

Development Capacity Report

Model Run Date: June, 2015

Geography: City of Seattle		Total Parcel Count	Total Parcel Acres	Vacant / Redev Parcel Count	Vacant / Redev Parcel Acres	Existing Residential Units	Existing Building Gross Square Feet	Existing Non-Residential Gross Square Feet	Adjusted* Residential Growth Capacity	Adjusted* Commercial Floor Area Capacity	Adjusted* Total Employment Capacity
Commercial		3,069	1,316	1,966	755	18,294	49,311,309	29,386,280	68,613	28,432,867	97,930
	C1-30	110	13	31	5	136	353,927	139,625	314	49,253	164
	C1P-40	4	1	2	0	0	31,602	29,192	26	1,452	5
	C1P-30	1	1			35	54,582	22,658	0	0	0
	C1-65	654	333	479	241	5,446	11,256,738	5,705,081	21,626	9,498,084	31,663
	C1-40	1,152	357	803	219	4,248	9,260,747	4,894,482	16,151	827,103	2,748
C1	Total	1,921	705	1,315	465	9,865	20,957,596	10,791,038	38,117	10,375,892	34,580
	C2-40	336	139	152	51	562	3,246,690	2,308,793	1,290	288,729	967
	C2-65	235	235	181	132	1,923	4,516,414	2,530,235	4,517	8,744,443	29,148
	C2-30	23	1	4	0	21	160,773	105,680	4	6,156	21
	C2P-40	9	2	8	2	61	61,560	18,394	51	24,784	83
C2	Total	603	377	345	185	2,567	7,985,437	4,963,102	5,862	9,064,112	30,219
	SM-85	161	70	91	30	2,094	5,381,356	3,169,835	3,879	1,940,556	6,473
	SM-125	38	34	22	19	0	2,496,098	2,428,365	3,906	1,636,865	5,455
	SM 85/65-160	18	6	16	5	0	374,445	287,824	1,024	702,927	2,810
	SM-65	9	2	8	2	6	32,061	27,293	181	110,425	368
	SM/R-65	10	2	10	2	1	4,490	0	170	118,802	395
	SM/R 55/85	64	18	20	3	1,608	2,056,693	514,523	461	167,641	558
	SM 240/125-400	36	22	23	10	868	1,645,066	507,696	4,530	1,077,882	4,310
	SM 85/65-125	16	4	14	4	0	148,284	148,283	727	479,882	1,921
	SM/R 55/75	1	2			0	0	0	0	0	0
	SM 160/85-240	144	62	71	24	869	7,571,264	6,301,681	7,154	2,473,609	9,895
	SM 85-240	22	6	13	3	62	230,462	154,831	2,054	0	0
	SM/D 40-85	26	8	18	4	354	428,057	91,809	548	284,274	946
SM	Total	545	234	306	105	5,862	20,368,276	13,632,140	24,634	8,992,863	33,131

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Neighborhood Commercial		6,130	1,534	3,815	806	34,438	66,545,453	31,270,753	64,556	13,969,063	46,583
	NC1-40	327	50	212	31	1,410	1,833,759	623,649	1,995	121,305	404
	NC1P-30	29	3	18	2	31	116,322	81,098	107	2,555	8
	NC1-65	7	1	2	0	105	135,646	8,833	14	22,957	77
	NC1-30	479	72	261	40	1,415	2,310,414	875,435	2,076	125,225	418
	NC1P-40	10	3	4	0	85	93,359	9,192	49	4,230	14
NC1	Total	852	129	497	74	3,046	4,489,500	1,598,207	4,241	276,272	921
	NC2P-65	143	26	107	18	350	1,341,257	561,003	1,874	685,093	2,289
	NC2-30	115	19	56	12	432	633,221	179,221	654	41,534	137
	NC2-40	1,172	214	811	135	3,728	5,828,365	2,207,969	9,587	548,990	1,825
	NC2-65	177	33	117	17	814	1,303,757	418,396	1,575	731,894	2,440
	NC2P-30	131	30	76	19	98	691,150	540,512	1,055	23,788	81
	NC2P-40	1,105	207	743	132	3,781	7,709,226	3,801,478	9,732	294,481	973
NC2	Total	2,843	530	1,910	335	9,203	17,506,976	7,708,579	24,477	2,325,780	7,745
	NC3P-65	557	127	292	57	5,205	9,353,421	4,399,267	6,147	1,306,371	4,354
	NC3-125	9	17	2	2	387	680,831	600,606	238	158,628	528
	NC3-160	23	6	9	2	376	728,045	315,268	182	114,056	381
	NC3-30	24	9	11	5	232	295,551	104,806	283	2,206	7
	NC3-40	450	149	290	81	3,312	5,779,974	2,595,033	5,926	278,442	942
	NC3-65	624	199	347	95	6,792	11,735,989	4,580,682	8,606	3,707,105	12,366
	NC3-85	180	213	98	73	2,647	9,146,301	5,754,918	7,038	4,314,520	14,382
	NC3P-40	389	104	261	58	1,784	4,077,789	2,224,756	4,591	120,496	406
	NC3P-85	166	46	92	24	1,168	2,174,549	996,163	2,658	1,274,309	4,247
	NC3P-160	13	5	6	2	286	576,527	392,468	169	90,878	304
NC3	Total	2,435	876	1,408	398	22,189	44,548,977	21,963,967	35,838	11,367,011	37,917
Downtown		1,352	463	499	128	24,507	100,266,659	68,079,880	34,512	13,425,619	48,823
	DH1/45	41	2			0	914,714	873,043	0	0	0

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Zoning											
DH1	Total	41	2			0	914,714	873,043	0	0	0
	DH2/55	3	1	1	0	232	257,557	6,460	9	9,106	33
	DH2/85	4	4			0	659,878	472,162	0	0	0
	DH2/65	7	4	1	0	0	890,041	627,109	34	0	0
DH2	Total	14	9	2	0	232	1,807,476	1,105,731	43	9,106	33
	DMC 340/290-400	83	40	27	9	2,254	10,493,144	7,813,661	2,998	1,818,864	6,614
	DMC 85/65-150	29	16	25	13	35	338,404	305,067	3,047	519,235	1,887
	DMC-125	13	2	4	1	137	391,312	314,866	148	89,156	324
	DMC 240/290-400	186	55	108	25	4,595	11,706,008	5,906,125	10,640	2,677,601	9,738
	DMC-160	24	11	6	3	510	2,306,505	1,384,137	880	296,173	1,077
	DMC-65	17	7	6	2	414	1,031,506	572,134	244	128,494	467
	DMC-85	5	4	2	1	0	382,804	353,563	84	57,848	210
DMC	Total	357	136	178	54	7,945	26,649,683	16,649,553	18,041	5,587,371	20,317
	DMR/C 65/65-150	42	8	35	7	5	207,480	179,065	1,578	161,739	590
	DMR/R 85/65	64	13	31	6	1,408	2,829,205	608,575	1,191	2,467	9
	DMR/R 240/65	14	5	5	2	1,153	1,236,922	254,107	797	0	0
	DMR/R 125/65	74	26	27	5	3,501	3,283,937	495,384	1,589	0	0
	DMR/C 85/65	24	7	7	2	759	871,525	201,683	336	46,123	168
	DMR/C 65/65-85	61	13	47	10	64	404,633	337,174	1,249	709,761	2,585
	DMR/C 240/125	34	10	16	3	1,259	1,699,092	672,789	809	27,840	101
	DMR/C 125/65	32	11	11	3	1,610	1,941,406	351,073	759	25,519	93
DMR	Total	345	93	179	37	9,759	12,474,200	3,099,850	8,308	973,449	3,546
	DOC1 U/450/U	69	47	9	4	395	22,215,540	19,259,306	919	2,387,326	8,680
DOC1	Total	69	47	9	4	395	22,215,540	19,259,306	919	2,387,326	8,680
	DOC2 500/300-500	87	37	24	7	1,612	14,300,464	11,349,341	1,596	2,955,700	10,746
DOC2	Total	87	37	24	7	1,612	14,300,464	11,349,341	1,596	2,955,700	10,746
	DRC 85-150	47	19	2	0	196	7,471,827	6,753,588	0	39,932	146

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Zoning											
DRC	Total	47	19	2	0	196	7,471,827	6,753,588	0	39,932	146
	IDM 75/85-150	40	14	23	7	443	971,487	582,273	1,643	86,884	317
	IDM 150/85-150	15	7	12	4	0	471,360	210,675	487	464,233	1,689
	IDM-75-85	58	14	12	3	435	1,174,266	596,929	339	121,093	440
	IDM-65-150	1	8			0	1,374,337	871,847	0	0	0
IDM	Total	114	43	47	13	878	3,991,450	2,261,724	2,469	672,210	2,446
	IDR 45/125-240	15	3	10	2	241	231,911	119,218	720	0	0
	IDR 150	20	6	7	2	476	434,005	83,876	550	0	0
	IDR/C 125/150-240	12	5	8	2	252	383,740	155,328	822	59,642	216
IDR	Total	47	13	25	6	969	1,049,656	358,422	2,092	59,642	216
	PMM-85	42	14			847	2,025,274	1,138,742	0	0	0
PMM	Total	42	14			847	2,025,274	1,138,742	0	0	0
	PSM 100/100-120	93	21	18	3	721	3,082,214	2,193,442	566	464,039	1,687
	PSM 100/100-130	26	6	3	0	129	1,301,465	744,223	104	47,129	171
	PSM-100	27	4	1	0	134	665,386	447,984	14	19,537	71
	PSM-245	1	0			1	291,083	289,002	0	0	0
	PSM-85-120	32	17	9	2	622	1,899,281	1,476,979	325	201,987	734
	PSM 100/120-150	10	2	2	0	67	126,946	78,950	35	8,191	30
PSM	Total	189	51	33	6	1,674	7,366,375	5,230,580	1,044	740,883	2,693
Industrial		3,245	4,132	598	442	440	62,825,037	54,716,271	0	17,867,090	39,697
	IB U/85	57	44	21	10	9	259,057	228,761	0	453,415	1,009
	IB U/65	30	48	3	1	2	611,990	520,774	0	52,356	117
	IB U/45	281	99	46	15	87	1,723,065	1,473,259	0	483,593	1,072
IB	Total	368	191	70	26	98	2,594,112	2,222,794	0	989,364	2,198
	IC-65	134	101	33	13	50	4,399,055	1,994,564	0	680,395	1,508
	IC 85-160	20	23	11	10	0	771,839	734,665	0	1,255,164	2,789
	IC-45	145	104	26	14	2	3,393,454	3,015,050	0	1,319,410	2,931

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Zoning											
	IC-85	27	44	14	11	0	1,542,872	1,422,307	0	542,284	1,204
IC	Total	326	272	84	49	52	10,107,220	7,166,586	0	3,797,253	8,432
	IG1 U/65	91	22	28	8	5	880,712	828,000	0	163,144	362
	IG1 U/85	721	1,578	99	124	11	21,376,616	19,365,016	0	4,285,075	9,523
	IG1 U/45	123	210	13	11	3	2,728,744	2,268,365	0	189,601	420
IG1	Total	935	1,810	140	143	19	24,986,072	22,461,381	0	4,637,820	10,305
	IG2 U/65	660	392	136	100	169	7,503,142	6,887,923	0	3,676,974	8,169
	IG2 U/85	878	1,402	145	105	101	16,582,245	15,065,790	0	4,100,735	9,114
	IG2 U/45	78	66	23	20	1	1,052,246	911,797	0	664,944	1,479
IG2	Total	1,616	1,859	304	224	271	25,137,633	22,865,510	0	8,442,653	18,762
Highrise		154	52	63	16	6,270	6,773,600	639,843	8,033	0	0
	HR	152	49	63	16	5,783	6,096,345	614,725	8,033	0	0
	HR-PUD	2	2			487	677,255	25,118	0	0	0
Midrise		1,081	227	371	74	18,293	15,464,023	248,039	10,145	0	0
	MR-RC	57	9	33	4	571	532,220	27,387	629	0	0
	MR	1,001	207	322	61	17,138	14,371,879	219,502	8,254	0	0
	MR-85	23	11	16	9	584	559,924	1,150	1,262	0	0
Lowrise		29,250	3,541	7,309	863	91,087	105,587,837	3,607,795	27,148	0	0
	LR1	7,496	790	2,786	307	12,559	17,561,283	326,935	4,640	0	0
	LR1 RC	19	3	4	0	20	53,347	21,728	6	0	0
LR1	Total	7,515	793	2,790	307	12,579	17,614,630	348,663	4,646	0	0
	LR2 PUD	1	6			204	192,275	0	0	0	0
	LR2 RC	565	47	133	13	1,110	1,536,084	246,774	431	0	0
	LR2	9,992	992	2,178	255	21,561	27,220,554	530,871	7,941	0	0
LR2	Total	10,558	1,045	2,311	267	22,875	28,948,913	777,645	8,372	0	0
	LR3	10,209	1,554	2,012	253	51,220	54,195,300	2,024,139	12,431	0	0

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	LR3 PUD	121	37	5	6	587	633,794	33,661	237	0	0
	LR3 RC	847	113	191	28	3,826	4,195,200	423,687	1,462	0	0
LR3	Total	11,177	1,703	2,208	288	55,633	59,024,294	2,481,487	14,130	0	0
Single Family		134,122	24,699	7,540	2,143	135,038	309,283,148	2,162,925	10,857	0	0
RSL	Total	93	7	17	2	106	144,756	0	20	0	0
SF 5000	Total	104,530	15,386	4,898	1,098	106,702	238,065,636	1,199,256	6,737	0	0
SF 7200	Total	26,726	8,020	2,112	771	25,753	62,483,673	934,462	3,267	0	0
SF 9600	Total	2,773	1,286	513	272	2,477	8,589,083	29,207	833	0	0
Master Planned Community		83	26			0	0	0	0	0	0
	MPC-YT	83	26			0	0	0	0	0	0
Major Institution		433	895			2,160	17,539,277	5,330,174	0	0	0
GRAND TOTAL		178,919	36,885	22,161	5,227	330,527	733,596,343	195,441,960	223,864	73,694,639	233,033

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