

City of Seattle

CURRENT AND FUTURE LAND USE

Net Land Acres * : 39,024		Rights-of-Way: 14,138		Gross Land Acres: 53,163		Reservoirs/Water Bodies 317		Future Land Use Designation		Net Acres	% Net	Net Acres	% Net						
Current Land Use								City-Owned Open Space		5,123	13.1%	Single Family Residential Areas:		19,903	51.0%				
Single Family	18,767	48.1%	Industrial	1,951	5.0%	Private Open Space /Cemeteries		567	1.5%	Hub Urban Village:		1,186	3.0%	Multi-Family Residential Areas:		1,849	4.7%		
Multi-Family	3,262	8.4%	Industrial	943	2.4%	Parking		303	0.8%	Residential Urban Village:		2,508	6.4%	Commercial / Mixed Use Areas:		817	2.1%		
Duplex/Triplex	700	1.8%	Warehouse	1,008	2.6%	Vacant		2,044	5.2%	Manufacturing Industrial Centers:		4,486	11.5%	Industrial Areas:		51	0.1%		
Multi-Family	2,340	6.0%	Major Institution / Utilities / Public Facilities		4,103	10.5%	Unknown		147	0.4%	City-Owned Open Space/Cemetery:		5,406	13.9%	Major Institutions:		509	1.3%	
Other Housing	223	0.6%	Institutions		426	1.1%	Easement		4	0.0%	Zoning Category Designation		Downtown:		497	1.3%			
Commercial/Mixed-Use	2,754	7.1%	Public Facilities		307	0.8%	Rights-of-Way:		14,138	NA	Residential Total:		24,862	63.7%	Downtown Harborfront 1:		27	0.1%	
Entertainment	329	0.8%	Schools		1,447	3.7%	Reservoirs/Water Bodies		317	NA	Multi-Family Residential:		3,683	9.4%	Downtown Harborfront 2:		13	0.03%	
Hotel/Motel	66	0.2%	Transp/Util/Comm		1,923	4.9%					Midrise:		239	0.6%	Downtown Mixed Commercial:		136	0.3%	
Mixed Use	392	1.0%									Highrise:		48	0.1%	Downtown Mixed Res/Comm:		49	0.1%	
Office	821	2.1%									Lowrise Total:		3,395	8.7%	Downtown Mixed Res/Res:		43	0.1%	
Retail/Service	1,146	2.9%									Lowrise 1:		734	1.9%	Downtown Office Core 1:		48	0.1%	
Development Capacity												Lowrise 2:		1,010	2.6%	Downtown Office Core 2:		37	0.1%
Zone Category	Existing Single Family Units	Existing Multi-Family Units	Adjusted** Residential Growth Capacity Units	Existing Non-Residential Gross Square Feet	Adjusted** Commercial Floor Area Capacity Gross Square Feet	Existing Employment As of 2015	Adjusted** Total Employment Capacity					Lowrise 3:		1,651	4.2%	Downtown Retail Core:		19	0.05%
Single Family:	125,862	9,582	10,438	2,195,441	0	NA	0					Single Family Residential:		21,179	54.3%	International District Mix:		42	0.1%
Lowrise:	7,126	87,220	24,622	5,084,963	0	NA	0					Single Family:		21,172	54.3%	International District Residential:		12	0.03%
Midrise:	140	19,511	9,119	332,152	0	NA	0					Residential Small Lot:		7	0.02%	Pike Market Mixed:		13	0.03%
Highrise:	0	6,257	7,017	2,363,934	0	NA	0					Commercial / Mixed Use:		2,923	7.5%	Pioneer Square Mixed:		57	0.1%
Commercial:	308	19,578	55,520	29,442,673	23,749,569	NA	81,305					Neighborhood Commercial Total:		1,635	4.2%	Industrial:		4,636	11.9%
Neigh. Commercial:	500	44,620	68,478	35,136,559	14,898,304	NA	49,678					Neighborhood Commercial 1:		132	0.3%	General Industrial 1:		2,303	5.9%
Downtown:	207	27,494	30,765	72,994,590	12,031,890	NA	43,758					Neighborhood Commercial 2:		535	1.4%	General Industrial 2:		1,830	4.7%
Industrial:	145	301	0	55,322,389	17,541,000	NA	38,970					Neighborhood Commercial 3:		969	2.5%	Industrial Buffer:		201	0.5%
Master Plan Community:	0	194				NA						Commercial Total:		997	2.6%	Industrial Commercial:		302	0.8%
Totals:	134,288	214,757	205,959	202,872,701	68,220,763	551,990	213,711					Commercial 1:		629	1.6%	Master Planned Community:		24	0.1%
												Commercial 2:		368	0.9%	Major Institutions:		957	2.5%
												Seattle Mixed:		291	0.7%	City-Owned Open Space		5,123	13.1%

Sources: Existing land use categories based on King County Assessor present use codes. Zoned land use and development capacity categories based on City of Seattle land use zoning code. All acreage derived from King County parcel GIS layer. Existing residential units and non-residential gross square feet derived from King County Assessor parcel attribute data. All other development capacity information derived from the City of Seattle Development Capacity Model. Existing employment from Washington State Employment Security Department (ESD) and Puget Sound Regional Council (PSRC).

* Net land acres reported are land only, rights-of-way and the water portion of parcels have been excluded.

** 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.