Net Land Acres *:	123	Rights-of-V	lay: 96	Gross Land A	cres: 21	9 Reservoirs/\	Water Bodie	<b>s</b> 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	9	Net Acres		Net A	cres		Net	Acres	City-Owned Open Space:	6	5.1%	Downtown Areas:	116	94.8%
Single Family			Industrial Total	al	4 Ci	y-Owned Open S	pace	6	Single Family Residential Areas:			Industrial Areas:	0	0.1%
Multi-Family Total		21	Industrial			vate Open Space		0	Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex			Warehous	е	4	emeteries		0	Commercial / Mixed Use Areas:			Major Institutions:		
Multi-Family		20	Major Institiut	ion/Utilities		rking		10	Zoning Category Designation					
Other Housing		1	/Public Facilit		3 Va	cant		4	Residential Total:	0	0.0%	Downtown:	116	94.8%
Commercial/Mixed-	Use Tota	d 75	Institutions	8	1 Ur	known			Multi-Family Residential:	Ü		Downtown Harborfront 1:	7	5.7%
Entertainment		5	Public Fac	cilities	0 <b>Ea</b>	sement			Midrise:			Downtown Harborfront 2:	5	4.10%
Hotel/Motel		5	Schools		Ri	ghts-of-Way:		96	Highrise:			Downtown Mixed Commercia	al: 29	23.9%
Mixed Use		25	Transp/Ut	I/Comm	1 Re	servoirs/Water B	odies		Lowrise Total:			Downtown Mixed Res/Comm		21.9%
Office		27							Lowrise 1:			Downtown Mixed Res/Res:	43	35.4%
Retail/Service		12							Lowrise 2:			Downtown Office Core 1:		
Development Cap	oacity			Friedra	Adjusted**				Lowrise 3:			Downtown Office Core 2:	5	3.7%
201010p001	Existing	Existin	Adjusted**  a Residential	Existing Non-	Commercia Floor Area	l	Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units		Gross Square Feet	Gross Square Fee		Employmer Capaicty	it	Residential Small Lot:			International District Resider	ntial:	
Single Family:			Cinc			NA	- Cupairty		Commercial / Mixed Use:	0	0.0%	Pike Market Mixed:		
Lowrise:						NA NA			Neighborhood Commercial Total:	U	0.070	Pioneer Square Mixed:		
Midrise:						NA			Neighborhood Commercial 1:			Industrial:	0	0.1%
Highrise:						NA			Neighborhood Commercial 2:			General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial:						NA			Commercial Total:			Industrial Buffer:		
Downtown:	(	12,63	9,583	6,692,686	1,757,783	NA	6,390		Commercial 1:			Industrial Commercial:	0	0.1%
Industrial:	(	)	0	0	, , , , , , , , , , , , , , , , , , , ,	NA	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Commercial 2:			Master Planned Community	:	
Master Plan Commu	ınity:					NA			Seattle Mixed:			Major Institutions:		
Totals:		12,63	9,583	6,692,686	1,757,783	18,647	6,390					City-Owned Open Space	6	5.1%

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).

Urban Village Level Belltown Wednesday, June 15, 2016 Page 1 of 42 413.1

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

<sup>\*\*</sup> 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.

### **Denny Triangle**

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	78 Ri	ghts-of-W	ay: 65	Gross Land A	cres: 1	43 Reservoirs/	Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	0	0.3%	Downtown Areas:	78	99.7%
Single Family			Industrial Tota	al	0 Ci	ity-Owned Open S	Space	0	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		6	Industrial		0 Pr	rivate Open Space	Э	0	Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex			Warehous	е	0	Cemeteries		0	Commercial / Mixed Use Areas:			Major Institutions:		
Multi-Family		5	Major Institiuti	ion/Utilities		arking		16	Zoning Category Designation					
Other Housing		1	/Public Faciliti		6 Va	acant		1	Residential Total:	0	0.0%	Downtown:	78	99.7%
Commercial/Mixed-	Use Total	48	Institutions	3	0 U	nknown		0	Multi-Family Residential:	v		Downtown Harborfront 1:		
Entertainment		5	Public Fac	ilities	3 Ea	asement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		4	Schools		1 Ri	ights-of-Way:		65	Highrise:			Downtown Mixed Commercia	al: 52	66.3%
Mixed Use		8	Transp/Util	I/Comm	1 R	eservoirs/Water E	Bodies		Lowrise Total:			Downtown Mixed Res/Comm		
Office		23							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		9							Lowrise 2:			Downtown Office Core 1:		
Development Cap	nacity				Adjusted*				Lowrise 3:			Downtown Office Core 2:	26	33.4%
	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fe	Employment et As of 2014	Employmen Capaicty	it	Residential Small Lot:			International District Resider	tial:	
Single Family:	OTIILO	Orinto	OTITO		- Cquaro i o	NA	Capaloty		Commercial / Mixed Use:	0	0.0%	Pike Market Mixed:		
Lowrise:						NA NA			Neighborhood Commercial Total:	U	0.070	Pioneer Square Mixed:		
Midrise:						NA NA			Neighborhood Commercial 1:			Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:			General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial:						NA			Commercial Total:			Industrial Buffer:		
Downtown:	0	4,492	2 9,674	13,964,853	5,423,910		19,724		Commercial 1:			Industrial Commercial:		
Industrial:	Ü	7,772	- 2,017	15,757,055	5,125,710	NA	17,724		Commercial 2:			Master Planned Community		
Master Plan Commu	unitv:					NA			Seattle Mixed:			Major Institutions:		
Totals:		4,492	2 9,674	13,964,853	5,423,910		19,724					City-Owned Open Space	0	0.3%

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).

Urban Village Level Denny Triangle 413.2 Wednesday, June 15, 2016 Page 2 of 42

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

<sup>\*\*</sup> 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.

#### **Commercial Core**

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	156 <b>R</b> i	ghts-of-W	ay: 120	Gross Land A	Acres:	275 Rese	ervoirs/Water	Bodies 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e N	et Acres		Net A	cres			Net Acres	City-Owned Open Space:	9	5.5%	Downtown Areas:	147	94.5%
Single Family			Industrial Tota	al	1	City-Owned	Open Space	9	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		11	Industrial			Private Oper	n Space	0	Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex			Warehous	е	1	/Cemeteries		0	Commercial / Mixed Use Areas:			Major Institutions:		
Multi-Family		11	Major Institiuti	ion/Utilities		Parking		11	Zoning Category Designation					
Other Housing			/Public Faciliti		21	Vacant		3	Residential Total:	0	0.0%	Downtown:	147	94.5%
Commercial/Mixed-	-Use Total	97	Institutions	3	2	Unknown		3	Multi-Family Residential:			Downtown Harborfront 1:	13	8.6%
Entertainment		5	Public Fac	ilities	18	Easement			Midrise:			Downtown Harborfront 2:	8	5.09%
Hotel/Motel		9	Schools			Rights-of-Wa	ay:	120	Highrise:			Downtown Mixed Commercia	l: 39	25.0%
Mixed Use		10	Transp/Uti	I/Comm	1	Reservoirs/V	Vater Bodies		Lowrise Total:			Downtown Mixed Res/Comm	0	0.2%
Office		58							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		15							Lowrise 2:			Downtown Office Core 1:	48	30.9%
Development Ca	pacity			Cuinting	Adjuste				Lowrise 3:			Downtown Office Core 2:	6	4.0%
	Existing	Existing	Adjusted** Residential	Existing Non-	Commer Floor A	rea	Adiu	sted**	Single Family Residential:			Downtown Retail Core:	19	######
	Single	Multi-	Growth	Residential	Capac	, – .	ting To	otal	Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square	•		oyment paicty	Residential Small Lot:			International District Residen	tial:	
Single Family:							JA	,	Commercial / Mixed Use:	0	0.0%	Pike Market Mixed:	13	8.32%
Lowrise:							VA VA		Neighborhood Commercial Total:	U	0.070	Pioneer Square Mixed:		
Midrise:							JA		Neighborhood Commercial 1:			Industrial:	0	0.0%
Highrise:							JA		Neighborhood Commercial 2:			General Industrial 1:		
Commercial:							JA		Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial:	:						JA		Commercial Total:			Industrial Buffer:		
Downtown:	153	3,606	6 3,776	38,750,309	3,380,4			12,292	Commercial 1:			Industrial Commercial:		
Industrial:	-20	2,000	-,	,,,-	2,220,		JA	,	Commercial 2:			Master Planned Community:		
Master Plan Comm	unity:						JA		Seattle Mixed:			Major Institutions:		
Totals:	153	3,600	3,776	38,750,309	3,380,4			2,292				City-Owned Open Space	9	5.5%

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).

Wednesday, June 15, 2016 Commercial Core
413.3 Page 3 of 42

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

<sup>\*\*</sup> 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.

# Pioneer Square

## **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	91 Ri	ghts-of-W	/ay: 51	Gross Land A	cres: 14	2 Reservoirs/Wat	er Bodies	0	<b>Future Land Use Designation</b>	Net Acres	% Net		Net Acres	% Net
Current Land Use	e N	et Acres		Net A	cres		Net Acre	es	City-Owned Open Space:	2	2.1%	Downtown Areas:	63	69.4%
Single Family			Industrial Tota	al	4 Cit	y-Owned Open Spac	e :	2	Single Family Residential Areas:			Industrial Areas:	26	28.4%
Multi-Family Total		4	Industrial		0 Pri	vate Open Space		0	Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex			Warehous	е	3	emeteries			Commercial / Mixed Use Areas:			Major Institutions:		
Multi-Family		3	Major Institiut	ion/Utilities		rking		7	Zoning Category Designation					
Other Housing		1	/Public Facilit		7 Va	cant	10	0	Residential Total:	0	0.0%	Downtown:	63	69.4%
Commercial/Mixed-	Use Total	56	Institutions	3	0 Ur	known		1	Multi-Family Residential:			Downtown Harborfront 1:	6	6.7%
Entertainment		31	Public Fac	ilities	0 Ea	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		1	Schools			ghts-of-Way:	5	1	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		5	Transp/Uti	I/Comm	7 Re	servoirs/Water Bodie	es		Lowrise Total:			Downtown Mixed Res/Comm	ո։	
Office		17							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		3							Lowrise 2:			Downtown Office Core 1:		
Development Cap	pacity			Fototion	Adjusted**				Lowrise 3:			Downtown Office Core 2:		
	Existing	Existing	Adjusted**  Residential	Existing Non-	Commercia Floor Area		djusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee		ployment Capaicty		Residential Small Lot:			International District Resider	ntial:	
Single Family:	<b>5</b> 1to	00	<u> </u>			NA	zapa.o.,		Commercial / Mixed Use:	0	0.0%	Pike Market Mixed:		
Lowrise:						NA NA			Neighborhood Commercial Total:	U	0.070	Pioneer Square Mixed:	57	62.8%
Midrise:						NA NA			Neighborhood Commercial 1:			Industrial:	26	28.4%
Highrise:						NA			Neighborhood Commercial 2:			General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial:						NA			Commercial Total:			Industrial Buffer:		
Downtown:	234	1,44	0 1.044	5,230,580	740,883	NA	2,693		Commercial 1:			Industrial Commercial:	26	28.4%
Industrial:	0	ŕ	0	231,540	, 500	NA	-,		Commercial 2:			Master Planned Community	:	
Master Plan Commu	_			<i>y</i> -, 0		NA			Seattle Mixed:			Major Institutions:		
Totals:	234	1,44	0 1,044	5,462,120	740,883	11,807	2,693					City-Owned Open Space	2	2.1%

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).

Wednesday, June 15, 2016

Pioneer Square
413.4

Page 4 of 42

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

<sup>\*\*</sup> 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.

### Chinatown-International District

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	96 Ri	ghts-of-W	ay: 74	Gross Land A	cres: 17	71 Reservoirs/	Water Bodies	0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Net A	cres	City-Owned Open Space:	3	2.7%	Downtown Areas:	92	96.1%
Single Family		1	Industrial Tota	al	10 Cit	ty-Owned Open S	Space	3	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		8	Industrial		2 Pri	ivate Open Space	9	0	Multi-Family Residential Areas:	0	0.0%	Master Planned Community:	1	1.1%
Duplex/Triplex		0	Warehous	е	8	emeteries		0	Commercial / Mixed Use Areas:			Major Institutions:		
Multi-Family		7	Major Institiut	ion/Utilities		ırking		15	Zoning Category Designation					
Other Housing		1	/Public Facilit		3 Va	icant		7	Residential Total:	0	0.0%	Downtown:	92	96.0%
Commercial/Mixed-	-Use Total	50	Institutions	3	1 Un	ıknown		0	Multi-Family Residential:	v		Downtown Harborfront 1:		
Entertainment		1	Public Fac	ilities	1 Ea	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		0	Schools		0 Rig	ghts-of-Way:		74	Highrise:			Downtown Mixed Commercia	al: 16	16.9%
Mixed Use		15	Transp/Uti	I/Comm	0 Re	eservoirs/Water B	odies		Lowrise Total:			Downtown Mixed Res/Comm		23.1%
Office		14							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		20							Lowrise 2:			Downtown Office Core 1:		
Development Ca	pacity				Adjusted**				Lowrise 3:			Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:	42	43.7%
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment et As of 2014	Employment Capaicty		Residential Small Lot:			International District Resider	ntial: 12	######
Single Family:			Cinto			NA	oupaiot,		Commercial / Mixed Use:	0	0.0%	Pike Market Mixed:		
Lowrise:						NA NA			Neighborhood Commercial Total:	U	0.070	Pioneer Square Mixed:		
Midrise:						NA NA			Neighborhood Commercial 1:			Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:			General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial:						NA			Commercial Total:			Industrial Buffer:		
Downtown:	56	1.895	5 10.435	3,441,452	2,122,587	NA	7,724		Commercial 1:			Industrial Commercial:		
Industrial:	20	1,075	10,100	5,.11,152	2,122,557	NA	,,,21		Commercial 2:			Master Planned Community	. 1	1.3%
Master Plan Commi	unity: 0	(	)			NA			Seattle Mixed:			Major Institutions:		
	,. 0	`	<del>-</del>									City-Owned Open Space	3	2.7%

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).

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

<sup>\*\*</sup> 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.

# Capitol Hill

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	245 Ri	ghts-of-W	ay: 152	Gross Land A	cres: 397	Reservoirs/	/Water Bod	ies 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	se Ne	et Acres		Net A	cres		Ne	et Acres	City-Owned Open Space:	11	4.5%	Downtown Areas:		
Single Family		22	Industrial Tota	al	1 City	-Owned Open S	Space	11	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		147	Industrial		0 Priv	ate Open Spac	e	2	Multi-Family Residential Areas:	185	75.3%	Master Planned Community:		
Duplex/Triplex		14	Warehous	е	1	meteries		3	Commercial / Mixed Use Areas:	39	16.0%	Major Institutions:	10	4.2%
Multi-Family		131	Major Institiuti	ion/Utilities		king		8	Zoning Category Designation					
Other Housing		2	/Public Faciliti		12 Vac	ant		7	Residential Total:	179	72.7%	Downtown:	0	0.0%
Commercial/Mixed	-Use Total	36	Institutions	3	4 Unk	nown		1	Multi-Family Residential:			Downtown Harborfront 1:		
Entertainment		1	Public Fac	ilities	0 Eas	ement			Midrise:	56	22.6%	Downtown Harborfront 2:		
Hotel/Motel		0	Schools		ŭ	hts-of-Way:		152	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		11	Transp/Uti	I/Comm	2 Res	ervoirs/Water E	Bodies		Lowrise Total:	123	50.1%	Downtown Mixed Res/Comm	n:	
Office		7							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		17							Lowrise 2:	2	0.6%	Downtown Office Core 1:		
Development Ca	pacity		A 11 . 144	Eviatina	Adjusted**				Lowrise 3:	121	49.5%	Downtown Office Core 2:		
·	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted	**	Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet		Employm Capaic		Residential Small Lot:			International District Resider	ntial:	
Single Family:				<u> </u>		NA		,	Commercial / Mixed Use:	46	18.6%	Pike Market Mixed:		
Lowrise:	277	6,20	5 1,653	359,607	0	NA		0	Neighborhood Commercial Total:	46	18.6%	Pioneer Square Mixed:		
Midrise:	91	5,942	•	43,282	0	NA		0	Neighborhood Commercial 1:	1	0.5%	Industrial:	0	0.0%
Highrise:	,,,	٠,,	1,7.11	.5,202	· ·	NA			Neighborhood Commercial 2:	9	3.8%	General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:	35	14.3%	General Industrial 2:		
Neigh. Commercial	: 10	2,38	5 1,885	1,280,323	243,300	NA	8:	14	Commercial Total:			Industrial Buffer:		
Downtown:		,	,	, , -	,	NA			Commercial 1:			Industrial Commercial:		
Industrial:						NA			Commercial 2:			<b>Master Planned Community</b>	:	
Master Plan Comm	unity:					NA			Seattle Mixed:			Major Institutions:	10	4.2%
Totals:	378	14,532	2 5,279	1,683,212	243,300	5,770	81	4				City-Owned Open Space	11	4.5%

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).

Urban Village Level **Capitol Hill** Wednesday, June 15, 2016 Page 6 of 42 414.1

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

<sup>\*\*</sup> 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.

Net Land Acres * :	78 Rig	ghts-of-W	ay: 53	Gross Land A	cres: 131	Reservoirs/	Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	4	5.4%	Downtown Areas:		
Single Family		0	Industrial Tota	al	5 City-	-Owned Open S	Space	4	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		20	Industrial		3 Priva	ate Open Spac	е	0	Multi-Family Residential Areas:	13	17.0%	Master Planned Community:		
Duplex/Triplex		1	Warehous	е	2	neteries		0	Commercial / Mixed Use Areas:	55	71.3%	Major Institutions:	5	6.4%
Multi-Family		19	Major Institiuti	ion/Utilities	Park	J		7	Zoning Category Designation					
Other Housing		1	/Public Faciliti		6 Vac	ant		1	Residential Total:	13	17.0%	Downtown:	0	0.0%
Commercial/Mixed	-Use Total	33	Institutions	3	2 Unk	nown		0	Multi-Family Residential:	13	17.0%	Downtown Harborfront 1:		
Entertainment		1	Public Fac	ilities	1 Eas	ement			Midrise:	8	10.4%	Downtown Harborfront 2:		
Hotel/Motel		1	Schools		· ·	nts-of-Way:		53	Highrise:	2	2.5%	Downtown Mixed Commercia	al:	
Mixed Use		10	Transp/Uti	I/Comm	Res	ervoirs/Water E	Bodies		Lowrise Total:	3	4.0%	Downtown Mixed Res/Comm	1:	
Office		5							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		16							Lowrise 2:			Downtown Office Core 1:		
Development Ca	pacity		A 11 . 144	Eviatina	Adjusted**				Lowrise 3:	3	4.0%	Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	As of 2014	Employmer Capaicty	it	Residential Small Lot:			International District Residen	ıtial:	
Single Family:				<u> </u>		NA			Commercial / Mixed Use:	55	71.3%	Pike Market Mixed:		
Lowrise:	4	190	0 34	0	0	NA	0		Neighborhood Commercial Total:		71.3%	Pioneer Square Mixed:		
Midrise:	18	1,10		17,252	0	NA	0		Neighborhood Commercial 1:	33		Industrial:	0	0.0%
Highrise:	0	513		1,131	v	NA	Ü		Neighborhood Commercial 2:			General Industrial 1:		
Commercial:				2,202		NA			Neighborhood Commercial 3:	55	71.3%	General Industrial 2:		
Neigh. Commercial	: 1	3,212	2 2,299	2,394,366	151,447	NA	506		Commercial Total:			Industrial Buffer:		
Downtown:		,	,	, , ,	,	NA			Commercial 1:			Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community:		
Master Plan Comm	unity:					NA			Seattle Mixed:			Major Institutions:	5	6.4%
Totals:	23	5,02	7 2,551	2,412,749	151,447	6,404	506					City-Owned Open Space	4	5.4%

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).

Urban Village Level Pike/Pine Wednesday, June 15, 2016 Page 7 of 42 414.2

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

<sup>\*\*</sup> 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.

Net Land Acres *:	134 Ri	ghts-of-W	ay: 94	Gross Land A	Acres: 22	8 Reservoirs/	Water Bodies	6 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net A	cres	City-Owned Open Space:	9	6.5%	Downtown Areas:		
Single Family		1	Industrial Tota	ıl	Cit	y-Owned Open S	Space	9	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		30	Industrial		Pri	vate Open Spac	e	4	Multi-Family Residential Areas:	50	37.7%	Master Planned Community:	24	18.2%
Duplex/Triplex		0	Warehous	е		emeteries		-4	Commercial / Mixed Use Areas:	17	12.6%	Major Institutions:	33	25.0%
Multi-Family		25	Major Institiut	ion/Utilities		rking		15	Zoning Category Designation					
Other Housing		5	/Public Faciliti		19 Va	cant		25	Residential Total:	50	37.2%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	35	Institutions	;	17 Un	known		4	Multi-Family Residential:			Downtown Harborfront 1:	Ū	
Entertainment		1	Public Fac	ilities	Ea	sement			Midrise:	4	2.7%	Downtown Harborfront 2:		
Hotel/Motel		1	Schools		1 Rig	ghts-of-Way:		94	Highrise:	46	34.4%	Downtown Mixed Commercia	al:	
Mixed Use		6	Transp/Uti	I/Comm	Re	servoirs/Water E	Bodies		Lowrise Total:			Downtown Mixed Res/Comm	):	
Office		25							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		2							Lowrise 2:			Downtown Office Core 1:		
Development Ca	pacity			Fototion	Adjusted**				Lowrise 3:			Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee		Employment Capaicty		Residential Small Lot:			International District Resider	ıtial:	
Single Family:	<b></b>	<u> </u>	OTING			NA	- Capaioty		Commercial / Mixed Use:	16	12.1%	Pike Market Mixed:		
Lowrise:	0	(		22,388		NA NA			Neighborhood Commercial Total:	16	12.1%	Pioneer Square Mixed:		
Midrise:	1	387	,	22,366	0	NA NA	0		Neighborhood Commercial 1:	10	12.170	Industrial:	0	0.0%
Highrise:	0	6.174		2,354,175	0	NA	0		Neighborhood Commercial 2:	1	0.7%	General Industrial 1:		
Commercial:	Ü	0,17-	0,033	2,334,173	Ü	NA	Ü		Neighborhood Commercial 3:	15	11.4%	General Industrial 2:		
Neigh. Commercial:	0	695	5 512	2,047,733	301,044	NA	1,005		Commercial Total:	13		Industrial Buffer:		
Downtown:	. 0	0).	, 512	2,017,733	501,011	NA	1,303		Commercial 1:			Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community	24	18.3%
Master Plan Commu	unity: 0	(	)			NA			Seattle Mixed:			Major Institutions:	35	26.0%
Totals:	1	7,250		4,424,296	301,044	21,540	1,005					City-Owned Open Space	9	6.5%

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).

Urban Village Level First Hill Wednesday, June 15, 2016 Page 8 of 42 414.3

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

<sup>\*\*</sup> 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.

Net Land Acres * :	113 Ri	ghts-of-W	ay: 47	Gross Land A	cres: 16	0 Reservoirs/	Water Bodie	<b>s</b> 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	0	0.4%	Downtown Areas:		
Single Family		5	Industrial Tota	al	7 City	y-Owned Open S	Space	0	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		22	Industrial		1 Priv	vate Open Spac	e	0	Multi-Family Residential Areas:	33	29.5%	Master Planned Community:		
Duplex/Triplex		3	Warehous	е	0	emeteries		0	Commercial / Mixed Use Areas:	24	21.6%	Major Institutions:	55	48.6%
Multi-Family		16	Major Institiut	ion/Utilities		rking		11	Zoning Category Designation					
Other Housing		3	/Public Facilit		46 Vac	cant		6	Residential Total:	29	26.2%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	14	Institutions	S	0 Unl	known		1	Multi-Family Residential:	->		Downtown Harborfront 1:	ŭ	
Entertainment		1	Public Fac	cilities	6 Eas	sement			Midrise:	12	10.8%	Downtown Harborfront 2:		
Hotel/Motel			Schools		39 Rig	hts-of-Way:		47	Highrise:	12		Downtown Mixed Commercia	al:	
Mixed Use		4	Transp/Uti	I/Comm	Re	servoirs/Water E	Bodies		Lowrise Total:	17	15.3%	Downtown Mixed Res/Comm		
Office		4							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		6							Lowrise 2:	2	1.8%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	15	13.5%	Downtown Office Core 2:		
Dovolopinom ou	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment t As of 2014	Employmer Capaicty	it	Residential Small Lot:			International District Residen	tial:	
	Office	Office	Offics	- Oquaro i cot	Oquale 1 cc		Capaloty		Commercial / Mixed Use:	26	23.1%	Pike Market Mixed:		
Single Family:	4.6	40	2 225	261 521	0	NA NA	0			26	21.9%	Pioneer Square Mixed:		
Lowrise: Midrise:	46 12	40: 1,81		361,531 138,259	0	NA NA	0		Neighborhood Commercial Total:  Neighborhood Commercial 1:	25 0	0.2%	Industrial:	0	0.0%
Highrise:	12	1,61	4 317	138,239	U	NA NA	U		Neighborhood Commercial 2:	6	5.3%	General Industrial 1:		
Commercial:	0		0 1	150,510	2,940	NA NA	10		Neighborhood Commercial 3:	18	16.3%	General Industrial 2:		
Neigh. Commercial:		70	-	•	,				Commercial Total:	16	10.576	Industrial Buffer:		
Downtown:	. 8	70	1 808	703,278	283,686	NA NA	951		Commercial 1:			Industrial Commercial:		
Industrial:						NA NA			Commercial 2:	1	1.3%	Master Planned Community:		
Master Plan Commi	unity:					NA NA			Seattle Mixed:	1	1.5/0	Major Institutions:	57	50.3%
Totals:	•	2.02	1 5/1	1 252 550	207 (27	5,333	0.61		Geattie Wilkett.			City-Owned Open Space	0	0.4%
rotais:	66	2,92	3 1,561	1,353,578	286,626	5,333	961		I			21., 2 2 par 2 par 2	3	

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).

Urban Village Level 12th Avenue Wednesday, June 15, 2016 Page 9 of 42 414.4

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

<sup>\*\*</sup> 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.

Net Land Acres * :	300 Ri	ghts-of-W	ay: 111	Gross Land A	Acres: 4	11 Reservoirs	/Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	10	3.3%	Downtown Areas:		
Single Family		6	Industrial Tota	al	1 C	ity-Owned Open S	Space	10	Single Family Residential Areas:	3	1.0%	Industrial Areas:		
Multi-Family Total		72	Industrial			rivate Open Spac	•		Multi-Family Residential Areas:	92	30.7%	Master Planned Community:		
Duplex/Triplex		4	Warehous	e		Cemeteries		6	Commercial / Mixed Use Areas:	163	54.2%	Major Institutions:	32	10.7%
Multi-Family		63	Major Institiuti	ion/l Itilities	Р	arking		17	Zoning Category Designation					
Other Housing		6	/Public Faciliti		23 V	acant		7	Residential Total:	87	28.9%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	156	Institutions	5	21 <b>U</b>	nknown			Multi-Family Residential:	07	20.9 /6	Downtown Harborfront 1:	U	0.078
Entertainment		1	Public Fac	ilities	Е	asement			Midrise:	18	6.0%	Downtown Harborfront 2:		
Hotel/Motel		2	Schools		R	ights-of-Way:		111	Highrise:	10	0.070	Downtown Mixed Commercia	d.	
Mixed Use		11	Transp/Uti	I/Comm	2 R	eservoirs/Water E	Bodies		Lowrise Total:	66	21.9%	Downtown Mixed Res/Comm		
Office		57							Lowrise 1:	00	21.970	Downtown Mixed Res/Res:	i <b>.</b>	
Retail/Service		84							Lowrise 2:	15	4.9%	Downtown Office Core 1:		
					Adjusted*	*			Lowrise 3:	51	17.0%	Downtown Office Core 2:		
Development Ca			Adjusted**	Existing	Commerci	al			Single Family Residential:	31	1.0%	Downtown Retail Core:		
	Existing Single	Existing Multi-	Residential Growth	Non- Residential	Floor Area Capacity		Adjusted* Total	•	Single Family:	3	1.0%	International District Mix:		
	Family	Family	Capacity	Gross	Gross	Employment	Employme		Residential Small Lot:	3	1.076	International District Residen	tiol:	
Zone Category	Units	Units	Units	Square Feet	Square Fe	et As of 2014	Capaicty		Residential Small Lot.			Pike Market Mixed:	ıllaı.	
Single Family:	15	(	5	0	C	) NA	C		Commercial / Mixed Use:	171	57.0%	Pioneer Square Mixed:		
Lowrise:	9	2,17	1 330	364,921	C	) NA	C		Neighborhood Commercial Total:	171	57.0%	•		
Midrise:	6	1,20	4 1,376	3,599	C	) NA	C		Neighborhood Commercial 1:			Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	2	0.8%	General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:	169	56.3%	General Industrial 2:		
Neigh. Commercial:	1	1,24	1 8,948	3,597,400	4,040,950	) NA	13,471		Commercial Total:			Industrial Buffer:		
Downtown:						NA			Commercial 1:			Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community:		
Master Plan Commu	unity:					NA			Seattle Mixed:			Major Institutions:	32	10.7%
Totals:	31	4,610	6 10,659	3,965,920	4,040,950	12,288	13,471					City-Owned Open Space	10	3.3%

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).

Urban Village Level Northgate 301 Wednesday, June 15, 2016 Page 10 of 42

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

<sup>\*\*</sup> 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.

#### South Lake Union

## **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	196 R	ights-of-W	ay: 144	Gross Land A	cres: 3	40 Reservoirs/	Water Bodie	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e N	let Acres		Net A	cres		Net	Acres	City-Owned Open Space:	18	9.2%	Downtown Areas:		
Single Family		0	Industrial Tota	al	20 C	ity-Owned Open S	Space	18	Single Family Residential Areas:			Industrial Areas:	0	0.0%
Multi-Family Total		13	Industrial		7 P	rivate Open Space	)	2	Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex		0	Warehous	e	13	emeteries		-2	Commercial / Mixed Use Areas:	178	90.8%	Major Institutions:		
Multi-Family		12	Major Institiut	ion/Utilities		arking		17	Zoning Category Designation					
Other Housing		1	/Public Facilit		7 V	acant		12	Residential Total:	0	0.0%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	108	Institutions	3	2 <b>U</b>	nknown		1	Multi-Family Residential:	Ü		Downtown Harborfront 1:	Ü	
Entertainment		3	Public Fac	cilities	E	asement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		5	Schools		0 R	ights-of-Way:		144	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		15	Transp/Uti	I/Comm	5 R	eservoirs/Water B	odies		Lowrise Total:			Downtown Mixed Res/Comm	):	
Office		68							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		18							Lowrise 2:			Downtown Office Core 1:		
Development Ca	pacity			Friedra	Adjusted*				Lowrise 3:			Downtown Office Core 2:		
	Existing	Existino	Adjusted**  Residential	Existing Non-	Commerci Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fe		Employmer Capaicty		Residential Small Lot:			International District Residen	ıtial:	
Single Family:	<u> </u>	<u> </u>	<u> </u>		- 4	NA	Capaioty		Commercial / Mixed Use:	178	90.8%	Pike Market Mixed:		
Lowrise:						NA NA			Neighborhood Commercial Total:	1/6	30.070	Pioneer Square Mixed:		
Midrise:						NA NA			Neighborhood Commercial 1:			Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:			General Industrial 1:	0	0.0%
Commercial:	0	4,65	5 18,823	12,121,731	6,216,450		23,877		Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial:	-	4,03	10,023	12,121,731	0,210,430	NA	23,077		Commercial Total:			Industrial Buffer:		
Downtown:	-					NA			Commercial 1:			Industrial Commercial:		
Industrial:						NA			Commercial 2:	15	7.4%	Master Planned Community:		
Master Plan Commi	unitv:					NA			Seattle Mixed:	163	83.4%	Major Institutions:		
Totals:	0	4,65	5 18,823	12,121,731	6,216,450		23,877			100		City-Owned Open Space	18	9.2%
		,	, -	, , ,	, , ,	-	,-		•					

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).

South Lake Union Page 11 of 42 Wednesday, June 15, 2016 312

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

<sup>\*\*</sup> 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.

#### Uptown

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	221 Ri	ghts-of-W	ay: 112	Gross Land A	cres: 333	Reservoirs/	Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net /	Acres	City-Owned Open Space:	0	0.1%	Downtown Areas:		
Single Family		4	Industrial Tota	al	6 City	-Owned Open S	Space	0	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		42	Industrial			ate Open Spac	•	_	Multi-Family Residential Areas:	34	15.5%	Master Planned Community:		
Duplex/Triplex		2	Warehous	е	4	meteries		6	Commercial / Mixed Use Areas:	187	84.4%	Major Institutions:		
Multi-Family		37	Major Institiut	ion/l Itilities		king		17	Zoning Category Designation					
Other Housing		2	/Public Facilit		8 Vac	ant		6	Residential Total:	34	15.5%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	133	Institutions	S	2 Unk	nown			Multi-Family Residential:	34	101070	Downtown Harborfront 1:	v	010 /0
Entertainment		58	Public Fac	ilities	1 Eas	ement			Midrise:	13	5.8%	Downtown Harborfront 2:		
Hotel/Motel		7	Schools		2 Rig	nts-of-Way:		112	Highrise:	13		Downtown Mixed Commercia	ıl:	
Mixed Use		19	Transp/Uti	I/Comm	4 Res	ervoirs/Water E	Bodies		Lowrise Total:	21	9.7%	Downtown Mixed Res/Comm		
Office		33							Lowrise 1:	21		Downtown Mixed Res/Res:	•	
Retail/Service		16							Lowrise 2:			Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	21	9.7%	Downtown Office Core 2:		
Development ou	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	Employment As of 2014	Employmen Capaicty	t	Residential Small Lot:			International District Residen	tial:	
	Office	Onito	Office		Oqualo 1 ool		Oupaioty		Commercial / Mixed Use:	105	84.4%	Pike Market Mixed:		
Single Family:	2.4	1.20	266	22.750	0	NA	0			187	71.1%	Pioneer Square Mixed:		
Lowrise: Midrise:	34	1,28		33,758	0	NA NA	0		Neighborhood Commercial Total:	157	71.170	Industrial:	0	0.0%
Highrise:	U	1,220	0 209	7,423	U	NA NA	U		Neighborhood Commercial 1:  Neighborhood Commercial 2:	2	1.0%	General Industrial 1:	-	
Commercial:	0	1,013	3 1,061	1,325,943	396,363	NA NA	1,322		Neighborhood Commercial 3:	155	70.2%	General Industrial 2:		
		•	ŕ		,		,		Commercial Total:	10	4.7%	Industrial Buffer:		
Neigh. Commercial:  Downtown:	. 3	3,57	3 2,352	5,493,136	606,092	NA NA	2,023		Commercial 1:	3	1.2%	Industrial Commercial:		
Industrial:						NA NA			Commercial 1:		3.5%	Master Planned Community:		
Master Plan Commu	unity:					NA NA			Seattle Mixed:	8	8.6%	Major Institutions:		
	•	<b>=</b> ^^	4 2000	(0(0.000	1 000 155		221-		Seattle Mixeu.	19	0.0%	City-Owned Open Space	0	0.1%
Totals:	39	7,094	4 3,888	6,860,260	1,002,455	14,592	3,345		I			on, on hou open opace	J	

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).

Wednesday, June 15, 2016

Uptown
412

Page 12 of 42

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

<sup>\*\*</sup> 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.

#### Ravenna

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	97 Ri	ghts-of-W	ay: 26	Gross Land A	cres: 12	3 Reservoirs/	/Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	3	2.9%	Downtown Areas:		
Single Family		4	Industrial Tota	al	6 Cit	y-Owned Open S	Space	3	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		34	Industrial			vate Open Spac	•	_	Multi-Family Residential Areas:	30	30.5%	Master Planned Community:		
Duplex/Triplex		2	Warehous	е		emeteries .		0	Commercial / Mixed Use Areas:	52	54.1%	Major Institutions:	12	12.5%
Multi-Family		25	Major Institiuti	ion/l Itilities	Pa	rking		0	Zoning Category Designation					
Other Housing		7	/Public Faciliti		0 Va	cant		1	Residential Total:	30	30.5%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	47	Institutions	S	Ur	known		2	Multi-Family Residential:	50	00.070	Downtown Harborfront 1:	v	0.070
Entertainment			Public Fac	ilities	Ea	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		3	Schools		Ri	ghts-of-Way:		26	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		0	Transp/Uti	I/Comm	0 Re	servoirs/Water E	Bodies		Lowrise Total:	30	30.5%	Downtown Mixed Res/Comm		
Office		4							Lowrise 1:	5	4.7%	Downtown Mixed Res/Res:		
Retail/Service		40							Lowrise 2:	2	1.8%	Downtown Office Core 1:		
Development Cap	pacity			F	Adjusted**				Lowrise 3:	23	24.0%	Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment at As of 2014	Employmen Capaicty	t	Residential Small Lot:			International District Residen	ıtial:	
Single Family:	• • • • • • • • • • • • • • • • • • • •	00	- Critic		- 400	NA			Commercial / Mixed Use:	53	54.1%	Pike Market Mixed:		
Lowrise:	33	1,20	3 239	29,031	0	NA NA	0		Neighborhood Commercial Total:	3	3.0%	Pioneer Square Mixed:		
Midrise:	33	1,20.	3 239	29,031	U	NA NA	U		Neighborhood Commercial 1:	3	0.070	Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	3	3.0%	General Industrial 1:		
Commercial:	0	290	6 2,692	1,227,088	1,815,275	NA	6,047		Neighborhood Commercial 3:	3	0.070	General Industrial 2:		
Neigh. Commercial:	-	2	,	19,862	0	NA	0,047		Commercial Total:	50	51.1%	Industrial Buffer:		
Downtown:	3	2	. 37	17,002	· ·	NA	O .		Commercial 1:	34	35.3%	Industrial Commercial:		
Industrial:						NA			Commercial 2:	15	15.8%	Master Planned Community:		
Master Plan Commu	unity:					NA			Seattle Mixed:			Major Institutions:	12	12.5%
Totals:	33	1,520	2,970	1,275,981	1,815,275	3,503	6,047					City-Owned Open Space	3	2.9%

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).

Urban Village Level Ravenna Page 13 of 42 Wednesday, June 15, 2016 401.3

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

<sup>\*\*</sup> 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.

### **University Campus**

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	293 Ri	ights-of-W	ay: 49	Gross Land	Acres:	342 Reserv	oirs/Water	Bodies	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e N	et Acres		Net	Acres			Net Acres	City-Owned Open Space:	12	4.2%	Downtown Areas:		
Single Family			Industrial Tota	al	2	City-Owned O	pen Space	12	Single Family Residential Areas:			Industrial Areas:	3	1.2%
Multi-Family Total		9	Industrial		1	Private Open	Space	10	Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex			Warehous	e	1	/Cemeteries		-10	Commercial / Mixed Use Areas:			Major Institutions:	277	94.7%
Multi-Family		0	Major Institiut	ion/Utilities		Parking		4	Zoning Category Designation					
Other Housing		9	/Public Facilit		267	Vacant		0	Residential Total:	0	0.0%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	4	Institutions	3	0	Unknown		1	Multi-Family Residential:			Downtown Harborfront 1:		
Entertainment		2	Public Fac	cilities	2	Easement		3	Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		265	Rights-of-Way	:	49	Highrise:			Downtown Mixed Commerci	al:	
Mixed Use		0	Transp/Uti	il/Comm	0	Reservoirs/Wa	ater Bodies		Lowrise Total:			Downtown Mixed Res/Comn	n:	
Office		1							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		0							Lowrise 2:			Downtown Office Core 1:		
Development Ca	pacity			Eviation	Adjusted				Lowrise 3:			Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commer Floor Ar	ea	Adiu	ısted**	Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential			ng To	otal	Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Fee	Gross t Square F		~p.	oyment paicty	Residential Small Lot:			International District Resider	ntial:	
Single Family:			<u> </u>	•	- 1	NA		<u>                                     </u>	Commercial / Mixed Use:	0	0.0%	Pike Market Mixed:		
Lowrise:	0		n	0		NA NA			Neighborhood Commercial Total:		0.070	Pioneer Square Mixed:		
Midrise:	0	Ì	4	0		NA NA			Neighborhood Commercial 1:			Industrial:	3	1.2%
Highrise:	Ü		•	O		NA			Neighborhood Commercial 2:			General Industrial 1:		
Commercial:	0		0	0		NA			Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial:			0	16,162		NA			Commercial Total:			Industrial Buffer:	1	0.4%
Downtown:	3		-	10,102		NA			Commercial 1:			Industrial Commercial:	2	0.7%
Industrial:	0		2	98,984		NA			Commercial 2:			Master Planned Community	:	
Master Plan Commu	unity:			,		NA			Seattle Mixed:			Major Institutions:	277	94.7%
Totals:	0		6 0	115,146		0 27,39	95	0				City-Owned Open Space	12	4.2%

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).

Urban Village Level University Campus 401.4 Wednesday, June 15, 2016 Page 14 of 42

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

<sup>\*\*</sup> 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.

## **University District Northwest**

#### CURRENT AND FUTURE LAND USE

Net Land Acres * :	176 Rig	ghts-of-W	ay: 106	Gross Land A	cres: 28	1 Reservoirs/	/Water Bodies	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	t Acres		Net A	cres		Net A	cres	City-Owned Open Space:	4	2.3%	Downtown Areas:		
Single Family		13	Industrial Tota	al	Cit	y-Owned Open S	Space	4	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		75	Industrial		Pri	vate Open Spac	e	0	Multi-Family Residential Areas:	89	50.5%	Master Planned Community:		
Duplex/Triplex		10	Warehous	е		emeteries		0	Commercial / Mixed Use Areas:	82	46.6%	Major Institutions:	1	0.6%
Multi-Family		43	Major Institiut	ion/Utilities		rking		10	Zoning Category Designation					
Other Housing		23	/Public Facilit		18 Va	cant		4	Residential Total:	94	53.3%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	52	Institutions	5	10 Un	known		0	Multi-Family Residential:	<i>,</i> .		Downtown Harborfront 1:	Ü	
Entertainment		1	Public Fac	ilities	1 Ea	sement			Midrise:	15	8.4%	Downtown Harborfront 2:		
Hotel/Motel		2	Schools		5 Rig	ghts-of-Way:		106	Highrise:	13		Downtown Mixed Commercia	al:	
Mixed Use		11	Transp/Uti	I/Comm	1 Re	servoirs/Water E	Bodies		Lowrise Total:	78	44.2%	Downtown Mixed Res/Comm		
Office		15							Lowrise 1:	1	0.6%	Downtown Mixed Res/Res:	-	
Retail/Service		23							Lowrise 2:	12	7.1%	Downtown Office Core 1:		
Development Cap	nacity				Adjusted**				Lowrise 3:	64	36.5%	Downtown Office Core 2:		
Development Oal	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area	I	Adjusted**		Single Family Residential:	1	0.7%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	1	0.7%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment at As of 2014	Lilipioyilicili	t	Residential Small Lot:			International District Residen	tial:	
	Offics	Office	Units	Oquaic i cot	Oquale i ee	•	Capaicty		1			Pike Market Mixed:		
Single Family:						NA			Commercial / Mixed Use:	77	43.8%	Pioneer Square Mixed:		
Lowrise:	158	2,350		38,265	0	NA	0		Neighborhood Commercial Total:	66	37.5%	Industrial:	0	0.0%
Midrise:	6	1,669	9 525	12,564	0	NA	0		Neighborhood Commercial 1:		0.50/	General Industrial 1:	U	0.070
Highrise:				<b>70</b> 4 0 4 4	440 -440	NA			Neighborhood Commercial 2:	11	6.5%	General Industrial 2:		
Commercial:	0	46		536,841	110,518	NA	370		Neighborhood Commercial 3:	55	31.1%	Industrial Buffer:		
Neigh. Commercial:	13	1,96	8 3,824	2,567,694	1,161,820	NA	3,867		Commercial Total:		0.007	Industrial Commercial:		
Downtown:						NA			Commercial 1:	11	6.3%	Master Planned Community:		
Industrial:						NA			Commercial 2:			•	1	0.6%
Master Plan Commu	•					NA			Seattle Mixed:			Major Institutions:	1	
Totals:	177	6,44	5,436	3,155,364	1,272,338	5,358	4,237					City-Owned Open Space	4	2.3%

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).

**University District Northwest** Wednesday, June 15, 2016 Page 15 of 42 401.1

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

<sup>\*\*</sup> 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.

#### Ballard

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	274 Ri	ghts-of-W	ay: 150	Gross Land A	cres: 424	4 Reservoirs/	Water Bodie	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	Ð N∈	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	5	1.9%	Downtown Areas:		
Single Family		40	Industrial Tota	ıl	11 City	/-Owned Open S	Space	5	Single Family Residential Areas:			Industrial Areas:	22	8.1%
Multi-Family Total		121	Industrial		•	vate Open Space	•		Multi-Family Residential Areas:	166	60.5%	Master Planned Community:		
Duplex/Triplex		27	Warehous	e	6 /Ce	meteries		0	Commercial / Mixed Use Areas:	75	27.4%	Major Institutions:	6	2.1%
Multi-Family		92	Major Institiut	ion/l Itilities		king		7	Zoning Category Designation					
Other Housing		3	/Public Faciliti		15 Vac	cant		6	Residential Total:	166	60.5%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	67	Institutions	;	9 Unl	known		2	Multi-Family Residential:	100	00.070	Downtown Harborfront 1:	U	0.070
Entertainment		2	Public Fac	ilities	2 Eas	sement			Midrise:	8	3.1%	Downtown Harborfront 2:		
Hotel/Motel		0	Schools		3 Rig	hts-of-Way:		150	Highrise:	0	0.170	Downtown Mixed Commercia	al·	
Mixed Use		19	Transp/Uti	I/Comm	1 Res	servoirs/Water B	Bodies		Lowrise Total:	157	57.4%	Downtown Mixed Res/Comm		
Office		12							Lowrise 1:	81	29.8%	Downtown Mixed Res/Res:		
Retail/Service		34							Lowrise 2:	23	8.2%	Downtown Office Core 1:		
Development Cap	nacity				Adjusted**				Lowrise 3:	53	19.4%	Downtown Office Core 2:		
Development Cap	Existing	Existina	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted*		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	Employment t As of 2014	Employme Capaicty		Residential Small Lot:			International District Resider	ıtial:	
	UTIILS	Ullits	Units	Oquare i eet	Square ree	<u>-                                      </u>	Capality		<del> </del>			Pike Market Mixed:		
Single Family:					_	NA			Commercial / Mixed Use:	75	27.3%	Pioneer Square Mixed:		
Lowrise:	482	4,150		45,118	0	NA	(		Neighborhood Commercial Total:	51	18.8%	Industrial:	22	8.1%
Midrise:	5	55	7 511	28,306	0	NA	(	)	Neighborhood Commercial 1:	2	0.6%	General Industrial 1:	22	0.170
Highrise:						NA			Neighborhood Commercial 2:	6	2.1%	General Industrial 2:		
Commercial:	1	1,255	•	397,879	569,170	NA	1,901		Neighborhood Commercial 3:	44	16.1%	Industrial Buffer:	3	1.2%
Neigh. Commercial:	9	2,53	1 2,332	1,183,260	782,935	NA	2,611		Commercial Total:	23	8.5%	Industrial Commercial:	19	6.9%
Downtown:					***	NA			Commercial 1:	22	8.1%	Master Planned Community:		0.070
Industrial:	0	49	9 0	463,674	329,617	NA	731		Commercial 2:	1	0.4%	Major Institutions:	6	2.1%
Master Plan Commu	•					NA			Seattle Mixed:			City-Owned Open Space	5	1.9%
Totals:	497	8,548	3 4,978	2,118,237	1,681,722	7,199	5,243		I			City-Owned Open Space	3	1.3/0

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).

Urban Village Level Ballard 303 Wednesday, June 15, 2016 Page 16 of 42

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

<sup>\*\*</sup> 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.

### Bitter Lake Village

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	290 Ri	ghts-of-W	ay: 62	Gross Land A	cres: 352	2 Reservoirs/	Water Bodies	11	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	se no	et Acres		Net A	cres		Net A	cres	City-Owned Open Space:	10	3.4%	Downtown Areas:		
Single Family		14	Industrial Tota	al	43 City	-Owned Open S	Space	10	Single Family Residential Areas:	25	8.5%	Industrial Areas:		
Multi-Family Total		55	Industrial		14 Priv	rate Open Spac	e	0	Multi-Family Residential Areas:	45	15.5%	Master Planned Community:		
Duplex/Triplex		2	Warehous	e	30	meteries		0	Commercial / Mixed Use Areas:	210	72.5%	Major Institutions:		
Multi-Family		41	Major Institiut	ion/l Itilities		king		5	Zoning Category Designation					
Other Housing		12	/Public Facilit		31 Vac	cant		7	Residential Total:	70	24.1%	Downtown:	0	0.0%
Commercial/Mixed	-Use Total	125	Institutions	S	Unl	known		0	Multi-Family Residential:	70	, 0	Downtown Harborfront 1:	v	0.070
Entertainment		10	Public Fac	cilities	12 <b>Eas</b>	sement			Midrise:	7	2.5%	Downtown Harborfront 2:		
Hotel/Motel		9	Schools		9 Rig	hts-of-Way:		62	Highrise:	,		Downtown Mixed Commercia	ıl-	
Mixed Use		6	Transp/Uti	I/Comm	10 Res	servoirs/Water E	Bodies	11	Lowrise Total:	38	13.0%	Downtown Mixed Res/Comm		
Office		6							Lowrise 1:	50		Downtown Mixed Res/Res:		
Retail/Service		94							Lowrise 2:	12	4.0%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	26	9.0%	Downtown Office Core 2:		
2010/0pmont 00	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:	25	8.6%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	25	8.6%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	Employment As of 2014	Employment Capaicty		Residential Small Lot:			International District Residen	tial:	
					•	NA			Commercial / Mixed Use:	210	72.5%	Pike Market Mixed:		
Single Family:	71		0 5	1,632	0	NA NA	0			210	12.5%	Pioneer Square Mixed:		
Lowrise: Midrise:	15 0	1,243 463		29,731	0	NA NA	0		Neighborhood Commercial Total:  Neighborhood Commercial 1:			Industrial:	0	0.0%
Highrise:	U	40.	3	U		NA NA			Neighborhood Commercial 2:			General Industrial 1:		
Commercial:	3	1,464	4 10,587	2 400 257	6,254,515	NA NA	20,845		Neighborhood Commercial 3:			General Industrial 2:		
Neigh. Commercial		1,404	4 10,387	2,409,257	0,234,313	NA NA	20,843		Commercial Total:	210	72.5%	Industrial Buffer:		
Downtown:	i.					NA NA			Commercial 1:	128	44.2%	Industrial Commercial:		
Industrial:						NA NA			Commercial 2:	82	28.3%	Master Planned Community:		
Master Plan Comm	unity:					NA NA			Seattle Mixed:	62	20.070	Major Institutions:		
Totals:	89	2 154	n 10.400	2 440 620	6 254 515	3,549	20 045		Geattle Wilder.			City-Owned Open Space	10	3.4%
i Ulais.	89	3,170	0 10,689	2,440,620	6,254,515	3,349	20,845		I			,		

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).

Wednesday, June 15, 2016

Bitter Lake Village
114

Page 17 of 42

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

<sup>\*\*</sup> 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.

#### Fremont

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	133 Ri	ghts-of-W	'ay: 80	Gross Land A	cres: 213	Reservoirs/	Water Bodies	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	P N∈	et Acres		Net A	cres		Net A	Acres	City-Owned Open Space:	4	2.7%	Downtown Areas:		
Single Family		13	Industrial Tota	al	16 City	-Owned Open S	Space	4	Single Family Residential Areas:			Industrial Areas:	37	27.9%
Multi-Family Total		43	Industrial		3 Priv	rate Open Spac	e		Multi-Family Residential Areas:	52	39.1%	Master Planned Community:		
Duplex/Triplex		6	Warehous	е	13	meteries		1	Commercial / Mixed Use Areas:	40	30.3%	Major Institutions:		
Multi-Family		37	Major Institiut	ion/l Itilities		king		1	Zoning Category Designation					
Other Housing		1	/Public Faciliti		5 Vac	ant		3	Residential Total:	52	39.1%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	48	Institutions	3	1 Unk	nown		0	Multi-Family Residential:	32	00.170	Downtown Harborfront 1:	U	0.070
Entertainment		2	Public Fac	ilities	1 Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		1	Schools		3 Rig	hts-of-Way:		80	Highrise:			Downtown Mixed Commercia	ıl·	
Mixed Use		7	Transp/Uti	I/Comm	0 Res	servoirs/Water E	Bodies		Lowrise Total:	52	39.1%	Downtown Mixed Res/Comm		
Office		30							Lowrise 1:	32	2.2%	Downtown Mixed Res/Res:	•	
Retail/Service		9							Lowrise 2:	24	18.3%	Downtown Office Core 1:		
Development Car	agoity.				Adjusted**				Lowrise 3:	25	18.6%	Downtown Office Core 2:		
Development Cap	•		Adjusted**	Existing	Commercial		A 1' ( 1++		Single Family Residential:	23	.0.070	Downtown Retail Core:		
	Existing Single	Existing Multi-	g Residential Growth	Non- Residential	Floor Area Capacity	Existing	Adjusted** Total		Single Family:			International District Mix:		
7 0 1	Family	Family		Gross	Gross	Employment As of 2014	Employmen	t	Residential Small Lot:			International District Residen	tial·	
Zone Category	Units	Units	Units	Square Feet	Square Feet	•	Capaicty		_			Pike Market Mixed:	uai.	
Single Family:						NA			Commercial / Mixed Use:	40	30.3%	Pioneer Square Mixed:		
Lowrise:	147	1,69	6 419	14,829	0	NA	0		Neighborhood Commercial Total:	9	6.7%	•	37	27.9%
Midrise:						NA			Neighborhood Commercial 1:			Industrial: General Industrial 1:	31	21.970
Highrise:						NA			Neighborhood Commercial 2:	2	1.6%		10	7.5%
Commercial:	29	72		719,698	57,101	NA	189		Neighborhood Commercial 3:	7	5.1%	General Industrial 2:	10	
Neigh. Commercial:	2	25	0 308	427,091	20,494	NA	66		Commercial Total:	31	23.6%	Industrial Occurrencials	6	4.2%
Downtown:						NA			Commercial 1:	22	16.8%	Industrial Commercial:	21	16.1%
Industrial:	11		7 0	1,597,101	115,722	NA	256		Commercial 2:	9	6.9%	Master Planned Community:		
Master Plan Commu	ınity:					NA			Seattle Mixed:			Major Institutions:		0 =0/
Totals:	189	2,68	1,608	2,758,719	193,317	8,489	511					City-Owned Open Space	4	2.7%

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).

Urban Village Level Fremont Wednesday, June 15, 2016 Page 18 of 42 302

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

<sup>\*\*</sup> 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.

Net Land Acres * :	103 Ri	ghts-of-W	ay: 40	Gross Land A	cres: 14	2 Reservoirs/	Water Bodie	<b>s</b> 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	5	4.4%	Downtown Areas:		
Single Family		5	Industrial Tota	nl	4 Cit	y-Owned Open S	Space	5	Single Family Residential Areas:	1	0.6%	Industrial Areas:		
Multi-Family Total		38	Industrial			vate Open Spac	•		Multi-Family Residential Areas:	37	35.8%	Master Planned Community:		
Duplex/Triplex		4	Warehous	e		emeteries		0	Commercial / Mixed Use Areas:	61	59.1%	Major Institutions:		
 Multi-Family		34	Major Institiut	ion/I Itilities	Pa	rking		3	Zoning Category Designation					
Other Housing			/Public Faciliti		5 Va	cant		4	Residential Total:	43	42.2%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	39	Institutions	<b>;</b>	2 Un	known		0	Multi-Family Residential:	43	<b>42.2</b> /0	Downtown Harborfront 1:	U	0.076
Entertainment		2	Public Fac	ilities	1 Ea	sement			Midrise:	5	5.2%	Downtown Harborfront 2:		
Hotel/Motel			Schools		Rig	ghts-of-Way:		40	Highrise:	3	J.Z /0	Downtown Mixed Commercia	d.	
Mixed Use		4	Transp/Uti	I/Comm	2 Re	servoirs/Water E	Bodies		Lowrise Total:	37	36.3%	Downtown Mixed Res/Comm		
Office		14							Lowrise 1:	37	30.376	Downtown Mixed Res/Res:		
Retail/Service		19							Lowrise 2:	23	22.8%	Downtown Office Core 1:		
					Adjusted**				Lowrise 3:	14	13.5%	Downtown Office Core 2:		
Development Ca			Adjusted**	Existing	Commercia	I			Single Family Residential:	14	0.6%	Downtown Retail Core:		
	Existing Single	Existing Multi-	g Residential Growth	Non- Residential	Floor Area Capacity	Existing	Adjusted** Total		Single Family:	1	0.6%	International District Mix:		
	Family	Family	Capacity	Gross	Gross	Employment	Employmer	nt	Residential Small Lot:	1	0.076	International District Residen	tiol:	
Zone Category	Units	Units	Units	Square Feet	Square Fee	t As of 2014	Capaicty		Residential Small Lot.			Pike Market Mixed:	liai.	
Single Family:	5		0	0		NA			Commercial / Mixed Use:	55	53.4%			
Lowrise:	24	97	4 334	61,603	0	NA	0		Neighborhood Commercial Total:	30	28.8%	Pioneer Square Mixed:		
Midrise:	0	28	5 315	4,095	0	NA	0		Neighborhood Commercial 1:			Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	1	1.4%	General Industrial 1:		
Commercial:	0	57.	5 1,677	288,608	615,531	NA	2,050		Neighborhood Commercial 3:	28	27.4%	General Industrial 2:		
Neigh. Commercial:	4	53	3 1,992	433,406	1,032,505	NA	3,444		Commercial Total:			Industrial Buffer:		
Downtown:						NA			Commercial 1:	25	24.6%	Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community:		
Master Plan Commu	unity:					NA			Seattle Mixed:			Major Institutions:		
Totals:	33	2,36	7 4,318	787,712	1,648,036	1,323	5,494					City-Owned Open Space	5	4.4%

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).

Lake City 201 Wednesday, June 15, 2016 Page 19 of 42

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

<sup>\*\*</sup> 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.

Net Land Acres * :	308 Ri	ghts-of-W	ay: 148	Gross Land A	cres: 45	6 Reservoirs/	Water Bodi	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Ne	Acres	City-Owned Open Space:	34	11.0%	Downtown Areas:		
Single Family		78	Industrial Tota	al	43 Cit	y-Owned Open S	Space	34	Single Family Residential Areas:	59	19.0%	Industrial Areas:		
Multi-Family Total		38	Industrial			vate Open Spac	•		Multi-Family Residential Areas:	85	27.6%	Master Planned Community:		
Duplex/Triplex		9	Warehous	e	24 /Ce	emeteries		0	Commercial / Mixed Use Areas:	131	42.4%	Major Institutions:		
Multi-Family		25	Major Institiut	ion/I Itilities		rking		6	Zoning Category Designation					
Other Housing		4	/Public Faciliti	es Total	14 Va	cant		32	Residential Total:	141	45.6%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	61	Institutions	3	5 Un	known		2	Multi-Family Residential:	171	40.070	Downtown Harborfront 1:	U	0.070
Entertainment		3	Public Fac	ilities	0 Ea	sement			Midrise:	2	0.7%	Downtown Harborfront 2:		
Hotel/Motel			Schools		8 Rig	hts-of-Way:		148	Highrise:	2	01.70	Downtown Mixed Commercia	ıl·	
Mixed Use		3	Transp/Uti	I/Comm	0 Re	servoirs/Water E	Bodies		Lowrise Total:	80	25.8%	Downtown Mixed Res/Comm		
Office		10							Lowrise 1:	20	6.6%	Downtown Mixed Res/Res:		
Retail/Service		45							Lowrise 2:	40	13.1%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	19	6.2%	Downtown Office Core 2:		
Development ou	Existing	Existina	Adjusted** Residential	Existing Non-	Commercial Floor Area	I	Adjusted'	*	Single Family Residential:	59	19.0%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	59	19.0%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment t As of 2014	Employme Capaicty		Residential Small Lot:			International District Residen	tial:	
						NA			Commercial / Mixed Use:	124	43.4%	Pike Market Mixed:		
Single Family: Lowrise:	350 311	1.048		98,899	0	NA NA		)	Neighborhood Commercial Total:	134	2.0%	Pioneer Square Mixed:		
Midrise:	0	1,046	,	254,038	0	NA NA		)	Neighborhood Commercial 1:	6 2	0.8%	Industrial:	0	0.0%
Highrise:	U	,	O .	U		NA NA			Neighborhood Commercial 2:	2	0.6%	General Industrial 1:		
Commercial:	36	84	7 9,520	2,103,083	5,024,917	NA NA	16,74	5	Neighborhood Commercial 3:	2	0.6%	General Industrial 2:		
Neigh. Commercial:		04	. , ,	36,568	67,790	NA NA	22		Commercial Total:	89	28.8%	Industrial Buffer:		
Downtown:	1/	2	7 3/3	50,500	07,790	NA NA	22	,	Commercial 1:	57	18.5%	Industrial Commercial:		
Industrial:						NA NA			Commercial 2:	32	10.2%	Master Planned Community:		
Master Plan Commi	unity:					NA NA			Seattle Mixed:	39	12.6%	Major Institutions:		
Totals:	714	1,920	6 11,545	2,492,588	5,092,707	4,254	16,97	=	Country IvilAed.	39	12.070	City-Owned Open Space	34	11.0%
iotais.	/14	1,920	11,545	4,474,300	3,094,707	7,437	10,97	,	I					

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).

Urban Village Level Mt Baker 305 Page 20 of 42 Wednesday, June 15, 2016

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

<sup>\*\*</sup> 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.

#### West Seattle Junction

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	138 Ri	ghts-of-W	ay: 88	Gross Land A	cres: 22	6 Reservoirs	Water Bodie	<b>5</b> 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e N	et Acres		Net A	cres		Net /	Acres	City-Owned Open Space:	1	0.5%	Downtown Areas:		
Single Family		37	Industrial Tota	al	2 Cit	y-Owned Open S	Space	1	Single Family Residential Areas:	32	23.2%	Industrial Areas:		
Multi-Family Total		36	Industrial			vate Open Spac	•	0	Multi-Family Residential Areas:	38	27.3%	Master Planned Community:		
Duplex/Triplex		4	Warehous	е	1	emeteries		0	Commercial / Mixed Use Areas:	68	49.0%	Major Institutions:		
Multi-Family		32	Major Institiuti	ion/Utilities		rking		5	Zoning Category Designation					
Other Housing		0	/Public Faciliti		10 Va	cant		3	Residential Total:	69	50.3%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	44	Institutions	5	6 Un	known		0	Multi-Family Residential:	07	201070	Downtown Harborfront 1:	v	0.070
Entertainment		2	Public Fac	ilities	1 Ea	sement			Midrise:	11	8.1%	Downtown Harborfront 2:		
Hotel/Motel		1	Schools		3 Rig	ghts-of-Way:		88	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		17	Transp/Uti	I/Comm	0 Re	servoirs/Water E	Bodies		Lowrise Total:	26	19.1%	Downtown Mixed Res/Comm		
Office		7							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		17							Lowrise 2:	18	13.1%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	8	6.0%	Downtown Office Core 2:		
Dovolopinont ou	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted**		Single Family Residential:	32	23.2%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	32	23.2%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment at As of 2014	Employmen Capaicty	t	Residential Small Lot:			International District Resider	ntial:	
							. ,		Commercial / Mixed Use:	<b>60</b>	49.2%	Pike Market Mixed:		
Single Family: Lowrise:	249	16 634		0	0	NA NA	0		Neighborhood Commercial Total:	68	49.2%	Pioneer Square Mixed:		
Midrise:	52 7	777		0	0	NA NA	0		Neighborhood Commercial 1:	68 3	2.3%	Industrial:	0	0.0%
Highrise:	,	77	7 647	O	U	NA NA	U		Neighborhood Commercial 2:	20	14.3%	General Industrial 1:		
Commercial:						NA NA			Neighborhood Commercial 3:	45	32.6%	General Industrial 2:		
Neigh. Commercial:	. 19	2.354	4 3,511	1,344,691	1,413,912	NA	4.716		Commercial Total:	43	02.070	Industrial Buffer:		
Downtown:	. 1)	2,33	7 3,311	1,577,071	1,713,712	NA NA	7,710		Commercial 1:			Industrial Commercial:		
Industrial:						NA NA			Commercial 2:			Master Planned Community	:	
Master Plan Commu	unity:					NA			Seattle Mixed:			Major Institutions:		
Totals:	327	3,781	4,622	1,344,691	1,413,912	3,334	4,716					City-Owned Open Space	1	0.5%

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).

Wednesday, June 15, 2016

West Seattle Junction
205

Page 21 of 42

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

<sup>\*\*</sup> 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.

#### 23rd & Union-Jackson

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	351 Ri	ights-of-W	ay: 168	Gross Land A	cres: 519	Reservoirs/	Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	<b>&gt;</b> N	et Acres		Net A	cres		Net /	Acres	City-Owned Open Space:	32	9.2%	Downtown Areas:		
Single Family		126	Industrial Tota	al	9 City	/-Owned Open S	Space	32	Single Family Residential Areas:	106	30.2%	Industrial Areas:	3	0.8%
Multi-Family Total		85	Industrial			/ate Open Spac	•		Multi-Family Residential Areas:	142	40.5%	Master Planned Community:		
Duplex/Triplex		23	Warehous	e		meteries		3	Commercial / Mixed Use Areas:	68	19.3%	Major Institutions:		
Multi-Family		60	Major Institiut	ion/Hilities		king		5	Zoning Category Designation					
Other Housing		2	/Public Facilit		40 Vac	cant		17	Residential Total:	248	70.8%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	31	Institutions	6	12 Unl	known		2	Multi-Family Residential:	240	10.070	Downtown Harborfront 1:	U	0.070
Entertainment		1	Public Fac	cilities	2 Eas	sement		0	Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		24 Rig	hts-of-Way:		168	Highrise:			Downtown Mixed Commercia	al·	
Mixed Use		7	Transp/Uti	il/Comm	2 Res	servoirs/Water E	Bodies		Lowrise Total:	141	40.3%	Downtown Mixed Res/Comm		
Office		6							Lowrise 1:	12	3.4%	Downtown Mixed Res/Res:	•	
Retail/Service		17							Lowrise 2:	84	23.9%	Downtown Office Core 1:		
Development Cap	acity				Adjusted**				Lowrise 3:	46	13.0%	Downtown Office Core 2:		
Development Cap	•	Eviation	Adjusted**  Residential	Existing Non-	Commercial Floor Area		A divists d**		Single Family Residential:	107	30.4%	Downtown Retail Core:		
	Existing Single	Existing Multi-	Growth	Residential	Capacity	Existing	Adjusted** Total		Single Family:	107	30.4%	International District Mix:		
Zana Catamani	Family	Family		Gross Square Feet	Gross Square Fee	Employment As of 2014		t	Residential Small Lot:	10,		International District Residen	tial:	
Zone Category	Units	Units	Units	•	•		Capaicty		_			Pike Market Mixed:		
Single Family:	864	24		15,041	0	NA	0		Commercial / Mixed Use:	67	19.2%	Pioneer Square Mixed:		
Lowrise:	555	2,46	5 1,622	51,561	0	NA	0		Neighborhood Commercial Total:	58	16.5%	Industrial:	3	0.8%
Midrise:						NA			Neighborhood Commercial 1:	9	2.5%	General Industrial 1:	3	0.076
Highrise:						NA			Neighborhood Commercial 2:	24	6.9%	General Industrial 2:		
Commercial:	0	30		176,673	79,939	NA	266		Neighborhood Commercial 3:	25	7.1%			
Neigh. Commercial:	34	1,04	6 2,477	793,178	547,429	NA	1,827		Commercial Total:			Industrial Buffer: Industrial Commercial:	3	0.8%
Downtown:						NA			Commercial 1:	9	2.7%			0.076
Industrial:	0	1	0 0	82,453	18,090	NA	40		Commercial 2:			Master Planned Community:		
Master Plan Commu	•					NA			Seattle Mixed:			Major Institutions:	20	0.20/
Totals:	1,453	4,06	8 4,295	1,118,906	645,458	4,913	2,133		I			City-Owned Open Space	32	9.2%

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).

23rd & Union-Jackson Page 22 of 42 Wednesday, June 15, 2016 109

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

<sup>\*\*</sup> 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.

Net Land Acres * :	69 Ri	ghts-of-W	'ay: 30	Gross Land A	cres: 9	8 Reservoirs/	/Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	12	17.9%	Downtown Areas:		
Single Family		12	Industrial Tota	al	Cit	y-Owned Open S	Space	12	Single Family Residential Areas:	24	34.5%	Industrial Areas:		
Multi-Family Total		12	Industrial		Pri	vate Open Spac	e	2	Multi-Family Residential Areas:	11	16.7%	Master Planned Community:		
Duplex/Triplex		1	Warehous	е		emeteries		2	Commercial / Mixed Use Areas:	21	30.8%	Major Institutions:		
Multi-Family		11	Major Institiuti	ion/Utilities		rking		0	Zoning Category Designation					
Other Housing		1	/Public Faciliti		13 Va	cant			Residential Total:	35	50.8%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	16	Institutions	3	2 Un	known		0	Multi-Family Residential:			Downtown Harborfront 1:	Ü	
Entertainment		1	Public Fac	ilities	0 Ea	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		11 Rig	ghts-of-Way:		30	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		4	Transp/Uti	I/Comm	Re	servoirs/Water E	Bodies		Lowrise Total:	11	16.3%	Downtown Mixed Res/Comm		
Office		2							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		10							Lowrise 2:	2	3.5%	Downtown Office Core 1:		
Development Ca	pacity			Friedra	Adjusted**				Lowrise 3:	9	12.8%	Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:	24	34.5%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:	24	34.5%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee		Employmer Capaicty		Residential Small Lot:			International District Resider	ntial:	
Single Family:	95	2		0		NA	- Cupaioty		Commercial / Mixed Use:	21	31.3%	Pike Market Mixed:		
Lowrise:	38	37		5,253	0	NA NA	0		Neighborhood Commercial Total:	21	31.3%	Pioneer Square Mixed:		
Midrise:	36	37.	3 ))	3,233	O	NA	0		Neighborhood Commercial 1:	21	01.070	Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	19	27.1%	General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:	3	4.2%	General Industrial 2:		
Neigh. Commercial:	3	48	9 861	349,603	23,727	NA	77		Commercial Total:			Industrial Buffer:		
Downtown:	٥	.0		2.5,000	20,.27	NA	.,		Commercial 1:			Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community	:	
Master Plan Commi	unity:					NA			Seattle Mixed:			Major Institutions:		
Totals:	136	89	0 960	354,856	23,727	1,390	77					City-Owned Open Space	12	17.9%

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).

Urban Village Level Admiral Wednesday, June 15, 2016 Page 23 of 42 113

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

<sup>\*\*</sup> 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.

# Aurora-Licton Springs

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	232 Ri	ghts-of-W	ay: 95	Gross Land A	cres: 32	7 Reservoirs	/Water Bodie	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	8	3.3%	Downtown Areas:		
Single Family		54	Industrial Tota	al	23 Cit	y-Owned Open S	Space	8	Single Family Residential Areas:	58	24.9%	Industrial Areas:		
Multi-Family Total		76	Industrial			vate Open Spac	•		Multi-Family Residential Areas:	98	42.2%	Master Planned Community:		
Duplex/Triplex		20	Warehous	е	18	emeteries		1	Commercial / Mixed Use Areas:	69	29.7%	Major Institutions:		
Multi-Family		56	Major Institiuti	ion/Utilities		rking		7	Zoning Category Designation					
Other Housing			/Public Faciliti		25 Va	cant		6	Residential Total:	155	67.0%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	33	Institutions	5	1 Un	known		0	Multi-Family Residential:	100	011070	Downtown Harborfront 1:	v	0.070
Entertainment		3	Public Fac	ilities	0 Ea	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		6	Schools		17 Rig	ghts-of-Way:		95	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		1	Transp/Uti	I/Comm	7 Re	servoirs/Water E	Bodies		Lowrise Total:	98	42.2%	Downtown Mixed Res/Comm		
Office		2							Lowrise 1:	1	0.3%	Downtown Mixed Res/Res:		
Retail/Service		21							Lowrise 2:	56	24.0%	Downtown Office Core 1:		
Development Cap	nacity				Adjusted**				Lowrise 3:	41	17.9%	Downtown Office Core 2:		
Dovolopinoni Ga	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted*	·	Single Family Residential:	58	24.9%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	58	24.9%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment at As of 2014	Employme Capaicty		Residential Small Lot:			International District Resider	ntial:	
				•			. ,		Commercial / Mixed Use:	<b>60</b>	29.7%	Pike Market Mixed:		
Single Family: Lowrise:	385	2.629		00.067	0	NA NA	(		Neighborhood Commercial Total:	69	5.3%	Pioneer Square Mixed:		
Midrise:	101	2,628	8 611	99,967	0	NA NA	(		Neighborhood Commercial 1:	12	3.376	Industrial:	0	0.0%
Highrise:						NA NA			Neighborhood Commercial 2:			General Industrial 1:		
Commercial:	3	224	4 2,517	799,508	1,870,934	NA NA	6,237		Neighborhood Commercial 3:	12	5.3%	General Industrial 2:		
Neigh. Commercial:	-		) 959	203,146	29,652	NA NA	99		Commercial Total:	57	24.4%	Industrial Buffer:		
Downtown:	. 0	,	) 939	203,140	29,032	NA NA	97		Commercial 1:	23	9.8%	Industrial Commercial:		
Industrial:						NA NA			Commercial 2:	34	14.6%	Master Planned Community:	:	
Master Plan Commu	unity:					NA NA			Seattle Mixed:	54	14.070	Major Institutions:		
Totals:	489	2,921	4,104	1,102,621	1,900,586	2,218	6,336		Scattle Mixed.			City-Owned Open Space	8	3.3%

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).

Wednesday, June 15, 2016

Aurora-Licton Springs
101

Page 24 of 42

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

<sup>\*\*</sup> 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.

# Columbia City

### **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	217 Ri	ghts-of-W	ay: 95	Gross Land A	cres: 31	3 Reservoirs/	Water Bodie	<b>s</b> 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	16	7.4%	Downtown Areas:		
Single Family		70	Industrial Tota	al	4 City	y-Owned Open S	Space	16	Single Family Residential Areas:	58	26.5%	Industrial Areas:		
Multi-Family Total		55	Industrial			vate Open Spac	•		Multi-Family Residential Areas:	93	42.8%	Master Planned Community:		
Duplex/Triplex		9	Warehous	e	1 /Ce	emeteries		1	Commercial / Mixed Use Areas:	51	23.3%	Major Institutions:		
Multi-Family		43	Major Institiut	ion/I Itilities	Pa	rking		4	Zoning Category Designation					
Other Housing		4	/Public Facilit		10 Va	cant		30	Residential Total:	151	69.3%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	26	Institutions	6	3 Un	known		0	Multi-Family Residential:	131	00.070	Downtown Harborfront 1:	U	0.070
Entertainment		0	Public Fac	cilities	1 Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		6 Rig	hts-of-Way:		95	Highrise:			Downtown Mixed Commercia	ıl·	
Mixed Use		4	Transp/Uti	I/Comm	Re	servoirs/Water E	Bodies		Lowrise Total:	93	42.8%	Downtown Mixed Res/Comm		
Office		9							Lowrise 1:	73		Downtown Mixed Res/Res:		
Retail/Service		13							Lowrise 2:	44	20.1%	Downtown Office Core 1:		
Development Cap	nacity				Adjusted**				Lowrise 3:	49	22.7%	Downtown Office Core 2:		
Development Cap		Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area	I	Adjusted**		Single Family Residential:	58	26.5%	Downtown Retail Core:		
	Existing Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	58	26.5%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment t As of 2014	Employmer Capaicty	it	Residential Small Lot:			International District Residen	tial:	
				· · · · · · · · · · · · · · · · · · ·	•	`			Commercial / Mixed Use:	-1	23.3%	Pike Market Mixed:		
Single Family:	398	123		8,565	0	NA	0			51		Pioneer Square Mixed:		
Lowrise:	210	97	7 1,195	81,047	0	NA	0		Neighborhood Commercial Total:	42	19.3% 1.9%	Industrial:	0	0.0%
Midrise:						NA NA			Neighborhood Commercial 1:  Neighborhood Commercial 2:	4	1.9%	General Industrial 1:	v	
Highrise: Commercial:	0	12:	5 321	170 410	219 (07	NA NA	1.062		Neighborhood Commercial 3:	32	2.5%	General Industrial 2:		
				172,412	318,697		1,062		Ĭ	6 9	4.1%	Industrial Buffer:		
Neigh. Commercial:  Downtown:	21	654	4 2,092	584,415	240,810	NA	795		Commercial Total:  Commercial 1:		1.5%	Industrial Commercial:		
						NA				3	2.6%	Master Planned Community:		
Industrial:	units a					NA			Commercial 2:	6	2.0%	Major Institutions:		
Master Plan Commu	•			0.4.4.4.5		NA 2.522			Seattle Mixed:			City-Owned Open Space	16	7.4%
Totals:	629	1,879	3,666	846,439	559,507	2,532	1,857		1			Oity-Owned Open Space	10	1.770

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).

Columbia City 111 Page 25 of 42 Wednesday, June 15, 2016

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

<sup>\*\*</sup> 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.

### Crown Hill

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	123 Ri	ghts-of-W	ay: 50	Gross Land A	cres: 17	3 Reservoirs/	Water Bodies	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Net A	Acres	City-Owned Open Space:	2	1.9%	Downtown Areas:		
Single Family		75	Industrial Tota	al	0 City	y-Owned Open S	Space	2	Single Family Residential Areas:	78	63.6%	Industrial Areas:		
Multi-Family Total		19	Industrial			vate Open Spac	•		Multi-Family Residential Areas:	16	12.9%	Master Planned Community:		
Duplex/Triplex		6	Warehous	e	0 /Ce	emeteries		0	Commercial / Mixed Use Areas:	26	21.5%	Major Institutions:		
Multi-Family		12	Major Institiut	ion/I Itilities	Pai	rking		1	Zoning Category Designation					
Other Housing		1	/Public Facilit		4 Va	cant		1	Residential Total:	94	76.6%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	20	Institutions	6	2 Uni	known			Multi-Family Residential:	74	7 0.0 70	Downtown Harborfront 1:	U	0.070
Entertainment			Public Fac	cilities	0 Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		2 Rig	hts-of-Way:		50	Highrise:			Downtown Mixed Commercia	ıl:	
Mixed Use		1	Transp/Uti	I/Comm	0 Res	servoirs/Water E	Bodies		Lowrise Total:	16	12.9%	Downtown Mixed Res/Comm		
Office		3							Lowrise 1:	10		Downtown Mixed Res/Res:		
Retail/Service		16							Lowrise 2:	13	10.9%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	3	2.1%	Downtown Office Core 2:		
Development oa		Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:	78	63.6%	Downtown Retail Core:		
	Existing Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	78	63.6%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment t As of 2014	Employmen Capaicty	t	Residential Small Lot:			International District Residen	tial:	
							· · · · ·		┧ <u> </u>		04.50/	Pike Market Mixed:		
Single Family:	608	34		-2,350	0	NA	0		Commercial / Mixed Use:	26	21.5%	Pioneer Square Mixed:		
Lowrise:	10	40	7 125	2,580	0	NA	0		Neighborhood Commercial Total:	13	10.9%	Industrial:	0	0.0%
Midrise:						NA			Neighborhood Commercial 1:		0.70/	General Industrial 1:	v	0.070
Highrise:	10	10		1.45.004	26056	NA	120		Neighborhood Commercial 2:	4		General Industrial 2:		
Commercial:	10	139		147,896	36,956	NA	128		Neighborhood Commercial 3:	9	7.2%	Industrial Buffer:		
Neigh. Commercial:	: 3	8	6 683	184,568	14,377	NA	48		Commercial Total:	10	40.00/	Industrial Commercial:		
Downtown:						NA			Commercial 1:	13	10.6%	Master Planned Community:		
Industrial:						NA			Commercial 2:			Major Institutions:		
Master Plan Commi	•					NA 1.006			Seattle Mixed:			City-Owned Open Space	2	1.9%
Totals:	631	66	6 1,583	332,694	51,333	1,006	176					Oity-Owned Open Space	4	1.570

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).

Urban Village Level **Crown Hill** Page 26 of 42 Wednesday, June 15, 2016 103

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

<sup>\*\*</sup> 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.

Net Land Acres *:	110 R	ights-of-W	'ay: 90	Gross Land A	cres: 199	Reservoirs/	Water Bodies	6 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	P N	let Acres		Net A	cres		Net A	cres	City-Owned Open Space:	5	4.5%	Downtown Areas:		
Single Family		12	Industrial Tota	al	2 City	-Owned Open S	Space	5	Single Family Residential Areas:	0	0.0%	Industrial Areas:	9	8.2%
Multi-Family Total		50	Industrial		-	ate Open Spac	•		Multi-Family Residential Areas:	63	57.4%	Master Planned Community:		
Duplex/Triplex		6	Warehous	e		meteries		0	Commercial / Mixed Use Areas:	33	29.9%	Major Institutions:		
Multi-Family		43	Major Institiut	ion/I Itilities	Parl	king		1	Zoning Category Designation					
Other Housing			/Public Facilit		2 Vac	ant		3	Residential Total:	63	57.3%	Downtown:	0	0.0%
Commercial/Mixed-l	Use Total	35	Institutions	6	0 Unk	nown		0	Multi-Family Residential:	0.5	07.070	Downtown Harborfront 1:	U	0.070
Entertainment		2	Public Fac	cilities	Eas	ement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		0	Schools		2 Rigl	nts-of-Way:		90	Highrise:			Downtown Mixed Commercia	al·	
Mixed Use		7	Transp/Uti	il/Comm	0 Res	ervoirs/Water E	Bodies		Lowrise Total:	63	57.3%	Downtown Mixed Res/Comm		
Office		21							Lowrise 1:	03	0.1070	Downtown Mixed Res/Res:	•	
Retail/Service		5							Lowrise 2:	31	28.5%	Downtown Office Core 1:		
Development Cap	acity				Adjusted**				Lowrise 3:	32	28.8%	Downtown Office Core 2:		
Development Cap	•	Cylotina	Adjusted**  Residential	Existing Non-	Commercial Floor Area		A diviste d**		Single Family Residential:	0	0.0%	Downtown Retail Core:		
	Existing Single	Existing Multi-	Growth	Residential	Capacity	Existing	Adjusted** Total		Single Family:	0	0.0%	International District Mix:		
Zona Catagoni	Family Units	Family Units		Gross Square Feet	Gross Square Feet	Employment As of 2014	Employment		Residential Small Lot:	Ü		International District Residen	tial:	
Zone Category			Units		•		Capaicty		-			Pike Market Mixed:		
Single Family:	18	2	•	14,582	0	NA	0		Commercial / Mixed Use:	33	30.0%	Pioneer Square Mixed:		
Lowrise:	137	2,24	7 451	46,985	0	NA	0		Neighborhood Commercial Total:	15	13.7%	Industrial:	0	8.2%
Midrise:						NA			Neighborhood Commercial 1:	0	0.4%	General Industrial 1:	7	6.3%
Highrise:						NA			Neighborhood Commercial 2:	9	8.5%	General Industrial 2:	,	0.570
Commercial:	23	53		656,617	45,453	NA	152		Neighborhood Commercial 3:	5	4.9%	Industrial Buffer:		
Neigh. Commercial:	0	45	2 366	508,393	6,141	NA	20		Commercial Total:	18	16.3%	Industrial Commercial:	2	1.9%
Downtown:						NA			Commercial 1:	13	12.3%		_	1.570
Industrial:	0		0 0	591,994	2,272	NA	5		Commercial 2:	4	4.0%	Master Planned Community:		
Master Plan Commu	•					NA			Seattle Mixed:			Major Institutions:	-	4.5%
Totals:	178	3,25	3 1,015	1,818,571	53,866	5,159	177		I			City-Owned Open Space	5	4.3%

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).

Wednesday, June 15, 2016

Eastlake
107

Page 27 of 42

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

<sup>\*\*</sup> 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.

Net Land Acres * :	60 Ri	ghts-of-W	ay: 49	Gross Land A	cres: 109	Reservoirs/	Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Net /	Acres	City-Owned Open Space:	2	3.8%	Downtown Areas:		
Single Family		10	Industrial Tota	al	0 City	/-Owned Open S	Space	2	Single Family Residential Areas:	8	13.1%	Industrial Areas:		
Multi-Family Total		26	Industrial		-	∕ate Open Spac	•		Multi-Family Residential Areas:	35	58.4%	Master Planned Community:		
Duplex/Triplex		3	Warehous	e		meteries		0	Commercial / Mixed Use Areas:	15	24.7%	Major Institutions:		
Multi-Family		21	Major Institiut	ion/I Itilities	Par	king		1	Zoning Category Designation					
Other Housing		1	/Public Faciliti		9 Vac	ant		0	Residential Total:	43	71.5%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	10	Institutions	5	1 Unk	known		0	Multi-Family Residential:	43	71.576	Downtown Harborfront 1:	U	0.0 /6
Entertainment			Public Fac	ilities	1 Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		7 Rig	hts-of-Way:		49	Highrise:			Downtown Mixed Commercia	d.	
Mixed Use		5	Transp/Uti	I/Comm	Res	servoirs/Water E	Bodies		Lowrise Total:	35	58.4%	Downtown Mixed Res/Comm		
Office		1							Lowrise 1:	33	00.470	Downtown Mixed Res/Res:	•	
Retail/Service		4							Lowrise 2:	11	18.3%	Downtown Office Core 1:		
Development Co.	nacity.				Adjusted**				Lowrise 3:	24	40.1%	Downtown Office Core 2:		
Development Ca			Adjusted**	Existing	Commercial		A 11 . 144		Single Family Residential:	8	13.1%	Downtown Retail Core:		
	Existing Single	Existing Multi-	Residential Growth	Non- Residential	Floor Area Capacity	Existing	Adjusted** Total		Single Family:	8	13.1%	International District Mix:		
7 0 .	Family	Family	Capacity	Gross	Gross	Employment As of 2014	Employmen	t	Residential Small Lot:	0	10.170	International District Residen	tial·	
Zone Category	Units	Units	Units	Square Feet	Square Feet		Capaicty		_			Pike Market Mixed:	uai.	
Single Family:	40	9	9	0		NA			Commercial / Mixed Use:	15	24.7%	Pioneer Square Mixed:		
Lowrise:	79	1,410	0 295	19,369	0	NA	0		Neighborhood Commercial Total:	14	24.2%			2 22/
Midrise:						NA			Neighborhood Commercial 1:	0	0.6%	Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	10	16.0%	General Industrial 1:		
Commercial:	0	(	0 21	8,610	0	NA	0		Neighborhood Commercial 3:	5	7.7%	General Industrial 2:		
Neigh. Commercial:	2	503	3 413	370,179	77,411	NA	259		Commercial Total:			Industrial Buffer:		
Downtown:						NA			Commercial 1:	0	0.5%	Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community:		
Master Plan Commi	unity:					NA			Seattle Mixed:			Major Institutions:		
Totals:	121	1,922	2 729	398,158	77,411	1,729	259					City-Owned Open Space	2	3.8%

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).

Urban Village Level Green Lake Page 28 of 42 Wednesday, June 15, 2016 207

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

<sup>\*\*</sup> 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.

# Greenwood-Phinney Ridge

## **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	63 Rig	ghts-of-W	ay: 31	Gross Land A	cres:	94 Reservoirs/	/Water Bodie	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	€ Ne	t Acres		Net A	cres		Net	Acres	City-Owned Open Space:	0	0.7%	Downtown Areas:		
Single Family		4	Industrial Tota	al	1 Ci	ty-Owned Open S	Space	0	Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		13	Industrial		1 Pr	ivate Open Spac	e	0	Multi-Family Residential Areas:	8	12.5%	Master Planned Community:		
Duplex/Triplex		1	Warehous	е	1	emeteries		0	Commercial / Mixed Use Areas:	55	86.8%	Major Institutions:		
Multi-Family		11	Major Institiuti	ion/Utilities		arking		2	Zoning Category Designation					
Other Housing		1	/Public Faciliti		3 Va	acant		2	Residential Total:	6	9.9%	Downtown:	0	0.0%
Commercial/Mixed-l	Use Total	38	Institutions	3	1 Ui	nknown			Multi-Family Residential:	Ü		Downtown Harborfront 1:	Ü	
Entertainment		0	Public Fac	ilities	1 Ea	asement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		Ri	ghts-of-Way:		31	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		12	Transp/Uti	I/Comm	Re	eservoirs/Water E	Bodies		Lowrise Total:	6	9.9%	Downtown Mixed Res/Comm	):	
Office		4							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		21							Lowrise 2:			Downtown Office Core 1:		
Development Cap	oacity			Fototion	Adjusted*				Lowrise 3:	6	9.9%	Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted*		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fe		Employmer Capaicty		Residential Small Lot:			International District Resider	ntial:	
Single Family:	<u> </u>	<u> </u>	Cinco		- 4	NA	- Capaioty		Commercial / Mixed Use:	56	89.4%	Pike Market Mixed:		
Lowrise:	10	293	3 89	6,265	0		C		Neighborhood Commercial Total:	53	84.4%	Pioneer Square Mixed:		
Midrise:	10	2).	3 67	0,203	U	NA NA		'	Neighborhood Commercial 1:	33	01.170	Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	41	65.7%	General Industrial 1:		
Commercial:	1	178	8 94	15,358	8,864	NA	29	)	Neighborhood Commercial 3:	12	18.7%	General Industrial 2:		
Neigh. Commercial:	28	1,195		792,332	412,461	NA	1,368		Commercial Total:	12		Industrial Buffer:		
Downtown:		1,170	<b>-</b> ,000	.,2,002	.12,101	NA	1,500		Commercial 1:	3	5.0%	Industrial Commercial:		
Industrial:						NA			Commercial 2:	J		Master Planned Community:	:	
Master Plan Commu	ınity:					NA			Seattle Mixed:			Major Institutions:		
	,								1			City-Owned Open Space	0	0.7%

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).

Greenwood-Phinney Ridge 102 Page 29 of 42 Wednesday, June 15, 2016

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

<sup>\*\*</sup> 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.

Net Land Acres *:	283 Ri	ghts-of-W	ay: 94	Gross Land A	cres: 377	7 Reservoirs/	Water Bodie	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
<b>Current Land Us</b>	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	6	2.0%	Downtown Areas:		
Single Family		87	Industrial Tota	al	5 City	-Owned Open S	Space	6	Single Family Residential Areas:	90	32.0%	Industrial Areas:		
Multi-Family Total		58	Industrial		1 Priv	ate Open Spac	e	2	Multi-Family Residential Areas:	129	45.6%	Master Planned Community:		
Duplex/Triplex		3	Warehous	е	4	meteries		3	Commercial / Mixed Use Areas:	58	20.4%	Major Institutions:		
Multi-Family		55	Major Institiut	ion/Utilities		king		0	Zoning Category Designation					
Other Housing		0	/Public Facilit		27 Vac	cant		66	Residential Total:	214	75.6%	Downtown:	0	0.0%
Commercial/Mixed	-Use Total	27	Institutions	3	15 Unk	known		4	Multi-Family Residential:	214	101070	Downtown Harborfront 1:	Ů	0.070
Entertainment		2	Public Fac	ilities	11 Eas	sement			Midrise:	7	2.6%	Downtown Harborfront 2:		
Hotel/Motel			Schools		Rig	hts-of-Way:		94	Highrise:	,		Downtown Mixed Commercia	al·	
Mixed Use		0	Transp/Uti	I/Comm	2 Res	servoirs/Water E	Bodies		Lowrise Total:	115	40.8%	Downtown Mixed Res/Comm		
Office		4							Lowrise 1:	115		Downtown Mixed Res/Res:		
Retail/Service		20							Lowrise 2:	19	6.7%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	97	34.1%	Downtown Office Core 2:		
Development oa	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted*		Single Family Residential:	91	32.2%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	91	32.2%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	Employment As of 2014	Employme Capaicty		Residential Small Lot:			International District Resider	tial:	
				•					Commonial / Missad Hoos	(2	22.3%	Pike Market Mixed:		
Single Family:	412	1.20		750	0	NA	(		Commercial / Mixed Use:	63		Pioneer Square Mixed:		
Lowrise: Midrise:	205	1,290		95,689	0	NA	(		Neighborhood Commercial Total:	33	11.5%	Industrial:	0	0.0%
	3	64	4 545	0	0	NA	(	,	Neighborhood Commercial 1:	4	1.6%	General Industrial 1:	v	
Highrise:	10	20	2 225	254 102	662 107	NA	2.20		Neighborhood Commercial 2:	4	10.0%	General Industrial 2:		
Commercial:	. 19	39	, -	254,192	662,107	NA	2,206		Neighborhood Commercial 3:	28	10.0%	Industrial Buffer:		
Neigh. Commercial Downtown:	: 8	56	1 1,255	252,305	596,907	NA	1,988	•	Commercial Total:  Commercial 1:	21	10.8%	Industrial Commercial:		
						NA				31	10.0%	Master Planned Community:		
Industrial:	unituu					NA			Commercial 2: Seattle Mixed:			Major Institutions:		
Master Plan Comm	•	4.6-	4	<00 0C <	4.000.054	NA 1.520	4.40		Seattle Mixed:			City-Owned Open Space	6	2.0%
Totals:	647	1,974	4,787	602,936	1,259,014	1,529	4,194	ŀ	1			on, owned open opace	U	,

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).

Urban Village Level Othello 123 Page 30 of 42 Wednesday, June 15, 2016

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

<sup>\*\*</sup> 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.

#### Madison-Miller

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	95 Ri	ghts-of-W	ay: 50	Gross Land A	cres: 14	5 Reservoirs/	/Water Bod	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Ne	t Acres	City-Owned Open Space:	8	8.2%	Downtown Areas:		
Single Family		26	Industrial Tota	al	0 City	y-Owned Open S	Space	8	Single Family Residential Areas:	27	28.4%	Industrial Areas:		
Multi-Family Total		38	Industrial		0 Priv	vate Open Spac	e	0	Multi-Family Residential Areas:	40	41.7%	Master Planned Community:		
Duplex/Triplex		8	Warehous	е		emeteries		0	Commercial / Mixed Use Areas:	21	21.6%	Major Institutions:		
Multi-Family		28	Major Institiut	ion/Utilities		rking		2	Zoning Category Designation					
Other Housing		1	/Public Facilit		5 Va	cant		4	Residential Total:	67	70.1%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	12	Institutions	5	2 Unl	known		1	Multi-Family Residential:	07	, .	Downtown Harborfront 1:	v	0.070
Entertainment		1	Public Fac	cilities	0 Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		2 Rig	hts-of-Way:		50	Highrise:			Downtown Mixed Commercia	ıl:	
Mixed Use		5	Transp/Uti	I/Comm	Re	servoirs/Water E	Bodies		Lowrise Total:	40	41.7%	Downtown Mixed Res/Comm		
Office		3							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		3							Lowrise 2:	10	10.0%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	30	31.7%	Downtown Office Core 2:		
	Existing	Existina	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted	*	Single Family Residential:	27	28.4%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	20	20.7%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment t As of 2014	Employme Capaict		Residential Small Lot:	7	7.70%	International District Residen	tial:	
Single Family:	192	216		7,777	0	NA	-	0	Commercial / Mixed Use:	21	21.6%	Pike Market Mixed:		
Lowrise:	156	1,231		22,608	0	NA NA		0	Neighborhood Commercial Total:	21	21.6%	Pioneer Square Mixed:		
Midrise:	130	1,231	043	22,008	U	NA		O	Neighborhood Commercial 1:	4	4.0%	Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	8	7.9%	General Industrial 1:		
Commercial:						NA			Neighborhood Commercial 3:	9	9.8%	General Industrial 2:		
Neigh. Commercial:	16	1,100	773	304,538	209,237	NA	69	8	Commercial Total:			Industrial Buffer:		
Downtown:		1,100	. ,,,,	20.,230	202,207	NA	0)	-	Commercial 1:			Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community:		
Master Plan Commu	unity:					NA			Seattle Mixed:			Major Institutions:		
Totals:	364	2,547	7 1,438	334,923	209,237	1,353	69	8				City-Owned Open Space	8	8.2%

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).

Wednesday, June 15, 2016

Madison-Miller
131

Page 31 of 42

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

<sup>\*\*</sup> 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.

### Morgan Junction

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	75 Ri	ghts-of-W	ay: 39	Gross Land A	cres: 113	3 Reservoirs/	Water Bodies	6 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net A	cres	City-Owned Open Space:	1	0.9%	Downtown Areas:		
Single Family		40	Industrial Tota	al	0 City	/-Owned Open S	Space	1	Single Family Residential Areas:	40	54.1%	Industrial Areas:		
Multi-Family Total		19	Industrial		-	ate Open Spac	•		Multi-Family Residential Areas:	21	27.7%	Master Planned Community:		
Duplex/Triplex		2	Warehous	e	0 /Ce	meteries		0	Commercial / Mixed Use Areas:	13	17.3%	Major Institutions:		
Multi-Family		16	Major Institiut	ion/I Itilities	Par	king		0	Zoning Category Designation					
Other Housing			/Public Faciliti		4 Vac	cant		0	Residential Total:	61	81.8%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	10	Institutions	3	0 Unk	known		0	Multi-Family Residential:	01	01.070	Downtown Harborfront 1:	U	0.070
Entertainment			Public Fac	ilities	Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		4 Rig	hts-of-Way:		39	Highrise:			Downtown Mixed Commercia	ıl-	
Mixed Use		3	Transp/Uti	I/Comm	0 Res	servoirs/Water E	Bodies		Lowrise Total:	20	26.8%	Downtown Mixed Res/Comm		
Office		1							Lowrise 1:	20	2.3%	Downtown Mixed Res/Res:		
Retail/Service		7							Lowrise 2:	9	12.6%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	9	11.9%	Downtown Office Core 2:		
Development Ga		Existino	Adjusted**  Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:	41	55.0%	Downtown Retail Core:		
	Existing Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	41	55.0%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	Employment As of 2014	Employment Capaicty	t	Residential Small Lot:			International District Residen	tial:	
					•				-	10	47.00/	Pike Market Mixed:		
Single Family:	291		6 3	1,579	0	NA	0		Commercial / Mixed Use:	13	17.3%	Pioneer Square Mixed:		
Lowrise:	46	66	3 164	31,257	0	NA	0		Neighborhood Commercial Total:	13	17.3%	Industrial:	0	0.0%
Midrise:						NA			Neighborhood Commercial 1:	4	5.8%	General Industrial 1:	v	0.070
Highrise:						NA			Neighborhood Commercial 2:	4	11.6%	General Industrial 2:		
Commercial:	. 10	2.4	0 200	146.051	11 471	NA	20		Neighborhood Commercial 3:	9	11.0%	Industrial Buffer:		
Neigh. Commercial: Downtown:	: 10	34	9 380	146,051	11,471	NA	38		Commercial Total:  Commercial 1:			Industrial Commercial:		
						NA NA						Master Planned Community:		
Industrial:	umituu					NA			Commercial 2: Seattle Mixed:			Major Institutions:		
Master Plan Commu	•	4.04		4=0.00=	44.45-	NA 500	••		Seattle Mixed:			City-Owned Open Space	1	0.9%
Totals:	347	1,01	8 547	178,887	11,471	589	38		1			only office open opace	1	2.370

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).

Wednesday, June 15, 2016

Morgan Junction
206

Page 32 of 42

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

<sup>\*\*</sup> 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.

#### North Beacon Hill

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	80 Ri	ights-of-W	ay: 51	Gross Land A	cres: 131	l Reservoirs	/Water Bodies	6 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	se N	et Acres		Net A	cres		Net A	cres	City-Owned Open Space:	3	3.9%	Downtown Areas:		
Single Family		35	Industrial Tota	al	0 City	v-Owned Open	Space	3	Single Family Residential Areas:	22	28.2%	Industrial Areas:		
Multi-Family Total		26	Industrial		-	ate Open Spac	•	_	Multi-Family Residential Areas:	38	48.0%	Master Planned Community:		
Duplex/Triplex		7	Warehous	e	0 /Ce	meteries		0	Commercial / Mixed Use Areas:	16	19.9%	Major Institutions:		
Multi-Family		18	Major Institiut	ion/Hilities	Par	king			Zoning Category Designation					
Other Housing		0	/Public Facilit		4 Vac	ant		3	Residential Total:	63	78.7%	Downtown:	0	0.0%
Commercial/Mixed	-Use Total		Institutions	6	1 Unk	known		0	Multi-Family Residential:	0.3	70.770	Downtown Harborfront 1:	U	0.070
Entertainment		2	Public Fac	cilities	1 Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		2 Rig	hts-of-Way:		51	Highrise:			Downtown Mixed Commercia	ıl-	
Mixed Use		1	Transp/Uti	il/Comm	0 Res	servoirs/Water E	Bodies		Lowrise Total:	40	50.5%	Downtown Mixed Res/Comm		
Office		1							Lowrise 1:	40	00.070	Downtown Mixed Res/Res:	•	
Retail/Service		3							Lowrise 2:	20	24.9%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	20	25.6%	Downtown Office Core 2:		
Development Ca		Eviation	Adjusted**	Existing Non-	Commercial Floor Area		A divists d**		Single Family Residential:	22	28.2%	Downtown Retail Core:		
	Existing Single	Existing Multi-	Residential Growth	Residential	Capacity	Existing	Adjusted** Total		Single Family:	22	28.2%	International District Mix:		
Zana Catagoni	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	Employment As of 2014	p.o.,o	t	Residential Small Lot:			International District Residen	tial:	
Zone Category				•	•		Capaicty					Pike Market Mixed:		
Single Family:	170	1		0	0	NA	0		Commercial / Mixed Use:	14	17.4%	Pioneer Square Mixed:		
Lowrise:	126	989	9 647	18,198	0	NA	0		Neighborhood Commercial Total:	14	17.4%	Industrial:	0	0.0%
Midrise:						NA			Neighborhood Commercial 1:			General Industrial 1:	U	0.070
Highrise:						NA			Neighborhood Commercial 2:	14	17.4%	General Industrial 2:		
Commercial:						NA			Neighborhood Commercial 3:			Industrial Buffer:		
Neigh. Commercial	: 38	149	9 1,073	110,701	226,576	NA	756		Commercial Total:			Industrial Commercial:		
Downtown:						NA			Commercial 1:			Master Planned Community:		
Industrial:						NA			Commercial 2:			•		
Master Plan Comm	•					NA			Seattle Mixed:			Major Institutions:	2	3.9%
Totals:	334	1,15	4 1,725	128,899	226,576	588	756					City-Owned Open Space	3	3.970

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).

North Beacon Hill Wednesday, June 15, 2016 Page 33 of 42 110

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

<sup>\*\*</sup> 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.

# Upper Queen Anne

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	32 Ri	ghts-of-W	ay: 21	Gross Land A	cres: 53	Reservoirs/	/Water Bodies	0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e N	et Acres		Net A	cres		Net A	cres	City-Owned Open Space:			Downtown Areas:		
Single Family		1	Industrial Tota	al	0 City	-Owned Open S	Space		Single Family Residential Areas:			Industrial Areas:		
Multi-Family Total		13	Industrial		0 Priv	ate Open Spac	e		Multi-Family Residential Areas:	15	46.0%	Master Planned Community:		
Duplex/Triplex		0	Warehous	e		meteries			Commercial / Mixed Use Areas:	17	54.0%	Major Institutions:		
Multi-Family		12	Major Institiut	ion/Utilities		king		0	Zoning Category Designation					
Other Housing		0	/Public Facilit		4 Vac	ant		0	Residential Total:	15	46.0%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	13	Institutions	S	2 Unk	known			Multi-Family Residential:	10	101070	Downtown Harborfront 1:	v	0.070
Entertainment		0	Public Fac	cilities	Eas	sement			Midrise:	13	42.3%	Downtown Harborfront 2:		
Hotel/Motel			Schools		1 Rig	hts-of-Way:		21	Highrise:	13	,	Downtown Mixed Commercia	ŀ	
Mixed Use		5	Transp/Uti	I/Comm	0 Res	servoirs/Water E	Bodies		Lowrise Total:	1	3.7%	Downtown Mixed Res/Comm		
Office		2							Lowrise 1:	1		Downtown Mixed Res/Res:		
Retail/Service		6							Lowrise 2:			Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	1	3.7%	Downtown Office Core 2:		
Development Ca	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Feet	Employment As of 2014	Employment Capaicty		Residential Small Lot:			International District Residen	tial:	
	Offics	Units	Units	Oquare 1 cer	Square i eei	<u> </u>	Саракц		┧ <u> </u>		<b>54.0</b> 0/	Pike Market Mixed:		
Single Family:	_	_		_		NA			Commercial / Mixed Use:	17	54.0%	Pioneer Square Mixed:		
Lowrise:	5	54		0	0	NA	0		Neighborhood Commercial Total:	17	54.0%	Industrial:	0	0.0%
Midrise:	1	834	4 222	446	0	NA	0		Neighborhood Commercial 1:	15	54.00/	General Industrial 1:	U	0.070
Highrise:						NA			Neighborhood Commercial 2:	17	54.0%	General Industrial 2:		
Commercial:		<b>~</b> 0.			40.404	NA			Neighborhood Commercial 3:			Industrial Buffer:		
Neigh. Commercial:	8	588	8 544	401,564	13,194	NA	43		Commercial Total:			Industrial Commercial:		
Downtown:						NA			Commercial 1:			Master Planned Community:		
Industrial:						NA			Commercial 2:			Major Institutions:		
Master Plan Comm	•					NA			Seattle Mixed:			City-Owned Open Space		
Totals:	14	1,470	6 791	402,010	13,194	1,899	43					ony-Owned Open Space		

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).

Urban Village Level **Upper Queen Anne** Page 34 of 42 Wednesday, June 15, 2016 106

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

<sup>\*\*</sup> 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.

Current Land Use   Net Acres   Net Acres   Net Acres   Single Family   47   Industrial Total   4   City-Owned Open Space   16   Multi-Family Residential Areas:   40   20.9%   Industrial Areas:   Single Family Residential Areas:   40   20.9%   Master Planned Community:   Multi-Family Residential Areas:   Number of Parking   2   Public Facilities Total   Number of Parking   2   Public Facilities Total   Number of Parking   Number	
Multi-Family   Multi-Family   Multi-Family   Multi-Family   Major Institutions:   Maj	
Multi-Family Total         44         Industrial         2         Private Open Space / (Zemeteries)         1         Multi-Family Nesidential Areas:         82         37.2%         Master Planned Community:           Multi-Family         35         Major Institution/Utilities / Public Facilities Total         45         Vacant         27         Zoning Category Designation         Residential Total:         14         64.5%         Downtown           Commercial/Mixed-Use Total         32         Institutions         2         Easement         0         Multi-Family Residential Areas:         76         34.8%         Major Institutions:           Entertainment         2         Public Family Institutions         4         Unknown         3         Multi-Family Residential Areas:         76         34.8%         Major Institutions:           Entertainment         2         Public Family Institutions         4         Unknown         3         Multi-Family Residential Areas:         76         34.8%         Major Institutions:           Mixed Use         1         Transp/Util/Comm         1         Residential Total:         1         6.0         0 Downtown Harborfront 2:         1         0 Downtown Mixed Commercial:         1         1.0         0 Downtown Mixed Commercial:         1         0 Downtown Office Core 2:	
Duplex/Triplex   1	
Multi-Family   35	
Commercial/Mixed Use Total   3	
Commercial/Mixed-Use Total   32	0.0%
Entertainment 2 Public Facilities 2 Easement 0 Midrise: Downtown Harborfront 2: Highrise: Downtown Mixed Commercial: Highrise: Downtown Mixed Commercial: Lowrise 1: Lowrise 1: Lowrise 1: Lowrise 2: Lowrise 1: Lowrise 2: Lowrise 3: Single Family Units Units Square Feet As of 2014 As of 2014 Commercial: Pike Market Mixed: Na of 2014 As of 2014 Commercial: Na of 2014 As of 2014 As of 2014 Commercial International District Residential: Na of 2014 Commercial International District	0.070
Hotel/Motel Schools Schools 38 Rights-of-Way: 71  Mixed Use 1 Transp/Util/Comm 1 Reservoirs/Water Bodies  Office 7  Retail/Service 21  Development Capacity Existing Single Family Units Units Square Feet Square	
Mixed Use  I Transp/Util/Comm	
Office 7 Retail/Service 21  Development Capacity Existing Single Family Units  Diny Units  Diny Units  Diny Units  Diny Units  Diny Development Capacity  Existing Single Family Units  Diny Diny Diny Units  Diny Diny Diny Units  Diny Diny Diny Units  Diny Diny Diny Diny Diny Diny Diny Diny	
Development Capacity  Existing Single Family Units  Zone Category  Development Capacity  Existing Single Family:  Lowrise:  Single Family:  Lowrise:  Adjusted**  Existing Single Family:  Lowrise:  Adjusted**  Commercial Floor Area Residential Growth Units  Existing Single Family:  Capacity Gross Square Feet  Commercial Floor Area Capacity Gross Square Feet  Non-Residential Single Family:  Capacity Gross Square Feet  Capacity Gross Square Feet  Non-Residential Small Lot:  Lowrise:  Lowrise 3:  Lowrise 3:  Lowrise 3:  Single Family Residential:  Single Family:  Residential Small Lot:  Lowrise 3:  Single Family Residential:  Single Family:  Residential Small Lot:  Neighborhood Commercial Total:  Neighborhood Commercial Total:  Neighborhood Commercial Total:  Neighborhood Commercial Total:  Single Family:  Commercial / Mixed Use:  Neighborhood Commercial Total:  Neighborhood Commercial Total:  Single Family:  Neighborhood Commercial Total:  Neighborhood Commercial	
Development CapacityAdjusted** Adjusted** Adjusted** Residential Single Family UnitsExisting Single Family UnitsExisting Multi-Family UnitsExisting Adjusted** Commercial Floor Area Capacity Gross Square FeetExisting Existing Single Family Gross Square FeetExisting Existing Gross Square FeetExisting Existing Gross Square FeetExisting Existing Single Family: Adjusted** Total Employment CapacitySingle Family: Residential: Single Family: Residential: Si	
Existing Single Family Units Single Family:  Zone Category  Discrete Single Family:  Single Family Residential:  Single Family Residential:  Single Family Residential:  Single Family:  Single Family Residential:  Single Family:  Nesidential:  Single Family:  Single Family:  Nesidential:  Single Family:  Nesidential:  Single Family:  Nesidential:  Single Family:  Single Family:  Nesidential:  Single Family:  Nesidential:  Single Family:  Nesidential:  Single Family Residential:  Single Family:  Nesidential:  Nesidential:  Nesidential:  Single Family Residential:  Single Family:  Nesidential:  Nesidential:  Nesidential:  Nesidential:  Single Family Residential:  Single Family:  Nesidential:  Nesidential:  Nesidential:  Single Family:  Nesidential:  Nesidential:  Nesidential:  Nesidential:  Nesidential:  Single Family:  Nesidential:  Nesid	
Single Family Units Units Units Capacity Units Units Capacity Capacity Capacity Capacity Capacity Capacity Capacity Capacity Capacity Residential Small Lot:  Single Family: Residential Small Lot: Capacity Residential Small Lot: Capacity Neighborhood Commercial Total: Single Family: Residential Small Lot: Commercial Mixed Use: Neighborhood Commercial Total: Single Family: Residential Small Lot: Neighborhood Commercial Total: Single Family: Neighborhood Commercial Total: Single Family: Residential Small Lot: Neighborhood Commercial Total: Pike Market Mixed: Pioneer Square Mixed:	
Zone Category Units Units Units Square Feet Square Feet As of 2014 Capaicty  Single Family: 246 10 100 0 0 NA 0 Commercial / Mixed Use: 62 28.4%  Lowrise: 56 843 1,621 20,674 0 NA 0 NA 0 NA NA 0 NA NA 0 NA	
Single Family: 246 10 100 0 0 NA 0 Commercial / Mixed Use: 62 28.4%  Lowrise: 56 843 1,621 20,674 0 NA 0 NA 0 Neighborhood Commercial Total: 59 26.7%  Pike Market Mixed: Pioneer Square Mixed:	
Lowrise: 56 843 1,621 20,674 0 NA 0 Neighborhood Commercial Total: 59 26.7% Pioneer Square Mixed:	
Midrise: NA Neighborhood Commercial 1: 3 1.2% Industrial:	0.0%
Midrise:  NA  Neighborhood Commercial 1: 3 1.2% Industrial:  Highrise:  NA  Neighborhood Commercial 2: 27 12.1% General Industrial 1:	
Commercial: 1 0 149 7,898 57,192 NA 191 Neighborhood Commercial 3: 29 13.4% General Industrial 2:	
Neigh. Commercial: 25 419 2,859 381,255 165,923 NA 560 Commercial Total: 4 1.6% Industrial Buffer:	
Downtown:  NA  Commercial 1:  2 0.8% Industrial Commercial:	
Industrial:  NA  Commercial 2:  2 0.8% Master Planned Community:	
Master Plan Community:  NA  Seattle Mixed:  Major Institutions:	
Title Continuity.	7.1%

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).

Rainier Beach Wednesday, June 15, 2016 Page 35 of 42 204

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

<sup>\*\*</sup> 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.

Net Land Acres * :	97 Ri	ghts-of-W	ay: 61	Gross Land A	cres: 15	8 Reservoirs	/Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	0	0.1%	Downtown Areas:		
Single Family		49	Industrial Tota	al	1 Cit	ty-Owned Open \$	Space	0	Single Family Residential Areas:	54	55.9%	Industrial Areas:		
Multi-Family Total		10	Industrial			ivate Open Spac	•		Multi-Family Residential Areas:	9	9.0%	Master Planned Community:		
Duplex/Triplex		3	Warehous	e		emeteries		0	Commercial / Mixed Use Areas:	34	35.1%	Major Institutions:		
Multi-Family		8	Major Institiut	ion/I Itilities	Pa	arking		2	Zoning Category Designation					
Other Housing			/Public Faciliti		13 Va	acant		6	Residential Total:	63	65.3%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	17	Institutions	5	3 Ur	nknown			Multi-Family Residential:	03	03.3 /6	Downtown Harborfront 1:	U	0.076
Entertainment			Public Fac	ilities	Ea	sement			Midrise:	4	3.8%	Downtown Harborfront 2:		
Hotel/Motel			Schools		10 Ri	ghts-of-Way:		61	Highrise:	4	3.070	Downtown Mixed Commercia	I.	
Mixed Use		3	Transp/Uti	I/Comm	1 Re	eservoirs/Water E	Bodies		Lowrise Total:	4	4.3%	Downtown Mixed Res/Comm		
Office		3							Lowrise 1:	2	2.4%	Downtown Mixed Res/Res:	•	
Retail/Service		11							Lowrise 1:	1	1.1%	Downtown Office Core 1:		
					Adjusted**				Lowrise 3:	1	0.8%	Downtown Office Core 2:		
Development Ca			Adjusted**	Existing	Commercia	al			Single Family Residential:	55	57.1%	Downtown Retail Core:		
	Existing Single	Existing Multi-	Residential Growth	Non- Residential	Floor Area Capacity	Existing	Adjusted** Total		Single Family:	55 55	57.1%	International District Mix:		
	Family	Family	Capacity	Gross	Gross	Employment	Employmen	t	Residential Small Lot:	33	37.170	International District Residen	tial:	
Zone Category	Units	Units	Units	Square Feet	Square Fee	et As of 2014	Capaicty		Residential Small Lot.			Pike Market Mixed:	uai.	
Single Family:	448	3	9 12	0	0	NA	0		Commercial / Mixed Use:	34	34.7%	Pioneer Square Mixed:		
Lowrise:	27	4	7 93	0	0	NA	0		Neighborhood Commercial Total:	32	32.7%			
Midrise:	282	1	8 567	0	0	NA	0		Neighborhood Commercial 1:	0	0.4%	Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	15	15.5%	General Industrial 1:		
Commercial:	0		0 153	38,000	0	NA	0		Neighborhood Commercial 3:	16	16.7%	General Industrial 2:		
Neigh. Commercial:	26	73	3 1,919	563,992	526,812	NA	1,762		Commercial Total:			Industrial Buffer:		
Downtown:						NA			Commercial 1:	2	2.0%	Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community:		
Master Plan Commi	unity:					NA			Seattle Mixed:			Major Institutions:		
Totals:	783	83	7 2,744	601,992	526,812	1,661	1,762					City-Owned Open Space	0	0.1%

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).

Urban Village Level Roosevelt Page 36 of 42 Wednesday, June 15, 2016 202

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

<sup>\*\*</sup> 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.

Net Land Acres *:	184 Ri	ights-of-W	ay: 80	Gross Land A	cres: 26	3 Reservoirs/	/Water Bodie	s 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e N	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	15	8.4%	Downtown Areas:		
Single Family		115	Industrial Tota	al	5 Cit	y-Owned Open S	Space	15	Single Family Residential Areas:	135	73.7%	Industrial Areas:		
Multi-Family Total		21	Industrial			vate Open Spac	•		Multi-Family Residential Areas:	17	9.4%	Master Planned Community:		
Duplex/Triplex		6	Warehous	e	4	emeteries		0	Commercial / Mixed Use Areas:	16	8.6%	Major Institutions:		
Multi-Family		10	Major Institiut	ion/Utilities		rking		0	Zoning Category Designation					
Other Housing		5	/Public Facilit		5 Va	Vacant		15	Residential Total:	153	83.0%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	6	Institutions	3	1 Un	known		0	Multi-Family Residential:	100	00.070	Downtown Harborfront 1:	v	0.070
Entertainment		0	Public Fac	ilities	1 Ea	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		3 Rig	ghts-of-Way:		80	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use			Transp/Uti	I/Comm	0 Re	servoirs/Water E	Bodies		Lowrise Total:	20	10.8%	Downtown Mixed Res/Comm		
Office		2							Lowrise 1:	3	1.5%	Downtown Mixed Res/Res:		
Retail/Service		4							Lowrise 2:	7	3.5%	Downtown Office Core 1:		
Development Cap	nacity				Adjusted**				Lowrise 3:	11	5.8%	Downtown Office Core 2:		
Dovolopilloni Gaj	Existing	Existing	Adjusted** Residential	Existing Non-	Commercia Floor Area		Adjusted**		Single Family Residential:	133	72.2%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	133	72.2%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment at As of 2014	Employmer Capaicty	it	Residential Small Lot:			International District Resider	ıtial:	
									Commercial / Mixed Use:	16	8.6%	Pike Market Mixed:		
Single Family: Lowrise:	784	119		19,255	0	NA NA	0		Neighborhood Commercial Total:	16	2.8%	Pioneer Square Mixed:		
Midrise:	47	321	1 307	54,170	0	NA NA	0		Neighborhood Commercial 1:	5	2.076	Industrial:	0	0.0%
Highrise:						NA NA			Neighborhood Commercial 2:	3	1.4%	General Industrial 1:		
Commercial:	21	40	332	97,590	310,871	NA NA	1,036		Neighborhood Commercial 3:	3	1.4%	General Industrial 2:		
Neigh. Commercial:		40		47,087	15,286	NA NA	52		Commercial Total:	11	5.8%	Industrial Buffer:		
Downtown:	4	4.	204	47,007	13,200	NA NA	32		Commercial 1:	3	1.5%	Industrial Commercial:		
Industrial:						NA NA			Commercial 2:	8	4.3%	Master Planned Community:		
Master Plan Commu	ınity:					NA NA			Seattle Mixed:	o	4.070	Major Institutions:		
Totals:	856	525	5 1,102	218,102	326,157	1,232	1,088		Southe Mixed.			City-Owned Open Space	15	8.4%

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).

South Park Page 37 of 42 Wednesday, June 15, 2016 128

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

<sup>\*\*</sup> 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.

Net Land Acres *:	158 Ri	ghts-of-W	ay: 100	Gross Land A	cres: 258	8 Reservoirs/	Water Bodie	es 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net	Acres	City-Owned Open Space:	5	2.9%	Downtown Areas:		
Single Family		78	Industrial Tota	ıl	2 City	/-Owned Open S	Space	5	Single Family Residential Areas:	81	51.2%	Industrial Areas:		
Multi-Family Total		31	Industrial		-	/ate Open Spac	•		Multi-Family Residential Areas:	34	21.4%	Master Planned Community:		
Duplex/Triplex		11	Warehous	e		meteries		0	Commercial / Mixed Use Areas:	39	24.5%	Major Institutions:		
Multi-Family		19	Major Institiut	ion/I Itilities	Par	king		2	Zoning Category Designation					
Other Housing		1	/Public Faciliti		12 Vac	cant		1	Residential Total:	114	72.1%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	28	Institutions	<b>;</b>	1 Unl	known		0	Multi-Family Residential:	114	72.170	Downtown Harborfront 1:	U	0.076
Entertainment		0	Public Fac	ilities	1 Eas	sement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel		1	Schools		10 Rig	hts-of-Way:		100	Highrise:			Downtown Mixed Commercia	I.	
Mixed Use		11	Transp/Uti	I/Comm	Res	servoirs/Water E	Bodies		Lowrise Total:	33	21.1%	Downtown Mixed Res/Comm		
Office		5							Lowrise 1:	33	0.6%	Downtown Mixed Res/Res:	•	
Retail/Service		12							Lowrise 2:	31	19.7%	Downtown Office Core 1:		
					Adjusted**				Lowrise 3:	31	0.8%	Downtown Office Core 2:		
Development Cap			Adjusted**	Existing	Commercial				Single Family Residential:	81	51.0%	Downtown Retail Core:		
	Existing Single	Existing Multi-	Residential Growth	Non- Residential	Floor Area Capacity	Existing	Adjusted*' Total	•	Single Family:	81	51.0%	International District Mix:		
	Family	Family	Capacity	Gross	Gross	Employment	Employmer		Residential Small Lot:	01	31.076	International District Residen	tial:	
Zone Category	Units	Units	Units	Square Feet	Square Fee	As of 2014	Capaicty		Residential Small Lot.			Pike Market Mixed:	uai.	
Single Family:	719	245	5 5	4,843	0	NA	0		Commercial / Mixed Use:	39	25.0%	Pioneer Square Mixed:		
Lowrise:	121	688	8 266	58,975	0	NA	0		Neighborhood Commercial Total:	36	22.7%			
Midrise:						NA			Neighborhood Commercial 1:	0	0.2%	Industrial:	0	0.0%
Highrise:						NA			Neighborhood Commercial 2:	33	21.0%	General Industrial 1:		
Commercial:	3	139	9 131	72,693	3,864	NA	13		Neighborhood Commercial 3:	2	1.5%	General Industrial 2:		
Neigh. Commercial:	12	890	0 1,449	637,374	60,439	NA	200		Commercial Total:			Industrial Buffer:		
Downtown:						NA			Commercial 1:	4	2.3%	Industrial Commercial:		
Industrial:						NA			Commercial 2:			Master Planned Community:		
Master Plan Commu	unity:					NA			Seattle Mixed:			Major Institutions:		
Totals:	855	1,962	2 1,851	773,885	64,303	2,948	213					City-Owned Open Space	5	2.9%

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).

Wednesday, June 15, 2016

Wallingford
203

Page 38 of 42

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

<sup>\*\*</sup> 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.

# Westwood-Highland Park

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	194 Ri	ghts-of-W	ay: 81	Gross Land A	cres: 27	5 Reservoirs/	Water Bodies	0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e Ne	et Acres		Net A	cres		Net A	cres	City-Owned Open Space:			Downtown Areas:		
Single Family		98	Industrial Tota	al	2 City	y-Owned Open S	Space		Single Family Residential Areas:	98	50.8%	Industrial Areas:		
Multi-Family Total		40	Industrial			vate Open Spac	•		Multi-Family Residential Areas:	52	27.0%	Master Planned Community:		
Duplex/Triplex		3	Warehous	e	<sub>2</sub> /Ce	emeteries			Commercial / Mixed Use Areas:	43	22.3%	Major Institutions:		
Multi-Family		35	Major Institiut	ion/I Itilities	Pa	rking		1	Zoning Category Designation					
Other Housing		2	/Public Facilit		11 Va	cant		6	Residential Total:	151	77.7%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	36	Institutions	6	6 Un	known			Multi-Family Residential:	131	77.70	Downtown Harborfront 1:	v	0.070
Entertainment			Public Fac	cilities	3 Eas	sement			Midrise:	4	2.1%	Downtown Harborfront 2:		
Hotel/Motel			Schools		2 Rig	hts-of-Way:		81	Highrise:	-	,	Downtown Mixed Commercia	ıl-	
Mixed Use		2	Transp/Uti	I/Comm	0 Re	servoirs/Water E	Bodies		Lowrise Total:	48	24.9%	Downtown Mixed Res/Comm		
Office		2							Lowrise 1:	40	,	Downtown Mixed Res/Res:	•	
Retail/Service		32							Lowrise 2:	25	12.9%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	23	11.9%	Downtown Office Core 2:		
Development Oa	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:	98	50.8%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	98	50.8%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross Square Fee	Employment t As of 2014	Employment Capaicty		Residential Small Lot:			International District Residen	tial:	
					•				O a marria de la Missa de la ca	42	22.20/	Pike Market Mixed:		
Single Family:	565	10		6,272	0	NA	0		Commercial / Mixed Use:	43	<b>22.3%</b> 5.0%	Pioneer Square Mixed:		
Lowrise: Midrise:	91 0	1,230 175		42,155 14,189	0	NA NA	0		Neighborhood Commercial Total:	10	5.0%	Industrial:	0	0.0%
Highrise:	U	1/3	5 334	14,189	Ü	NA NA	0		Neighborhood Commercial 1: Neighborhood Commercial 2:	9	4.5%	General Industrial 1:	Ü	
Commercial:	2	31	1 846	446,104	13,216	NA NA	44		Neighborhood Commercial 3:	9	0.5%	General Industrial 2:		
		62				NA NA			Commercial Total:	1	0.576	Industrial Buffer:		
Neigh. Commercial:  Downtown:	. 3	02	2 512	136,011	31,693	NA NA	105		Commercial 1:	34	17.3%	Industrial Commercial:		
Industrial:						NA NA			Commercial 2:	34	17.5/0	Master Planned Community:		
Master Plan Commu	unity:					NA NA			Seattle Mixed:			Major Institutions:		
	•	1.51	4 2.254	(44.531	44.000		140		Seattle Mixeu.			City-Owned Open Space		
Totals:	663	1,514	4 2,376	644,731	44,909	1,463	149		1			c, cca opon opaco		

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).

Wednesday, June 15, 2016

Westwood-Highland Park
127

Page 39 of 42

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

<sup>\*\*</sup> 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.

### Ballard-Interbay-Northend

## **CURRENT AND FUTURE LAND USE**

Net Land Acres *:	713 R	ights-of-W	ay: 218	<b>Gross Land</b>	Acres:	931 Reservoirs/	/Water Bo	odies 0	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Use	e n	let Acres		Net .	Acres		1	Net Acres	City-Owned Open Space:	4	0.6%	Downtown Areas:		
Single Family		3	Industrial Tota	ıl	168	City-Owned Open S	Space	4	Single Family Residential Areas:			Industrial Areas:	707	99.1%
Multi-Family Total		2	Industrial		55 F	Private Open Spac	e		Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex		0	Warehous	е	113	Cemeteries		1	Commercial / Mixed Use Areas:	2	0.3%	Major Institutions:	0	0.0%
Multi-Family		1	Major Institiuti	on/Utilities		Parking		7	Zoning Category Designation					
Other Housing			/Public Faciliti		283	/acant		97	Residential Total:	0	0.0%	Downtown:	0	0.0%
Commercial/Mixed-	Use Total	146	Institutions	<b>;</b>	1 (	Jnknown		3	Multi-Family Residential:			Downtown Harborfront 1:		
Entertainment		40	Public Fac	ilities	26 E	asement			Midrise:			Downtown Harborfront 2:		
Hotel/Motel			Schools		2 F	Rights-of-Way:		218	Highrise:			Downtown Mixed Commercia	al:	
Mixed Use		1	Transp/Uti	I/Comm	254 F	Reservoirs/Water E	Bodies	0	Lowrise Total:			Downtown Mixed Res/Comm	n:	
Office		65							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		40							Lowrise 2:			Downtown Office Core 1:		
Development Ca	pacity			Cuintina	Adjusted				Lowrise 3:			Downtown Office Core 2:		
	Existing	Existing	Adjusted** Residential	Existing Non-	Commerc Floor Are		Adjuste	ed**	Single Family Residential:			Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacit	y Existing Employment	Tota	al	Single Family:			International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Fee	Gross t Square Fo		Employr Capai		Residential Small Lot:			International District Resider	ntial:	
Single Family:				<u> </u>		NA			Commercial / Mixed Use:	2	0.3%	Pike Market Mixed:		
Lowrise:						NA			Neighborhood Commercial Total:	2	0.070	Pioneer Square Mixed:		
Midrise:						NA			Neighborhood Commercial 1:			Industrial:	707	99.1%
Highrise:						NA			Neighborhood Commercial 2:			General Industrial 1:	323	45.2%
Commercial:	1		0 31	109,185	67			2	Neighborhood Commercial 3:			General Industrial 2:	219	30.7%
Neigh. Commercial:				, , , , ,		NA			Commercial Total:			Industrial Buffer:	57	8.0%
Downtown:						NA			Commercial 1:	2	0.3%	Industrial Commercial:	109	15.2%
Industrial:	37	10	0 0	9,766,316	3,779,28		8,	397	Commercial 2:			Master Planned Community:	:	
Master Plan Commu	unity:				, ,	NA	,		Seattle Mixed:			Major Institutions:	0	0.0%
Totals:	38	10	0 31	9,875,501	3,779,95	9 16,308	8,	399				City-Owned Open Space	4	0.6%

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).

Ballard-Interbay-Northend 501 Page 40 of 42 Wednesday, June 15, 2016

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

<sup>\*\*</sup> 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.

#### Greater Duwamish

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	3,807 R	ights-of-W	lay: 1,119	Gross Land A	Acres: 4,926	Reservoirs/	Water Bodie	s 3	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	se n	let Acres		Net A	cres		Net	Acres	City-Owned Open Space:	30	0.8%	Downtown Areas:	0	0.0%
Single Family		11	Industrial Tota	al 1,	.456 City	-Owned Open S	Space	30	Single Family Residential Areas:	0	0.0%	Industrial Areas:	3,777	99.2%
Multi-Family Total		4	Industrial		782 Priv	ate Open Space	9	1	Multi-Family Residential Areas:			Master Planned Community:		
Duplex/Triplex		1	Warehous	е	6/4	neteries		1	Commercial / Mixed Use Areas:			Major Institutions:		
Multi-Family		3	Major Institiuti	ion/Utilities	Parl	· ·		62	Zoning Category Designation					
Other Housing		0	/Public Faciliti		,481 Vac	ant		516	Residential Total:	0	0.0%	Downtown:	0	0.0%
Commercial/Mixed	I-Use Total	227	Institutions	3	0 Unk	nown		18	Multi-Family Residential:	Ü		Downtown Harborfront 1:	0	0.0%
Entertainment		18	Public Fac	ilities	11 Eas	ement		2	Midrise:			Downtown Harborfront 2:	_	
Hotel/Motel		2	Schools		6 Righ	nts-of-Way:		1,119	Highrise:			Downtown Mixed Commerci	ial:	
Mixed Use		1	Transp/Uti	I/Comm 1	,463 Res	ervoirs/Water B	odies	3	Lowrise Total:			Downtown Mixed Res/Comr		
Office		70							Lowrise 1:			Downtown Mixed Res/Res:		
Retail/Service		135							Lowrise 2:			Downtown Office Core 1:		
Development Ca	apacity			F : 0	Adjusted**				Lowrise 3:			Downtown Office Core 2:		
201010	Existing	Existing	Adjusted**  Residential	Existing Non-	Commercial Floor Area		Adjusted**		Single Family Residential:	0	0.0%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing Employment	Total		Single Family:	0	0.0%	International District Mix:		
Zone Category	Family Units	Family Units		Gross Square Feet	Gross Square Feet		Employmen Capaicty	ıt	Residential Small Lot:			International District Reside	ntial:	
Single Family:	<u> </u>	<u> </u>	O'III.O		- 1	NA	- Capaioty		Commercial / Mixed Use:	0	0.0%	Pike Market Mixed:		
Lowrise:						NA NA			Neighborhood Commercial Total:	U	0.070	Pioneer Square Mixed:		
Midrise:						NA NA			Neighborhood Commercial 1:			Industrial:	3,777	99.2%
Highrise:						NA			Neighborhood Commercial 2:			General Industrial 1:	1,963	51.6%
Commercial:	0		0	0		NA			Neighborhood Commercial 3:			General Industrial 2:	1,600	42.0%
Neigh. Commercia	-			· ·		NA			Commercial Total:			Industrial Buffer:	120	3.2%
Downtown:	0		0	0		NA			Commercial 1:			Industrial Commercial:	93	2.4%
Industrial:	97	13		41,111,951	13,225,399	NA	29,390		Commercial 2:			Master Planned Community	<b>/</b> :	
Master Plan Comm		13	3	, - 11, 201	,,,	NA	2,,000		Seattle Mixed:			Major Institutions:		
Totals:	97	13	34 0	41,111,951	13,225,399	62,571	29,390					City-Owned Open Space	30	0.8%

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).

Urban Village Level **Greater Duwamish** Page 41 of 42 Wednesday, June 15, 2016 502

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

<sup>\*\*</sup> 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.

### Outside Villages

### **CURRENT AND FUTURE LAND USE**

Net Land Acres * :	28,222	Rights-of-W	ay: 9,681	Gross Land	Acres: 37,903	Reservoirs/	/Water Bod	ies 303	Future Land Use Designation	Net Acres	% Net		Net Acres	% Net
Current Land Us	е	Net Acres		Net A	Acres		Ne	t Acres	City-Owned Open Space:	4,844	17.2%	Downtown Areas:		
Single Family		17,590	Industrial Tota	al	119 City	-Owned Open S	Space	4,844	Single Family Residential Areas:	20,058	71.1%	Industrial Areas:	51	0.2%
Multi-Family Total		1,733	Industrial			ate Open Spac	•	,	Multi-Family Residential Areas:	1,919	6.8%	Master Planned Community:		
Duplex/Triplex		508	Warehous	e		meteries		536	Commercial / Mixed Use Areas:	848	3.0%	Major Institutions:	502	1.8%
 Multi-Family		1,100	Major Institiut	ion/l Itilities		king		41	Zoning Category Designation					
Other Housing		125	/Public Facilit		,573 Vac	ant		1,071	Residential Total:	21,968	77.8%	Downtown:	0	0.0%
Commercial/Mixed-	-Use Total	624	Institutions	3	276 Unk	known		91	Multi-Family Residential:	21,700	77.070	Downtown Harborfront 1:	v	0.070
Entertainment		94	Public Fac	ilities	182 Eas	sement		0	Midrise:	43	0.2%	Downtown Harborfront 2:		
Hotel/Motel		2	Schools		947 Rig	hts-of-Way:		9,681	Highrise:	73	0.270	Downtown Mixed Commercia	al·	
Mixed Use		105	Transp/Uti	I/Comm	168 Res	servoirs/Water E	Bodies	303	Lowrise Total:	1,826	6.5%	Downtown Mixed Res/Comm		
Office		168							Lowrise 1:	596	2.1%	Downtown Mixed Res/Res:		
Retail/Service		254							Lowrise 2:	441	1.6%	Downtown Office Core 1:		
Development Ca	nacity				Adjusted**				Lowrise 3:	788	2.8%	Downtown Office Core 2:		
Development oa	Existing	Existing	Adjusted** Residential	Existing Non-	Commercial Floor Area		Adjusted	**	Single Family Residential:	20,099	71.2%	Downtown Retail Core:		
	Single	Multi-	Growth	Residential	Capacity	Existing	Total		Single Family:	20,099	71.2%	International District Mix:		
Zone Category	Family Units	Family Units	Capacity Units	Gross Square Feet	Gross t Square Feet	Employment As of 2014	Employme Capaict		Residential Small Lot:	,		International District Resider	ntial:	
Single Family:	118,515			2,063,603	0	NA	•	0	Commercial / Mixed Use:	849	3.0%	Pike Market Mixed:		
Lowrise:	3,736		,	2,853,653	0	NA NA		0	Neighborhood Commercial Total:	373	1.3%	Pioneer Square Mixed:		
Midrise:	3,730			64,305	0	NA		0	Neighborhood Commercial 1:	102	0.4%	Industrial:	51	0.2%
Highrise:	33	2,000	2,100	04,303	O	NA		O	Neighborhood Commercial 2:	189	0.7%	General Industrial 1:	10	0.0%
Commercial:	156	5,163	3 13,985	5,343,556	3,961,321	NA	13,20	17	Neighborhood Commercial 3:	81	0.3%	General Industrial 2:	1	0.0%
Neigh. Commercial:		-,		4,631,805	653,542	NA	2,18		Commercial Total:	469	1.7%	Industrial Buffer:	13	0.0%
Downtown:	. 101	3,30	11,117	1,031,003	000,042	NA	2,10		Commercial 1:	308	1.1%	Industrial Commercial:	27	0.1%
Industrial:	0	) 3	3 0	792,970	396,704	NA	87	'8	Commercial 2:	160	0.6%	Master Planned Community	:	
Master Plan Commi		•		.,,,,,,	2,0,,01	NA	07	-	Seattle Mixed:	8	0.0%	Major Institutions:	509	1.8%
Totals:	122,621	63,473	3 51,054	15,749,892	5,011,567	83,732	16,27	0				City-Owned Open Space	4,844	17.2%

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).

Wednesday, June 15, 2016

Outside Villages
Page 42 of 42

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

<sup>\*\*</sup> 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.