

Appendix B: City of Des Moines Buildable Lands Report (2002-2012) and Household Growth Targets (2002 – 2022)

B-1: Purpose and Background

The Growth Management Act requires that all Cities and Counties planning under GMA provide estimates of future population growth in their Comprehensive Plan Land Use element (RCW36.70A.070 and WAC365-195-605). The Washington State Office of Financial Management produces 20-year population projections for each County every ten years. It is the County's responsibility to allocate the projected population growth to its cities and unincorporated areas based on their analyses of residential capacity.

Residential Capacity refers to the number of additional housing units that can be accommodated on vacant and redevelopable land. Land capacity was calculated by each jurisdiction on a zone-by-zone basis, and then summarized into single family and multifamily categories.

Projected population for King County was allocated to each City in the form of household growth targets. Each City is assigned a number of housing units or households that it must accommodate within the following 20 years. Each City must then plan to accommodate their allocated growth within their City.

In 1994 the King County Countywide Planning Policies (CPPs) set "growth targets" for households and jobs. Each target is the amount of growth to be accommodated by a jurisdiction during the 20-year Growth Management planning period. The residential targets were expressed as a range of households for each jurisdiction to accommodate between 1992 and 2012.

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act, (RCW 36.70A.215). The amendment requires six Washington counties (including King) and their cities (including Des Moines) to determine the amount of land suitable for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity. Des Moines compiled and analyzed their data on development, land supply and capacity. The first buildable lands reports were submitted in September 2002.

In January 2002, the Washington State Office of Financial Management (OFM) promulgated a new set of population forecasts for whole counties, out to 2025. These changes prompted an 18-month process in King County to develop new growth targets by jurisdiction. A committee of planning directors developed new principles, methodology, and target numbers. The Des Moines Buildable Lands Report is provided in section B-2 below. The new 20-year growth targets for The City of Des Moines are shown below in section B-3:

B-2: City of Des Moines Buildable Lands Report (2002)

Residential

Net New Units: 1993 – 2000

During this eight-year period, 616 net new units were permitted in the area now comprised by the City of Des Moines. Approximately 421 net new housing units were built during the 1996 – 2000 period. This includes 8 additional units added to an existing complex.

1996 – 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 – 1995	Net New Units: 1993 - 2000
437	8	(24)	421	195	616

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.1 dwelling units per acre. Plat activity shows an achieved density of 4.9 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 28.7 du/acre.

1996 – 2000 Residential Permit Activity						1996 – 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
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
(D.U. / Acre)			(D.U. / Acre)			(Lots / Acre)			(Lots / Acre)		
36.37	149	4.1	10.02	288	28.7	19.93	97	4.9			

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

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
SE	1.25	2.50	Higher assumed density reflects the fact that parcels remaining in inventory are largely constrained by critical areas, creating opportunities for net densities on unconstrained portions of parcels significantly higher than gross density allowance under current zoning.
R-SR		2.50	No activity. Adopt assumed density of SE due to similarity of designations.
RS7200	5.17	5.17	
RS8400	4.76	4.76	
RS9600	3.91	3.91	
RS15000	3.66	2.52	Achieved density based on 3 pmts. Assumed density re-calculated based on yield in other zones of approximately 87% of zoned density.
RA3600	4.82	10.44	Achieved density based on only 4 permitted units. Too small of a sample. Assumed density recalculated based on yield in other zones of approximately 87% of zoned density.
RM2400	31.68	15.79	Achieved density based primarily on one permitted project approved under KC development regs. Assumed density re-calculated based on yield in other zones of approximately 87% of zoned density.
RM1800		21.05	No activity. Assumed density re-calculated based on yield in other zones of approximately 87% of zoned density.
RM900	22.86	22.86	

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
CC		30.00	No activity. Assumed future density based on achieved density in DC zone, as well as on achieved densities in comparable zones in other south county cities.
DC	33.64	33.64	
PR-R		30.00	No activity. Assumed future density based on achieved density in DC zone, as well as on achieved densities in comparable zones in other south county cities.
PR-C1		30.00	No activity. Assumed future density based on achieved density in DC zone, as well as on achieved densities in comparable zones in other south county cities.

Residential Land Supply

After deducting constraints, Des Moines has about 288 net acres of vacant and redevelopable land. With an adjustment for market variables, about 255 acres of this land is potentially available for development during the planning period. In single-family zones, after market factor adjustments, there are about 193 acres of land and in multifamily zones there are about 25 acres. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
Acres	Acres	%	%	Acres	%	Acres	
SF Vacant	232.34	138.14	10%	5%	80.07	20%	72.06
SF Redevelopable	292.03	124.18	10%	5%	142.67	15%	121.27
MF Vacant	22.01	4.84	5%	5%	15.45	10%	13.90
MF Redevelopable	23.29	9.10	5%	5%	12.77	15%	10.86
MU Vacant	9.85	All deductions and market factors applied before dividing into commercial / residential acres			9.85		9.85
MU Redevelopable	27.38				27.38		27.38
Total Residential	606.90	276.26			288.20		255.32

Residential Capacity

Des Moines has capacity for 2,013 new housing units given its current land supply and zoning, 646 of these units are in single-family zones and 288 are in multifamily zones. There is also capacity for 1,079 residential units in all of Des Moines mixed-use zones.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones				Total Capacity in MF Zones	Total in Mixed Use Zones	Total Capacity
	0-2 du / acre	2-4 du / acre	4-6 du / acre	6-8 du / acre	Total Capacity in SF Zones	8-12 du / acre	12-18 du / acre	18-30 du / acre	30-48 du / acre	Total Multifamily	Total Mixed Use	
Net Acres of Land	16.24	10.17	166.92		193.33	12.79	10.09	0.87	1.02	24.77	37.22	255.32
Density	2.5	3.91	4.76-5.17			10.44	15.79	21.05	22.86			
Capacity in Units	41	40	846		926	135	160	18	23	335	1,135	2,396
Minus Existing Units on Redevelopable Parcels	(11)	(11)	(258)		(280)	(15)	(18)	(3)	(11)	(47)	(56)	(383)
Net Capacity	30	29	588	--	646	119	142	15	12	288	1,079	2,013

Residential Capacity Analysis

Des Moines has a total residential capacity of 2,013 units. Its remaining target to 2012 is 1,576 units. This amounts to a surplus capacity for 437 units over the target. Des Moines achieved about 28% of its target in the first eight years of the twenty-year planning period.

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 in Relation to Target
616	2,192	28%	1,576	2,013	437

Commercial and Industrial

Net New Jobs: 1995 – 2000

Des Moines has gained a net of 569 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Total employment growth from 1992 to 2000 is likely to be somewhat larger than this increase.

Employment 1995	Employment 2000	Jobs Net New
5,277	5,846	569

Commercial and Industrial Development Activity

Des Moines achieved an average floor area ratio (F.A.R.) of approximately .22 over all its commercial zones.

Commercial and Industrial Development: 1996 -2000						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved F.A.R.
	Acres	Acres	Acres	Sq. Ft.	Sq. Ft.	Floor Area / Net Site Area in Sq. Ft.
Commercial	12.17	-	12.17	530,125	116,067	0.22
Industrial	No Industrial Development					
Total C & I Development	12.17	-	12.17	530,125	116,067	0.22

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

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
BP		0.18	No activity. Assumed density based on project in pipeline.
HC	0.12	0.15	Assumed density slightly higher than achieved FAR to reflect higher FAR of project in the pipeline.
CC	0.12	0.15	Assumed density slightly higher than achieved FAR to reflect higher FAR of project in the pipeline.
CG	0.12	0.15	Assumed density slightly higher than achieved FAR to reflect higher FAR of project in the pipeline.
DC	0.49	0.49	
PR-C1	0.61	0.61	
PR-C2		0.55	No activity. Assumed FAR based on achieved FARs in DC and PR-C1, which allow similar uses.
PR-R		0.50	No activity. Assumed density based on achieved FARs in DC and PR-C1 zones.

Commercial and Industrial Land Supply

After deducting constraints, Des Moines has nearly 74 net acres of vacant and redevelopable commercial and mixed-use land. After adjusting for market factors, about 69 net acres are potentially available for development during the planning period. The largest portion of this is on commercial redevelopable land. Deductions and market factor adjustments for mixed-use land were made before apportioning it to residential and commercial uses.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	6.16	--	5%	5%	5.54	10%	4.99
Commercial Redevelopable	31.05	--	5%	5%	27.95	15%	23.75
Industrial Vacant	--	--	--	--	--		0.00
Industrial Redevelopable	--	--	--	--	--		0.00
Mixed Use Vacant	21.87	All deductions and market factors applied before dividing into commercial / residential acres			21.87		21.87
Mixed Use Redevelopable	18.42				18.42		18.42
Total C & I Land	77.50	--			73.78		69.03

Commercial and Industrial Capacity

Des Moines has capacity for a total of 1,931 new jobs. 56% of these jobs are in commercial zones. The City of Des Moines has not zoned for industrial development. Land area for pipeline projects was included in the land supply.

Zone	Empl. Capacity in Commercial Zones			Empl Capacity in Mixed Use Zones				Empl. Capacity in Industrial Zones	Total Job Capacity in Commercial, Industrial and Mixed Use Zones
	B-P	H-C	PR-C2	C-C	D-C	PR-R	PR-C1		
Net Land in Sq. Ft	247,417	234,518	770,104	1,222,005	125,835	45,359	361,669		
Achieved or Assumed F.A.R. (Avg.)	0.18	0.15	0.55	0.15	0.49	0.50	0.61		
Dev. Capacity in Sq. Ft.	44,535	35,178	423,557	183,301	61,659	22,680	220,618		
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	44,535	20,543	416,777	170,724	(6,808)	(51,870)	220,618		
Floor Area Per Employee (Avg.)	450	350	450	350	450	450	450		
Job Capacity	99	59	926	488	(15)	(115)	490		1,931

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Des Moines has achieved about 22% of its current twenty-year target of 2,555 jobs. After accounting for this increase, the City has a remaining target of 1,986 jobs. Des Moines’s remaining capacity however can accommodate 1,931 jobs. The City is therefore short capacity for 55 jobs needed to accommodate the target.

Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Job Capacity	Surplus or Deficit in Relation to Target
569	2,555	22%	1,986	1,931	(55)

B-3: New Household Growth Targets (2002 – 2022)

The growth target for the City of Des Moines is the same amount of surplus residential capacity it found in the buildable lands analysis. Therefore the City has sufficient residential capacity to accommodate its expected growth. The City Land Use policies continue to be compatible with the GMA’s land use requirements.

Table B-1. City of Des Moines Buildable Lands Residential Conclusions and Most Recent Residential Growth Target for the †

20 Year Housing Target 1992-2012*	New Units 1993 –2003*	Remaining Target*	Adopted Household Growth Target 2001- 2022**
2,192	616	1,576	1,576

† All numbers are households

* Source: Des Moines Buildable Lands Report (2002)

** Source: King County Annual Growth Report (2003)

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