

City of Seattle, Washington

Planning-Related Lessons from Seattle, Washington

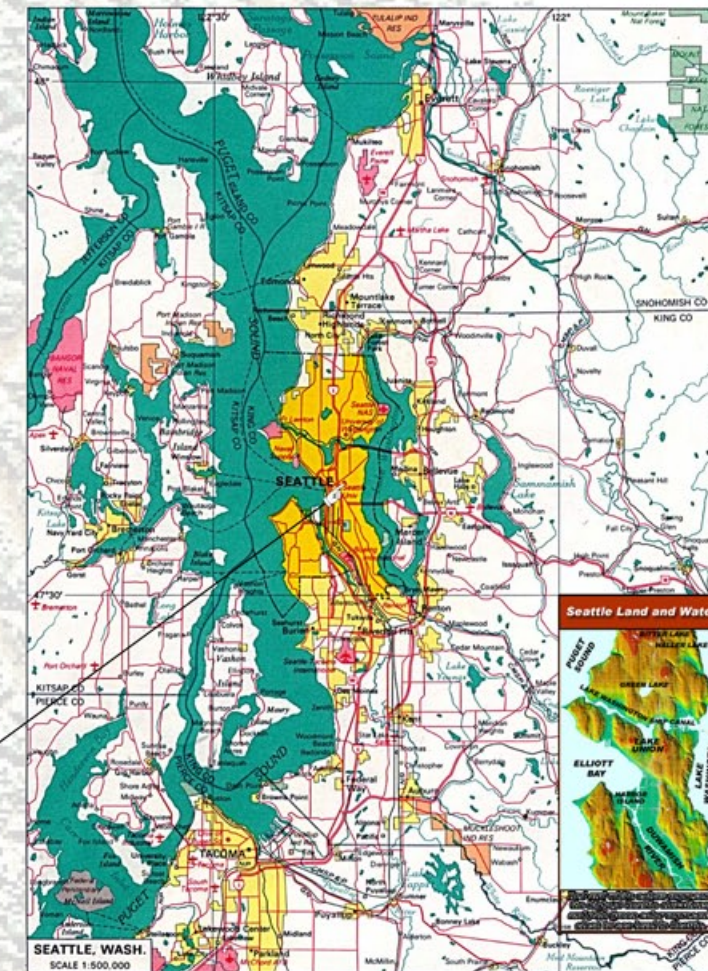
1. Growth management relating to future city sustainability.
2. Updating transportation and infrastructure planning.

Top Similarities between Seattle, WA and Denver, CO

1. Both cities provide local rail transit options.
2. Both cities have similar acreages, as defined by city boundaries.
3. Both cities support green / sustainable measures for planning and building.

Top Differences between Seattle, WA and Denver, CO

1. 41% of Seattle's official boundary is water area.
2. Denver has over 300 days of average sunshine, Seattle averages less than 50.
3. Seattle has a moderately higher cost of living than Denver.



Demographic / Social Issues

Total Population (2005): 536,946 people
 Total Male Population (2005): 270,027 people
 Total Female Population (2005): 266,919 people
 Average Age (2005): 36.8 years
 Median Household Income (2005): \$49,297
 Mean Household Income (2005): \$73,159
 Projected Total Population (2010): 594,116 people

Residential Trends

Median Home Price (2005): \$384,900
 Average Rental Rate (2005): \$804
 Owner Occupied Housing Units (2005): 130,552 units
 Rental Occupied Housing Units (2005): 130,881 units
 Homeowner Vacancy Rate (2005): 1.1%
 Rental Vacancy Rate (2005): 3.5%
 Occupants Moved into Household (2000+): 154,361 people

Growth and Development Issues

The retail market has 3 million SF of gross lease area.
 There are 58,567 on- / off-street parking spaces in downtown.
 The office market has 37 million SF of net-rentable space.
 The average office rental rate is \$24.45 / SF.
 The office market has 141,564 SF in vacancy.
 The office market has an 86% occupancy rate.

Opportunities and Constraints

Housing levy enacted in 2002 to provide affordable housing.
 Geographically constrained to build-up rather than sprawl.
 Multi-family tax exemption program.

New Projects

City Center revitalization project.
 SeaGreen affordable housing.
 Broadway revitalization project.