

Development Capacity Report

Model Run Date: Dec, 2016

Employment Year: March, 2015

Urban Center / Village Number/Name	Total Parcel Count	Total Parcel Acres	Vacant / Redevel Parcel Count	Vacant / Redevel Parcel Acres	Existing Residential Units	Existing Building Gross Square Feet	Existing Non-Residential Gross Square Feet	Existing Employment	Adjusted* Residential Growth Capacity	Adjusted* Commercial Floor Area Capacity	Adjusted* Total Employment Capacity
413.1 Belltown	373	108	155	33	13,158	20,740,786	7,033,834	21,111	9,697	2,312,905	8,409
413.2 Denny Triangle	201	78	80	22	6,006	23,037,561	15,572,650	22,125	8,195	4,484,818	16,311
413.3 Commercial Core	285	130	29	10	4,388	50,534,512	40,814,438	98,334	2,818	2,698,511	9,813
413.4 Pioneer Square	196	84	30	4	1,702	8,967,154	6,144,541	12,826	794	527,172	1,915
413.5 Chinatown-International District	299	95	172	45	2,447	6,496,865	3,660,667	11,020	9,261	2,008,484	7,310
Downtown Urban Center	1,354	495	466	115	27,701	109,776,878	73,226,130	165,416	30,765	12,031,890	43,758
414.1 Capitol Hill	1,682	247	512	61	15,582	15,648,777	1,683,075	6,286	5,036	225,417	753
414.2 Pike/Pine	345	74	101	17	6,279	7,773,176	2,426,838	6,912	2,231	123,227	411
414.3 First Hill	353	134	84	19	7,016	14,876,282	4,343,150	21,477	7,601	278,316	929
414.4 12th Avenue	450	113	134	16	3,721	5,492,335	1,372,729	5,312	1,381	253,901	850
First Hill/Capitol Hill Urban Center	2,830	567	831	113	32,598	43,790,570	9,825,792	39,987	16,249	880,861	2,943
401.3 Ravenna	190	97	70	26	1,605	3,418,745	1,183,056	3,559	1,610	860,232	2,864
401.4 University Campus	42	42		0	6	206,987	115,146	28,133	0	0	0
401.1 University District Northwest	1,110	175	367	52	7,754	11,874,156	3,250,093	5,568	4,798	1,059,897	3,530
University Community Urban Center	1,342	314	437	77	9,365	15,499,888	4,548,295	37,260	6,408	1,920,129	6,394
301 Northgate	369	296	127	117	4,669	9,279,284	3,852,936	12,898	10,477	3,943,714	13,147
312 South Lake Union	450	171	162	47	7,158	21,991,771	13,607,532	40,482	14,013	4,282,002	16,416
412 Uptown	621	221	220	42	7,527	14,468,945	6,982,449	15,092	3,575	896,355	2,990
Urban Centers	6,966	2,065	2,243	512	89,018	214,807,336	112,043,134	311,135	81,487	23,954,951	85,648
303 Ballard	2,557	274	688	91	10,074	12,620,863	2,160,542	7,861	4,517	1,585,458	4,880
114 Bitter Lake Village	435	289	175	161	3,259	5,510,122	2,441,017	4,605	11,311	6,364,981	21,212
302 Fremont	1,005	115	222	29	3,585	6,629,715	2,856,116	8,882	1,468	199,607	531
201 Lake City	564	102	167	52	2,600	3,156,816	742,804	1,533	4,102	1,680,616	5,603
305 Mt. Baker	1,611	301	660	146	2,767	6,082,622	2,533,920	6,136	11,121	5,047,069	16,824
205 West Seattle Junction	916	138	267	50	4,885	6,555,094	1,567,915	3,488	4,236	1,340,927	4,473
Hub Urban Villages	7,088	1,220	2,179	530	27,170	40,555,232	12,302,314	32,505	36,755	16,218,658	53,523

* 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.

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109 23rd & Union-Jackson	2,968	348	653	79	6,100	9,359,857	1,205,282	4,851	4,046	644,315	2,131
113 Admiral	306	69	70	13	1,170	1,966,567	363,313	1,468	853	15,209	50
101 Aurora-Licton Springs	1,968	232	294	74	3,445	5,062,137	1,116,295	2,319	4,090	1,897,935	6,327
111 Columbia City	1,487	216	340	60	2,997	4,430,216	874,247	2,672	3,204	486,306	1,614
103 Crown Hill	906	123	118	27	1,460	2,433,862	321,781	850	1,471	49,725	170
107 Eastlake	883	83	192	19	3,622	5,717,790	1,873,133	5,774	1,090	76,226	252
207 Green Lake	560	57	119	12	2,540	3,229,916	406,666	1,814	668	61,362	206
102 Greenwood-Phinney Ridge	306	64	184	30	1,924	2,509,903	823,438	2,067	2,134	414,003	1,371
131 Madison-Miller	903	95	194	22	3,358	3,980,379	368,404	1,475	1,305	174,452	582
206 Morgan Junction	672	75	65	11	1,440	1,910,313	174,813	579	520	11,471	38
110 North Beacon Hill	637	79	186	26	1,642	2,219,985	152,918	593	1,712	225,506	752
123 Othello	1,247	285	313	79	2,971	4,661,944	610,723	1,439	4,842	1,222,939	4,075
204 Rainier Beach	759	212	320	72	1,645	2,758,028	398,063	1,130	4,047	217,058	732
202 Roosevelt	783	97	182	26	1,875	3,457,914	595,000	1,762	2,527	535,204	1,792
128 South Park	1,147	184	273	47	1,384	2,020,855	218,102	1,355	1,110	328,792	1,096
106 Upper Queen Anne	166	32	62	9	1,545	2,033,081	402,550	1,882	771	10,657	35
203 Wallingford	1,406	158	239	30	3,004	5,266,378	796,251	3,119	1,803	64,910	216
127 Westwood-Highland Park	1,118	195	192	39	2,234	3,290,170	647,233	1,572	2,007	41,608	138
Residential Urban Villages	18,222	2,605	3,996	676	44,356	66,309,295	11,348,212	36,721	38,200	6,477,678	21,577
501 Ballard-Interbay-Northend	820	541	159	101	147	11,667,163	10,074,086	18,173	31	3,579,289	7,953
502 Greater Duwamish	2,072	3,402	384	328	227	47,074,842	41,260,110	65,761	0	13,175,914	29,279
Manufacturing Industrial Centers	2,892	3,943	543	428	374	58,742,005	51,334,196	83,934	31	16,755,203	37,232
Total Inside Villages	35,168	9,833	8,961	2,146	160,918	380,413,868	187,027,856	464,295	156,473	63,406,490	197,980
Total Outside Villages	145,474	26,981	12,334	2,841	188,127	381,347,670	15,846,766	87,695	49,486	4,814,273	15,731
GRAND TOTAL	180,642	36,814	21,295	4,986	349,045	761,761,538	202,874,622	551,990	205,959	68,220,763	213,711

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