

CITYDEVCAP Table: Field Definitions, Calculations, Assumptions, Sources

Field Name	Definition	Calculation/Value/Unit	Assumption	Source
PIN	Parcel identification number	Text Field	Identifies the parcel; allows linking to feature class	KC Assessor
ADDRESS	Property address from KC property records	Text Field	Identifies parcel; used for information purposes only	KC Assessor
PROP_NAME	Property name	Text Field	Identifies parcel; used for information purposes only	KC Assessor
LAND_SQFT	Land area of the parcel; excludes all parcel area in water	Numeric; Square feet	Land area of parcel	GIS derived area
LAND_NO_SHORE_SQFT	Portion of parcel that can be developed; land area outside the shoreline zoning overlay (200' beyond shoreline)	Numeric; Square feet	Developable land area except in IC zones	GIS derived area
PARCEL_DEV_SQFT	Total developable portion of the land area that excludes land in the shoreline buffer except in IC zones	Numeric; Square feet	Developable land area; includes the shoreline buffer for IC zones	GIS derived area
LAND_USE_CODE	KC Assessor land use code	Numeric; 3-digit code	Some land use codes are exempt from development; listed in EXEMPT_LAND_USE_CODE, redevelopment status set to UNAVAIL	KC Assessor
LAND_USE_DESC	Description of the land use	Text Field	Information purposes only	KC Assessor
LAND_USE_DESC_10	Description of the land use aggregated to 10 categories	Text Field	Information purposes only	DPD General Land Use
ZONING	Fully qualified primary zoning including MIO but excluding base FAR designation for incentive zones	Text Field; Derived from overlay with Zoning feature class	Used to determine the development assumptions; majority rule	DPD Zoning Feature Class

ZONELUT	Higher level zone designation	Text Field; Derived from overlay with Zoning feature class	Summary level; majority rule	DPD Zoning Feature Class
MIO_BASE_ZONE	Underlying zoning of MIO	Text Field; Derived from overlay with Zoning feature class	Used to determine the development assumptions; majority rule	ZONE_EQV
CLASS	Highest level zone designation	Text Field; Derived from overlay with Zoning feature class; C,D,HR,I,L,MPC,MR,NC,SF	Summary level; majority rule	ZONE_EQV
ZONE_GEO	Special flag for areas that have different development standards for common zones	Text Field; Derived from overlay with Zoning feature class; BDWY,DGA,NONE,PN,SAO,SLUC	Used to determine the development assumptions; majority rule	Some stored in DPD Zoning Feature Class; some assigned through logic
VILLNUMB	Urban Village ID number	Numeric code; Derived from overlay with UCUV feature class	Used to identify ZONE_GEO and as summary level; majority rule	DPD Urban Village Feature Class
TRBL10	2010 Census block	Numeric; Derived from overlay with census block feature class	Summary level; majority rule	DPD Feature Class
RESCAT	Groupings for residential zones	Text Field; C,D,MFL,MFM,MFH,NCL,NCM,NCH, SF,n/a	Summary level; majority rule	ZONE_EQV
EMPCAT	Groupings for commercial/mixed-use, industrial zones	Text Field; C,D,I,NC,n/a	Summary level; majority rule	ZONE_EQV
PUB_OWN_TYPE	Flag for public ownership of parcel	Text Field; PRIVATE, PUBLIC, CITY OF SEATTLE	Public ownership exempt from development; redevelopment status set to PUBLIC	KC Assessor; PUBLIC_OWNERSHIP
TAX_STATUS	Status of taxpayer	Text Field; O, O, T, X	Helps identify non-profits	KC Assessor
SF_UNITS	Total existing single family units of all buildings on the parcel	Numeric; Units		KC Assessor

MF_UNITS	Total existing multi-family units of all buildings on the parcel	Numeric; Units		KC Assessor
TOT_EXIST_UNITS	Total number of existing residential units on a parcel	Numeric; Units	Used in the development ratio (DR) and capacity calculations	KC Assessor
YR_BUILT	The year of the most recent building and/or remodel	Date	Used to identify new construction	KC Assessor
MAXRDENS	Observed residential density	Numeric; Parcel square feet per Unit	Based on 18 years of built projects; 1995-2013	ZONE_EQV
OBS_RDENS_UNITS	Total potential for residential units if the entire development was residential; based on the assumptions derived from observed development	Numeric; Units; for zones without FAR: PARCEL_DEV_SQFT/MAXRDENS	Used to determine redevelopment status in single family and low-rise zones; Based on the assumptions derived from observed development (MAXRDENS); Determined for all zones on a parcel; round up development in all zone except SF; allow at least one unit of development on all SF zoned parcels; no development if PARCEL_DEV_SQFT <1,000	Capacity Model
RES_OBS_FAR	Observed floor area ratio for residential development achieved in actual projects	Numeric; Ratio expressing the relationship of the amount of gross floor area permitted and the area of the lot	Based on built projects	ZONE_EQV
OBS_FAR_UNITS	Total potential for residential units if the entire development was residential; based on the assumptions derived from observed development	Numeric; Units; for zones with FAR: (PARCEL_DEV_SQFT*RES_OBS_FAR)/DU_SQFT	Used to determine redevelopment status in midrise, high-rise zones; Based on the assumptions derived from observed development (RES_OBS_FAR); Determined for all zones on a parcel; round up development in all zone except SF; allow at least one unit of development on all SF zoned	Capacity Model

			parcels; no development if PARCEL_DEV_SQFT <1,000	
RES_MAX_FAR	Land use code maximum floor area ratio for residential development	Numeric; Ratio expressing the relationship of the amount of gross floor area permitted and the area of the lot	In mixed-use zones this is the maximum for residential	ZONE_EQV
MAX_FAR_UNITS	Total potential for residential units if the entire development was residential; based on the assumptions derived from maximums allowed in the land use code	Numeric; Units; (PARCEL_DEV_SQFT*RES_MAX_FAR)/ DU_SQFT	Based on the assumptions derived from maximums allowed in the land use code (RES_MAX_FAR); DU_SQFT currently set to 1,000; Determined for all zones on a parcel; round up development in all zone except SF; allow at least one unit of development on all SF zoned parcels; no development if PARCEL_DEV_SQFT <1,000	Capacity Model
MAX_RES_FL_AREA	Total potential for residential square feet if the entire development was residential based on the assumptions derived from maximums allowed in the land use code	Numeric; Square Feet; PARCEL_DEV_SQFT*RES_MAX_FAR	Based on the assumptions derived from maximums allowed in the land use code (RES_MAX_FAR); Determined for all zones on a parcel; round up development; no development if PARCEL_DEV_SQFT <1,000	Capacity Model
BLDG_GRSS_SQFT	Total building area on a parcel	Numeric; Square feet	Excludes underground area	KC Assessor
BLDG_RES_GRSSQFT	Total building area in residential use on a parcel	Numeric; Square feet	Excludes parking and underground area	KC Assessor
BLDG_COM_GRSSQFT	Total building area in non-residential use on a parcel	Numeric; Square feet	Excludes parking and underground area	KC Assessor
COMM_OBS_FAR	Observed floor-area-ratios of non-residential development	Numeric; Ratio expressing the relationship of the amount of gross floor area permitted and the area of the lot	Based on 18 years of built projects	ZONE_EQV

OBS_COMM_FL_AREA	Total potential for non-residential square feet if the entire development was non-residential; based on the assumptions derived from observed development	Numeric; Square feet; PARCEL_DEV_SQFT*COMM_OBS_FAR	Based on the assumptions derived from observed development (COMM_OBS_FAR); Determined for all zones on a parcel; round up development; no development if PARCEL_DEV_SQFT <1,000	Capacity Model
COMM_MAX_FAR	Land use code maximum floor area ratio for non-residential development	Numeric; Ratio expressing the relationship of the amount of gross floor area permitted and the area of the lot	In mixed-use zones this is the maximum for non-residential	ZONE_EQV
MAX_COMM_FL_AREA	Total potential for non-residential square feet if the entire development was non-residential based on the assumptions derived from maximums allowed in the land use code	Numeric; Square Feet; PARCEL_DEV_SQFT*COMM_MAX_FAR	Based on the assumptions derived from maximums allowed in the land use code (COMM_MAX_FAR); Determined for all zones on a parcel; round up development; no development if PARCEL_DEV_SQFT <1,000	Capacity Model
REDEV_FL_AREA	Maximum size of potential building	Numeric; Square Feet; Non-residential only zones: PARCEL_DEV_SQFT*COMM_MAX_FAR All other zones: PARCEL_DEV_SQFT*RES_MAX_FAR	Used to determine redevelopment status in commercial and downtown zones (DR:SQFT); no development if PARCEL_DEV_SQFT <1,000	Capacity Model
BLDG_AV	Total value of the improvements on a parcel	Numeric; Dollars		KC Assessor
LAND_AV	Total value of the land	Numeric; Dollars		KC Assessor
LANDMARK	Flag for parcels that contain a landmark of any kind	Text Field; "Y" ""	Sets redevelopment status to LANDMARK; uses point in poly overlay	DPD Feature Class
STAT_TYPE	Indicates what method is used to determine redevelopment status	Text Field; DR:UNITS, DR:SQFT, ILR, NA	Varies by zone; can be changed to test scenarios	ZONE_EQV

RATIO	Threshold for redevelopment	Numeric; I zones: .001 D zones: 0.5 LDT/LR1: 0.67 LR2/LR3/MR/HR: 0.4 SF/RSL zones: 1 C/NC/SM: 0.4	Varies by zone; can be changed to test scenarios	ZONE_EQV
ILR	Improvement to Land Value Ratio	Numeric; BLDG_AV/LAND_AV	Used in Industrial and Downtown zones	Capacity Model
DR	Development Ratio (ratio of what exists to what could be developed)	Numeric; Residential: TOT_EXIST_UNITS/ OBS_FAR_UNITS or TOT_EXIST_UNITS/ OBS_RDENS_UNITS Commercial: BLDG_GRSS_SQFT/REDEV_FL_AREA	Used in Single Family, Multi-Family (DR:UNITS), and Commercial zones (DR:SQFT)	Capacity Model
RESSTAT COMSTAT	A parcel's redevelopment status	Text Field; DEVELOPED – parcel developed HISTORIC – historic contributing structures LANDMARK – designated landmark on parcel LUC – exempt land use code MIO – major institution overlay MISSING – no KC Assessor or GIS data MPC – master planned community PUBLIC – publicly-owned RAILROAD – railroad company owned REDEV – redevelopable TDR – transfer development sending site UNAVAIL – zoning does not allow for development type UNKNOWN – not able to be	Redevelopment status determined by the majority zone; determined for residential and non-residential development separately	Capacity Model

		determined VACANT – no improvement on parcel		
SPLITRES SPLITCOM	Observed split between commercial and residential development in mixed-use zones	Numeric; % commercial or residential	Based on 18 years of built projects (1995-2013)	ZONE_EQV
EMPL_PER_SQFT	Used to convert non-residential square feet to employment	Numeric; Square feet per employee	Based on best professional judgment	ZONE_EQV
ADJRCAP_MAXRDENS_SFL_CAP ADJRCAP_OBS_FAR_UNITS_CAP ADJRCAP_MAX_FAR_UNITS_CAP ADJRCAP_MAX_FL_AREA_CAP	Remaining residential capacity on a parcel after the assumption for mixed use is applied and the existing units are subtracted for the observed development assumptions Remaining residential capacity on a parcel after the assumption for mixed use is applied and the existing units are subtracted for the land use code maximum development assumptions	Numeric; Units (OBS_RDENS_UNITS*[SPLITRES])-TOT_EXIST_UNITS (<i>for SF/L zones</i>) (OBS_FAR_UNITS*SPLITRES)-TOT_EXIST_UNITS (<i>all other zones</i>) (MAX_FAR_UNITS*SPLITRES)-TOT_EXIST_UNITS (MAX_RES_FL_AREA*SPLITRES)-BLDG_RES_GRSSQF	Only count for status=REDEV or VACANT	Capacity Model

ADJCCAP_OBS_FL_AREA_CAP	Remaining non-residential capacity on a parcel after the assumption for mixed use is applied and the existing non-residential square feet are subtracted for the observed development assumptions	Numeric; Square Feet (OBS_COMM_FL_AREA *SPLITCOM)- BLDG_COM_GRSSQF	Only count for status=REDEV or VACANT	Capacity Model
ADJCCAP_MAX_FL_ARE A_CAP	Remaining non-residential capacity on a parcel after the assumption for mixed use is applied and the existing non-residential square feet are subtracted for the land use code maximum development assumptions	(MAX_COMM_FL_AREA *SPLITCOM)- BLDG_COM_GRSSQF		
EXIST_EMPL_IMPUTED	Simulates existing employment for calculation of employment capacity purposes only	Numeric; employees BLDG_COM_GRSSQF/EMPL_PER_SQFT	Only used to estimate total potential employment and not an indication of actual employment	Capacity Model
EMPCAP	Employment capacity on a parcel after the assumption for square feet utilization per employee is applied	Numeric; employees ADJCCAP_OBS_FL_AREA_CAP / EMPL_PER_SQFT	Only count for status=REDEV or VACANT	Capacity Model