

LAND USE INDICATORS

Introduction

I. Purpose of Land Use Indicators

The intended outcomes of the Countywide Planning Policies' (CPPs) land use policies are to direct the majority of growth into the Urban Areas of the County, particularly in Urban Centers, and to limit growth in Rural and Resource Areas.

The Land Use Indicators will monitor land development trends in King County that support or undermine these outcomes. Over time, the trends established will help the Growth Management Planning Council (GMPC) evaluate the success of the Countywide Planning Policies in achieving their desired outcomes.

II. Key Observations*

The Countywide Planning Policies were adopted in 1994, and most local Comprehensive Plans were adopted in 1994 or later. For most of these Indicators, we are just beginning to observe the effects of growth management plans and regulations.

Indicator #30 **New housing units in Urban Areas and Rural/Resource Areas, and in Urban Centers.**

- An estimated 13,614 new residential units were added in King County in 1999. The number of new units normally varies widely from year to year. In order to accommodate the County's 20-year target of 172,000 to 223,000 new households, an average of 8,600 to 11,150 units should be permitted to be built each year.
- 95% of King County's new housing units were permitted in Urban Areas in 1999. 5%, or 735 units, were permitted in Rural and Resource Areas. This is part of a declining rural trend since 1997. In order to achieve the 20-year target growth of only 6,000 to 8,000 new units in rural areas, the annual growth rate would need to fall further, to an average of approximately 350 units per year.
- Eight Cities have designated a total of 12 Urban Centers. The Countywide Planning Policy household targets call for 25% of new housing units to be in Urban Centers over the 20-year planning period. This translates to an average of between 2,200 and 2,800 new units in the Centers per year.
- Of the approximately 725,000 existing housing units in the County as a whole, 95% are in Urban Areas.

Indicator #31 **Employment in Urban Areas, Rural/Resource Areas, Urban Centers and Manufacturing/Industrial Centers.**

- 98.4% of King County's jobs were located in Urban Areas, and 1.6% were located in Rural or Resource Areas in 1999.
- In 1999, 30% of jobs countywide were located within the designated Urban Centers.

Indicator #32 **New housing units permitted to be built through redevelopment.**

- In 1999, the cities' redevelopment rate was 49%.
- Over 17% of new units were built through redevelopment in Unincorporated King County. The overall redevelopment rate, which includes Unincorporated King County and all the cities was 41%.
- Redevelopment is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land. The Benchmark Report measures only residential units in redevelopment, not employment opportunities.

* For definitions of terms, see section V.

LAND USE INDICATORS

- This Indicator is important because up to half of King County’s remaining land capacity is expected to come from redevelopment. In less urbanized portions of the County, where more vacant land is currently available, it is likely that vacant land will be used before new development occurs on already developed land.

Indicator #33 **Ratio of land consumption to population growth.**

- Puget Sound Regional Council’s analysis found that a 19% increase in population between 1980 and 1990 was accompanied by a 37% increase in developed land.

Indicator #34 **Ratio of achieved density to allowed density of residential development.**

- Depending on the zone type, in 1998, cities achieved from 75% to 85% of maximum allowed density (based on aggregated data).
- Since high-density development helps cities to achieve their housing targets without using up all available land, reaching maximum density in the zones with higher allowed density is particularly desirable.

Indicator #37 **Acres of urban parks and open space.**

- Together, there are over 22,987 acres of City and County-owned urban parks and open space or over 15 acres per thousand urban residents. This exceeds the national norm of 10.5 acres per person of “close to home” open space.
- In addition to City and County-owned Urban parks and open space, King County residents have access to an estimated 110 miles of County-owned trails, over 550 acres of rural local parks, and over 8,000 acres of rural regional parks and open space, including some city-owned parks and watersheds.
- King County also contains thousands of acres of state parks and forestland, and hundreds of thousands of acres of federally owned National Forest and Wilderness Areas. Policymaking on the city or county level can do little to affect the management of state and federal lands.

Indicator #38 **Ratio of jobs to housing in Central Puget Sound counties, and King County subregions.**

- A balance of jobs and housing within a community has been associated with shorter and faster commutes and more use of alternatives to the single occupancy vehicle.
- In 1999, the ratio of jobs to housing ratio was 1.5.

Indicator #39 **Acres in forestland and farm land.**

- King County has over 824,000 acres in the Forest Production District (FPD) and over 41,000 acres in the Agricultural Production District (APD).
- Acres in forestland and farmland have not changed substantially since 1995.
- Future work for this Indicator will focus on those lands deemed most vulnerable to development pressure and will measure acres leaving and acres coming into forest and farm use.

Indicator #40 **Number and average size of farms.**

- The total number of farms in King County declined between 1982 and 1992 from 1,719 to 1,221, a loss of nearly 30%. Total acres in farms also declined 30% from 59,813 to 42,290.
- The average size farm in King County is small: 35 to 36 acres, compared with a statewide average farm size of over 500 acres. Forty-two percent of King County farms are nine acres or less.

LAND USE INDICATORS

III. Discussion

The reader should use caution in drawing conclusions about land development trends from the limited data provided here, because of the absence of historical data that could establish identifiable trends. In broad terms, however, the Indicators have brought into focus some issues that may deserve special attention over the next few years.

Although the Indicators are reported separately, many linkages can be drawn between the Land Use Indicators and other Indicators in the Benchmark Report. Success in concentrating housing and employment in already urbanized areas will help minimize adverse impacts on King County's natural environment, in areas as diverse as air quality (due to fewer vehicle miles traveled), surface water management, and wetlands and habitat preservation. In addition, increased urban densities will allow people more diverse transportation choices and more use of existing infrastructure.

Urban Areas

The Urban Growth Area

The Countywide Planning Policies (CPPs) call for King County to designate a permanent Urban Growth Area (see Twenty-Year Growth Plan Map in the introduction to this document), where most future housing and employment growth will occur. The purpose of the Urban Growth Area is to reduce urban sprawl, make efficient use of infrastructure and services, and at the same time protect natural resources, open space and rural areas.

The Urban Growth Area builds on established land use patterns. It encompasses all cities, including their designated expansion areas and urbanized portions of unincorporated King County. The CPPs require the Urban Growth Area to contain enough land to accommodate at least 20-years of new population and employment growth through at least the year 2012. In order to plan for this new population and employment, King County's cities and unincorporated King County have adopted household and job growth targets for the 20-year planning period. The targets describe the amount of growth being planned for in urban and rural areas, and in each city.

By designating an Urban Growth Area, the Countywide Planning Policies in effect confine most of the anticipated population and job growth over the 20-year planning period to already urbanized areas, and limit the supply of vacant land available for urban development. A by-product of the CPPs' growth management strategy is that up to half the remaining land capacity for job and household growth inside the Urban Growth Area is expected to be from redevelopment -- new development on land that has been previously developed for residential or commercial purposes. Examples of redevelopment range from adding an accessory dwelling unit in an existing single family home to developing a former industrial site into a mixed use residential community. In portions of the County where more vacant land is currently available, it is likely that vacant land will be used before redevelopment occurs on already developed land.

The redevelopment rate is the percent of new housing units that are built on redeveloped rather than vacant land. The redevelopment rate in 1999 was estimated at 41%. The redevelopment rate is a measure of how efficiently we are using our remaining urban land. It is also a measure of the extent to which market conditions continue to favor the use of vacant land.

Urban Centers

Urban Centers are a cornerstone of King County's growth management strategy. Urban Centers are defined as designated areas of concentrated employment and housing with direct service by high-capacity transit and a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and open spaces. To achieve

LAND USE INDICATORS

the goals of the CPPs, Urban Centers will need to increase their densities, achieve a mix of jobs and housing, and make efficient use of urban infrastructure, services and land.

Eight cities have designated a total of twelve Urban Centers. The intent of the Countywide Planning Policies is to encourage the growth of each Urban Center as an attractive place to live and work, that supports efficient public services including transit, and that responds to local needs and markets for jobs and housing.

Each Urban Center is expected to provide the infrastructure and zoning necessary to meet the residential criteria of 15 households per acre, and the employment density criteria of 50 jobs per acre. Together the Centers are expected to accommodate half of the County's total job growth and one quarter of the County's total household growth over 20-years.

Meeting residential density criteria

The Countywide Planning Policies establish the household density needed to achieve the benefits of an Urban Center. Some Urban Centers will reach the density targets over the next 20-years, while for others the criteria set a path for growth over a longer term and provide capacity to accommodate growth beyond the 20-year horizon.

Eventually, each Urban Center should attempt to achieve the residential density criterion of 15 households per gross acre. For a 1 square mile Urban Center, this translates to 9,600 households, and for a 1.5 square mile center, 14,400 households. For many Urban Centers, partial achievement of this density may still produce substantial benefits of urban interaction and commute reduction.

Urban Centers vary substantially in the number of households and jobs they contain today. For example, although there were only eleven units in the Tukwila Urban Center as of 1999, the city has made land use provisions and infrastructure commitments to support future residential development. Tukwila's location at the nexus of several major highways may provide an advantage in attracting new housing to their Center. Federal Way had no housing units in its Urban Center as of 1999, but had over 350 existing units and almost 400 units in progress in its Urban Center Frame, immediately adjacent to the Urban Center.

Meeting household targets in Urban Centers

Overall, the Countywide Planning Policies call for 25% of King County's new housing in the 20-year planning period to go into the Urban Centers. This means that 44,000 to 56,000 new units should be built in the Centers by 2012. In order to meet this target, an average of 2,200 to 2,800 should be built each year.

Rural and Resource Areas

Limiting residential growth in Rural and Resource Areas

King County's Rural and Resource Areas consist primarily of agricultural and natural resource land, and land designated for rural (very low-density) residential uses. The Rural and Resource Areas contain over 50,000 acres of farmland and over 869,000 acres of forestland. The Urban Growth Area is intended to preserve these economic uses and maintain rural community character, by focusing most of King County's job and housing growth in Urban Areas.

The number of residential units built in Rural Areas has been declining since 1992. Nonetheless, development has been occurring at nearly three times the rate anticipated in the King County Comprehensive Plan. Monitoring this key outcome of the Countywide Planning Policies over the next few years will reveal whether the policies are having their desired effect.

LAND USE INDICATORS

IV. General Information about Indicators and Data Sources

Many of the Land Use Indicators rely on information collected from unincorporated King County and the 38 cities about new dwelling units, redevelopment, achieved densities, and parks and open space resources.

Indicator #31 *Employment in Urban and Rural/Resource Areas, Urban and Manufacturing/Industrial Centers* relies on employment information from the Washington State Employment Security Department.

V. Definition of Terms

- **Employment** shown in Indicator #31 is covered wage and salary employment (jobs covered by state unemployment insurance). Covered employment represents over 90% of all employment. Employment figures used for Indicator #38 are based on non-agricultural wage and salary employment. This count of employment is more complete than covered employment.
- **Manufacturing/Industrial Centers** are areas designated to accommodate a concentration of manufacturing and industrial employment. Jurisdictions with Manufacturing/Industrial Centers have adopted zoning and detailed plans to preserve and encourage the aggregation of land parcels sized for manufacturing and industrial uses, discourage land uses that are not compatible with manufacturing, industrial and advanced technology uses, and accommodate a minimum of 10,000 jobs.
- **Redevelopment** is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land. The 1999 Benchmark Report measures only residential units in redevelopment, not employment opportunities.
- **Rural and Resource Areas** are located outside the Urban Growth Boundary and are intended primarily to promote agriculture and resource extraction. They may also accommodate limited rural residential development and commercial development predominantly related to agriculture, forestry, recreation and other compatible uses.
- **Rural Cities** and their unincorporated Urban Growth Areas are considered Urban Areas (see below).
- **Urban Areas** include all cities and the urbanized portions of Unincorporated King County that lie inside the Urban Growth Boundary. Rural cities and their unincorporated Urban Growth Areas are considered Urban Areas.
- **Urban Centers**, as adopted in the *Countywide Planning Policies* and in *Cities' Comprehensive Plans*, are designated to be areas of up to 1.5 square miles with concentrated housing and employment. They should be supported by high capacity transit and contain a wide range of other land uses such as retail, recreational, public facilities, parks and open space. Each Urban Center has planned land uses to accommodate: a) a minimum of 15,000 jobs within 1/2 mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre. **Urban Growth Area** is the land inside the **Urban Growth Boundary** (see map, page v); the Urban Growth Area is designated to accommodate most of the County's population and employment growth over the next 20-years.

LAND USE INDICATORS

*Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers;
Limit Growth in Rural/Resource Areas*

INDICATOR 30: Percent of new housing units in Urban Areas and Rural/Resource Areas, and in Urban Centers.

County's Percent of New Housing in Urban and Rural/Resource Areas					
	1995	1996	1997	1998	1999
Urban	87.4%	92%	91%	94%	95%
Rural /Resource	12.6%	8%	9%	6%	5%

Note: The units permitted in 1998 in Urban Centers have been revised upward in count to include all 4 of Seattle's Urban Centers. In last year's Benchmark Report, Seattle was able to supply numbers for only one of their five Urban Centers.

County's Percent of New Housing Units In Urban Centers					
	1995	1996	1997	1998	1999
New Housing Units in Urban Centers	406	819	1,761	1,671	3,052
Percent of New Housing Units in Urban Centers	6%	7%	14%	12%	23%

New Housing Units Permitted in Urban Centers							
	1995	1996	1997	1998	1999	1995-1999	Total Existing & New Units
Total	406	819	1,761	1,671	3,052	7,707	63,394
Bellevue	0	375	623	326	367	1,691	2,537
Federal Way	0	0	0	0	0	0	200
Kent	100	113	0	0	0	213	715
Redmond	0	119	0	124	21	264	1,094
Renton	7	0	11	112	2	130	1,220
SeaTac	0	47	0	12	0	59	3,953
Seattle	299	165	1,127	1,097	2,662	5,350	53,664
<i>Downtown</i>	15	18	465	342	1,705	2,545	
<i>1st Hill/Cap. Hill</i>	237	80	136	369	569	1,391	
<i>Univ. District</i>	-10	32	168	232	128	550	
<i>Northgate</i>	32	17	212	27	1	289	
<i>Seattle Center</i>	25	18	146	127	259	575	
Tukwila	0	0	0	0	0	0	11

LAND USE INDICATORS

INDICATOR 30:

(continued from previous page)

Definitions:

- “New 1999 Housing Units” is a count of units authorized by building permits during 1999. Units demolished in 1999 have been subtracted from this number.
- Urban Areas are located inside the Urban Growth Boundary. They are primarily in the western third of King County, and include cities and a portion of unincorporated King County. Rural cities and their unincorporated Urban Growth Areas are also considered part of the Urban Area.
- Rural and Resource Areas are located outside the Urban Growth Boundary, and include Vashon Island and the eastern two-thirds of the County.
- Urban Centers, as adopted in the *Countywide Planning Policies* and in Cities’ Comprehensive Plans, are “areas of up to 1.5 square miles, with concentrated housing and employment, supported by high capacity transit and a wide range of other land uses such as retail, recreational, public facilities, parks and open space.” Each Urban Center has planned land uses to accommodate a) a minimum of 15,000 jobs within 1/2 mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre.

Observations

- An estimated 13,560 new residential units were added in King County in 1999. Houses demolished in 1999 were subtracted from this number. In order to accommodate the County’s 20-year target of 172,000 to 223,000 new households, a yearly average of 8,600 to 11,150 units need to be built.
- Housing units are being built in Rural/Resource areas at twice the target household growth rate recommended by the *Countywide Planning Policies*.
- The *Countywide Planning Policies* call for 25% of King County’s new housing units in the 20-year planning period to be built in the Urban Centers. This means that 44,000 to 56,000 new units should be built in the Centers. In order to meet this growth target, an average of 2,200 to 2,800 units need to be built in the Urban Centers each year. A growth target is a figure in an adopted policy statement (CPPs) indicating the type and amount of growth (e.g. number of persons, households, or jobs) a jurisdiction intends to accommodate during the planning period.
- The *total* estimated number of dwelling units located in Urban Centers (63,394) is shown in the table to provide context for the *new* housing unit numbers reported.
- Building new housing units in Urban Centers is dependent on market conditions that are not present in all Centers at this time. Some Centers are expected to meet their household targets and density criteria within the 20-year planning horizon; others may take longer.
- This Indicator, combined with Indicator #31, will help monitor cities’ progress in achieving a mix of jobs and housing in their Urban Centers. The Background Information sheets following this Indicator show the number of housing units added by each jurisdiction, and the 20-year household and job growth targets for each jurisdiction.
- Earlier this year, the Growth Management Planning Council (GMPC) reviewed the countywide household target allocations for cities that have incorporated and annexed land in the Urban Area since 1995. The cities will likely ratify new numbers in fall 2000. Household targets will then be revised for the affected jurisdictions.

Data Sources: King County Jurisdictions

Policy Rationale: The policy rationale stems from *Countywide Planning Policies*: FW-9, LU-67, C. Urban Areas, FW-11, FW-12, 1. Urban Growth Area and LU-26. The *Countywide Planning Policies* provide a strong basis for this Indicator by calling for up to one quarter of household growth over the next 20-years to go into Urban Centers and for a substantial majority of new residential units to go into urban residential areas. This Indicator shows the location of new housing growth on an annual basis.

Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Indicator 30: Background Information

New Housing Units Permitted in King County								
	1995	1996	1997	1998	1999	1995-1999	20 Yr. Household Target	Annual Avg Units to Meet 20-Year Target
Algona	10	18	13	9	17	67	450	23
Auburn	200	310	375	731	129	1,745	7,030	352
Beaux Arts	0	3	1	0	1	5	0	0
Bellevue	157	506	1,406	1,077	1,100	4,246	8,600	430
Black Diamond	46	39	68	43	26	222	2,045	102
Bothell	145	449	30	121	179	924	1,700	85
Burien	24	32	67	83	56	262	1,596	80
Carnation	13	20	27	16	16	92	404	20
Clyde Hill	3	2	6	2	14	27	13	1
Covington	na	na	na	26	20	46	na	na
DesMoines	34	17	47	28	16	142	2,335	117
Duvall	54	51	126	116	89	436	2,044	102
Enumclaw	53	114	28	19	52	266	2,700	135
Federal Way	214	232	507	199	341	1,493	13,425 to 16,556	671 - 828
Hunts Point	0	1	2	2	0	5	4	0
Issaquah	187	151	140	522	315	1,315	2,940	147
Kenmore	na	na	na	na	53	53		
Kent	365	906	502	446	1,146	3,365	7,520	376
Kirkland	323	534	615	434	336	2,242	5,328 to 6,346	266 to 317
Lake Forest Park	17	15	0	27	18	77	153	8
Maple Valley	na	na	na	238	114	352	na	na
Medina	na	9	11	12	17	49	17	1
Mercer Island	44	69	68	50	31	262	1,610	81
Milton	24	51	3	2	0	80	18	1
Newcastle	47	68	45	50	40	250	na	na
Normandy Park	114	7	7	11	7	146	181	9
North Bend	69	105	114	251	145	684	1,527	76
Pacific	38	0	4	6	4	52	606 to 1,818	30 to 91
Redmond	433	581	457	454	179	2,104	9,878	494
Renton	151	319	912	936	468	2,786	7,925	396
SeaTac	25	73	35	40	-109	64	5,789	289
Seattle	1,094	1,091	2,394	3,933	4,586	13,098	50,000 to 60,000	2,500 to 3,000
Shoreline	113	42	154	141	85	535	na	na
Skykomish	2	2	0	2	0	6	17	1
Snoqualmie	16	10	71	142	465	704	2450 to 3100	123 to 155
Tukwila	12	49	48	32	41	182	4,791 to 6,014	240 to 301
Woodinville	35	192	140	267	55	689	1,800	90
Yarrow Point	2	4	1	1	0	8	18	1
All Cities	4,064	6,072	8,424	10,469	10,052	39,081	144,914 - 162,148	7,246 to 8,107
All Uninc. KC	2,480	3,562	3,435	3,782	3,562	16,821	40,000 - 50,000	2,024 - 2,500
Urban Unincorp KC	1,680	2,663	2,354	2,915	2,827	12,439		
Rural KC	800	899	1,081	867	735	4,382	6,000-8,000	300-400
Total	6,544	9,634	11,859	14,251	13,614	55,902	184,914 - 212,148	9,270 - 10,607

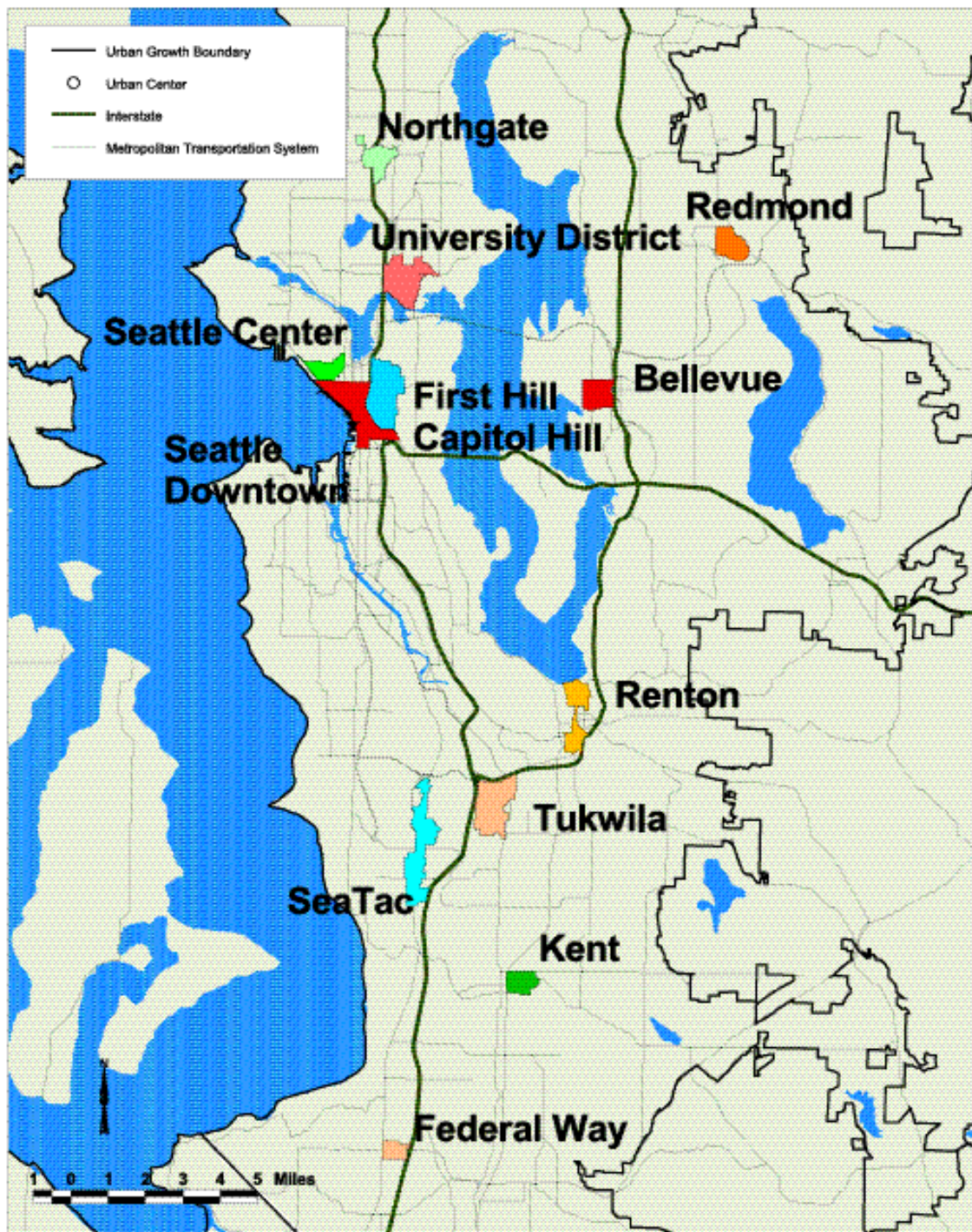
Notes: (1) The 1999 total units count differs from the King County Annual Growth Report by 1,217 units. The reason for the difference is due to reporting requirements. The Benchmark Report subtracts demolished units from the total units permitted. The AGR counts all housing permits for 1999. (2) The twenty-year household target refers to the new units per adopted City Comprehensive Plans. (3) SeaTac shows a negative 109 units for 1999 because the Seattle King County Port Authority acquired land and housing for the third runway expansion in a SeaTac neighborhood and demolished all the housing units.

LAND USE INDICATORS

INDICATOR 30:

(continued from previous page)

URBAN CENTERS IN KING COUNTY



LAND USE INDICATORS

*Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers;
Limit Growth in Rural/Resource Areas*

INDICATOR 31: Employment in Urban Areas, Rural/Resource Areas, Urban Centers and Manufacturing/Industrial Centers.

Employment in Urban Areas and Rural and Resource Areas			
	1997	1998	1999
Urban Areas	1,027,689 (98.6%)	1,077,800 (98.5%)	1,112,682 (98.4%)
Rural and Resource Areas	16,710 (1.4%)	17,525 (1.5%)	18,092 (1.6%)
Total Employment	1,044,399	1,095,325	1,130,774

Employment in Urban Centers			
	1997	1998	1999
Total Employment	304,100	330,600*	338,008
Manufacturing Employment	22,400	26,100	26,090
All Other Employment	281,700	304,500	311,918
Percentage of Employment in Urban Centers	30%	31%	30%

* The number reported in 1998 for total employment in urban centers was incorrect. This number has been revised.

Definitions:

- Covered employment represents over 90% of all employment. These employment figures should be interpreted as estimates, due to the greater level of uncertainty involved in small area analysis of employment data.
- Urban Areas are located inside the Urban Growth Boundary. They are primarily in the western third of King County, and include cities and a portion of unincorporated King County. Rural cities and their unincorporated Urban Growth Areas are also considered Urban Areas.
- Rural and Resource Areas are located outside the Urban Growth Boundary, and include Vashon Island and the eastern two-thirds of the County.
- Urban Centers, as adopted in the *Countywide Planning Policies* and in *Cities' Comprehensive Plans*, are "areas of up to 1.5 square miles, with concentrated housing and employment, supported by high capacity transit and a wide range of other land uses such as retail, recreational, public facilities, parks and open space."
- Each Urban Center has planned land uses to accommodate a) a minimum of 15,000 jobs within 1/2 mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre.
- Manufacturing/Industrial Centers are locations where jurisdictions have adopted plans to preserve and encourage the aggregation of land parcels sized for manufacturing and industrial uses; discourage land uses that are not compatible with manufacturing, industrial and advanced technology uses; and accommodate a minimum of 10,000 jobs.

LAND USE INDICATORS

INDICATOR 31:

(continued from previous page)

Observations:

- The CPPs call for half of King County’s employment growth in the 20-year planning period to be located in Urban Centers.
- 98.6% of King County’s total employment was located in Urban Areas in 1999: 30% in Urban Centers and 70% in other urban areas. Total employment in Urban Centers was 338,008.
- Only 1.6% of King County’s jobs in 1999 were located in rural or resource areas.
- This Indicator combined with Indicator #30 (Percent of New Housing Units in Urban Centers, Urban Areas and Rural/Resource Areas) helps to monitor cities’ progress in achieving a mix of jobs and housing in their Urban Centers.
- Total employment increased from 1,095,325 in 1998 to 1,130,774 in 1999.

Data Source: Washington State Employment Security Department, reported by Puget Sound Regional Council.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-14, LU-51 through LU 59 and LU-68. The Countywide Planning Policies provide a strong basis for this Indicator by calling for up to one-half of employment growth over the next 20-years to go into Urban Centers, a 10 percent increase in manufacturing jobs over this period, and by specifying job growth target ranges for each jurisdiction in King County. This Indicator shows the location of new employment growth on an annual basis. When combined with baseline data on the number of jobs and land area in specified geographic subareas, this Indicator also will allow tracking of commercial density trends toward the policy goal for Urban Centers contained in CPP policy LU-40 (i.e., 50 jobs per gross acre).

LAND USE INDICATORS

Outcome: Make Efficient Use of Urban Land.

INDICATOR 32: Percent of new residential units identified as redevelopment.

Percent of New Residential Units Built Through Redevelopment										
	1995		1996		1997		1998		1999	
	Total New Units	% Redevelop	Total New Units	% Redevelop	Total New Units	% Redevelop	Total New Units	% Redevelop	Total New Units	% Redevelop
Cities	2,970	8%	4,981	20%	6,256	15%	6,534	15%	9,743	51%
Unincorp KC	2,480	15%	3,562	28%	3,435	25%	2,376	32%	3,508	17%
Overall	5,450	11%	8,543	23%	9,691	19%	8,910	19%	13,251	37%

Note: The totals in this table do not include Seattle units for 1995-1998. Seattle has very little plat activity each year (almost all in the form of short plats), and most new building permits are issued on already platted land. While in some cases that land is vacant, the estimates of professional project reviewers suggest that in most cases the land is already in some “developed” use. However, data sources were such that it was not possible to make a precise estimate of the proportion that met the definition of “redeveloped” for the 1995-1998 period.

Definitions:

- *New residential units are residential units for which building permits were approved during 1999.*
- *Redevelopment is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land*

Observations:

- Up to half the land capacity for new dwelling units in cities is estimated to come from re-use of already developed land as opposed to use of vacant land.
- The County’s overall redevelopment rate was 37% in 1999.
- The redevelopment rate for unincorporated King County was 17% in 1999.
- Future work for this Indicator may distinguish and track urban infill as well as redevelopment rates.

Data Source: King County Jurisdictions

Policy Rationale: The policy rationale stems from Countywide Planning Policy LU-69. The share of new development sited on land which is already at least partially developed is an important measure, because approximately half of the land capacity for new dwelling units in cities is estimated to come from re-use of already developed lands as opposed to use of vacant land. This Indicator will provide ongoing validation of these estimates and establish a baseline for monitoring trends over time. Framework policy FW-1, Step 8 (please refer to Indicator #33), which calls for assessment of the adequacy of the Urban Growth Area ten years after adoption of the CPP Amendments, requires consideration of the development trends, including growth occurring by redevelopment.

Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

INDICATOR 32:

(continued from previous page)

Indicator # 32 Background Information

Percent of New Housing Units Built Through Redevelopment										
	1995		1996		1997		1998		1999	
	Total Units	Units in Redevel	Total Units	Units in Redevel	Total Units	Units in Redevel	Total Units	Units in Redevel	Total Units	Units in Redevel
Algona	10	0%	18	0%	13	0%	9	0%	0	0
Auburn	200	9%	310	2%	375	2%	731	2%	117	10%
Beaux Arts	0	0%	3	0%	1	0%	0	0%	1	0
Bellevue	157	0%	506	55%	1,406	44%	1,077	54%	1,100	33%
Black Diamond	46	0%	39	3%	68	0%	43	na	26	0
Bothell	145	5%	449	1%	256	1%	121	0%	179	0
Burien	24	0%	32	9%	67	19%	83	2%	56	7%
Carnation	13	0%	20	0%	27	0%	16	0%	16	0
Clyde Hill	3	100%	2	100%	6	na	2	na	14	na
Covington	na	na	na	na	na	na	26	0%	20	0
DesMoines	34	12%	17	0%	47	4%	28	14%	16	0
Duvall	54	6%	51	2%	126	0%	116	na	89	na
Enumclaw	53	2%	114	na	28	0%	19	0%	52	0
Federal Way	214	0%	232	0%	507	0%	199	6%	341	1%
Hunts Point	0	0%	1	0%	2	na	2	0%	0	0
Issaquah	187	0%	151	0%	140	0%	522	4%	315	1%
Kenmore	na	na	na	na	na	na	na	na	51	100%
Kent	365	0%	906	12%	502	0%	446	0%	1,049	22%
Kirkland	323	53%	534	99%	615	35%	434	30%	336	15%
Lake Forest Prk	17	18%	15	0%	0	0%	28	4%	18	0
Maple Valley	na	na	na	na	na	na	238	0%	114	0
Medina	0	0%	9	0%	11	91%	12	0%	17	0
Mercer Island	44	7%	69	10%	68	9%	50	2%	59	53%
Milton	24	0%	51	0%	3	0%	0	0%	0	0
Newcastle	47	0%	68	0%	45	0%	50	0%	40	0
Normandy Park	114	0%	7	0%	7	14%	11	36%	7	0
North Bend	69	0%	105	0%	114	0%	251	0%	145	0
Pacific	38	0%	0	na	4	na	6	0%	4	0
Redmond	433	0%	581	na	457	9%	454	9%	179	1%
Renton	151	3%	319	0%	912	0%	936	na	196	18%
SeaTac	25	0%	73	64%	35	6%	40	20%	-109	0
Seattle	na	na	na	na	na	na	na	na	4,586	89%
Shoreline	113	6%	42	12%	154	10%	141	97%	148	51%
Skykomish	2	0%	2	0%	0	0%	2	0	0	0
Snoqualmie	16	0%	10	0%	71	0%	142	na	465	0
Tukwila	12	50%	49	0%	48	na	32	9%	41	0
Woodinville	35	23%	192	3%	140	5%	267	1%	55	15%
Yarrow Point	2	0%	4	50%	1	0%	0	0	0	0
Cities	2970	8%	4,981	20%	6,256	15%	6,534	15%	9,743	51%
Unincorp KC	2,480	15%	3,562	28%	3,435	25%	2,376	32%	3,508	17%
Total	5,450	11%	8,543	23%	9,691	19%	8,910	19%	13,251	37%

LAND USE INDICATORS

Outcome: Make Efficient Use of Urban Land.

INDICATOR 33: Ratio of land consumption to population growth.

Percent Increase in Population and Developed Land			
	Increase in Developed Land	Increase in Population	Ratio
1980-1990	37%	19%	1.95 : 1

Observations:

- A Puget Sound Regional Council study concluded that between 1980 and 1990 King County experienced a 19% increase in population and a 37% increase in developed land. Most of the population growth, and almost all of the land development, occurred outside Seattle.
- The PSRC forecasts a slowing of land consumption between 1990 and 2020 as density is increased in the Urban Growth Area.

Data Sources: Puget Sound Regional Council

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-1 Step 8 and FW-2. Policy FW-2b of the CPP Amendments calls for jurisdictions to adopt minimum density ordinances for lands within the urban area on an interim basis. The Countywide Planning Policy Amendments and growth management policies call for an efficient use of urban land. This Indicator tracks land use density and land use efficiency over time and examines the ratio of land being consumed to households being added.

LAND USE INDICATORS

Outcome: Make Efficient Use of Urban Land.

INDICATOR 34: Ratio of achieved density to allowed density of residential development.

Average Density Achieved in New 1998 Projects as a Percent of Expected Density		
Expected Density for Zone (in dwelling units per acre)	Number of Units	Achieved Density as Percent of Maximum Allowable Density
2.01-4	320	75%
4.01-6	772	76%
6.01-8	404	78%
8.01-12	428	85%
12.01-18	1048	83%
18.01-30	1428	75%
30.01 and up	525	no maximum density

Note: Cities were asked to report achieved densities for all zones where development occurred in 1998. A city may have reported achieved density for more than one zone within the range, and for several projects within each zone. The number of units is the total units reported by several jurisdictions for the zone type.

Definitions:

- *Achieved Density means the density calculated for completed projects (either new plats or new structures) in dwelling units per acre that is achieved by subdividing parcels into building lots or by building housing units. For units that were platted but not yet built in 1998, the number of units projected by the developer is used to determine the density that will be achieved.*
- *Expected Density means the density allowed by the zone, in dwelling units per acre. Cities reported their results in terms of density per gross acre, or in terms of density per net acre. Hence the Expected Density categories in the table above are a blend of numbers reported in net or gross terms. It was recommended that cities use the maximum theoretical density allowed by the zone in determining the Expected Density.*

Observations:

- There is no 1999 data for achieved density. Data for 1999 and 2000 development activity for each jurisdiction is now collected through the Buildable Lands Program as mandated by the State. The achieved density for each jurisdiction will be added to this indicator in the 2001 Benchmark Report.
- Depending on the zone type, cities achieved from 75% to 85% of maximum allowed density (based on aggregated data).
- Since high-density development helps cities to achieve their housing targets without using up all available land, reaching maximum density in the zones with higher allowed density is particularly desirable.
- Approaching the maximum achieved density, particularly in higher density zones, will help to achieve efficient use of urban land in King County.

Data Source: King County jurisdictions

Policy Rationale: The policy rationale stems from Countywide Planning Policy FW-2. This Indicator measures how efficiently urban land is being used. Policy FW-2b of the CPP Amendments calls for jurisdictions to adopt minimum density ordinances for lands within the urban area on an interim basis. The indicator gives information about the reliability of density assumptions used in estimating development capacity. Over time, this Indicator also could provide a measure of the effectiveness of zoning policy such as minimum density zoning.

Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Indicator #34 Background Information

Ratio of Actual Density to Achieved Density in New 1998 Projects					
Zone Type in du/ac	City	Expected Density (du/ac)	Actual Density (du/ac)	Ratio of Actual to Expected	Average for Zone Type
2.01-4 du/acre	Kent	2.2	1.2	53.0%	
	Bellevue	3.3	3.7	111.0%	
	Carnation	3.5	1.5	42.0%	
	Kirkland	3.5	2.9	84.0%	
	Unincorp KC	4.0	3.4	86.0%	75%
4.01-6 du/acre	Issaquah	4.5	3.4	76.0%	
	Kent	4.5	2.5	55.0%	
	Bellevue	5.0	5.1	102.0%	
	Kirkland	5.1	4.3	85.0%	
	Auburn	5.5	2.2	40.0%	
	Unincorp KC	5.8	3.5	69.0%	
	Burien	6.0	5.0	84.0%	
	Federal Way	6.0	3.7	62.0%	
	SeaTac	6.0	4.3	72.0%	
Woodinville	6.0	6	100.0%	76%	
6.01-8 du/acre	Kirkland	6.1	5.7	93.0%	
	Issaquah	7.3	5.4	74.0%	
	Auburn	7.3	3.9	54.0%	
	Bellevue	7.5	8.7	117.0%	78%
8.01-12 du/acre	Kirkland	8.7	6.4	74.0%	
	Federal Way	9.0	8.0	53.3%	
	Bellevue	10.0	9.6	96.0%	85%
12.01-18.0 du/acre	Kirkland	12.1	9.4	78.0%	
	Issaquah	14.5	11.0	74.0%	
	Kent	16.0	13.0	81.0%	
	Federal Way	17.0	17.0	100.0%	
	Unincorp KC	17.7	14	82.0%	83%
18.01-30 du/acre	Auburn	18.2	10.1	56.0%	
	Bellevue	20.0	24.5	123.0%	
	Unincorp KC	21.2	19.1	89.0%	
	Burien	22.8	16.0	69.0%	
	Kent	23.0	14.0	60.0%	
	Issaquah	23.0	23.0	100.0%	
	Kirkland	24.2	23.0	95.0%	75%
30.1 and up du/acre	Federal Way	40.5	19.5	52.0%	
	Bellevue	120.0	152.0	127.0%	

Notes:

- Kent's 2.2 du/acre project is constrained by wetlands. Kent is purchasing 10 acres for a park adjacent to a 4.5 du/acre project. The units included in one of the two recorded 16 du/acre projects are a part of a master plan community approved as a contract rezone. This rezone restricted densities on portions of the site to less than 16 du/acre. Units on the other 16 du/acre project, Windward Cove, the units are a part of larger projects. The numbers reflect only the units for which permits were issued in 1998.
- A large portion of one of Federal Way's project in the 30.1 and up du/acre section had steep slopes. The City does not use densities. It uses minimum lot sizes.

LAND USE INDICATORS

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 35: Land capacity as a percent of 20-year household and job targets.

	Estimated Remaining Household Targets, 1996-2012	Capacity in Jurisdiction*	Capacity as Percent of Remaining Target
Algona	385	428	111%
Auburn	6,442	7,109	110%
Beaux Arts	0	8	na
Bellevue	7,179	18,800	over 200%
Black Diamond	1,765	2,275	129%
Bothell	1,210	1,705	141%
Burien	1,534 to 1,933	6,200	over 400%
Carnation	345	848	over 200%
Clyde Hill	4	13	over 300%
Covington*	na	na	na
DesMoines	2,197	2,194	100%
Duvall	1,874	1,664	89%
Enumclaw	2,335	2,345	100%
Federal Way	12,761 to 15,892	13,968	88% to 109%
Hunts Point	0	3	na
Issaquah	2,291	1,165	51%
Kenmore*	na	na	na
Kent	6,468	12,990	200%
Kirkland	4,376 to 5,394	5,609	104% to 128%
Lake Forest Park	131	205	156%
Maple Valley*	na	na	na
Medina	0	0	na
Mercer Island	1,423	400	28%
Milton	12	420	over 3500%
Newcastle	na	1,030	na
Normandy Park	156	181	116%
North Bend	1,309	2,137	163%
Pacific	519	1,075	over 200%
Redmond	8,837	11,314	128%
Renton	7,220	15,606	over 200%
SeaTac	5,702	5,890	103%
Seattle	44,994 to 54,944	124,418	over 200%
Shoreline*	na	1,616	na
Skykomish	14	39	over 200%
Snoqualmie	2,448 to 3,098	4,034	130% to 165%
Shoreline	na	1,616	na
Tukwila	4,743 to 5,966	5,697	95% to 120%
Woodinville	1,760	1,487	84%
Yarrow Point	3	20	over 600%
Cities Total	130,437 to 146,858	252,893	169% to 190%
<i>Unincorp Urban Areas</i>	27,361 to 34,961	49,850	143% to 182%
<i>Unincorp Rural Areas</i>	2,900 to 5,300	14,977	over 500%
<i>Total Unincorp KC</i>	30,261 to 40,261	64,847	173% to 230%
King County Total	160,698 to 187,119	317,740	170% to 198%

See notes on following page.

LAND USE INDICATORS

INDICATOR 35:

(continued from previous page)

Notes:

- Targets are those adopted in Comprehensive Plans. In cases where cities have not yet adopted a target, or where a target information is not available, the recommended target from the Countywide Planning Policies is used. The Growth Management Council is currently adopting targets for Shoreline, Newcastle, Covington, Maple Valley and Kenmore. These cities were incorporated after the 1995 adoption of the CPPs.
- Estimates for the new units are taken from the King County Annual Growth Report. Jurisdictions are currently revising their land capacity estimates under the State Buildable Lands Program. This indicator will be updated based on the new information.
- The estimated remaining household target for the period 1996-2012 is equal to the 1992-2012 target minus the new units added from 1993 to 1995. This differs from Indicator 30 where the target is reduced by units permitted from 1995 on.
- Rural cities' targets are based on their entire Urban Growth Areas. Land capacity given for Carnation, Duvall, Enumclaw, and Snoqualmie includes the capacity (4700 units) in their adjacent UGA. Redmond's target and land capacity assumes an annexation area. The total land capacity that was reported for the Unincorporated Urban Areas does not include the capacity in the Urban Growth Area for these five cities.

Definitions:

- *Twenty-year targets are expressed in terms of households, not housing units. Households are occupied housing units. Due to vacancies, a count of housing units is greater than a count of households. A normal residential vacancy rate is roughly 5%.*

Observations:

- There is no 1999 data for achieved land capacity. Data for 1999 and 2000 development activity for each jurisdiction is now collected through the Buildable Lands Program as mandated by the State. The remaining land capacity for each jurisdiction will be added to this indicator in the 2001 Benchmark Report.
- This Indicator describes land capacity in relationship to 20-year household targets only, and does not yet report on the percent of land capacity to job targets.
- The residential capacity figures Issaquah prepared for this report include only residentially zoned land (single family and multi family), and are based on 1995 zoning. A large portion of Issaquah's housing target anticipates mixed-use residential development in CBD, retail and possibly office zones, which were not included in the 1995 analysis for this report. Legislative rezones increasing the dwelling unit capacity were adopted in January 1996.
- Redmond's household target includes the ten-year annexation areas of North Redmond and along 132nd Avenue. Redmond's capacity estimates were based on current city limits and do not include these two areas. The capacity for these unincorporated areas is estimated to be 1,227 additional units.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-1 Step 4 and LU-66 through LU 68. Land capacity estimates play a critical role in the CPPs. Under the State Growth Management Act, jurisdictions are required to ensure that their Urban Growth Areas have sufficient capacity for 20-years of growth (RCW 36.70a.110). This requirement is addressed directly in the steps outlined in framework policy FW-1. Step 4 of FW-1 calls for regular monitoring to ensure capacity sufficient to accommodate growth for the six and 20-year periods. Policy FW-1 also highlights the importance of land capacity by calling for an 18-month work program to revisit the methods and data which comprise the jurisdictions' baseline land capacity estimates (Step 5 and Appendix 4 of the CPP Amendments). In the CPP Amendments ordinance, the Growth Management Planning Council established a Land Capacity Task Force to undertake this review.

LAND USE INDICATORS

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 36: Land with 6 years of infrastructure capacity.

Data for this Indicator will be collected through the mandated State “Buildable Lands Program” and incorporated into Indicator 35: Land capacity as a percent of 20-year household and job targets.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-1 Step 4 and FW 38-through FW 39. This Indicator is based on the Growth Management Act (GMA) principle of linking growth with available infrastructure, especially transportation and represents an important potential Indicator in the long term. The 20-year comparison of capacity with targeted growth in dwelling units and jobs approaches conditions at build out for some communities. The six year comparison is designed to ensure that zoning capacity is supportable with public infrastructure commitments made in six-year capital improvement programs, as required by the CPPs (FW-1, Step 4a) and the concurrency principle of the GMA (RCW 36.70A.020(12)). Adjustments of capacity measurements may be required when jurisdictions implement plan phasing that brings new capacity on line.

LAND USE INDICATORS

Outcome: Encourage Livable, Diverse Communities

INDICATOR 37: Acres of urban parks and open space

Acres of Urban Parks and Open Space per Thousand Persons					
	1995	1996	1997	1998	1999
Acres per Thousand Urban Residents	15.34	14.82	15.05	15.22	14.69
Urban City Parks and Open Space	15,651	16,727	17,295	17,491	17,109
Urban County Owned Parks and Open Space	7,096	5,440	5,430	5,760	5,760
Total Acres	22,747	22,167	22,725	23,251	22,869

Note: As new areas become incorporated, ownership and management of some King County parks have been transferred to the urban jurisdictions in which they are located. This accounts for most of the decline in acreage in county parks, and for some of the increase in city-owned parks. Covington, Kenmore and Maple Valley have yet to receive their transfer of parks from the King County Parks Program

Definitions:

- *Cities were asked to report their acreage in city-owned parks and open space. Definitions of parks, open space and recreational land may vary between cities.*
- *County parks and open space includes King County urban regional and urban local parks and waterways. Trails are excluded from the total.*

Observations:

- The National Recreation and Park Association (NRPA) recommends the following Recreation and Open Space standards:
 - Close to Home Space: 6.25 - 10.5 acres per 1000 persons
 - Regional Space: 15.20 acres per 1000 persons
- King County's cities provide an average of 14.69 acres of city parks and open space per thousand city residents.
- In addition to City and County-owned Urban parks and open space, King County residents have access to:
 - an estimated 110 miles of County-owned trails
 - over 550 acres of rural local parks and over 8,000 acres of rural regional parks and open space, including some city-owned parks and watersheds.
 - thousands of acres of state parks and state forestland, and hundreds of thousands of acres of federally owned National Forest and Wilderness Areas.

Data Sources: Cities' Benchmark Report data; King County Parks and Recreation Department.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-27 and CC-6 through CC-13. This Indicator calls for protection, stewardship, management and enhancement of open space as defined in Countywide Planning Policies.

Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Indicator #37 Background Information

Acres of Urban Open Space and Parks per Thousand Persons				
	1999 Acres Added	Total Acres	1999 Population (est.)	1999 Acres per Thousand Persons
Algona	0.0	4.3	2,110	2.04
Auburn	0.0	621.0	38,980	15.93
Beaux Arts	0.0	4.7	289	16.26
Bellevue*	12.4	1,812.0	106,200	17.06
Black Diamond	0.0	51.0	3,825	13.33
Bothell	0.0	205.9	14,500	14.20
Burien	4.9	305.2	29,770	10.25
Carnation	8.9	22.0	1,785	12.33
Clyde Hill	0.0	0.9	2,883	0.31
Covington	3.4	3.4	13,010	0.26
DesMoines	0.0	105.3	27,160	3.88
Duvall	0.0	73.0	4,435	16.46
Enumclaw	0.0	34.0	10,740	3.17
Federal Way	4.5	823.0	76,910	10.70
Hunts Point	0.0	7.3	472	15.47
Issaquah	2.0	661.5	10,130	65.31
Kenmore	0.0	0.0	17,168	0.00
Kent	2.1	1,275.4	73,060	17.46
Kirkland	1.5	452.8	44,860	10.09
Lake Forest Park	0.0	14.1	13,040	1.08
Maple Valley	0.0	0.0	12,540	0.00
Medina	0.0	26.7	2,940	9.08
Mercer Island	0.0	258.5	21,570	11.98
Milton	2.0	3.0	895	3.35
Newcastle	1.6	145.3	8,605	16.89
Normandy Park	0.0	93.4	7,035	13.28
North Bend	0.0	0.0	3,815	59.63
Pacific	0.0	0.0	5,470	0.00
Redmond	75.3	1,337.8	43,610	30.68
Renton	0.0	1,174.0	47,620	24.65
Sammamish	0.0	0.0	28,400	0.00
SeaTac	0.0	393.0	23,570	16.67
Seattle	1.7	6,299.7	540,500	11.66
Shoreline	7.5	338.5	52,030	6.51
Skykomish	0.0	7.0	275	25.45
Snoqualmie	0.5	319.5	1,980	161.36
Tukwila	0.0	202.8	14,840	13.67
Woodinville	0.0	13.1	10,250	1.28
Yarrow Point	0.0	19.6	980	20.00
Total - Cities	128.2	17,108.7	1,318,252	671.73
KC Urban Parks	0.0	5,760	387,148	14.88
Total	128.2	22,868.7	1,705,400	14.69

* Using GIS spatial analysis, the acreage of Bellevue parks and open space was determined to be 1,800 acres in 1998. The reduction from the number reported in 1998 does not represent a loss of acreage for parks and open space. The previous number was based on a series of estimates and included streetscapes and medians. The new number reported does not include streetscapes and medians.

LAND USE INDICATORS

Outcome: Balance Jobs and Household Growth

INDICATOR 38: Ratio of jobs to housing in King and surrounding Counties

Jobs per Housing Units Ratio in King and Surrounding Counties				
	1995	1997	1998	1999
King	1.40	1.50	1.54	1.57
Kitsap	0.78	0.76	0.76	0.76
Pierce	0.83	0.85	0.85	0.85
Snohomish	0.89	0.95	0.96	0.92

Note: The jobs and housing ratio in the table uses the *total* number of jobs and housing units (new and existing).

Definitions:

- *The count of housing units is from the Washington State Office of Financial Management and may differ slightly from calculations by counties.*
- *The number of jobs is a count of non-agricultural wage and salary workers employed in each county. It excludes active-duty military personnel and agricultural workers, and differs from the count of ‘covered workers’ used in Indicators # 5 and #6. The number of jobs in this count comprises about 92% of total employment.*

Observations:

- Among the goals of the Growth Management Act are to promote complete communities with jobs and housing for people of all ages, physical conditions and incomes. Another GMA goal is to reduce commute trips.
- The jobs/housing balance data is intended to measure the ratio of all measured jobs to current (existing and new) housing stock.
- This data does not measure whether people actually live close to where they work it only measures the extent to which people have that option. The data does not lend itself to a more precise number. For example, typically there can be two wage earners in one house and they may commute to different cities for work.
- The jobs/housing balance can significantly affect housing affordability and travel time. Residents may live in one part of the County, work in another and shop in yet another part of the County. In some jurisdictions there are not enough affordable housing options for people who work there. This can mean that workers drive from other parts of the County or adjacent Counties where housing is more affordable, using time and limited resources while increasing congestion and pollution.
- A review of the jobs/housing balance within the Central Puget Sound region shows King County is a job center that draws commuters from the neighboring counties. Over two-thirds of the four-county region’s jobs were in King County. Snohomish, Pierce and Kitsap Counties are net exporters of commuters.
- Future research may include the balance of jobs to *affordable* housing across an income spectrum. King County’s average home prices are higher than in the surrounding counties, and are increasing more quickly. Home prices also vary geographically within King County.
- Other future work for measuring the jobs/housing balance may include an annual sample survey. The sample study might consist of seven small sub-regions, particularly around Urban Centers, each with a significant amount of housing and jobs, and each that represent diverse parts of the County.

Data Sources: *Washington State Employment Security Department; 1995, 1997, 1998, 1999*
Population Trends, Washington State Office of Financial Management, 1995, 1997, 1998, 1999

LAND USE INDICATORS

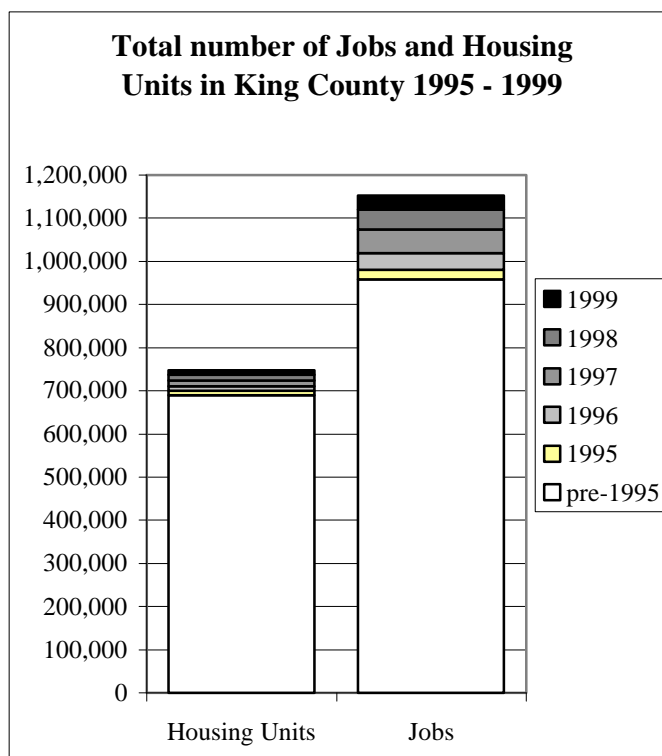
INDICATOR 38:

(continued from previous page)

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-14, and LU-67 through LU-68. The description of the Growth Management Act states that the countywide vision “includes balancing growth, economics, land use, infrastructure, and finance.” Among the premises of the GMA are to promote complete communities with jobs and housing, and to reduce commute trips. The text preceding FW-14 points out that urban centers are designed to “promote housing opportunities close to employment.” The urban centers criteria under LU-39 specify that each urban center be “a unique vibrant community that is an attractive place to live and work,...and responds to local needs and markets for jobs and housing.”

Indicator 38: Background Information

Jobs and Housing Units in King and Surrounding Counties								
	1995		1997		1998		1999	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
King	979,900	699,240	1,074,000	713,773	1,119,000	725,042	1,151,900	735,500
Kitsap	69,600	88,960	70,100	92,775	71,000	93,922	72,400	95,305
Pierce	217,500	260,681	228,800	270,615	235,000	276,496	239,300	283,192
Snohomish	187,200	211,175	210,050	220,438	218,000	227,194	216,800	234,838



Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Note: Each year on the bar represents the net new housing units or jobs added to the previous year's existing total.

Outcome: *Maintain Natural Resource Lands Quality and Quantity*

INDICATOR 39: Acres in forestland and farmland.

Total Acres in Forest and Farm Land	
Forest Land	Farm Land
869,000	50,000

Acres of Forest Land in Various Categories						
Forest Production District: <i>Federal Ownership</i>	Forest Production District: <i>State Ownership</i>	Forest Production District: <i>Municipal and County Ownership</i>	Forest Production District: <i>Private Ownership</i>	Forest Production District: Total	Rural Forest District*	Total Forest Areas
337,000	83,000	94,000	310,000	824,000	45,000	869,000

* This figure is corrected to exclude lands in other uses or overlapping zoning. It includes 19,000 acres of forest under current use taxation.. The Parks, Rural & Resource Lands Map in the 2000 Benchmark Report shows a total of 62,700 acres in rural forest districts.

Acres in Farm Land in Various Categories	
Agricultural Production District	Other Farm Land Categories
41,000	9,200

* Includes total in Farmland Preservation Program, Current Use Taxation Program, and non-APD agricultural zones.

Definitions:

- All figures used are approximate and are based on the Geographic Information System Data Layers as depicted on the 'Parks, Rural and Resource Lands' at the beginning of the Land Use Chapter in the 2000 King County Benchmark Report. Acres have remained substantially the same since 1995.
- The Forest Production District (FPD) is a King County designation for forestlands of long term commercial significance as required by the Growth Management Act. Not all areas within the FPD are in timber production; for example some are in use as wilderness areas or parks.
- The Agricultural Production District (APD) is a King County designation to preserve commercial farming long term and to attempt to exclude incompatible uses such as most industrial activities. Not all parcels in the Agricultural Production District are in production.
- Rural Forest Districts are clusters of large forested parcels that are zoned rural residential (1 du/2.5-10 acres). The initial Rural Forest Districts were mapped in the 1995 amendments to the Comprehensive Plan.
- Rural Farm Districts are clusters of farm properties within unincorporated King County that were identified as study areas in the 1994 King County Comprehensive Plan.

LAND USE INDICATORS

INDICATOR 39:

(continued from previous page)

- *King County voters passed the King County Farmland Preservation Program through a bond measure in 1979. This allowed King County to purchase development rights for 12,600 acres of land. Deed restrictions placed on the properties, limit the ability to subdivide the number of houses that can be placed on the property. Parcels in the Farmland Preservation Program are not required to be farmed.*
- *Current Use Taxation (CUT) refers to four current use taxation programs that encourage land owners to preserve forest, farm and open space lands by allowing them substantial tax relief in exchange for participating in the program. Land is assessed property tax according to the land's current use, rather than its potential use(s). In order to participate, landowners must practice farming or forestry or preserve open space. If landowners decide to leave the program, they are required to pay backtaxes and penalties.*

Observations:

- Acres in forestland and farmland have not changed substantially since 1995.
- Timberlands in the CUT program have increased more than twelve-fold between 1982 and 1996. The number of acres in farmland classified under RCW 84.34 increased 32% between 1982 and 1996.
- Land classified under RCW 84.33 is unlikely to be converted to other uses in the short term, because owners are subject to penalties and backtaxes when they leave the program.
- The Farmland Preservation Program provides protection to land in perpetuity and does not allow development on the land. However, since farming is not required on those parcels, properties in the program may be used for open space purposes other than farming.
- Land within the Forest Production District (FPD) generally is less vulnerable to development pressure than forestland outside the FPD, although conversions to other uses do occur. Federal, state and county parks are unlikely to be converted to other uses. Land in Current Use Taxation is not likely to be converted in the short term, but the program provides no guarantee for permanent protection.
- Properties in the Lower Green River and the Sammamish Agricultural Production Districts (APDs) have faced increasing pressure by surrounding urban uses and there have been proposals for some parcels to be converted to uses other than farming.
- Land within the Rural Forest Districts and the Rural Farm Districts that are not in current use taxation and/or the Farm Preservation Program (FPP), and forest and farm lands that are not represented in any programs or districts, are more likely to be vulnerable to development pressure.

Data Sources: King County Assessor's Office, 1996; King County Department of Natural Resources, 2000, King County Department of Development and Environmental Services (DDES) GIS, 2000.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-36, LU-1, LU-2, LU-4, LU-8, LU-12 and FW-9. Countywide Planning Policies call for the protection of existing resource lands that have long-term commercial significance for resource production. Most long-term commercial forestland and agricultural land lies within the designated Forest Production Districts (FPD) or Agricultural Production Districts (APD). These are not expected to change over the 20-year planning period. However, there is a significant amount of land in timber production outside of the FPD. These rural forest lands are vulnerable to being subdivided into residential lots of approximately 5 acres, a size that is generally considered too small for forest production. The Countywide Planning Policies are also concerned with the protection of agricultural lands as a regional resource

LAND USE INDICATORS

Outcome: *Maintain Natural Resource Lands Quality and Quantity*

INDICATOR 40: Number and average size of farms.

Total Number and Average Size of Farms in King County				
	1978	1982	1987	1992
Number of Farms	1,187	1,719	1,498	1,221
Average Farm Size, in Acres	36	35	36	35

Observations:

- Please refer to the ‘Parks, Rural and Resource Lands’ map in this document.
- The number of farms in King County has declined from 1,719 in 1982 to 1,221 in 1992, a loss of about 500 farms.
- The average farm size in King County is small: 35 to 36 acres, compared with a statewide average farm size of over 500 acres. 42% (518) of King County’s farms are 9 acres or less.
- The market value of products sold by King County’s farms was \$84.5 million in 1992. The average per farm was \$69,250, but almost half (49%) of King County’s farms had a market value of less than \$2,500 for their products.

Data Source: *U. S. Census of Agriculture, King County Department of Natural Resources.*

Policy Rationale: The policy rationale stems from Countywide Planning Policies LU-1, LU-8, LU-9, LU-12, LU-22 and LU-23. The Countywide Planning Policies recognize the regional importance of protecting agricultural lands for their long-term commercial significance. The average farm and parcel size has decreased since 1978, which has reduced the ability for commercial production.