

Urban Center / Village Housing Unit Growth Report Through 3rd Quarter 2019

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

Urban Center / Village	Previous Growth		Base Year	Housing Units Built by Year **				Growth from Base Year			Estimated Growth		Pipeline Growth
	1995-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	Units Built 2016 - 6/30/2019	Total Units (2015 base + net built)	Percentage Growth to Date	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
											Housing Units	Growth Rate ***	
Belltown	3,146	3,177	11,496	64	1,191	-24	797	2,028	13,524	17.6%	3,332	N/A	412
Denny Triangle	555	2,961	4,817		767	396	449	1,612	6,429	33.5%	3,364	N/A	3,528
Commercial Core	1,030	623	3,896		607	304	45	956	4,852	24.5%	1,313	N/A	682
Pioneer Square	258	670	1,562	45		107		152	1,714	9.7%	363	N/A	79
Chinatown-International District	679	407	2,574	221	120		494	835	3,409	32.4%	3,628	N/A	722
Downtown	5,668	7,838	24,345	330	2,685	783	1,785	5,583	29,928	22.9%	12,000	N/A	5,423
Capitol Hill	561	2,068	14,978	62	122	378	172	734	15,712	4.9%	1,755	N/A	1,318
Pike/Pine	531	2,077	5,036	735	321	358	-1	1,413	6,449	28.1%	848	N/A	209
First Hill	306	832	7,064	169	17	557	759	1,502	8,566	21.3%	2,878	N/A	2,659
12th Avenue	781	612	2,367	116	250	133	3	502	2,869	21.2%	519	N/A	225
First Hill/Capitol Hill	2,179	5,589	29,445	1,082	710	1,426	933	4,151	33,596	14.1%	6,000	N/A	4,411
Ravenna	285	153	1,621	21	31	36	3	91	1,712	5.6%	1,237	N/A	274
University Campus	-5	273	500	-1				-1	499	-0.2%	0	N/A	
University District Northwest	690	1,793	7,830	280	473	294	337	1,384	9,214	17.7%	2,263	N/A	661
University District	970	2,219	9,951	300	504	330	340	1,474	11,425	14.8%	3,500	N/A	935
Northgate	143	1,024	4,535	0	3	-25	354	332	4,867	7.3%	3,000	N/A	53
South Lake Union	758	3,168	4,537	1,028	1,045	1,924	1,240	5,237	9,774	115.4%	7,500	N/A	1,370
Uptown	978	2,618	7,557	66	241	188	215	710	8,267	9.4%	3,000	N/A	756
Urban Centers	10,696	22,456	80,370	2,806	5,188	4,626	4,867	17,487	97,857	21.8%	35,000	N/A	12,948

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

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Urban Center / Village													
Ballard	691	3,136	9,881	602	485	341	389	1,817	11,698	18.4%	4,000*	60%	240
Bitter Lake Village	209	1,171	3,388	-2	6	176	1	181	3,569	5.3%	1,400	40%	132
Fremont	340	775	3,199	348	154	9	24	535	3,734	16.7%	1,300*	40%	227
Lake City	640	522	2,570	4	147	70	123	344	2,914	13.4%	1,000	40%	40
Mt Baker	519	378	2,586	8	143	183	36	370	2,956	14.3%	1,000	40%	920
West Seattle Junction	583	1,637	4,430	329	72	497	219	1,117	5,547	25.2%	2,700	60%	367
Hub Urban Villages	2,982	7,619	26,054	1,289	1,007	1,276	792	4,364	30,418	16.7%	11,400	N/A	1,926
23rd & Union-Jackson	868	1,131	5,838	281	176	212	443	1,112	6,950	19.0%	1,800	30%	1,918
Admiral	216	99	1,134	138	4	13	6	161	1,295	14.2%	300	30%	118
Aurora-Licton Springs	462	524	3,455	15	32	28	309	384	3,839	11.1%	1,000	30%	171
Columbia City	269	1,108	2,933	264	36	265	23	588	3,521	20.0%	900	30%	503
Crown Hill	42	139	2,104	15	143	30	34	222	2,326	10.6%	1,100	50%	142
Eastlake	244	644	3,833	17	227	93	69	406	4,239	10.6%	800*	30%	237
Green Lake	226	641	2,605	12	216	1	18	247	2,852	9.5%	600*	30%	155
Greenwood-Phinney Ridge	389	212	1,760	102	-9	52	-1	144	1,904	8.2%	500	30%	328
Madison-Miller	716	446	2,781	55	453	118	138	764	3,545	27.5%	800	30%	75
Morgan Junction	54	175	1,347	7	10	24	1	42	1,389	3.1%	400	30%	44
North Beacon Hill	56	168	2,503	133	24	35	61	253	2,756	10.1%	800	30%	232
Othello	914	651	3,473	-2	93	9	381	481	3,954	13.8%	1,000	30%	346
Rainier Beach	87	27	1,672	9	1	10	45	65	1,737	3.9%	500	30%	76
Roosevelt	79	503	1,720	266	73	266	414	1,019	2,739	59.2%	900	50%	782

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South Park	111	89	1,292	12	1	2	8	23	1,315	1.8%	400	30%	48
Upper Queen Anne	94	290	1,723	-1		2		1	1,724	0.1%	500	30%	7
Wallingford	511	519	3,269	5	58	3	70	136	3,405	4.2%	1,000	30%	263
Westwood-Highland Park	146	162	2,154	3	16	2	16	37	2,191	1.7%	600	30%	160
Residential Urban Villages	5,484	7,528	45,596	1,331	1,554	1,165	2,035	6,085	51,681	13.3%	13,900	N/A	5,605
Ballard-Interbay-Northend	-11	3	660	-3		0		-3	657	-0.5%	0	N/A	-1
Greater Duwamish	13	-27	405	-1	-8	-1		-10	395	-2.5%	0	N/A	1
Manufacturing Industrial Centers	2	-24	1,065	-4	-8	-1		-13	1,052	-1.2%	0	N/A	0

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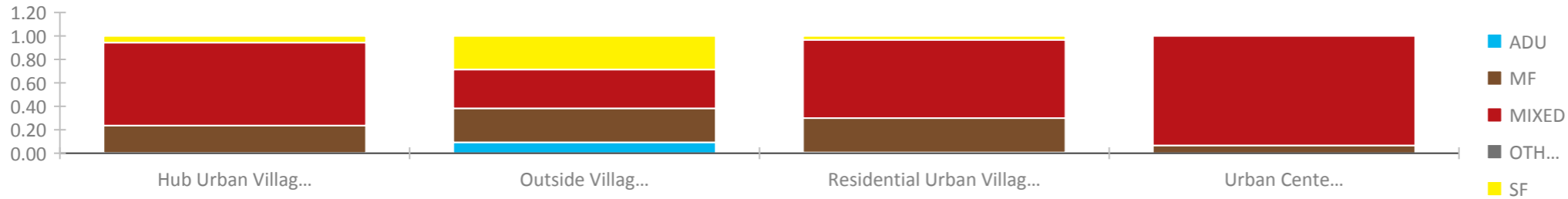
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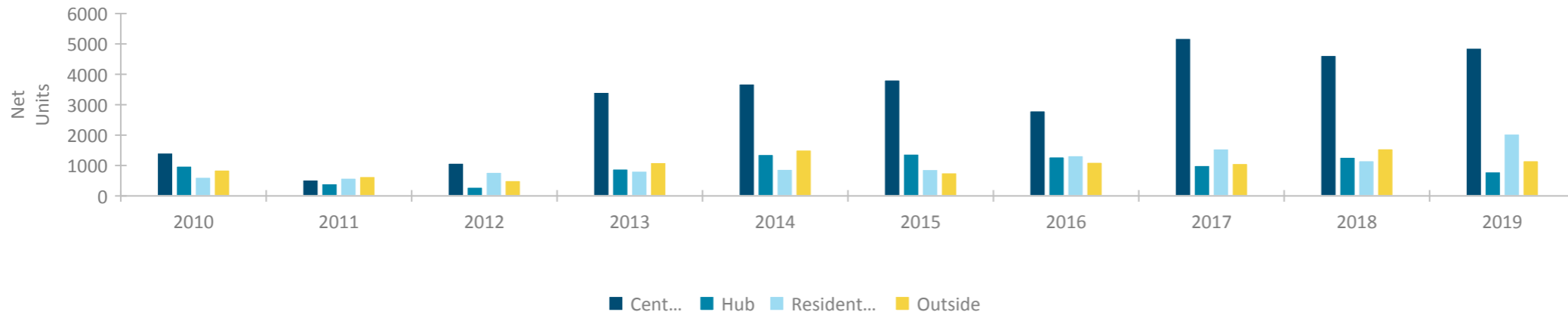
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Total Inside Villages	19,164	37,579	153,085	5,422	7,741	7,066	7,694	27,923	181,008	18.2%	60,300	N/A	20,479
Total Outside Villages	7,547	9,290	183,053	1,111	1,074	1,558	1,163	4,906	187,959	2.7%	9,700	N/A	2,808
GRAND TOTAL	26,711	46,869	336,138	6,533	8,815	8,624	8,857	32,829	368,967	9.8%	70,000	N/A	23,287

New Units by Unit Type by Year Built 2016-2019



Net Units by Urban Village Type by Year Built



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