

Seattle

2035

YOUR CITY, YOUR FUTURE

Development Capacity Report

Updating Seattle's Comprehensive Plan

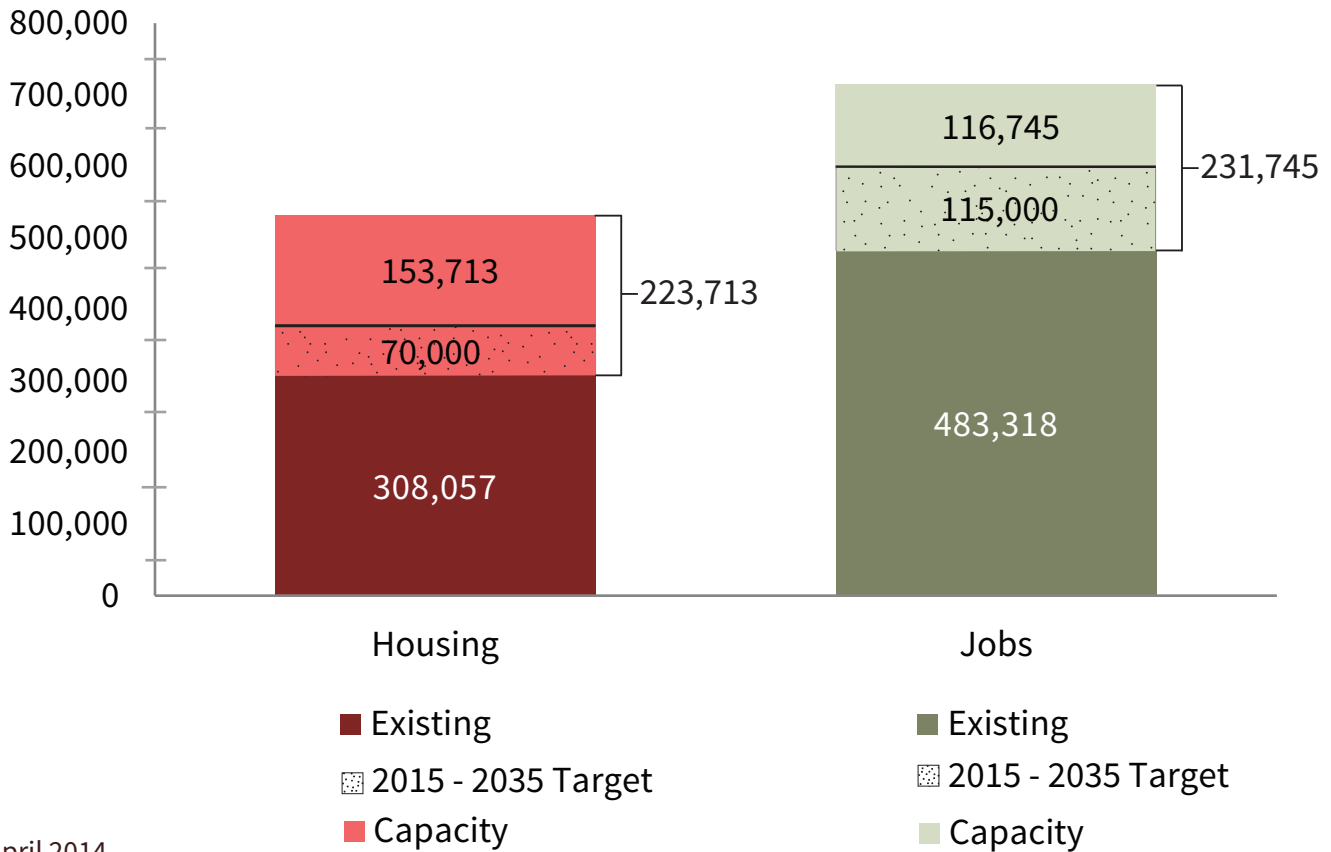
Updated September 2014



Summary

As part of the update to the Comprehensive Plan (Seattle 2035), DPD estimates development capacity on a citywide basis, by zoning category, and within urban centers, villages and manufacturing/ industrial centers (MICs). Seattle’s development capacity analysis does not predict market demand, or how much or how quickly development will occur in coming years. The analysis only evaluates the supply that could eventually be produced. Based on current zoning, DPD estimates that the city has development capacity to add about 224,000 housing units and 232,000 jobs, a sufficient amount to accommodate the 70,000 households and 115,000 jobs the Countywide Planning Policies assign to Seattle for the next 20 years. About 77% of the housing capacity and 78% of the jobs capacity are within an urban center, hub urban village or residential urban village. An additional 16% of the jobs capacity is within manufacturing and industrial centers. The Downtown Urban Center has the most development capacity for growth– over 33,000 housing units and 52,000 jobs.

Seattle Has Adequate Capacity to Grow



April 2014

Background

State and regional agencies estimate that Seattle will add 70,000 housing units (120,000 people) and 115,000 jobs between now and 2035 – an increase of 20% population and 23% in jobs. In response, the City is updating Seattle’s Comprehensive Plan (Plan) to shape that growth in a way that builds on our strengths and character as a city. The Plan is a 20-year vision and roadmap for Seattle’s future to guide important City decisions and investments. Enacted by the state legislature in 1990, the state Growth Management Act (GMA) requires the City to have a comprehensive plan and to review that plan on a regular schedule. The City uses a variety of data to study trends and evaluate policies to plan for future growth as part of the update process. Development capacity is one such analysis.

What is Development Capacity?

Development capacity, also referred to as zoned development capacity or zoned capacity, is an estimate of how much new development could occur theoretically over an unlimited time period. It represents the difference between the amount of development on the land today and the likely amount that could be built under current zoning. Because the city has many different zones, there are specific assumptions for each zone. Residential development capacity is expressed in number of units and non-residential development capacity is expressed as number of jobs.

How does development capacity relate to the 20-year growth targets in the Comprehensive Plan?

The Comprehensive Plan contains citywide growth targets for housing and jobs that could be added over 20 years. The plan also apportions that growth to each urban center and village. Generally, targets for centers and villages are established so that they don’t exceed 80% of the existing capacity in those places.

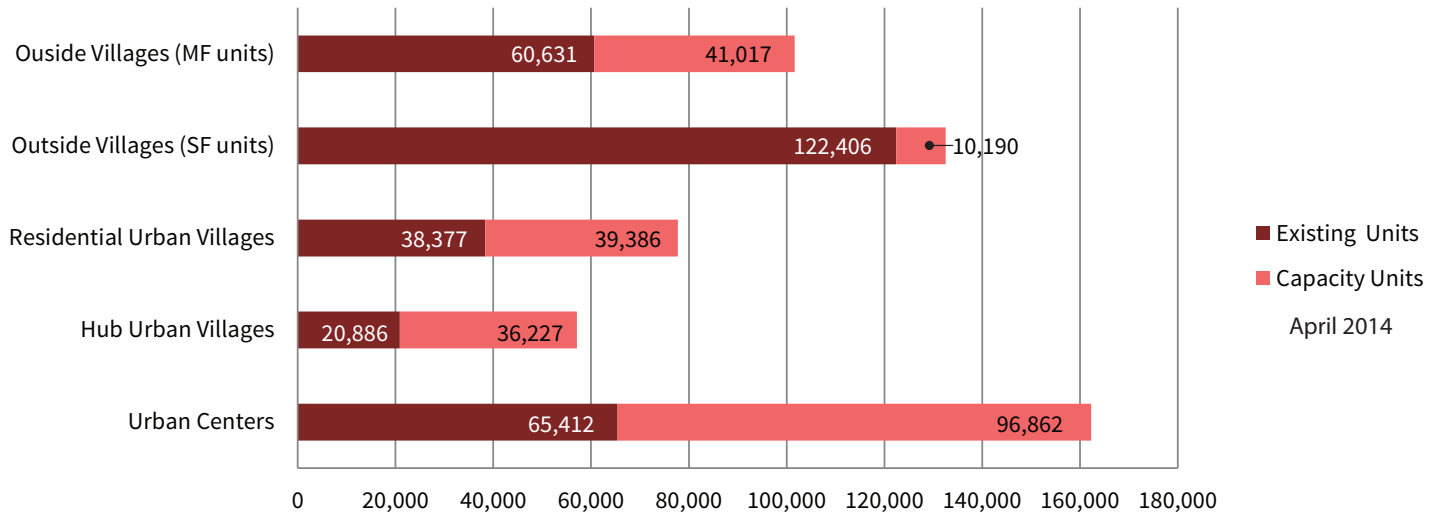
What is the development capacity for the city's growth areas- urban centers and villages?

DPD estimates the development capacity for each urban center, hub urban village, residential urban village and manufacturing/industrial center. The city's growth management strategy is to encourage growth in these locations close to transit and other services. Sufficient development capacity in these locations helps implement this strategy. Geographically, about 77% of the housing capacity and 78% of the jobs capacity are within an urban center, hub urban village or residential urban village. An additional 16% of the jobs capacity is within manufacturing and industrial centers. Generally, the most development capacity is in or adjacent to Downtown Urban Center. Details of development capacity for individual villages are in Appendix 1.

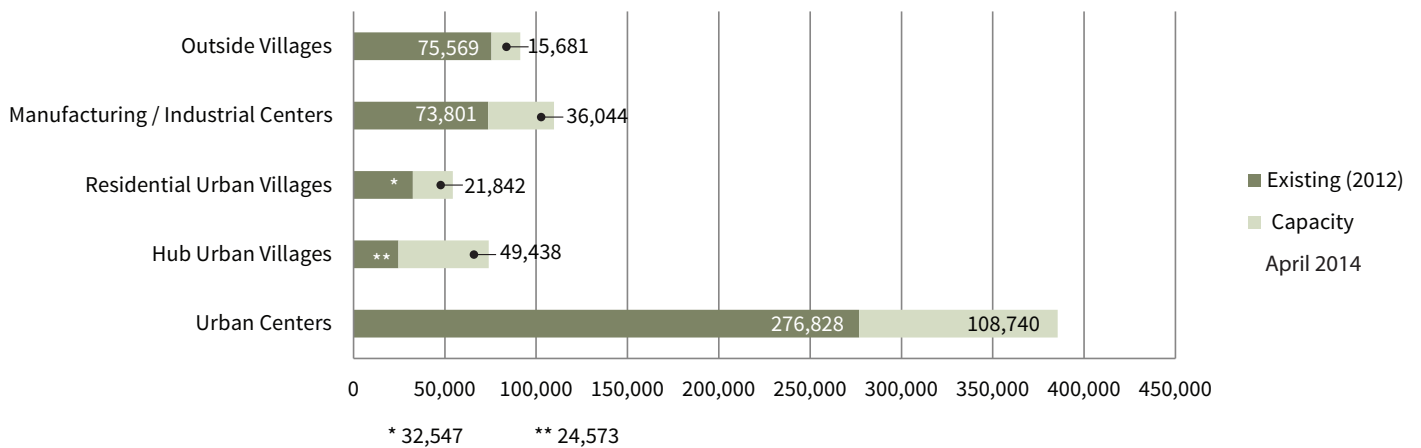
How does the city use estimates of development capacity?

Currently, as part of the Plan update, development capacity is used to create planning alternatives to be analyzed in an environmental impact statement. This analysis will help us understand the potential impacts of future growth on infrastructure, transit and other public facilities. Other uses include evaluating proposed changes to zoning and other land use policies, and monitoring development trends.

Housing Units



Jobs



How is development capacity estimated?

Most cities use a computer model to estimate development capacity, but models can vary significantly in their rules and assumptions. The model used by the City of Seattle follows a method used by all jurisdictions in King County. First, the model identifies which parcels could be available for development. This includes vacant parcels as well as underdeveloped parcels. Second, the model estimates what type of development is likely to occur on that parcel. Last, the model calculates the difference between potential and existing development.

- Step 1 Land Available = Vacant Parcels + Underdeveloped Parcels – Excluded Parcels (see next question)
- Step 2 Potential Development = Developable Land Area x Future Density Assumption
- Step 3 Development Capacity = Potential Development - Existing Development

Some of the important assumptions used in the model include:

- An estimate of the likely split between future residential development and commercial development in zones that allow both of those uses
- The average size of residential units
- The square feet of commercial development per job
- The supply of redevelopable land
- The probability that smaller parcels will be assembled into larger development sites

For a more detailed explanation of the model, see the Appendix 2.

Are some lands excluded from this analysis?

Yes. We know that many parcels are protected or highly unlikely to redevelop. The following are NOT included:

- Parcels owned by a public entity—federal, state, county, city, school district, port district, etc.
- Parcels used for cemeteries
- Parcels used by institutions such as public and private schools, churches, nursing homes, hospitals, libraries
- Parcels used for critical public services such as military bases, public utilities, railroads, law enforcement
- Parcels that contain landmark structures or transferred development rights
- Parcels within a major institution overlay zone—these parcels follow different rules
- Additional parcels based on unique circumstances

Does development capacity represent the maximum amount of development allowed by zoning?

No. Landowners and developers often build less than the maximum allowed by zoning because of market conditions, financing, construction costs, and other constraints. The model applies an “observed” density assumption to each parcel—based on the average density of new construction over ten years for a particular zoning category. In some zones future development could exceed the observed density and approach the maximum allowed by the regulations.

If mixed use zones allow both housing and jobs, how does the model decide which of those will be built?

The model applies an “observed” split assumption to each parcel—based on the average split of new construction over the last ten years for a particular zoning category. This assumption is applied to every parcel in that zoning category.

How do you determine that a parcel is underdeveloped?

Generally the model compares the current level of development on a parcel with the level that the current zoning allows. When the difference between these levels is significant, the model considers the parcel to be underdeveloped and therefore susceptible to redevelopment. The development capacity model uses the following measures to identify parcels likely to redevelop depending on the type of land use zone:

- Residential Development Ratio - the existing residential units compared to potential residential units. The lower the ratio, the more likely redevelopment will occur.
- Non-residential Development Ratio - existing building floor area compared to potential floor area. The lower the ratio, the more likely redevelopment will occur.
- Improvement to Land Value Ratio - the value of buildings and other improvements on a parcel compared to its land value according to King County assessments.

Does the capacity model predict when a parcel will redevelop?

Aside from the relatively small number of parcels that have either active or pending development permits, it is impossible to know when actual redevelopment will happen. The model only tells us how much development could occur, not when. A wide range of factors influences decisions by individual or corporate landowners and developers:

- Demand for a particular type of development
- Landowner's willingness to sell or redevelop a property
- Financial feasibility
- Market timing

Does development capacity change over time?

Yes. The real estate market and our Land Use Code have changed in recent years. We have changed the assumptions used in our development capacity model to reflect current information and trends. Changes in our methods and assumptions have resulted in a higher estimate of development capacity:

- The City changed the Land Use Code to establish a maximum floor area ratio (FAR) in commercial, neighborhood commercial and multifamily zones. This change requires a different method to estimate the number of units based on average square feet per unit. The current estimate, 1000 gross square feet per unit, has resulted in an estimate of more units than in the past.
- Changes in zoning will increase development capacity.

Why upzone when so much development capacity exists?

While the city may have enough development capacity overall, upzones may be proposed to encourage growth in very strategic locations. Upzoning (changing the zoning of a parcel from one category to another) has occurred in urban centers and villages where the potential for major job and housing growth increased because of the transit investments. For example, voters approved Sound Transit 2 in 2008, a \$17.8 billion investment to construct the LINK (light rail) system. Zoning changes can leverage this investment for more housing and job growth in key locations. Upzones may help to implement policies in comprehensive plan and neighborhood plans that encourage residential and job growth in urban centers and villages.

Which zones have the most development capacity?

DPD also estimates development capacity of each zoning category that encourages a particular type of development. Most of the development capacity for both jobs and housing is in zones that encourage a mix of residential and commercial uses.

How old is the data used in to estimate development capacity?

This analysis includes all existing development and zoning as of January 2014. That means new buildings

occupied in February 2014 or later are not reflected. The results included in this report are based on a model run in April 2014.

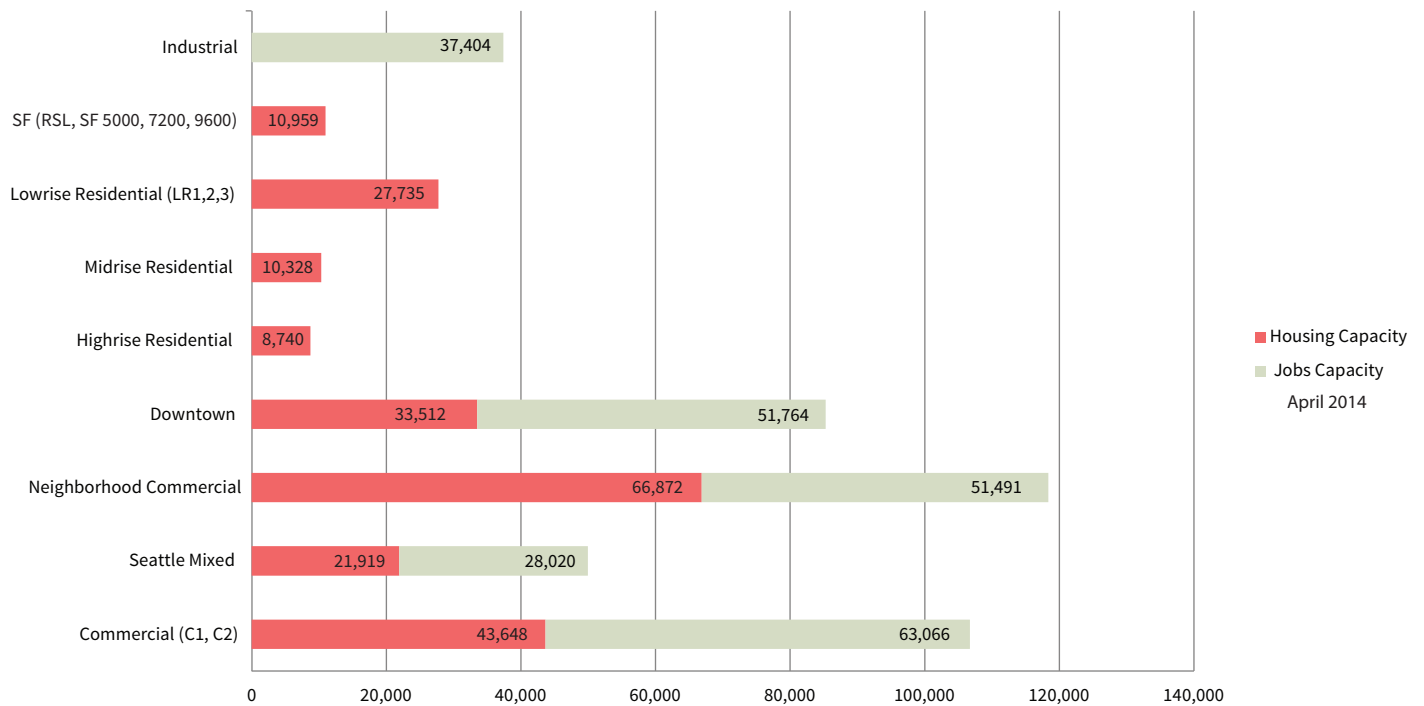
Who can I contact if I have questions about development capacity?

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 (206) 684-8380

Technical Note:

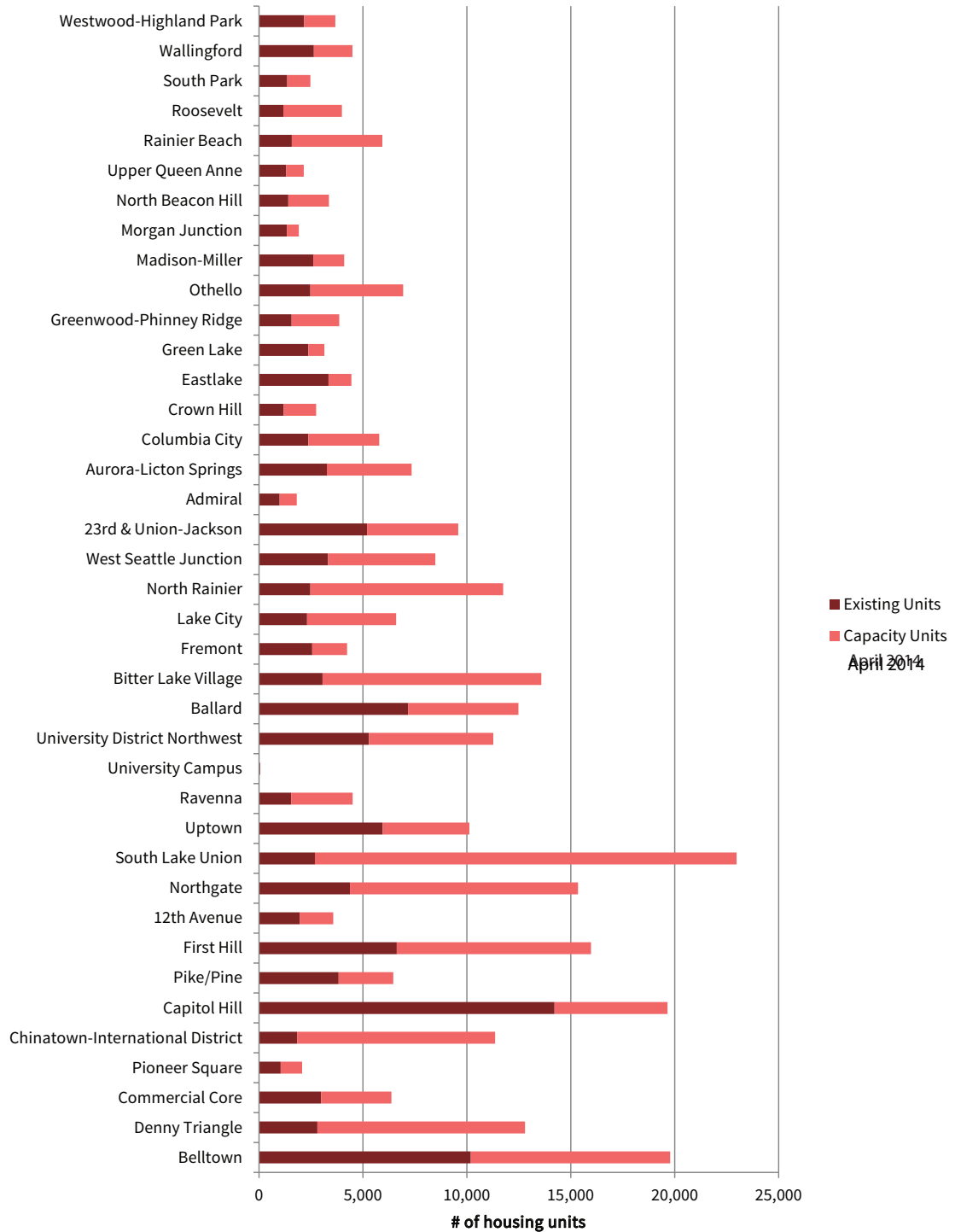
The development capacity results in this report reflect data inputs as of January 2014 and a model run in April 2014.

Capacity by Zone

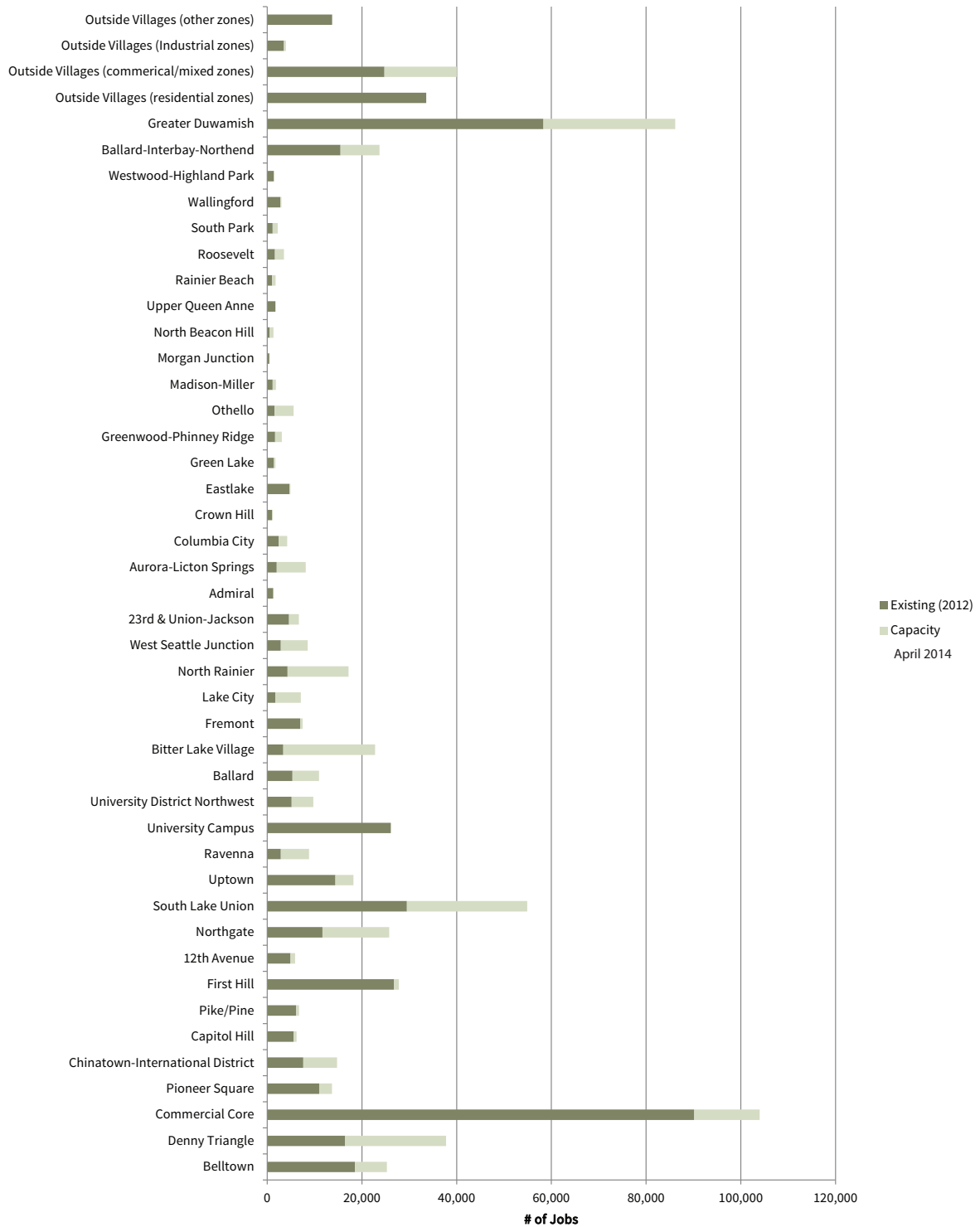


Appendix 1—Development Capacity by Urban Village

Housing



Jobs



Development Capacity Report

Model Run Date: January, 2014
Employment Year: March, 2013

Urban Center / Village Number/Name	Total Parcel Count	Total Parcel Acres	Vacant / Redevel Parcel Count	Vacant / Redevel Parcel Acres	Existing Residential Units	Existing Building Square Feet	Existing Non-Residential Gross Square Feet	Existing Employment	Adjusted* Residential Growth Capacity	Adjusted* Commercial Floor Area Capacity	Adjusted* Total Employment Capacity
413.1 Belltown	373	109	157	32	10,187	19,834,562	6,464,948	18,298	9,588	1,863,035	6,773
413.2 Denny Triangle	208	76	100	27	2,806	16,656,402	11,224,678	19,097	9,993	5,871,625	21,352
413.3 Commercial Core	288	133	37	12	2,988	47,734,910	37,930,939	94,742	3,378	3,794,981	13,799
413.4 Pioneer Square	194	84	32	6	1,046	8,293,374	5,178,210	12,177	1,027	741,891	2,697
413.5 Chinatown-International District	294	94	173	45	1,832	6,115,617	3,169,930	7,507	9,526	1,962,846	7,143
Downtown Urban Center	1,357	497	499	122	18,859	98,634,865	63,968,705	151,821	33,512	14,234,378	51,764
414.1 Capitol Hill	1,627	247	552	66	14,219	15,409,635	1,744,120	5,962	5,431	188,023	629
414.2 Pike/Pine	338	74	118	20	3,828	6,724,994	2,264,353	6,857	2,627	180,860	603
414.3 First Hill	284	135	93	23	6,631	14,891,065	6,585,428	22,029	9,336	301,179	1,005
414.4 12th Avenue	431	113	151	17	1,957	4,950,466	1,354,334	5,242	1,615	283,210	949
First Hill/Capitol Hill Urban Center	2,680	569	914	126	26,635	41,976,160	11,948,235	40,090	19,009	953,272	3,186
401.3 Ravenna	190	97	68	45	1,550	3,191,561	1,175,652	3,366	2,956	1,777,075	5,921
401.4 University Campus	40	44	0	0	53	244,888	115,146	24,661	0	0	0
401.1 University District Northwest	1,137	177	473	67	5,290	10,403,534	2,932,002	5,238	5,977	1,372,606	4,570
University Community Urban Center	1,367	317	541	112	6,893	13,839,983	4,222,800	33,265	8,933	3,149,681	10,491
301 Northgate	360	296	132	121	4,377	9,201,599	3,835,464	12,281	10,966	4,226,278	14,089
312 South Lake Union	453	172	224	72	2,692	15,994,354	11,134,720	32,817	20,277	6,612,438	25,418
412 Uptown	616	221	254	49	5,956	13,747,793	6,301,808	14,072	4,165	1,136,034	3,792
Urban Centers	6,833	2,072	2,564	603	65,412	193,394,754	101,411,732	284,346	96,862	30,312,081	108,740
303 Ballard	2,292	274	821	106	7,168	11,650,042	2,385,164	6,698	5,314	1,776,942	5,606
114 Bitter Lake Village	423	289	167	146	3,059	5,612,280	2,409,869	3,562	10,521	5,817,352	19,391
302 Fremont	968	115	248	33	2,560	5,706,992	2,673,997	7,935	1,677	196,055	515
201 Lake City	558	102	172	52	2,311	3,047,576	748,270	1,731	4,282	1,618,541	5,395
305 Mt. Baker	1,475	301	666	144	2,468	5,576,071	2,332,610	4,118	9,276	3,860,661	12,868
205 West Seattle Junction	900	138	309	61	3,320	5,205,484	1,145,325	3,000	5,157	1,697,852	5,663
Hub Urban Villages	6,616	1,221	2,383	543	20,886	36,798,445	11,695,235	27,044	36,227	14,967,403	49,438

* 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.

Source: King County Assessor; DPD Development Capacity Model; Washington State Employment Security Department (ESD) and Puget Sound Regional Council (PSRC).

Tuesday, September 16, 2014
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Urban Center / Village Number/Name	Total Parcel Count	Total Parcel Acres	Vacant / Redevel Parcel Count	Vacant / Redevel Parcel Acres	Existing Residential Units	Existing Building Square Feet	Existing Non-Residential Gross Square Feet	Existing Employment	Adjusted* Residential Growth Capacity	Adjusted* Commercial Floor Area Capacity	Adjusted* Total Employment Capacity
109 23rd & Union-Jackson	2,758	347	732	88	5,202	8,871,041	1,014,652	4,848	4,381	627,121	2,072
113 Admiral	299	69	78	12	996	1,822,446	365,740	1,312	817	20,723	66
101 Aurora-Licton Springs	1,931	232	301	75	3,265	5,033,056	1,115,565	2,176	4,072	1,829,511	6,099
111 Columbia City	1,450	216	363	64	2,374	3,900,979	721,786	2,492	3,405	549,392	1,824
103 Crown Hill	858	123	132	28	1,194	2,260,307	328,636	1,051	1,556	51,217	175
107 Eastlake	809	84	179	20	3,346	5,607,346	1,646,552	5,312	1,100	56,509	186
207 Green Lake	533	57	124	14	2,374	2,889,855	403,221	1,615	774	87,212	292
102 Greenwood-Phinney Ridge	304	64	194	32	1,566	2,434,561	820,008	1,917	2,295	420,498	1,395
123 Othello	1,235	285	228	73	2,475	4,181,701	538,342	1,562	4,463	1,201,104	4,001
131 Madison-Miller	866	95	222	26	2,608	3,493,651	331,986	1,107	1,493	210,552	702
206 Morgan Junction	647	75	73	13	1,337	1,900,977	180,050	539	583	12,160	40
110 North Beacon Hill	600	79	204	29	1,414	1,947,651	126,853	522	1,952	235,585	786
106 Upper Queen Anne	166	32	66	10	1,303	2,098,823	409,550	1,796	848	14,313	46
204 Rainier Beach	697	212	296	85	1,575	2,766,611	403,003	953	4,362	223,222	751
202 Roosevelt	775	97	206	29	1,175	3,019,439	616,281	1,546	2,814	577,294	1,930
128 South Park	1,122	184	269	48	1,359	1,992,530	213,726	830	1,115	328,409	1,095
203 Wallingford	1,384	158	251	31	2,638	5,030,543	754,392	2,813	1,857	70,114	233
127 Westwood-Highland Park	1,114	195	197	33	2,176	3,283,452	644,120	1,417	1,499	44,910	149
Residential Urban Villages	17,548	2,605	4,115	708	38,377	62,534,969	10,634,463	33,808	39,386	6,559,846	21,842
501 Ballard-Interbay-Northend	813	548	162	103	127	11,339,056	9,783,744	16,101	31	3,711,619	8,247
502 Greater Duwamish	2,067	3,440	359	305	218	46,200,444	40,481,739	59,029	0	12,507,836	27,797
Manufacturing Industrial Centers	2,880	3,988	521	408	345	57,539,500	50,265,483	75,130	31	16,219,455	36,044
Total Inside Villages	33,877	9,885	9,583	2,261	125,020	350,267,668	174,006,913	420,328	172,506	68,058,785	216,064
Total Outside Villages	144,082	26,997	12,831	2,958	183,037	376,054,086	17,467,503	79,617	51,207	4,764,503	15,681
GRAND TOTAL	177,959	36,882	22,414	5,219	308,057	726,321,754	191,474,416	499,945	223,713	72,823,288	231,745

* 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.

Source: King County Assessor; DPD Development Capacity Model; Washington State Employment Security Department (ESD) and Puget Sound Regional Council (PSRC).

Appendix 2—Development Capacity Model - Methods and Assumptions

The development capacity model follows the basic steps and assumptions below. Each step is applied at the individual parcel level and the resulting capacity is reported for larger planning areas or other areas of interest as aggregations of the individual parcel information.

Process:

1. Determine developable land area (excluding water and shoreline protected areas of the parcel), primary existing land use, and primary zone (zone covering largest land area of a parcel)
2. Determine total existing residential units, above-ground building square feet, land and improvement value from most recent King County Assessor data
3. Determine potential development, i.e., total residential units and above-ground building square feet allowed for each zone on a parcel based on future expected density assumptions
4. Calculate the Improvement to Land Value Ratio (ILR) as the ratio of improvement value to land value
5. Calculate the Development Ratio (DR) as the ratio of residential units or above-ground building square feet that exist to what could be developed
6. Determine the development status for residential and non-residential development based on existing uses, ownership, and comparison of the DR or ILR to predetermined thresholds; of the different status values listed below, only those determined to be VACANT and REDEV contribute to the capacity estimates
 - DEVELOPED – existing development meets or exceeds the potential development
 - HISTORIC – historic contributing structures in the National Historic Districts
 - LANDMARK – a designated landmark structure is present
7. Calculate the adjusted capacity for residential units, non-residential floor area and employment by applying non-residential and residential splits for mixed-use zones and subtracting all existing development
8. For VACANT and REDEV parcels sum up development capacity by zoning category

Assumptions:

1. ILR used in industrial and downtown zones (I, D, IDM, IDR)
 - For D/IDM/IDR zones, If $ILR \leq .5$, then set development status to REDEV

- For I zones, If $ILR \leq .001$, then set development status to REDEV
- 2. DR:UNITS used in single-family and multi-family zones (SF, RSL, L, MR, HR)
 - For SF/RSL zones, If $DR < 1$, then set development status to REDEV
 - For LR1 zones, If $DR \leq .67$, then set development status to REDEV
 - For LR2/LR3/MR/HR zones, If $DR \leq .4$, then set development status to REDEV
- 3. DR:SQFT used in commercial and neighborhood commercial zones (C, NC, SM)
 - For C/NC/SM zone, If $DR \leq .4$, then set development status to REDEV
- 4. Capacity is determined for each zone within a parcel
- 5. Method to determine if redevelopable, ILR, DR:UNITS or DR:SQFT is determined by the majority zone
- 6. Round up to nearest unit or square foot in all zones except SF, which is rounded down
- 7. Allow at least one unit of development on all SF zoned parcels $> 1,000$ square feet regardless of parcel size
- 8. DH1, PMM, PSM-245, IDM-65-150, zones are considered built to capacity, excluded from capacity calculations
- 9. IG1, IG2, IB, IC zones only develop if $ILR \leq .001$
- 10. Explicit setting of development status for a parcel for reasons related to data errors, local knowledge, one building on multiple parcels, etc.
- 11. Status set to VACANT if King County Assessor land use codes indicates vacant (LUC=300,301,309,316) and number of units, building gross square feet and building value are all 0
- 12. Status set to MISSING if there is no geographic (GIS) or attribute (KC Assessor) data available
- 13. No development allowed:
 - When no zone was assigned
 - Within the shoreline overlay (200' from shoreline) except in IC zones
 - On parcels (or parcel parts) where the developable area $< 1,000$ square feet
 - On publicly-owned land; includes federal, state, local, public facilities districts, housing authority, community colleges, public universities (identified through taxpayer name)
 - On designated landmarks, historic contributing structures in the National Historic Districts, structures that have transferred development rights (TDR)
 - On property owned by railroad companies (identified through taxpayer name)
 - In MIO zones (major institution overlay) and MPC zones (major planned development); can be separately determined by master plans
 - On developed downtown plats
 - Of condominium buildings
 - Of buildings constructed within the previous 15 years
 - Of nonconforming land uses in SF, LR1, LR2 zones
 - Of certain land uses as determined by King County Assessor land use codes
 - Retirement facilities (49)
 - Residence halls, dorms (56)
 - Nursing homes (59)
 - Driving ranges (142)
 - Marinas (146)
 - Golf courses (143)
 - Park, public (149)
 - Church, welfare or religious services (165)
 - Hospitals (173)
 - Cemeteries, mortuaries (179)
 - Public schools (184)
 - Private schools (185)
 - Post office (189)
 - Utilities- public, garbage, electric (266)

- Historical district, park, billboards (277)
- Open space - current use (326)
- Open space - agriculture use (327)
- Open space - greenbelt - timber use (328)
- Reserve or wilderness area (331)
- Row, utility, road (332)
- Rivers, creek, stream (333)
- Tidelands 1st class (334)
- Tidelands 2nd class (335)
- Lakes fresh water (337)
- Rooming houses (341)
- Fraternity and sorority houses (342)

Assumptions by Zoning Category

ZONING	OVERLAY	ZONING DESCRIPTION	RESIDENTIAL DENSITY (parcel sqft per unit) (Observed)	RESIDENTIAL FAR (Observed)	RESIDENTIAL FAR (Code)	GROSS SQFT per UNIT	NON-RESIDENTIAL FAR (Observed)	NON-RESIDENTIAL FAR (Code)	% RESIDENTIAL (Observed)	% NON-RESIDENTIAL (Observed)	RE-DEVELOPMENT STATUS METHOD	RE-DEVELOPMENT THRESHOLD RATIO	GROSS SQFT per JOB
Single Family													
RSU/TC		Residential Small Lot	2500	1	1	1			1		DR:UNITS	1	
SF 5000		Single Family	5000	1	1	1			1		DR:UNITS	1	
SF 5000-PUD		Single Family	5000	1	1	1			1		DR:UNITS	1	
SF 7200		Single Family	7200	1	1	1			1		DR:UNITS	1	
SF 9600		Single Family	9600	1	1	1			1		DR:UNITS	1	
Multi-Family													
HR		Highrise	150	13	13	1,000			1		DR:UNITS	0.4	
HR-PUD		Highrise	150	13	13	1,000			1		DR:UNITS	0.4	
MR		Midrise	350	3.2	3.2	1,000			1		DR:UNITS	0.4	
MR-85		Midrise	350	4.25	4.25	1,000			1		DR:UNITS	0.4	
MR-RC	DGA	Midrise	350	4.25	4.25	1,000			1		DR:UNITS	0.4	
MR	DGA	Midrise	350	4.25	4.25	1,000			1		DR:UNITS	0.4	
MR-RC	DGA	Midrise	350	4.25	4.25	1,000			1		DR:UNITS	0.4	
MR-85	DGA	Midrise	350	4.25	4.25	1,000			1		DR:UNITS	0.4	
LR1 RC		Lowrise 1	1800	1	1	1,000			1		DR:UNITS	0.67	
LR1		Lowrise 1	1800	1	1	1,000			1		DR:UNITS	0.67	
LR2 RC		Lowrise 2	1110	1.15	1.15	1,000			1		DR:UNITS	0.4	
LR2 PUD		Lowrise 2	1110	1.15	1.15	1,000			1		DR:UNITS	0.4	
LR2		Lowrise 2	1110	1.15	1.15	1,000			1		DR:UNITS	0.4	
LR3 RC		Lowrise 3	957	1.3	1.3	1,000			1		DR:UNITS	0.4	
LR3 PUD		Lowrise 3	957	1.3	1.3	1,000			1		DR:UNITS	0.4	
LR3		Lowrise 3	957	1.3	1.3	1,000			1		DR:UNITS	0.4	
LR3	DGA	Lowrise 3	670	1.6	1.6	1,000			1		DR:UNITS	0.4	
LR3 PUD	DGA	Lowrise 3	670	1.6	1.6	1,000			1		DR:UNITS	0.4	
LR3 RC	DGA	Lowrise 3	670	1.6	1.6	1,000			1		DR:UNITS	0.4	
Neighborhood Commercial													
NC1-65		Neighborhood Commercial 1	4.25	4.25	4.25	1,000	2.5	4.25	0.5	0.5	DR:SOFT	0.4	300
NC1P-40		Neighborhood Commercial 1	3	3	3	1,000	0.5	3	0.6	0.6	DR:SOFT	0.4	300
NC1-40		Neighborhood Commercial 1	3	3	3	1,000	0.5	3	0.6	0.6	DR:SOFT	0.4	300
NC1-30		Neighborhood Commercial 1	2.25	2.25	2.25	1,000	0.5	2.25	0.6	0.6	DR:SOFT	0.4	300
NC1P-30		Neighborhood Commercial 1	2.25	2.25	2.25	1,000	0.5	2.25	0.6	0.6	DR:SOFT	0.4	300
NC1-30	SAO	Neighborhood Commercial 1	3	3	3	1,000	0.5	3	0.6	0.6	DR:SOFT	0.4	300
NC1-40	SAO	Neighborhood Commercial 1	4	4	4	1,000	0.5	4	0.6	0.6	DR:SOFT	0.4	300
NC1-65	SAO	Neighborhood Commercial 1	5.75	5.75	5.75	1,000	2.5	5.75	0.5	0.5	DR:SOFT	0.4	300
NC1P-30	SAO	Neighborhood Commercial 1	3	3	3	1,000	0.5	3	0.6	0.6	DR:SOFT	0.4	300
NC1P-40	SAO	Neighborhood Commercial 1	4	4	4	1,000	0.5	4	0.6	0.6	DR:SOFT	0.4	300
NC2P-65		Neighborhood Commercial 2	4.25	4.25	4.25	1,000	2.5	4.25	0.5	0.5	DR:SOFT	0.4	300
NC2-30		Neighborhood Commercial 2	2.25	2.25	2.25	1,000	0.5	2.25	0.6	0.6	DR:SOFT	0.4	300
NC2-65		Neighborhood Commercial 2	4.25	4.25	4.25	1,000	2.5	4.25	0.5	0.5	DR:SOFT	0.4	300
NC2P-40		Neighborhood Commercial 2	3	3	3	1,000	0.5	3	0.6	0.6	DR:SOFT	0.4	300
NC2-40		Neighborhood Commercial 2	3	3	3	1,000	0.5	3	0.6	0.6	DR:SOFT	0.4	300
NC2P-30		Neighborhood Commercial 2	2.25	2.25	2.25	1,000	0.5	2.25	0.6	0.6	DR:SOFT	0.4	300
NC2-30	SAO	Neighborhood Commercial 2	3	3	3	1,000	0.5	3	0.6	0.6	DR:SOFT	0.4	300

ZONING	OVERLAY	ZONING DESCRIPTION	RESIDENTIAL DENSITY (parcel sqft per unit) (Observed)	RESIDENTIAL FAR (Observed)	RESIDENTIAL FAR (Code)	GROSS SQFT per UNIT	NON-RESIDENTIAL FAR (Observed)	NON-RESIDENTIAL FAR (Code)	% RESIDENTIAL (Observed)	% RESIDENTIAL (Observed)	RE-DEVELOPMENT STATUS METHOD	RE-DEVELOPMENT THRESHOLD RATIO	GROSS SQFT per JOB
NC2-40	SAO	Neighborhood Commercial 2		4	4	1,000	0.5	4	0.6	0.4	DR:SOFT	0.4	300
NC2-65	SAO	Neighborhood Commercial 2		5.75	5.75	1,000	2.5	5.75	0.5	0.5	DR:SOFT	0.4	300
NC2P-30	SAO	Neighborhood Commercial 2		3	3	1,000	0.5	3	0.6	0.4	DR:SOFT	0.4	300
NC2P-40	SAO	Neighborhood Commercial 2		4	4	1,000	0.5	4	0.6	0.4	DR:SOFT	0.4	300
NC2P-65	SAO	Neighborhood Commercial 2		5.75	5.75	1,000	2.5	5.75	0.5	0.5	DR:SOFT	0.4	300
NC3P-40	SAO	Neighborhood Commercial 3		3	3	1,000	0.5	3	0.6	0.4	DR:SOFT	0.4	300
NC3-125		Neighborhood Commercial 3		5	5	1,000	3.5	5	0.5	0.5	DR:SOFT	0.4	300
NC3P-65		Neighborhood Commercial 3		4.25	4.25	1,000	2.5	4.25	0.5	0.5	DR:SOFT	0.4	300
NC3P-160		Neighborhood Commercial 3		5	5	1,000	3.5	5	0.5	0.5	DR:SOFT	0.4	300
NC3-40		Neighborhood Commercial 3		3	3	1,000	0.5	3	0.6	0.4	DR:SOFT	0.4	300
NC3P-85		Neighborhood Commercial 3		4.5	4.5	1,000	3.5	4.5	0.5	0.5	DR:SOFT	0.4	300
NC3-85		Neighborhood Commercial 3		4.5	4.5	1,000	3.5	4.5	0.5	0.5	DR:SOFT	0.4	300
NC3-160		Neighborhood Commercial 3		5	5	1,000	3.5	5	0.5	0.5	DR:SOFT	0.4	300
NC3-30		Neighborhood Commercial 3		2.25	2.25	1,000	0.5	2.25	0.6	0.6	DR:SOFT	0.4	300
NC3-65		Neighborhood Commercial 3		4.25	4.25	1,000	2.5	4.25	0.5	0.5	DR:SOFT	0.4	300
NC3-40		Neighborhood Commercial 3		4.25	4.25	1,000	0.5	4.25	0.6	0.6	DR:SOFT	0.4	300
NC3-125		Neighborhood Commercial 3		6	6	1,000	3.5	6	0.5	0.5	DR:SOFT	0.4	300
NC3-160		Neighborhood Commercial 3		7	7	1,000	3.5	7	0.5	0.5	DR:SOFT	0.4	300
NC3-30		Neighborhood Commercial 3		3	3	1,000	0.5	3	0.6	0.4	DR:SOFT	0.4	300
NC3-40		Neighborhood Commercial 3		4	4	1,000	0.5	4	0.6	0.4	DR:SOFT	0.4	300
NC3-65		Neighborhood Commercial 3		5.75	5.75	1,000	2.5	5.75	0.5	0.5	DR:SOFT	0.4	300
NC3-85		Neighborhood Commercial 3		6	6	1,000	3.5	6	0.5	0.5	DR:SOFT	0.4	300
NC3P-160		Neighborhood Commercial 3		7	7	1,000	3.5	7	0.5	0.5	DR:SOFT	0.4	300
NC3P-40		Neighborhood Commercial 3		4	4	1,000	0.5	4	0.6	0.4	DR:SOFT	0.4	300
NC3P-65		Neighborhood Commercial 3		5.75	5.75	1,000	2.5	5.75	0.5	0.5	DR:SOFT	0.4	300
NC3P-85		Neighborhood Commercial 3		6	6	1,000	3.5	6	0.5	0.5	DR:SOFT	0.4	300
NC3P-85	PN	Neighborhood Commercial 3		4.5	4.5	1,000	2	2	0.75	0.25	DR:SOFT	0.4	300
NC3P-65	PN	Neighborhood Commercial 3		4.25	4.25	1,000	2	2	0.75	0.25	DR:SOFT	0.4	300
NC3P-40	PN	Neighborhood Commercial 3		3	3	1,000	2	2	0.75	0.25	DR:SOFT	0.4	300
Commercial													
C1-160		Commercial 1		5	5	1,000	3.5	5	0.5	0.5	DR:SOFT	0.4	300
C1-40		Commercial 1		3	3	1,000	0.5	3	0.6	0.4	DR:SOFT	0.4	300
C1-65		Commercial 1		4.25	4.25	1,000	2.5	4.25	0.5	0.5	DR:SOFT	0.4	300
C1-85		Commercial 1		4.5	4.5	1,000	3.5	4.5	0.5	0.5	DR:SOFT	0.4	300
C1-125		Commercial 1		5	5	1,000	3.5	5	0.5	0.5	DR:SOFT	0.4	300
C1-30		Commercial 1		2.25	2.25	1,000	0.5	2.25	0.6	0.6	DR:SOFT	0.4	300
C1-125	SAO	Commercial 1		6	6	1,000	3.5	6	0.5	0.5	DR:SOFT	0.4	300
C1-160	SAO	Commercial 1		7	7	1,000	3.5	7	0.5	0.5	DR:SOFT	0.4	300
C1-30	SAO	Commercial 1		3	3	1,000	0.5	3	0.6	0.4	DR:SOFT	0.4	300
C1-40	SAO	Commercial 1		4	4	1,000	0.5	4	0.6	0.4	DR:SOFT	0.4	300
C1-65	SAO	Commercial 1		5.75	5.75	1,000	2.5	5.75	0.5	0.5	DR:SOFT	0.4	300
C1-85	SAO	Commercial 1		6	6	1,000	3.5	6	0.5	0.5	DR:SOFT	0.4	300
C1-125	SAO	Commercial 1		4.25	4.25	1,000	2	2	0.75	0.25	DR:SOFT	0.4	300
C2-30		Commercial 2		2.25	2.25	1,000	0.5	2.25	0.2	0.8	DR:SOFT	0.4	300

ZONING	OVERLAY	ZONING DESCRIPTION	RESIDENTIAL DENSITY (parcel sqft per unit) (Observed)	RESIDENTIAL FAR (Observed)	RESIDENTIAL FAR (Code)	GROSS SQFT per UNIT	NON-RESIDENTIAL FAR (Observed)	NON-RESIDENTIAL FAR (Code)	% RESIDENTIAL (Observed)	% NON-RESIDENTIAL (Observed)	RE-DEVELOPMENT STATUS METHOD	RE-DEVELOPMENT THRESHOLD RATIO	GROSS SQFT per JOB
C2-125		Commercial 2		5	5	1,000	3.5	5	0.2	0.8	DR:SOFT	0.4	300
C2-85		Commercial 2		4.5	4.5	1,000	3.5	4.5	0.2	0.8	DR:SOFT	0.4	300
C2-40		Commercial 2		3	3	1,000	0.5	3	0.2	0.8	DR:SOFT	0.4	300
C2-65		Commercial 2		4.25	4.25	1,000	2.5	4.25	0.2	0.8	DR:SOFT	0.4	300
C2-125	SAO	Commercial 2		6	6	1,000	3.5	6	0.2	0.8	DR:SOFT	0.4	300
C2-30	SAO	Commercial 2		3	3	1,000	0.5	3	0.2	0.8	DR:SOFT	0.4	300
C2-40	SAO	Commercial 2		4	4	1,000	0.5	4	0.2	0.8	DR:SOFT	0.4	300
C2-65	SAO	Commercial 2		5.75	5.75	1,000	2.5	5.75	0.2	0.8	DR:SOFT	0.4	300
C2-85	SAO	Commercial 2		6	6	1,000	3.5	6	0.2	0.8	DR:SOFT	0.4	300
C2-40	SAO	Commercial 2		3	3	1,000	0.5	3	0.2	0.8	DR:SOFT	0.4	300
C2-65	SLUC	Commercial 2		4.25	4.25	1,000	2.5	4.25	0.2	0.8	DR:SOFT	0.4	300
Seattle Mixed													
SM/R-65		Seattle Mixed		5	5	1,000	3.5	5	0.5	0.5	DR:SOFT	0.4	300
SM 160/85-240	SLUC	Seattle Mixed		14	14	1,000	7	7	0.5	0.5	DR:SOFT	0.4	250
SM 240/125-400	SLUC	Seattle Mixed		21	21	1,000	7	7	0.5	0.5	DR:SOFT	0.4	250
SM 85/65-125	SLUC	Seattle Mixed		9.5	9.5	1,000	7	7	0.5	0.5	DR:SOFT	0.4	250
SM 85/65-160	SLUC	Seattle Mixed		10	10	1,000	7	7	0.5	0.5	DR:SOFT	0.4	250
SM 85-240	SLUC	Seattle Mixed		14	14	1,000	0	0	1	0	DR:SOFT	0.4	300
SM/R 55/85	SLUC	Seattle Mixed		6	6	1,000	4	4.5	0.6	0.4	DR:SOFT	0.4	300
SM/D 40-85	SLUC	Seattle Mixed		6	6	1,000	4	4.5	0.5	0.5	DR:SOFT	0.4	300
SM-125		Seattle Mixed		9.5	9.5	1,000	5	5	0.5	0.5	DR:SOFT	0.4	300
SM-85		Seattle Mixed		6	6	1,000	4	4.5	0.5	0.5	DR:SOFT	0.4	300
SM-65		Seattle Mixed		5	5	1,000	3.5	5	0.5	0.5	DR:SOFT	0.4	300
SM-40		Seattle Mixed		3	3	1,000	2	3	0.5	0.5	DR:SOFT	0.4	300
SM-125	SLUC	Seattle Mixed		9.5	9.5	1,000	5	5	0.5	0.5	DR:SOFT	0.4	300
SM-85	SLUC	Seattle Mixed		6	6	1,000	4	4.5	0.5	0.5	DR:SOFT	0.4	300
Downtown													
DH1/45		Downtown Harborfront 1		0	0	0	2	2	0	1	ILR	0.5	275
DH2/55		Downtown Harborfront 2		4	4	1,000	4	4	0.5	0.5	ILR	0.5	275
DH2/65		Downtown Harborfront 2		4.5	4.5	1,000	4.5	4.5	0.5	0.5	ILR	0.5	275
DH2/85		Downtown Harborfront 2		6	6	1,000	6	6	0.5	0.5	ILR	0.5	275
DMC 85/65-150		Downtown Mixed Commercial		7	7	1,000	5	5	0.75	0.25	ILR	0.5	275
DMC 240/290-400		Downtown Mixed Commercial		20	20	1,000	7	7	0.5	0.5	ILR	0.5	275
DMC 340/290-400		Downtown Mixed Commercial		20	20	1,000	10	10	0.4	0.6	ILR	0.5	275
DMC-160		Downtown Mixed Commercial		12	12	1,000	7	7	0.5	0.5	ILR	0.5	275
DMC-125		Downtown Mixed Commercial		9	9	1,000	7	7	0.5	0.5	ILR	0.5	275
DMC-85		Downtown Mixed Commercial		6	6	1,000	4.5	4.5	0.5	0.5	ILR	0.5	275
DMC-65		Downtown Mixed Commercial		5	5	1,000	4	4	0.5	0.5	ILR	0.5	275
DMR/C 65/65-150		Downtown Mixed Res/Comm		7	7	1,000	4	4	0.75	0.25	ILR	0.5	275
DMR/C 65/65-85		Downtown Mixed Res/Comm		5.5	5.5	1,000	4	4	0.5	0.5	ILR	0.5	275
DMR/C 85/65		Downtown Mixed Res/Comm		5.5	5.5	1,000	4	4	0.8	0.2	ILR	0.5	275
DMR/C 125/65		Downtown Mixed Res/Comm		7.5	7.5	1,000	4	4	0.8	0.2	ILR	0.5	275
DMR/C 240/125		Downtown Mixed Res/Comm		9.5	9.5	1,000	5	5	0.8	0.2	ILR	0.5	275
DMR/R 85/65		Downtown Mixed Res/Res		5.5	5.5	1,000	1	1	1	0	ILR	0.5	275

ZONING	OVERLAY	ZONING DESCRIPTION	RESIDENTIAL DENSITY (parcel sqft per unit) (Observed)	RESIDENTIAL FAR (Observed)	RESIDENTIAL FAR (Code)	RESIDENTIAL GROSS SQFT per UNIT	NON-RESIDENTIAL FAR (Observed)	NON-RESIDENTIAL FAR (Code)	% RESIDENTIAL (Observed)	% NON-RESIDENTIAL (Observed)	RE-DEVELOPMENT STATUS METHOD	RE-DEVELOPMENT THRESHOLD RATIO	GROSS SQFT per JOB
DMR/R 125/65		Downtown Mixed Res/Res	7.5	7.5	7.5	1,000	2	2	1	1	0 ILR	0.5	275
DMR/R 240/65		Downtown Mixed Res/Res	9.5	9.5	9.5	1,000	2	2	1	1	0 ILR	0.5	275
DOC1 U/450/U		Downtown Office Core 1	27.5	27.5	27.5	1,000	20	20	0.2	0.2	0.8 ILR	0.5	275
DOC2 500/300-500		Downtown Office Core 2	27.5	27.5	27.5	1,000	14	14	0.2	0.2	0.8 ILR	0.5	275
DR 85-150		Downtown Retail Core	10	10	10	1,000	5	5	0.2	0.2	0.8 ILR	0.5	275
IDM 150/85-150		International District Mix	7	7	7	1,000	6	6	0.4	0.4	0.6 ILR	0.5	275
IDM 75/85-150		International District Mix	7	7	7	1,000	3	3	0.8	0.8	0.2 ILR	0.5	275
IDM-65-150		International District Mix	0	0	0	0	0	0	0	0	0 ILR	0.5	0
IDM-75-85		International District Mix	6	6	6	1,000	3	3	0.5	0.5	0.5 ILR	0.5	275
IDR 45/125-240		International District Res	10	10	10	1,000	1	1	1	1	0 ILR	0.5	275
IDR/C 125/150-240		International District Res	10	10	10	1,000	3	3	0.8	0.8	0.2 ILR	0.5	275
IDR 150		International District Res	8	8	8	1,000	1	1	1	1	0 ILR	0.5	275
PMIM-85		Pike Market Mixed	0	0	0	0	0	0	0	0	0 ILR	0.5	0
PSM 100/100-120		Pioneer Square Mixed	8	8	8	1,000	7	7	0.5	0.5	0.5 ILR	0.5	275
PSM 100/100-130		Pioneer Square Mixed	9	9	9	1,000	7	7	0.6	0.6	0.4 ILR	0.5	275
PSM 100/120-150		Pioneer Square Mixed	10	10	10	1,000	7	7	0.6	0.6	0.4 ILR	0.5	275
PSM-100		Pioneer Square Mixed	5	5	5	1,000	7	7	0.5	0.5	0.5 ILR	0.5	275
PSM-85-120		Pioneer Square Mixed	8	8	8	1,000	6	6	0.5	0.5	0.5 ILR	0.5	275
PSM-245		Pioneer Square Mixed	0	0	0	0	0	0	0	0	0 ILR	0.5	0
Industrial													
IG1 U/45		General Industrial 1					1	1			1 ILR	0.001	450
IG1 U/65		General Industrial 1					1	1			1 ILR	0.001	450
IG1 U/85		General Industrial 1					1	1			1 ILR	0.001	450
IG2 U/45		General Industrial 2					1	1			1 ILR	0.001	450
IG2 U/65		General Industrial 2					1	1			1 ILR	0.001	450
IG2 U/85		General Industrial 2					1	1			1 ILR	0.001	450
IB U/30		Industrial Buffer					1	1			1 ILR	0.001	450
IB U/45		Industrial Buffer					1	1			1 ILR	0.001	450
IB U/65		Industrial Buffer					1	1			1 ILR	0.001	450
IB U/85		Industrial Buffer					1	1			1 ILR	0.001	450
IC 85-160		Industrial Commercial					3.5	3.5			1 ILR	0.5	450
IC-45		Industrial Commercial					1.5	1.5			1 ILR	0.001	450
IC-65		Industrial Commercial					1.5	1.5			1 ILR	0.001	450
IC-85		Industrial Commercial					1.5	1.5			1 ILR	0.001	450
"Observed" indicates assumptions may have been adjusted from the Land Use Code based on actual development patterns 1995-2013.													
OVERLAY Codes:													
(used to adjust densities based on special circumstances)		SAO Station Area Overlay									REDEVELOPMENT STATUS METHOD Codes:		
		DGA Designated Growth Area (currently SAO and UV)									ILR Improvement to Land Value Ratio		
		BDWY Special District along Broadway									(used to determine if a parcel is likely to redevelop; compared to threshold value in RATIO.)		
		SLUC South Lake Union Urban Center									DR-SQFT Development Ratio using gross building square feet of highest FAR use		
		PN Pike-Pine									DR-UNITS Development Ratio using number of units		

Development Capacity Report

Appendix 3—Development Capacity by Zone

Zoning	Total Parcel Acres	Vacant or Redev Parcel Acres	Existing Residential Units	Existing SF Units	Existing MF Units	Existing Building Gross Square Feet	Existing Building Non-Residential Square Feet	Existing Building Residential Square Feet	Adjusted* Residential Growth Capacity	Adjusted* Commercial Floor Area Capacity	Adjusted* Total Employment Capacity
Commercial	1,292	720	13,314	302	13,012	47,002,504	27,340,762	65,567	26,311,837	91,086	
C1	708	464	7,793	242	7,551	21,111,337	10,471,609	38,057	10,482,495	34,939	
C2	386	172	2,174	58	2,116	8,352,864	5,235,701	5,591	8,435,705	28,127	
SM	80	32	1,618	2	1,616	7,361,372	4,707,332	4,617	2,163,452	7,210	
SMI	100	49	788	0	788	8,226,402	6,406,797	16,854	5,068,384	20,271	
SMR	18	3	941	0	941	1,950,529	519,323	448	161,801	539	
Neighborhood Commercial	1,553	818	27,425	522	26,903	64,845,569	29,681,083	66,872	15,443,734	51,491	
NC1	128	75	2,720	82	2,638	4,430,281	1,561,323	4,374	305,844	1,018	
NC2	528	325	8,123	314	7,809	17,696,088	7,419,986	23,942	2,347,154	7,810	
NC3	897	419	16,582	126	16,456	42,719,200	20,699,774	38,556	12,790,736	42,663	
Downtown	463	122	18,859	327	18,532	97,840,875	63,737,165	33,512	14,234,378	51,764	
DH1	2	0	0	0	0	914,714	873,043	0	0	0	
DH2	9	1	232	0	232	1,818,182	1,105,731	101	39,662	144	
DMC	136	50	4,634	89	4,545	26,227,090	15,166,703	17,355	6,210,814	22,584	
DMR	93	37	8,490	3	8,487	12,059,441	3,133,127	8,184	987,439	3,597	
DOC1	47	4	395	0	395	22,254,278	19,268,422	992	2,599,427	9,451	
DOC2	37	7	1,485	0	1,485	12,397,225	9,443,701	1,596	2,955,702	10,746	
DRC	19	0	196	0	196	7,288,418	6,497,069	0	39,933	146	
IDM	43	11	773	1	772	4,033,803	2,115,699	2,146	598,551	2,178	
IDR	13	6	957	1	957	1,122,373	249,088	2,111	60,959	221	
PMM	14	0	651	0	651	2,225,967	937,912	0	0	0	
PSM	50	6	1,046	234	7,499,384	4,946,670	1,027	741,891	0	2,697	
Industrial	4,125	417	404	146	258	62,132,702	53,977,715	0	16,833,339	37,404	
IB	191	23	85	44	41	2,598,080	2,227,065	0	903,125	2,006	
IC	272	42	43	0	43	10,126,005	7,183,971	0	3,432,626	7,626	
IG1	1,810	130	7	5	2	24,978,624	22,493,605	0	4,000,316	8,889	
IG2	1,853	223	269	97	172	24,429,993	22,073,074	0	8,497,272	18,883	
Highrise & Midrise	278	92	22,308	216	22,092	21,983,170	933,629	19,068	0	0	
HR	51	18	5,326	0	5,326	6,206,112	683,894	8,740	0	0	
MR	227	74	16,982	216	16,766	15,777,058	249,735	10,328	0	0	
Lowrise	3,540	884	89,207	7,259	81,948	106,831,052	3,531,800	27,735	0	0	
LRI	792	318	12,313	2,931	9,382	17,340,495	323,328	4,791	0	0	
LR2	1,047	275	22,448	2,575	19,873	29,107,290	812,603	8,547	0	0	
LR3	1,701	291	54,446	1,753	52,693	60,383,267	2,395,869	14,397	0	0	
Single Family	24,706	2,165	134,547	125,164	9,383	307,663,742	2,153,759	10,959	0	0	
RSL	7	2	108	71	37	148,638	0	19	0	0	
SF 5000	15,387	1,113	106,321	97,745	8,576	236,815,042	1,191,838	6,802	0	0	
SF 7200	8,026	774	25,649	24,924	725	62,172,710	932,714	3,290	0	0	
SF 9600	1,286	277	2,469	2,424	45	8,527,352	29,207	848	0	0	
Major Institution & Master Planned Community	924	0	1,993	46	1,947	18,022,140	10,118,503	0	0	0	
MIO	897	0	1,432	46	1,386	17,533,617	10,118,503	0	0	0	
MPC	27	0	561	0	561	488,523	0	0	0	0	

*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.
Source: King County Assessor; DPD Development Capacity Model.



City of Seattle Department of Planning and Development
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