

**Growth Monitoring Data for Urban Centers and Urban Villages with Light Rail Station Area Overlays**

Higher SEPA thresholds are established for designated growth areas by regulatory reform legislation, as long as the areas have not met their residential and employment growth targets defined by the City’s Comprehensive Plan. This includes developments already built since 2004, plus new developments that are permitted but not yet completed. The rules in SMC 25.05.800 indicate that areas exceeding 90% of their growth target also will not be eligible for the higher thresholds, and such areas will be subject to changes in their thresholds if monitoring on a quarterly basis indicates these growth levels have been accomplished. See Director’s Rule 9-2012 for more information.

**Residential Growth Status: August 2012**

	Households in 2004	Completed Growth 2005-2011	2004-2024 Growth Target	% of Target Met	Permitted but not complete	% of Target Met, with Permitted
<b>Urban Centers</b>						
Downtown	15,700	4,368	10,000	44%	1,077	54%
First Hill/Capitol Hill	22,520	2,131	3,500	61%	1,303	98%
University	6,850	1,126	2,450	46%	1,218	96%
Northgate	3,490	741	2,500	30%	7	30%
South Lake Union	1,210	1,739	8,000	22%	368	26%
Uptown	4,580	1,187	1,000	119%	581	177%
<b>Urban Villages with Station Area Overlay District</b>						
Columbia City	1,750	651	800	81%	409	133%
Othello	2,080	766	590	130%	36	136%
North Beacon Hill	1,170	79	490	16%	12	19%
North Rainier	1,590	368	900	41%	49	46%
Rainier Beach	1,370	2	600	0%	21	4%
Roosevelt	1,260	96	250	38%	64	64%

The data above mean that First Hill/Capitol Hill Urban Center, the University Urban Center, Uptown Queen Anne Urban Center, Columbia City and Othello Urban Villages cannot have the maximum threshold levels, and instead are limited to the highest levels defined by State law, of 20 dwelling units in most zones, as indicated in SMC 25.05.800, Table A.

**Employment Growth Status: August 2012**

TO BE PROVIDED...