b>10.7</b>	<b>273</b>	<b>25.5</b>

#### Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	10.1	9.7
Lots	58	57
Lots/Acre	5.7	5.9
<b>SF Permits</b>		
Net Acres	29.1	31.4
Units	137	182
Units/Acre	4.7	5.8
<b>MF Permits</b>		
Net Acres	9.4	10.7
Units	91	273
Units/Acre	9.7	25.5

#### Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	182
Replacement SF Units Permitted	0
SF Units Demolished	(26)
MF Units Permitted	273
MF Units Demolished	0
Other New Units Permitted	13
<b>Net Units (2001-2005)</b>	<b>442</b>
Net Households (2001-2005)	425
Household Growth Target (2001-2022)	1,670
<b>Remaining Target (2006-2022)</b>	<b>1,245</b>

**Residential Development: Buildable Land Supply and Capacity**

In 2006, King County had 137 gross acres of vacant land zoned for residential uses in the Urban Unincorporated SeaShore subarea. After deductions for critical areas, public uses, and market factors, 95 acres of land suitable for development remained with capacity for 1,065 housing units under current zoning. The SeaShore subarea also contained 352 gross acres of redevelopable land, 230 acres of which was developable with capacity for 1,364 units. Capacity for an additional 226 units was identified in the Greenbridge project in the development pipeline. Overall, about 40% (1,051) of the residential capacity in the SeaShore subarea was located in single-family zones, and 60% (1,617) in zones allowing multifamily housing.

**Residential Land Supply and Dwelling Unit Capacity (2006)** \*Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
<b>Vacant Land</b>									
0 - 3 du/acre									
3 - 5 du/acre	5.6	4.5	8%	5%	15%	0.8	4.0	n/a	3
5 - 7 du/acre	79.8	1.9	8%	5%	15%	57.6	5.92	n/a	341
7 - 9 du/acre	4.5	0.0	8%	5%	15%	3.3	8.0	n/a	26
<b>Vacant Sub-Total: SF Zones</b>	<b>89.8</b>	<b>6.4</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>61.7</b>	<b>n/a</b>	<b>n/a</b>	<b>370</b>
9 - 13 du/acre	10.3	0.1	5%	5%	15%	7.8	4.1	n/a	32
13 - 19 du/acre	20.3	3.1	5%	5%	15%	13.2	31.0	n/a	408
19 - 31 du/acre	10.0	0.4	5%	5%	15%	7.4	13.9	n/a	102
31 - 48 du/acre	6.7	0.0	5%	5%	15%	5.1	29.7	n/a	152
48 + du/acre									
<b>Vacant Sub-Total: MF/MU Zones</b>	<b>47.3</b>	<b>3.6</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>33.5</b>	<b>n/a</b>	<b>n/a</b>	<b>695</b>
<b>Vacant Total</b>	<b>137.2</b>	<b>10.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>95.1</b>	<b>n/a</b>	<b>n/a</b>	<b>1,065</b>

<b>Redevelopable Land</b>									
0 - 3 du/acre									
3 - 5 du/acre	1.1	0.0	8%	5%	25%	0.7	4	1	2
5 - 7 du/acre	242.1	2.0	8%	5%	25%	156.7	5.92	356	572
7 - 9 du/acre	24.4	0.0	8%	5%	25%	15.9	8.0	34	94
<b>Redev. Sub-Total: SF Zones</b>	<b>267.6</b>	<b>2.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>173.3</b>	<b>n/a</b>	<b>391</b>	<b>667</b>
9 - 13 du/acre	28.6	0.2	5%	5%	25%	19.2	4.1	60	19
13 - 19 du/acre	12.0	0.3	5%	5%	25%	7.9	31.0	32	214
19 - 31 du/acre	21.0	0.0	5%	5%	25%	14.2	13.9	94	103
31 - 48 du/acre	22.7	0.0	5%	5%	25%	15.3	29.7	94	361
48 + du/acre									
<b>Redev. Sub-Total: MF/MU Zones</b>	<b>84.3</b>	<b>0.4</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>56.6</b>	<b>n/a</b>	<b>280</b>	<b>697</b>
<b>Redevelopable Total</b>	<b>351.9</b>	<b>2.4</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>229.9</b>	<b>n/a</b>	<b>671</b>	<b>1,364</b>

**Residential Development: Total Capacity and Growth Target**

Overall housing capacity for 2006 in Unincorporated Urban King County SeaShore subarea, including potential development on vacant and redevelopable lands, a major project in the pipeline (Greenbridge), and accessory dwelling units, totaled 2,668 units. These units could accommodate an estimated 2,566 households, 1,321 more than necessary to attain the household growth target of 1,245 for the remainder of the planning period (2006-2022).

**Capacity (2006) vs Household Growth Target (2006-2022)**

<b>Capacity (units)</b>	
Single-Family Zones	1,037
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	14
Multifamily Zones	1,391
Multifamily Capacity in Pipeline	226
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
<b>Total Capacity (units)</b>	<b>2,668</b>
Total Capacity (households)	2,566
Remaining Household Target (2006-2022)	1,245
<b>Surplus/Deficit Capacity</b>	<b>1,321</b>

**NON-RESIDENTIAL DEVELOPMENT**

From 2001 to 2005, King County issued permits for about 36,000 sq. ft. of new commercial development on 1.7 net acres of developable land in the Urban Unincorporated SeaShore subarea. Compared with the previous five-years, 2001-2005 saw a comparable amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.22 to 0.48; meanwhile, industrial development declined. During this same period, the area experienced an estimated net gain of 183 jobs, attaining 26% of the subarea's 2001-2022 growth target of 694 jobs and leaving a job growth target of 511 for the remainder of the planning period (2006-2022).

**Development Activity: 1996-2000 vs 2001-2005**

<b>Commercial</b>	<i>1996-2000</i>	<b>2001-2005</b>
Net Land Area (acres)	3.6	1.7
Floor Area (s.f.)	35,474	36,134
Floor Area Ratio (FAR)	0.22	0.48
<b>Industrial</b>		
Net Land Area (acres)	18.7	0.0
Floor Area (s.f.)	120,935	0
Floor Area Ratio (FAR)	0.15	n/a

**Employment Change vs Job Growth Target**

Covered Employment in 2000 (est.)	6,700
Covered Employment in 2006 (est.)	6,883
<b>Net New Jobs (2000-2006)</b>	<b>183</b>
Job Growth Target (2001-2022)	694
<b>Remaining Target (2006-2022)</b>	<b>511</b>

**Commercial and Industrial Development Activity: 2001-2005**

<b>Zoning</b>	<b>Gross Area (acres)</b>	<b>Critical Areas (acres)</b>	<b>ROWs (acres)</b>	<b>Public Purpose (acres)</b>	<b>Net Area (acres)</b>	<b>Net Area (sq. ft.)</b>	<b>Floor Area (sq. ft.)</b>	<b>Achieved FAR</b>
Commercial (incl. Mixed-Use)	1.7	0.0	0.0	0.0	1.7	75,794	36,134	0.48
Industrial								n/a
<b>Non-Residential Total</b>	<b>1.7</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1.7</b>	<b>75,794</b>	<b>36,134</b>	<b>0.48</b>

**Non-Residential Land Supply (2006)**

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
<b>Vacant Land</b>						
Commercial Zones	34.5	0.0	15%	10%	15%	22.0
Mixed-Use Zones						
Industrial Zones	30.1	2.3	15%	10%	15%	17.7
<b>Vacant Total</b>	<b>64.6</b>	<b>2.3</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>39.7</b>

<b>Redevelopable Land</b>						
Commercial Zones	24.7	0.1	10%	5%	25%	18.2
Mixed-Use Zones						
Industrial Zones	56.5	3.2	10%	5%	25%	39.4
<b>Redevelopable Total</b>	<b>81.2</b>	<b>3.2</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>57.6</b>

**Employment Capacity (2006)**

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
<b>Vacant Land</b>						
Commercial Zones	958,756	.13-.55	n/a	512,910	550	933
Mixed-Use Zones						
Industrial Zones	771,448	0.5	n/a	385,742	800	482
<b>Vacant Total</b>	<b>1,730,203</b>	<b>n/a</b>	<b>n/a</b>	<b>898,652</b>	<b>n/a</b>	<b>1,415</b>

<b>Redevelopable Land</b>						
Commercial Zones	792,356	.13-.55	267,898	161,144	550	293
Mixed-Use Zones						
Industrial Zones	1,717,135	0.5	148,758	709,738	800	887
<b>Redevelopable Total</b>	<b>2,509,492</b>	<b>n/a</b>	<b>416,656</b>	<b>870,882</b>	<b>n/a</b>	<b>1,180</b>

In 2006, King County had 65 gross acres of vacant land zoned for commercial, industrial, and mixed uses in the Urban Unincorporated SeaShore subarea. After deductions for critical areas, public uses, and market factors, 40 acres of land suitable for development remained with capacity for 1,415 jobs under current zoning. The SeaShore subarea also contained 81 gross acres of redevelopable land, 58 net acres of which was developable with capacity for 1,180 jobs. Just under half of the SeaShore subarea's job capacity was located in commercial zones, and half in industrial zones. Nearly 55% of the subarea's employment capacity was on vacant land. Overall capacity in the SeaShore subarea was for 2,595 jobs, 2,084 more than necessary to attain the job growth target of 511 for the remainder of the planning period (2006-2022).

**Employment Capacity (2006) vs Job Growth Target (2006-2022)**

<b>Capacity (jobs)</b>	
Commercial Zones	1,226
Mixed-Use Zones	0
Industrial Zones	1,369
Job Capacity in Pipeline	0
<b>Total Job Capacity</b>	<b>2,595</b>
Remaining Job Target (2006-2022)	511
<b>Surplus/Deficit Capacity</b>	<b>2,084</b>

Notes

(1) Plat data for 2001 do not contain detail on critical areas, right-of-way, or public purpose acres. Records (2002-05) with complete data are shown here.