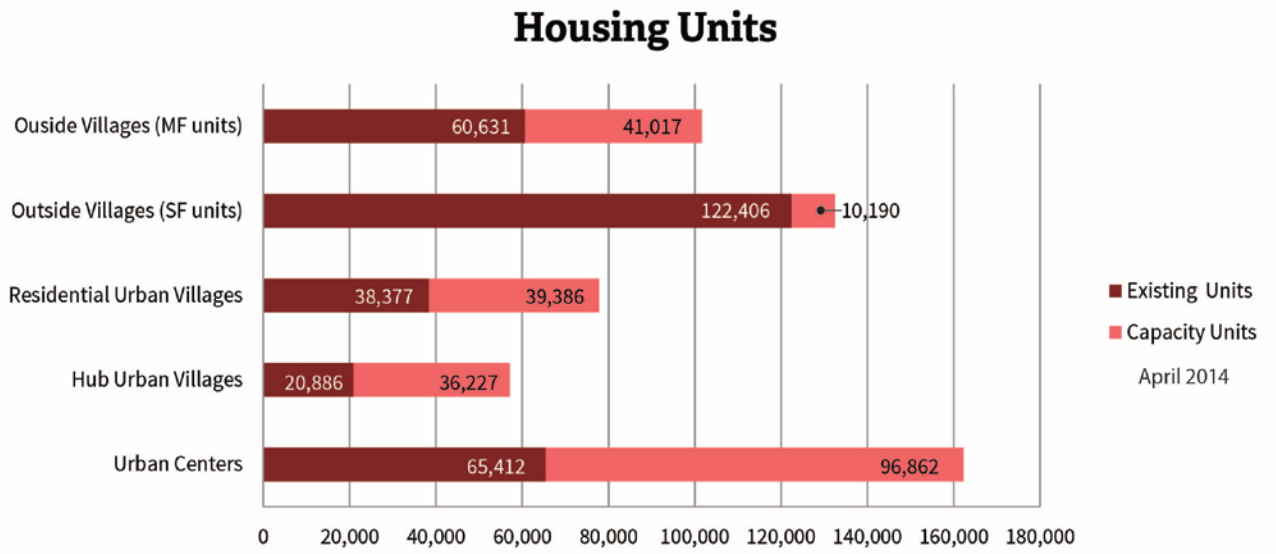
Seattle 2035
YOUR CITY, YOUR FUTURE



DEVELOPMENT CAPACITY WORKSHOP

Department of Planning and Development
September 15, 2014

City of Seattle
Department of Planning & Development

Seattle's Development Capacity

Today's Agenda

3:30 Introductions

3:45 Presentation

4:15 General Questions about Method

4:30 Discussion

5:30 Adjourn

Seattle's Development Capacity
as of 2014

- 223,713 Housing Units
- 231,745 Jobs

What Capacity Is / Is Not

- Development capacity is an estimate of the amount of development that could occur under current zoning.

- Development capacity is not a forecast of how much or when development will occur.

Why We Calculate Capacity

- Required by state Growth Management Act
- Contributes to King County Buildable Lands Report
- Informs about where growth could occur
- Provides basis for evaluating zoning changes

How to calculate capacity

Amount of development current zoning allows

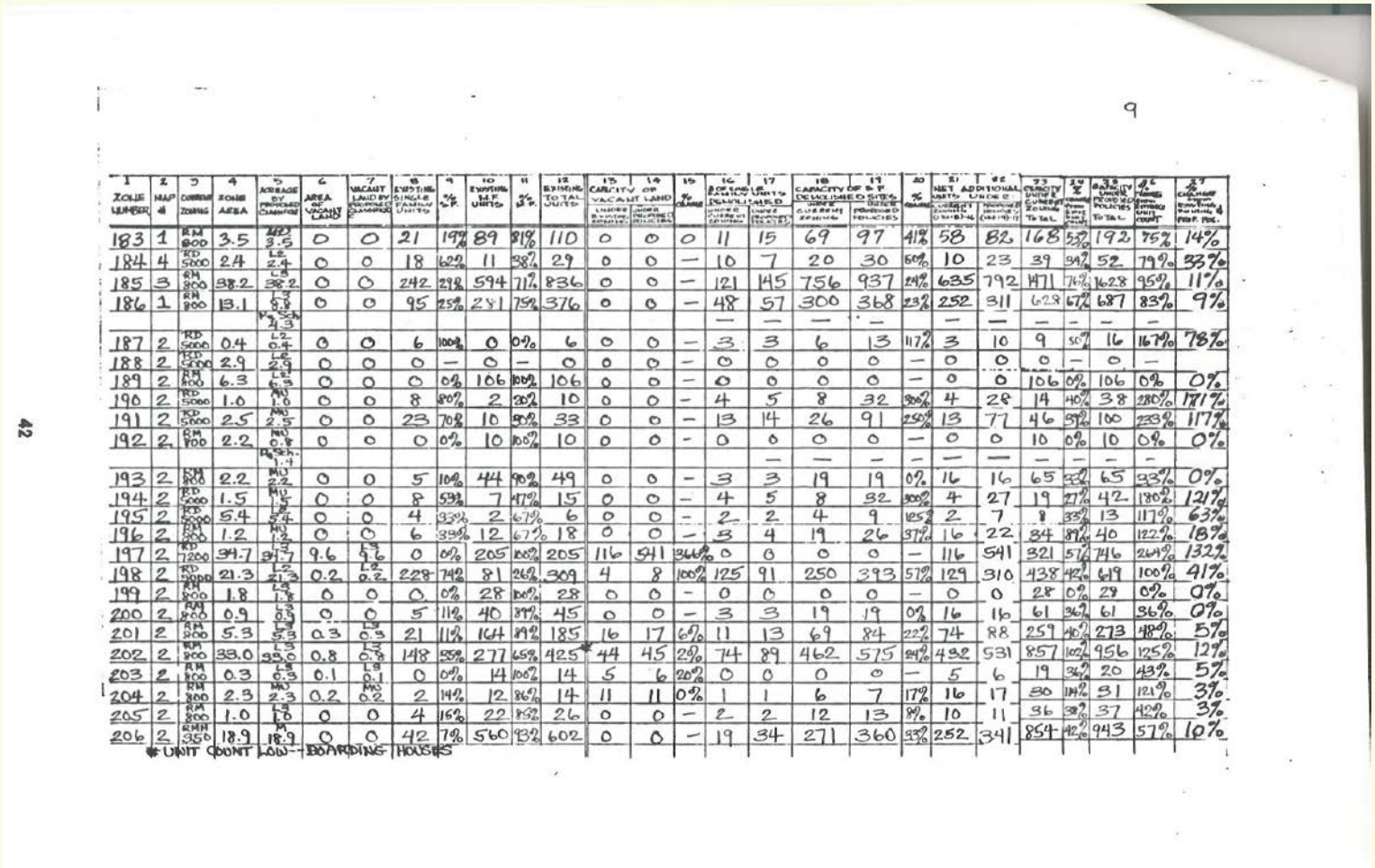
(minus)

Amount of development now on the ground

=

Development Capacity

How We Calculate Capacity



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42

1 ZONE NUMBER	2 MAP #	3 CURRENT ZONING	4 ZONE AREA	5 ACREAGE BY PROPOSED CLASSIFICATION	6 AREA OF VACANT LAND	7 VACANT LAND BY PROPOSED CLASSIFICATION	8 EXISTING SINGLE FAMILY UNITS	9 % SF	10 EXISTING M.F. UNITS	11 % MF	12 EXISTING TOTAL UNITS	13 CAPACITY OF VACANT LAND UNDER PRESENT ZONING	14 OF VACANT LAND UNDER PROPOSED POLICIES	15 % CHANGE	16 POSSIBLE FAMILY UNITS ON DEVELOPED LAND	17 POSSIBLE SF UNITS ON DEVELOPED LAND	18 CAPACITY OF S.F. DISCLAIMED SITES UNDER CURRENT ZONING	19 OF S.F. DISCLAIMED SITES UNDER PROPOSED POLICIES	20 % CHANGE	21 NET ADDITIONAL UNITS UNDER 2 CURRENT ZONING	22 NET ADDITIONAL UNITS UNDER 2 PROPOSED POLICIES	23 CAPACITY UNDER CURRENT ZONING TO TAL	24 % CHANGE	25 CAPACITY UNDER PROPOSED POLICIES TO TAL	26 % CHANGE	27 % CHANGE IN CAPACITY BETWEEN PROP. POL.
183	1	RM 900	3.5	3.5	0	0	21	19%	89	81%	110	0	0	0	11	15	69	97	41%	58	82	168	53%	192	75%	14%
184	4	RD 5000	2.4	2.4	0	0	18	62%	11	38%	29	0	0	—	10	7	20	30	50%	10	23	39	94%	52	79%	33%
185	3	RM 800	38.2	38.2	0	0	242	29%	594	71%	836	0	0	—	121	145	756	937	24%	635	792	1471	74%	1628	95%	11%
186	1	RM 800	13.1	5.3 5.8 Pa Sch 1.3	0	0	95	25%	281	75%	376	0	0	—	48	57	300	368	23%	252	311	628	67%	687	83%	9%
															—	—	—	—		—	—	—	—	—	—	—	—
187	2	RD 5000	0.4	L2 0.4	0	0	6	100%	0	0%	6	0	0	—	3	3	6	13	117%	3	10	9	50%	16	167%	78%
188	2	RD 5000	2.9	L2 2.9	0	0	0	—	0	—	0	0	0	—	0	0	0	0	—	0	0	0	—	0	—	
189	2	RM 900	6.3	L2 6.3	0	0	0	0%	106	100%	106	0	0	—	0	0	0	0	—	0	0	106	0%	106	0%	0%
190	2	RD 5000	1.0	MU 1.0	0	0	8	80%	2	20%	10	0	0	-	4	5	8	32	300%	4	28	14	46%	38	280%	171%
191	2	RD 5000	2.5	MU 2.5	0	0	23	70%	10	30%	33	0	0	—	13	14	26	91	250%	13	77	46	59%	100	233%	117%
192	2	RM 900	2.2	MU 0.8 Pa Sch 1.4	0	0	0	0%	10	100%	10	0	0	-	0	0	0	0	—	0	0	10	0%	10	0%	0%
															—	—	—	—		—	—	—	—	—	—	—	—
193	2	RM 900	2.2	MU 2.2	0	0	5	10%	44	90%	49	0	0	-	3	3	19	19	0%	16	16	65	33%	65	33%	0%
194	2	RD 5000	1.5	MU 1.5	0	0	8	53%	7	47%	15	0	0	—	4	5	8	32	300%	4	27	19	27%	42	180%	121%
195	2	RD 5000	5.4	L2 5.4	0	0	4	33%	2	67%	6	0	0	-	2	2	4	9	125%	2	7	8	33%	13	117%	63%
196	2	RM 800	1.2	MU 1.2	0	0	6	33%	12	67%	18	0	0	—	3	4	19	26	37%	16	22	34	89%	40	122%	18%
197	2	RD 7200	34.7	L2 34.7	9.6	L2 9.6	0	0%	205	100%	205	116	541	366%	0	0	0	0	—	116	541	321	57%	746	264%	132%
198	2	RD 5000	21.3	L2 21.3	0.2	L2 0.2	228	74%	81	26%	309	4	8	100%	125	91	250	393	57%	129	310	438	42%	619	100%	41%
199	2	RM 800	1.8	L2 1.8	0	0	0	0%	28	100%	28	0	0	-	0	0	0	0	—	0	0	28	0%	29	0%	0%
200	2	RM 800	0.9	L2 0.5	0	0	5	11%	40	89%	45	0	0	—	3	3	19	19	0%	16	16	61	36%	61	36%	0%
201	2	RM 800	5.3	L2 5.3	0.3	L2 0.3	21	11%	164	89%	185	16	17	6%	11	13	69	84	22%	74	88	259	40%	273	48%	5%
202	2	RM 800	33.0	L2 33.0	0.8	L2 0.8	148	35%	277	65%	425	44	45	28%	74	89	462	575	24%	432	531	857	102%	956	125%	12%
203	2	RM 800	0.3	L2 0.3	0.1	L2 0.1	0	0%	14	100%	14	5	6	20%	0	0	0	0	—	5	6	19	36%	20	43%	5%
204	2	RM 800	2.3	MU 2.3	0.2	MU 0.2	2	14%	12	86%	14	11	11	0%	1	1	6	7	17%	16	17	30	114%	31	121%	3%
205	2	RM 800	1.0	L2 1.0	0	0	4	16%	22	85%	26	0	0	—	2	2	12	13	8%	10	11	36	38%	37	42%	3%
206	2	RMH 350	18.9	M 18.9	0	0	42	7%	560	93%	602	0	0	—	19	34	271	360	93%	252	341	854	42%	943	57%	10%

UNIT COUNT LOW--BOARDING HOUSES

Calculating Capacity

Exclude parcels of land with:

- Certain uses (cemeteries, churches, public and private schools, etc.)
- Certain ownership (public agencies – City, County, State, federal, school district, Port)
- Landmark structures or transferred development rights
- Major institution designation

Seattle's Capacity Model
Step 1 – Identify Potentially Available Land

- Vacant parcels
- Under-developed parcels

Seattle's Capacity Model
Step 1 – Identify Potentially Available Land

Defining under-developed parcels:

- Improvement/land value ratio (used for downtown and industrial zones)

- Existing density/assumed density ratio (used for single-family, multifamily, commercial, neighborhood commercial and Seattle mixed zones)

Seattle's Capacity Model
Step 1 – Identify Potentially Available Land

Assumed densities based on:

- Minimum lot size (SF zones)
- Observed development over past 10 years (downtown, commercial, neighborhood commercial and Seattle mixed zones)
- Development prototypes (LR zones)

Seattle's Capacity Model
Step 2 - Calculate Development Potential

Mixed-Use Zones (C, NC, SM, Downtown)

- Allow both residential and commercial uses
- We have data on how much of each of those uses has occurred in each of those zones
- Capacity model apportions uses to each parcel, based on that data

Seattle's Capacity Model
Step 2 - Calculate Development Potential

Parcel area (vacant land, redevelopable land)

X

Assumed Density (Current Zoning)

=

Total Development Potential

Seattle's Capacity Model
Step 3 - Calculate Development Capacity

Development Potential Under Current Zoning

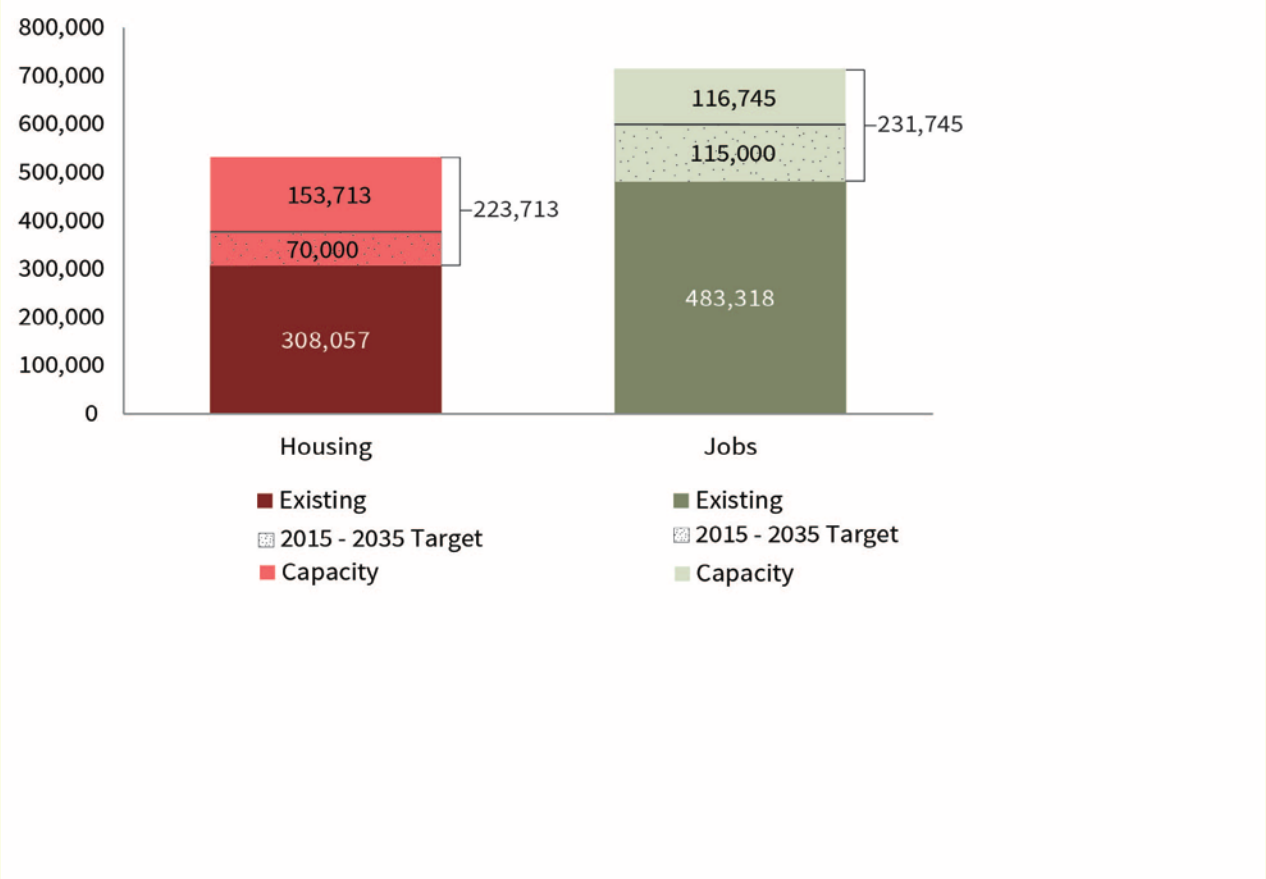
(minus)

Existing Development

=

Zoned Development Capacity

Capacity vs. Expected Growth



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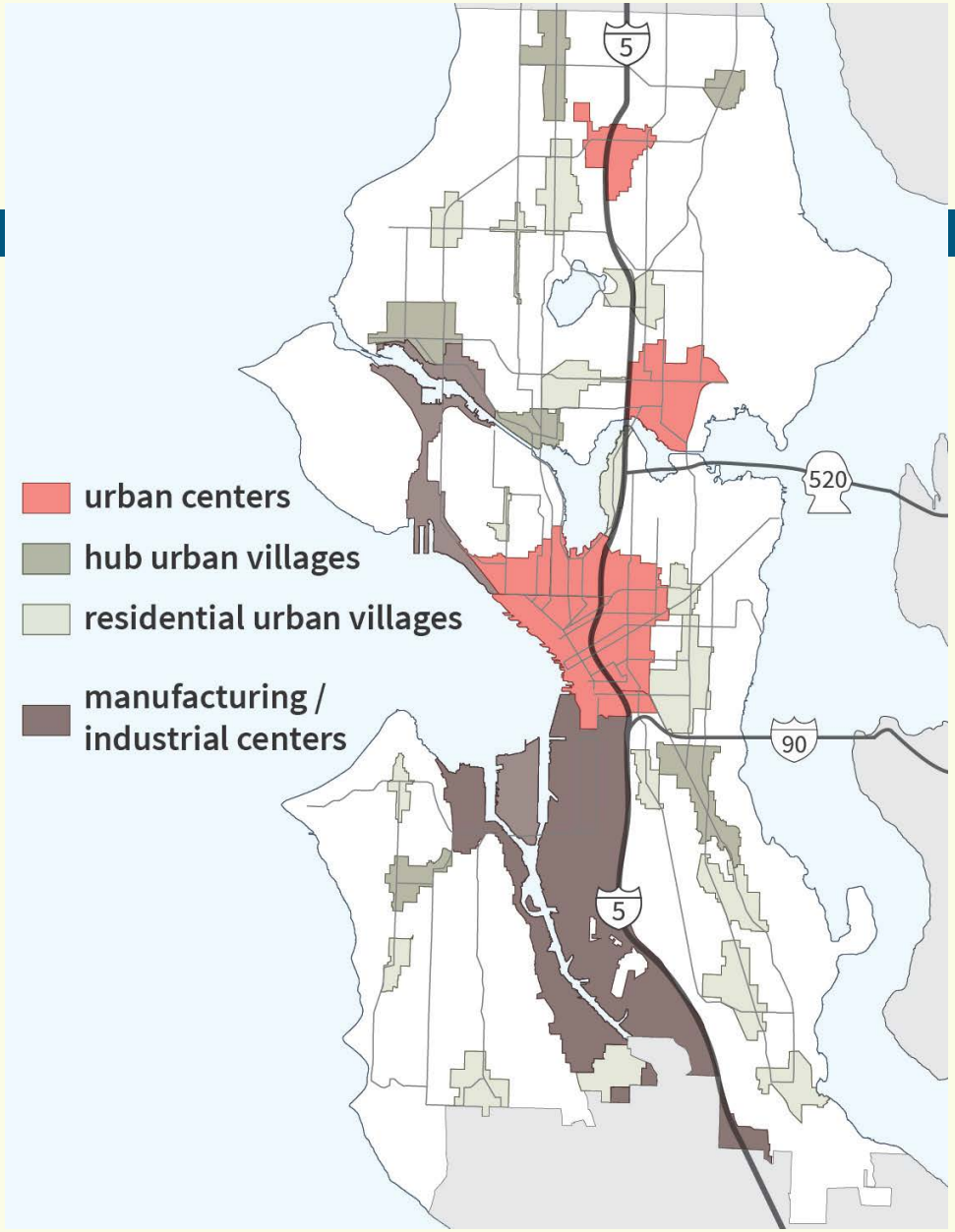
Where the City plans to grow



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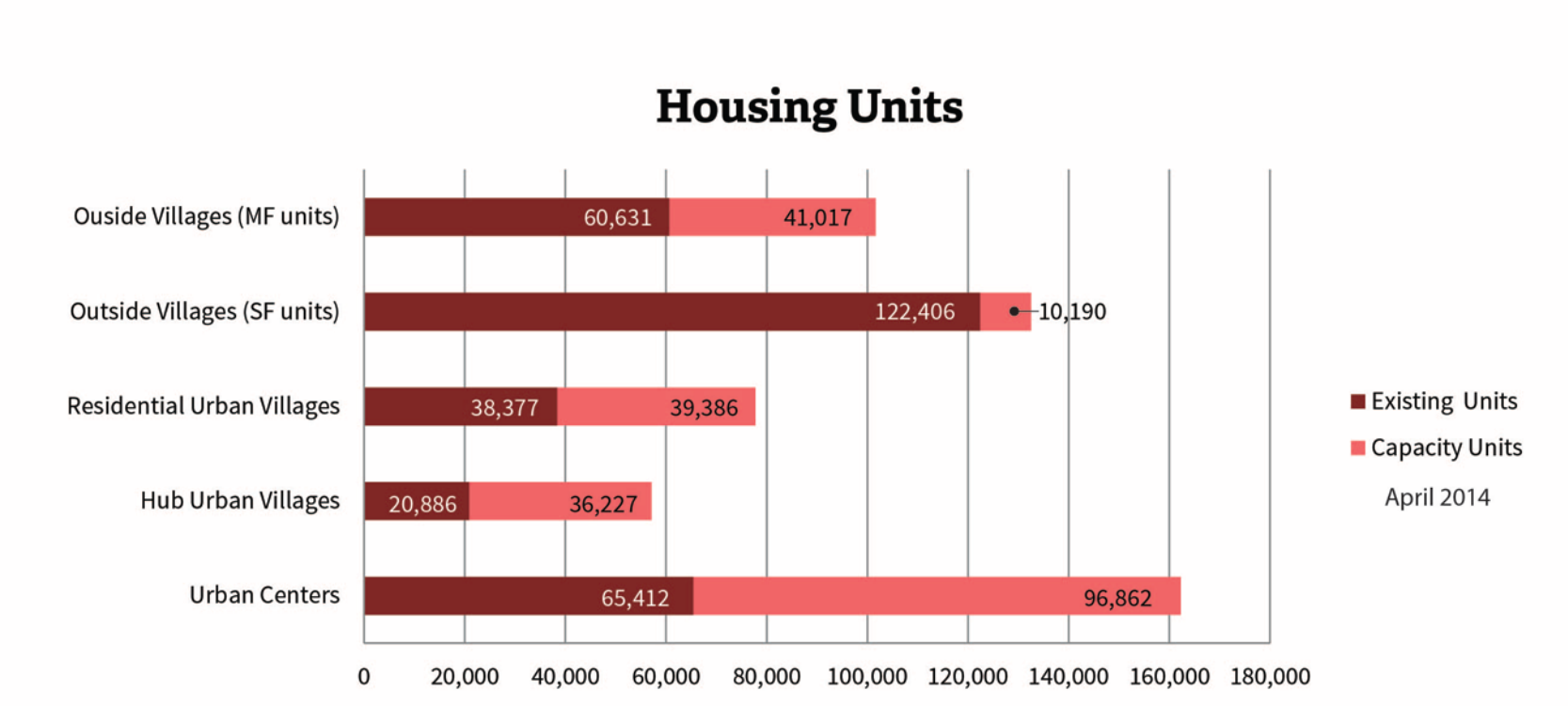
Where is the Most Capacity for Housing?



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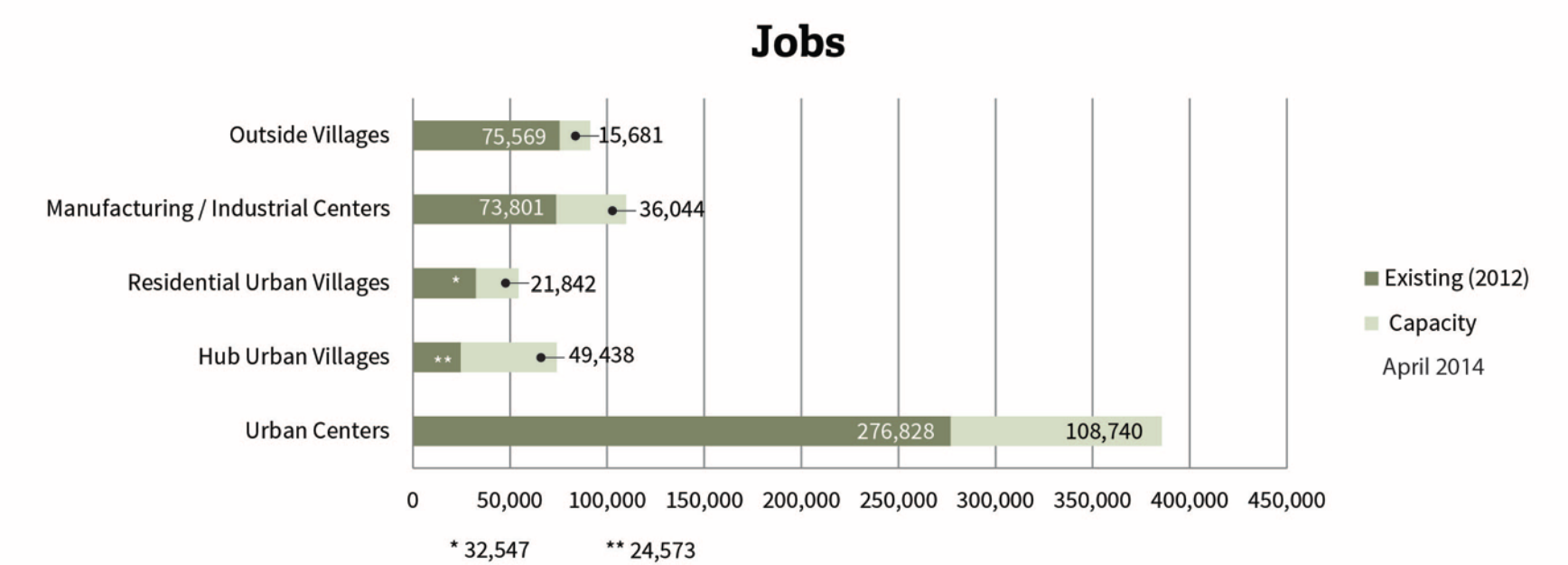
Where is the most capacity for jobs?



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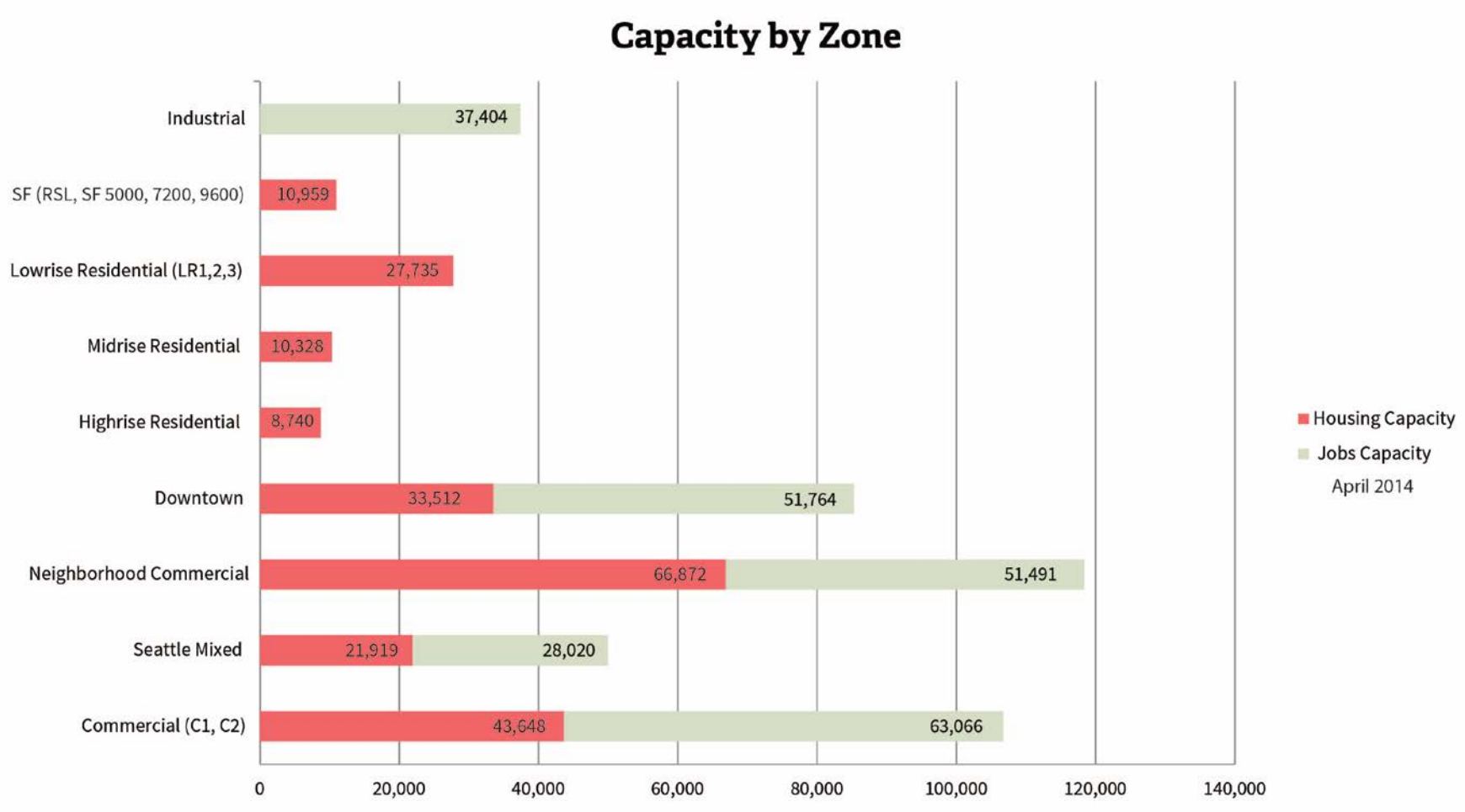
Which zones have the most capacity?



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Seattle's Development Capacity

Questions for us about the method for calculating capacity?

Questions for you

- Which parts of this information were surprising?
- How is this information useful to your work?
- What could this information mean for the City's growth strategy in the future?
- What effects could capacity have on the real estate market?