

CURRENT AND FUTURE LAND USE

Net Land Acres * : 39,023		Rights-of-Way: 14,139		Gross Land Acres: 53,163		Reservoirs/Water Bodies 317							
Current Land Use				Future Land Use Designation									
Single Family	Net Acres	Industrial Total	Net Acres	City-Owned Open Space:	Net Acres	% Net	Downtown Areas:	Net Acres	% Net				
Multi-Family Total	3,219	Industrial	1,987	Private Open Space /Cemeteries	5,158		Industrial Areas:	497	1.3%				
Duplex/Triplex	714	Warehouse	959	Parking	551		Master Planned Community:	25	0.1%				
Multi-Family	2,274	Major Institution/Utilities /Public Facilities Total	4,099	Vacant	332		Major Institutions:	934	2.4%				
Other Housing	230	Institutions	422	Unknown	2,019								
Commercial/Mixed-Use Total	2,724	Public Facilities	295	Easement	142								
Entertainment	306	Schools	1,445	Rights-of-Way:	5								
Hotel/Motel	60	Transp/Util/Comm	1,937	Reservoirs/Water Bodies	14,139								
Mixed Use	385				317								
Office	819												
Retail/Service	1,154												
Development Capacity				Zoning Category Designation									
Zone Category	Existing Single Family Units	Existing Multi-Family Units	Adjusted** Residential Growth Capacity Units	Existing Non-Residential Gross Square Feet	Adjusted** Commercial Floor Area Capacity Gross Square Feet	Existing Employment As of 2014	Adjusted** Total Employment Capacity	Residential Total:	24,860	63.7%	Downtown:	497	1.3%
Single Family:	125,440	9,598	10,857	2,240,448	0	NA	0	Multi-Family Residential:	3,697	9.5%	Downtown Harborfront 1:	27	0.1%
Lowrise:	7,348	84,102	27,148	5,125,226	0	NA	0	Midrise:	231	0.6%	Downtown Harborfront 2:	13	0.03%
Midrise:	465	18,603	10,145	333,720	0	NA	0	Highrise:	48	0.1%	Downtown Mixed Commercial:	136	0.3%
Highrise:	0	6,692	8,033	2,355,306	0	NA	0	Lowrise Total:	3,418	8.8%	Downtown Mixed Res/Comm:	49	0.1%
Commercial:	309	18,214	68,613	29,626,930	28,432,867	NA	97,930	Lowrise 1:	728	1.9%	Downtown Mixed Res/Res:	43	0.1%
Neigh. Commercial:	513	34,296	64,556	32,943,467	13,969,063	NA	46,583	Lowrise 2:	1,013	2.6%	Downtown Office Core 1:	48	0.1%
Downtown:	443	24,064	34,512	68,079,880	13,425,619	NA	48,823	Lowrise 3:	1,678	4.3%	Downtown Office Core 2:	37	0.1%
Industrial:	145	295	0	54,736,983	17,867,090	NA	39,697	Single Family Residential:	21,162	54.2%	Downtown Retail Core:	19	0.05%
Master Plan Community:	0	0				NA		Single Family:	21,155	54.2%	International District Mix:	42	0.1%
Totals:	134,663	195,864	223,864	195,441,960	73,694,639	514,710	233,033	Residential Small Lot:	7	0.02%	International District Residential:	12	0.03%
								Commercial / Mixed Use:	2,902	7.4%	Pike Market Mixed:	13	0.03%
								Neighborhood Commercial Total:	1,543	4.0%	Pioneer Square Mixed:	57	0.1%
								Neighborhood Commercial 1:	132	0.3%	Industrial:	4,636	11.9%
								Neighborhood Commercial 2:	528	1.4%	General Industrial 1:	2,303	5.9%
								Neighborhood Commercial 3:	883	2.3%	General Industrial 2:	1,830	4.7%
								Commercial Total:	1,130	2.9%	Industrial Buffer:	201	0.5%
								Commercial 1:	753	1.9%	Industrial Commercial:	302	0.8%
								Commercial 2:	377	1.0%	Master Planned Community:	26	0.1%
								Seattle Mixed:	229	0.6%	Major Institutions:	944	2.4%
											City-Owned Open Space	5,158	13.2%

Sources: Existing land use categories based on King County Assessor present use codes. Zoned land use and development capacity categories based on City of Seattle land use zoning code. All acreage derived from King County parcel GIS layer. Development capacity existing residential units and non-residential gross square feet derived from King County Assessor parcel attribute data. All other development capacity information derived from the Department of Planning and Development Development Capacity Model. Existing employment from Washington State Employment Security Department (ESD) and Puget Sound Regional Council (PSRC).

* Net land acres reported are land only, rights-of-way and the water portion of parcels have been excluded.

** In all mixed-use zones, commercial, neighborhood commercial and most downtown zones, all future development is considered mixed-use with the mix of uses varying by zone based on completed projects from 1995-2005.