

**Table A3-3 Summary of Buildable Lands Carrying Capacity<sup>1</sup>**

**Residential**

**Net New Units: 1993-2000**

During this eight-year period, 648 net new units were built in the area now comprised by the City of Woodinville. Approximately 88% of these units were built during the 1996-2000 period.

**A3-3.1**

1996-2000					1993-1995	TOTAL
Gross Permitted Units other than ADUs, Additions or Conversions (Table 4)	ADU's (Table 5)	Other New Units (Additions/ Conversions Etc.)	Demolitions (Table 6)	Net New Units	Net New Units 1993-1995* (Benchmark Report PSRC)	Net New Units: 1993-2000
585 (Add SF & MF Units)	2		(15)	572 (585-15+2)	76	<b>648</b> (572 + 76)

**Residential Development Activity**

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 2.9 dwelling units per acre in multifamily zones; permit activity achieved an average density of 30.7 du/acre. Plat activity shows an achieved density of 2.2 du/acre in single-family zones, and 10.7 in higher density zones.

**A3-3.2**

1996-2000 Residential Permit Activity						1996-2000 Residential Plat Activity					
Single Family Zones* (R-1 to R-8) Table 2			Multi-Family and Mixed-Use Zones (R-18, R-48, Greenbrier) Table 2&3			Single Family Zones (R-1 to R-8) Table 1			Multi-Family and Mixed Use Zones (R-18, R-48, Greenbrier) Table 1		
Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density
Acres	Units	Dwelling Units / Acre	Acres	Units	Dwelling Units / Acre	Acres	Units	Dwelling Units / Acre	Acres	Units	Dwelling Units /Acre
105.1	302	2.9 see note 1	9.2	283	30.7 see note 1	85.07	183	2.2 see note 1	2.4	26	10.7 see note 1

Note 1: Avg. Permit Density is Total Number of Units or Total Number of Lots divided by Net Acres Permitted or Net Acres Platted.

\* King County designated R-8 as a Single Family zone. The City of Woodinville does consider R-8 a Single Family zone. The Greenbrier development is in a R-8 zone but is a multi-family development.

<sup>1</sup> Source: King County

In order to calculate land capacity from existing land supply, Woodinville used the densities noted in the following table:

**A3-3.3**

<b>Assumed Future Residential Densities (Table 9)</b>			
<b>Zoning</b>	<b>Achieved DUs/Acre</b>	<b>Assumed DUs/Acres</b>	<b>Reasons / Documentation</b>
R-1	0.97	0.97	
R-4	5.40	5.40	
R-6	6.84	6.84	
R-24		20.00	No activity. Assumed future density based on proportion of achieved vs. allowed in other MF zones.
R-48	42.36	42.36	

**Residential Land Supply**

After deducting constraints, Woodinville has about 526 net acres of vacant and redevelopable land. With an adjustment for market variables, about 429 acres of this land is potentially available for development during the planning period. After market deductions, approximately 417 acres are potentially available in single-family zones and approximately 12.5 acres are potentially available in multifamily zones.

**A3-3.4**

	<b>Deductions</b>						<b>Adjusted Net Acres (H)</b>
	<b>Gross Acres (B)</b>	<b>Critical Areas (C)</b>	<b>ROWs (D)</b>	<b>Public Purposed (E)</b>	<b>Net Acres (F)</b>	<b>Market Factor (G)</b>	
	<b>Acres</b>	<b>Acres</b>	<b>%</b>	<b>%</b>		<b>%</b>	
SF Vacant (table 11)	260.02	77.11	15%	5%	146.33	15% (D+E)	124.38
SF Redevelopable (table 12)	487.83	58.05	10%	5%	365.31	20% (D+E)	292.25
MF Vacant (table 13)	24.14	6.1	15%	5%	14.43	15% (D+E)	12.27
MF Redevelopable (table 14)	0.68	0.33	10%	5%	0.29	20% (D+E)	0.23
<b>Total Residential</b>	772.67 see note 2	141.59 see note 2			526.36 see note 2		<b>429.13</b> +12.49 =441.62* see note 2

Note 2: For total residential the numbers were derived by adding the columns.

\*City estimates in Table A3-2 include 12.49 net acres to account for the Greenbrier project.

### Residential Capacity

Woodinville has capacity for approximately 1,950 new housing units given its current available land supply and zoning. About 71% of this capacity is in single-family zones. There is capacity for 1,777 new units on remaining residential land. There is also capacity for 170 additional units on 14.68 net acres in a pipeline project.

#### A3-3.5

Zone (A)	Capacity in SF Zones (Tables 11 & 12)				Capacity in MF Zones (Tables 13 & 14)			Future Capacity	Pipeline Capacity	Total Capacity
	0-2 du/acre (B)	4.01-6 du/acre (D)	6.01-8 du/acre (E)	Total Cap. in SF Zones (F)	18.01- 30 du/acre (I)	30.0 1-48 du/a cre (J)	Total Capacity in MF or mixed Use Zones (K)	Total for SF, MF, and Mixed Use Zones (L)	Greenbrier Development (M)	All Zones (N)
Net Acres of Land	224.87	95.94	95.83	<b>416.64</b> see note 5	0.23	12.2 7	<b>12.50</b> see note 5	<b>429.14</b> see note 6	14.68	<b>443.82</b> see note 7
Density	0.97	5.40	6.84		20.00	42.3 6			11.58	
Capacity in Units	218 see note 3	518 see note 3	655 see note 3	<b>1,391</b> see note 5	5 see note 3	520 see note 3	<b>525</b> see note 5		170 see note 3	
Existing Units on Redevelop- able	59	21	58	<b>138</b> see note 5	1	0	<b>1</b>			
Net Capacity	159 see note 4	497 see note 4	597 see note 4	<b>1,253</b> see note 5	4	520 see note 4	<b>524</b> see note 5	<b>1,777</b>	170	<b>1,947</b> see note 7

Note 3: Capacity in Units is the product of Net Acres of Land and Density.

Note 4: subtracting the Capacity in Units by Existing Units on Redevelopable derives The Net Capacity

Note 5: Numbers in bold are derived by adding the row they are in (i.e. 224.87+95.94+95.83 = 416.64)

Note 6: 429.14 is the sum of 416.64 and 12.50.

Note 7: 443.82 is the sum of 429.14 and 14.68; 1,947 are the sum of 1,777 and 170

### Residential Capacity Analysis

Woodinville has a total residential capacity of 1,947 units. The city's remaining target to 2012 is 1,149 units. As a result there is a surplus capacity of about 798 units. It has achieved nearly 36% of its target in the first eight years of the twenty – year planning period.

#### A3-3.6

Residential Capacity in Relation to Target					
Net New Units: 1993-2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit of Capacity
648	1,797	36%	1,149	1,947**	798**
				1,417***	268***

\*\*Buildable Lands Method based on historic achieved densities. (See Table A3-2)

\*\*\* City method based on minimum required densities. (See Table A3-2)

### Commercial and Industrial Land Supply

After deducting constraints, Woodinville has nearly 174 net acres of vacant and redevelopable commercial and industrial land. After adjusting for market factors, about 141 acres are potentially available for development during the planning period.

#### A3-3.7

	Gross Acres Column A	Deductions			Net Acres Column E	Discount Range Column F	Adjusted Net Acres Column G
		Critical Areas Column B	ROWs Column C	Public Purpose Column D			
	Acres	Acres	%	%		%	Acres
Commercial Vacant (table 15)	29.39	7.89	10%	5%	18.28	15%	15.53
Commercial Redevelopable (table 16)	95.67	9.54	10%	5%	73.21	20%	58.57
Industrial Vacant (table 17)	33.26	4.87	10%	5%	24.13	15%	20.51
Industrial Redevelopable (table 18)	77.51	9.29	10%	5%	57.99	20%	46.39
<b>Total C &amp; I Land</b>	235.83 see note 8	31.59 see note 8			173.60 see note 8		<b>141.00</b> see note 8

Note 8: adding their respective columns derived these numbers.

### Commercial and Industrial Capacity

Woodinville has capacity for a total of 2,466 new jobs. About 852 of those are in commercial zones. The city also estimates that mixed-use development is not likely to occur under current zoning regulations for the CBD zone. As a result, all the land in this zone was treated as available for commercial development. Future changes to Woodinville’s zoning may open up the potential for residential development in the CBD.

#### A3-3.8

Zone	Emp. Capacity in Commercial / Mixed Use Zones Tables 26 & 27 Data from Tables 15, 16, 19, 20			Employment Capacity in Industrial Zones Tables 28 & 29 Data from Tables 16 & 17	Total Job Capacity in Commercial, Industrial, and Mixed Use Zones
	CBD	GB	NB		
Net Land in Sq. Ft.	1,256,921	1,259,236	711,732	2,914,224	<b>6,142,113</b> see note 11
Achieved or Assumed FAR	0.13	0.25	0.24	0.41	
Dev. Capacity in Sq. Ft.	167,170 see note 9	314,809 see note 9	170,816 see note 9	1,205,323 see note 9	<b>1,858,118</b> see note 11
Net Capacity (Minus Existing FA on Redev. Parcels) See Tables 27 & 29	108,789	153,493	130,871	1,130,042	<b>1,523,195</b> see note 11
Floor Area per Employee****	500	500	400	700	
Job Capacity	218 see note 10	307 see note 10	327 see note 10	1,614 see note 10	<b>2,466</b> see note 11

\*\*\*\*King County Information

Note 9: Numbers are the product of Net Land in Sq. Ft. and Achieved or Assumed FAR (Rounded).

Note 10: Numbers are the division of Net Capacity and the Floor Area per Employee.

Note 11: Numbers are the sum of their respective rows.

**Employment Capacity Analysis**

Woodinville has capacity for 2,466 new jobs. Its job target is 1,950. During the first eight years of the period, they city has added 4,593 new jobs, achieving 236% of its target. This means that it created 2,643 more jobs than planned. However, the County considers these estimates unreliable and is planning to revised this table and Table A3-3.10 based on 1995-2000 information.

**A3-3.9**

<b>Job Capacity in Relation to Target</b>				
Net New Jobs 1993-2000	20 year Job Target	Percent of Target Achieved in 8 yrs.	Remaining Job Target	Remaining Job Capacity
4,593	1,950	236%	(2,643)	2,466

**Commercial and Industrial**

**Net New Jobs: 1993-2000**

Woodinville has gained a net of 4,593 new jobs during the first eight years of the planning period.

**A3-3.10**

1992 Employment	2000 Employment	Net New Jobs
8,700	13,293	4,593

**Commercial and Industrial Development Activity**

Woodinville achieved an average floor area ration (FAR) of approximately 0.14 over all its commercial zones and an FAR of 0.41 over all its industrial zones.

**A3-3.11**

<b>Commercial and Industrial Development: 1996-2000</b>						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved FAR
	Acres Column A	Acres Column B	Acres Column C	Sq. Ft. Column D	Sq. Ft. Column E	Site Area in Sq. Ft.
Commercial	42.61	0.00	42.61	1,856,252	257,821	0.14
Industrial	42.23	1.98	40.25	1,753,290	725,247	0.41
<b>Total C &amp; I Development</b>	84.84 see note 12	1.98 see note 12	82.86 see note 12	3,609,542 see note 12	983,068 see note 12	<b>0.27</b> see note 13

Note 12: adding their respective columns derived these numbers

Note 13: 0.27 is the average of 0.14 and 0.41

Details on achieved FAR by zone, and assumptions for future FAR by zone are included in the table below.

**A3-3.12**

<b>Assumed Future Non-Residential Densities</b>			
<b>Zoning</b> Table 10 Data from tables 7 & 8	<b>Achieved FAR</b>	<b>Assumed FAR</b>	<b>Reasons/Documentation</b>
I	0.41	0.41	
CBD	0.13	0.13	Achieved FAR in the CBD zone largely reflects the TRF development, a retail project with large amounts of surface parking. Under current development regulations, future similar projects are favored. CBD does allow mixed-use development. However, it has not occurred, and the city is reviewing its development standards. Under current regulations, no assumption of future residential space is made for this zone.
GB		0.25	No activity. Assumed density based on density achieved in NB zone.
NB	0.24	0.24	