

Urban Center / Village Housing Unit Growth Report Through 4th Quarter 2019

Please note: In April 2019 the boundaries of several areas were changed and housing unit data, both actual and future estimates, are being reported based on current boundaries.

Urban Center / Village	Previous Growth		Base Year	Housing Units Built by Year **				Growth from Base Year			Estimated Growth		Pipeline Growth
	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	Units Built 2016 - 12/31/2019	Total Units (2015 base + net built)	Percentage Growth to Date	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
											Housing Units	Growth Rate ***	
Belltown	3,146	3,177	11,496	64	1,191	-24	797	2,028	13,524	17.6%	3,332	N/A	412
Denny Triangle	555	2,961	4,817		767	396	449	1,612	6,429	33.5%	3,364	N/A	3,941
Commercial Core	1,030	623	3,896		607	304	45	956	4,852	24.5%	1,313	N/A	474
Pioneer Square	258	670	1,562	45		107		152	1,714	9.7%	363	N/A	79
Chinatown-International District	679	407	2,574	221	120		494	835	3,409	32.4%	3,628	N/A	722
Downtown	5,668	7,838	24,345	330	2,685	783	1,785	5,583	29,928	22.9%	12,000	N/A	5,628
Capitol Hill	561	2,068	14,978	62	122	378	209	771	15,749	5.1%	1,755	N/A	1,398
Pike/Pine	531	2,077	5,036	735	321	358	-1	1,413	6,449	28.1%	848	N/A	209
First Hill	306	832	7,064	169	17	557	1,115	1,858	8,922	26.3%	2,878	N/A	2,138
12th Avenue	781	612	2,367	116	250	133	4	503	2,870	21.3%	519	N/A	225
First Hill/Capitol Hill	2,179	5,589	29,445	1,082	710	1,426	1,327	4,545	33,990	15.4%	6,000	N/A	3,970
Ravenna	285	153	1,621	21	31	36	3	91	1,712	5.6%	1,237	N/A	539
University Campus	-5	273	500	-1				-1	499	-0.2%	0	N/A	
University District Northwest	690	1,793	7,830	280	473	294	337	1,384	9,214	17.7%	2,263	N/A	702
University District	970	2,219	9,951	300	504	330	340	1,474	11,425	14.8%	3,500	N/A	1,241
Northgate	143	1,024	4,535	0	3	-25	354	332	4,867	7.3%	3,000	N/A	-34
South Lake Union	758	3,168	4,537	1,028	1,045	1,924	1,240	5,237	9,774	115.4%	7,500	N/A	1,744
Uptown	978	2,618	7,557	66	241	188	213	708	8,265	9.4%	3,000	N/A	1,039
Urban Centers	10,696	22,456	80,370	2,806	5,188	4,626	5,259	17,879	98,249	22.2%	35,000	N/A	13,588

* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

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*** Growth Rate is the percentage growth in housing units above the 2015 base over 20 years. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

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Urban Center / Village													
Ballard	691	3,136	9,881	602	485	341	410	1,838	11,719	18.6%	4,000*	60%	229
Bitter Lake Village	209	1,171	3,388	-2	6	176	2	182	3,570	5.4%	1,400	40%	139
Fremont	340	775	3,199	348	154	9	23	534	3,733	16.7%	1,300*	40%	280
Lake City	640	522	2,570	4	147	70	128	349	2,919	13.6%	1,000	40%	30
Mt Baker	519	378	2,586	8	143	183	56	390	2,976	15.1%	1,000	40%	862
West Seattle Junction	583	1,637	4,430	329	72	497	229	1,127	5,557	25.4%	2,700	60%	378
Hub Urban Villages	2,982	7,619	26,054	1,289	1,007	1,276	848	4,420	30,474	17.0%	11,400	N/A	1,918
23rd & Union-Jackson	868	1,131	5,838	281	176	212	450	1,119	6,957	19.2%	1,800	30%	1,449
Admiral	216	99	1,134	138	4	13	122	277	1,411	24.4%	300	30%	3
Aurora-Licton Springs	462	524	3,455	15	32	28	314	389	3,844	11.3%	1,000	30%	173
Columbia City	269	1,108	2,933	264	36	265	121	686	3,619	23.4%	900	30%	527
Crown Hill	42	139	2,104	15	143	30	49	237	2,341	11.3%	1,100	50%	85
Eastlake	244	644	3,833	17	227	93	72	409	4,242	10.7%	800*	30%	211
Green Lake	226	641	2,605	12	216	1	34	263	2,868	10.1%	600*	30%	154
Greenwood-Phinney Ridge	389	212	1,760	102	-9	52	134	279	2,039	15.9%	500	30%	414
Madison-Miller	716	446	2,781	55	453	118	142	768	3,549	27.6%	800	30%	70
Morgan Junction	54	175	1,347	7	10	24	13	54	1,401	4.0%	400	30%	35
North Beacon Hill	56	168	2,503	133	24	35	65	257	2,760	10.3%	800	30%	272
Othello	914	651	3,473	-2	93	9	388	488	3,961	14.1%	1,000	30%	356
Rainier Beach	87	27	1,672	9	1	10	45	65	1,737	3.9%	500	30%	83
Roosevelt	79	503	1,720	266	73	266	492	1,097	2,817	63.8%	900	50%	633

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Urban Center / Village											Housing Units	Growth Rate ***	
South Park	111	89	1,292	12	1	2	8	23	1,315	1.8%	400	30%	59
Upper Queen Anne	94	290	1,723	-1		2		1	1,724	0.1%	500	30%	7
Wallingford	511	519	3,269	5	58	3	128	194	3,463	5.9%	1,000	30%	221
Westwood-Highland Park	146	162	2,154	3	16	2	16	37	2,191	1.7%	600	30%	188
Residential Urban Villages	5,484	7,528	45,596	1,331	1,554	1,165	2,593	6,643	52,239	14.6%	13,900	N/A	4,940
Ballard-Interbay-Northend	-11	3	660	-3		0		-3	657	-0.5%	0	N/A	0
Greater Duwamish	13	-27	405	-1	-8	-1		-10	395	-2.5%	0	N/A	1
Manufacturing Industrial Centers	2	-24	1,065	-4	-8	-1		-13	1,052	-1.2%	0	N/A	1

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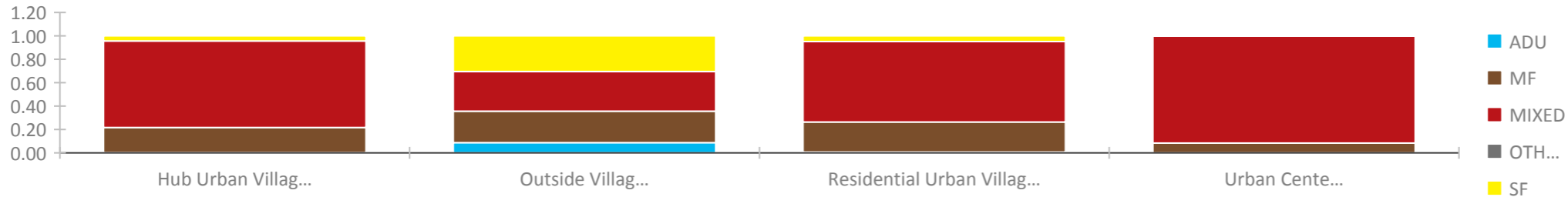
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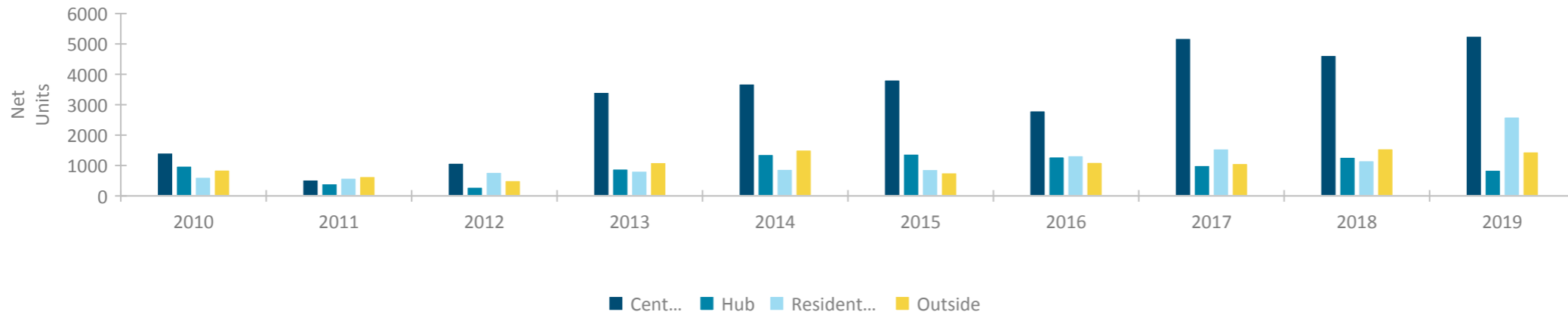
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Total Inside Villages	19,164	37,579	153,085	5,422	7,741	7,066	8,700	28,929	182,014	18.9%	60,300	N/A	20,447
Total Outside Villages	7,547	9,290	183,053	1,110	1,074	1,558	1,446	5,188	188,241	2.8%	9,700	N/A	2,886
GRAND TOTAL	26,711	46,869	336,138	6,532	8,815	8,624	10,146	34,117	370,255	10.1%	70,000	N/A	23,333

New Units by Unit Type by Year Built 2016-2019



Net Units by Urban Village Type by Year Built



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