Today’s Agenda

3:30   Introductions
3:45   Presentation
4:15   General Questions about Method
4:30   Discussion
5:30   Adjourn
Seattle’s Development Capacity as of 2014

- 223,713 Housing Units
- 231,745 Jobs
What Capacity Is / Is Not

- Development capacity is an estimate of the amount of development that could occur under current zoning.

- Development capacity is not a forecast of how much or when development will occur.
Why We Calculate Capacity

- Required by state Growth Management Act
- Contributes to King County Buildable Lands Report
- Informs about where growth could occur
- Provides basis for evaluating zoning changes
How to calculate capacity

Amount of development current zoning allows
  (minus)
Amount of development now on the ground
  =
Development Capacity
Calculating Capacity

Exclude parcels of land with:

- Certain uses (cemeteries, churches, public and private schools, etc.)
- Certain ownership (public agencies – City, County, State, federal, school district, Port)
- Landmark structures or transferred development rights
- Major institution designation
Seattle’s Capacity Model
Step 1 – Identify Potentially Available Land

- Vacant parcels
- Under-developed parcels
Defining under-developed parcels:

- Improvement/land value ratio (used for downtown and industrial zones)

- Existing density/assumed density ratio (used for single-family, multifamily, commercial, neighborhood commercial and Seattle mixed zones)
Seattle’s Capacity Model
Step 1 – Identify Potentially Available Land

Assumed densities based on:

- Minimum lot size (SF zones)
- Observed development over past 10 years (downtown, commercial, neighborhood commercial and Seattle mixed zones)
- Development prototypes (LR zones)
Mixed-Use Zones (C, NC, SM, Downtown)

- Allow both residential and commercial uses
- We have data on how much of each of those uses has occurred in each of those zones
- Capacity model apportions uses to each parcel, based on that data
Seattle’s Capacity Model
Step 2 - Calculate Development Potential

Parcel area (vacant land, redevelopable land) \times \text{Assumed Density (Current Zoning)} = \text{Total Development Potential}
Seattle’s Capacity Model
Step 3 - Calculate Development Capacity

Development Potential Under Current Zoning
(minus)
Existing Development
=
Zoned Development Capacity
Capacity vs. Expected Growth

- Housing:
  - Existing: 308,057
  - 2015 - 2035 Target: 70,000
  - Capacity: 153,713
  - Shortage: 223,713

- Jobs:
  - Existing: 483,318
  - 2015 - 2035 Target: 115,000
  - Total: 116,745
  - Shortage: 231,745
Where the City plans to grow
Where is the Most Capacity for Housing?

Housing Units

- **Outside Villages (MF units)**: 60,631 existing, 41,017 capacity
- **Outside Villages (SF units)**: 122,406 existing, 10,190 capacity
- **Residential Urban Villages**: 38,377 existing, 39,386 capacity
- **Hub Urban Villages**: 20,886 existing, 36,227 capacity
- **Urban Centers**: 65,412 existing, 96,862 capacity

(Data as of April 2014)
Where is the most capacity for jobs?

- Outside Villages: 75,569 (Existing) + 15,681 (Capacity)
- Manufacturing / Industrial Centers: 73,801 (Existing) + 36,044 (Capacity)
- Residential Urban Villages: 21,842 (Existing)
- Hub Urban Villages: 49,438 (Existing)
- Urban Centers: 276,828 (Existing) + 108,740 (Capacity)

*32,547 **24,573

Legend:
- Existing (2012)
- Capacity

April 2014
Which zones have the most capacity?

Capacity by Zone

- **Industrial**: 37,404
- **SF (RSL, SF5000, 7200, 9600)**: 10,959
- **Lowrise Residential (LR1,2,3)**: 27,735
- **Midrise Residential**: 10,328
- **Highrise Residential**: 8,740
- **Downtown**: 33,512
- **Neighborhood Commercial**: 66,872
- **Seattle Mixed**: 21,919
- **Commercial (C1, C2)**: 43,548

**Legend**
- Housing Capacity
- Jobs Capacity
- April 2014
Seattle’s Development Capacity

Questions for us about the method for calculating capacity?
Questions for you

- Which parts of this information were surprising?
- How is this information useful to your work?
- What could this information mean for the City’s growth strategy in the future?
- What effects could capacity have on the real estate market?