

VII. Unincorporated Areas and Profiles

This chapter provides information on unincorporated areas of King County, that is, areas outside of any city. Unincorporated areas cover 82 percent of King County's land area, but now contain less than 20 percent of King County's population and development activity. This year's Annual Growth Report features a new breakdown of unincorporated communities called "potential annexation areas" (PAAs). Under the Growth Management Act, urban services should be provided by cities, so it is expected that the entire Urban-designated area of King County will be annexed into existing cities within the next ten years. In this chapter are one-page profiles of ten large PAAs which comprise most of the remaining unincorporated Urban Growth Area. There is also a profile of Rural- and Resource- designated areas, which cannot annex into a city. Each profile, similar to the City Profiles in the previous chapter, contains a snapshot of demographic, economic, and development activity in the area. The ten major PAAs, annexing city and their year-2000 population are as follows:

Potential Annexation Area	Annexing City	2000 Population
East Federal Way	Federal Way	20,300
East Renton	Renton	7,400
Eastgate	Bellevue	4,600
Fairwood	Renton	39,400
Kent Northeast	Kent	23,600
Kirkland	Kirkland	31,700
Klahanie	Issaquah	11,000
Lea Hill	Auburn	8,200
North Highline	none	32,400
West Hill	none	14,000

In addition to the ten designated major PAAs, there are smaller scattered Urban unincorporated neighborhoods totaling about 22,000 people, some of which are also identified as PAAs. Outside the Urban Growth Area, there are Rural-designated areas with about 136,000 people. A map showing the ten major PAAs and other unincorporated areas is at the back of the book.

Community Planning Areas – A Retrospective

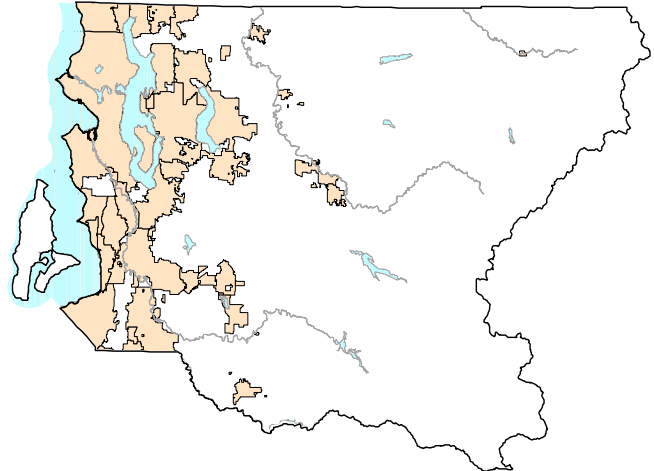
Two tables in this chapter present data by "community planning area." Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. The planning areas acted as a useful geographic breakdown of King County, especially for unincorporated areas information. Of the 16 areas covering the entire County, 13 were primarily unincorporated. Beginning with the second Annual Growth Report in 1984, community planning areas were the dominant geographic structure to report the demographic, economic, and development activity of the County. As late as 1989, more than 40 % of the King County population resided in unincorporated areas, and more than half the new residential growth was occurring in those areas. An important chapter of each Annual Growth Report, with Area Profiles, reflected this significance.

Now that the unincorporated population is smaller, the unincorporated community planning areas have lost much of their relevance. The new PAA geography is being used instead of community planning areas. For convenience, some information will continue to be presented by planning area, but many of the areas are now mostly incorporated.

The next chapter, Chapter VIII, contains two sets of geographic boundaries that future Annual Growth Reports will use: school districts and King County Council districts.

Unincorporated King County Urban and Rural Areas

Unincorporated King County consists of both rural areas and urban areas outside city limits. Land uses include farms, forests, residential and some commercial uses. In the last decade, unincorporated King County experienced a net decrease of more than 160,000 people, bringing the 2000 total population to 352,000. The decrease was due chiefly to transfer of population into the cities through annexations and incorporations. Since 1990, eight cities have incorporated with a combined total of more than 150,000 people. Most of the unincorporated population, about 220,000 people, live in urban areas of western King County. Many of these urban communities are planned for timely annexation into adjoining cities. Ten of these urban communities are featured in the profiles starting on page 126.



QUICK FACTS

Land Area: 1,123,000 Acres or 1,755 Square Miles

King County Council Districts: parts of 10 Districts

School Districts: 17 Districts

Water Districts: 23 Districts

Sewer Districts: 11 Districts

Fire Districts: 29 Districts

TAX INFO

2005 Assessed Valuation: \$38,559 million
'04 Uninc. Area Levy (\$1.745 per1,000):\$ 62,805,800

2003 Real Estate Sales: \$3,432.2 million
Local Option REET Revenue (0.5%): \$17,160,811

2004 Taxable Retail Sales: \$1,561.8 million
Local Option Sales Tax Rev (.85% of 1%): \$13,274,940

EMPLOYMENT

Number of Business Units: 4,920

Year 2003 Total Jobs: 44,572

Construction&Resource: 7,043

WTU: 3,607

Manufacturing: 2,058

Retail: 4,065

Info/Technology: 2,225

Health: 2,866

Other Serv/FIRE: 10,887

Gov't/Education: 10,707

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$65,290

Number of Households: 125,942

Households by Income Category:

0 – 80% 36,000 (29%)

80 – 140% 35,000 (28%)

140%+ 55,000 (43%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 352,500

2005 Population: 364,498

Pop. Per Sq. Mile: 203

Median Age: 36.2

Age Structure:

17 and under 98,700 28%

18 – 64 225,900 64%

65 and over 27,900 8%

Race Categories:

Non-hispanic White: 279,173 (79%)

Black or African Am.: 12,051 (3%)

Asian and Pacific Is: 30,809 (9%)

Native Am. and other: 4,170 (1%)

Hispanic or Latino: 15,420 (4%)

Two or more race: 10,841 (3%)

HOUSING

Total Housing Units: 130,356

Single Family: 104,582

Multifamily: 18,694

Mobile Homes: 7,080

Percent Homeowners: 79%

Average Household Size: 2.79

Median House Value: \$240,000

Median 2 Bedroom Rental: \$790

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Units: 2,669

Single Family: 2,142

Multifamily: 527

2004 Formal Plats/Lots:

Applications: 1,236 lots in 37 plats

Recordings: 994 lots in 19 plats

2002 Land Capacity:

Residential In Acres: 4,125

In Units: 24,960

Commercial In Acres: 355

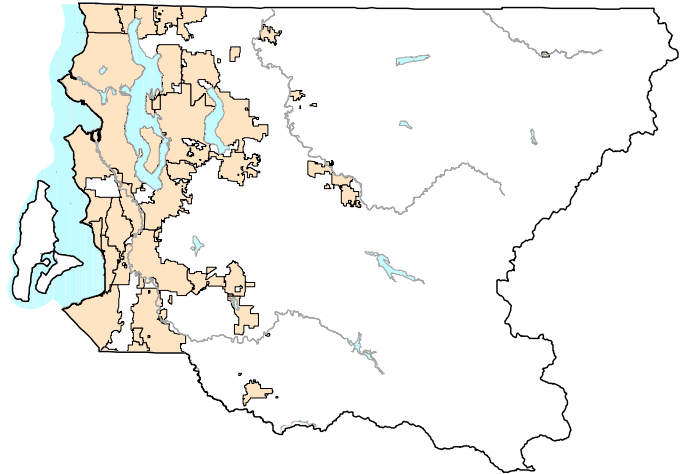
In Jobs: 8,760

*includes 24,900urban; about 17,000 rural.

RURAL

Unincorporated King County

Rural unincorporated King County covers central and eastern King County and Vashon Island – areas outside the Urban Growth Boundary. These areas are designated Rural, Agricultural or Forest Resource by the King County Comprehensive Plan. Uses include forest, farmland, woodlands and low-density residential. Urban services such as sewer service are not provided in Rural areas. Rural areas, which cannot be annexed into a city, cover the majority of King County's land area but contain less than one-tenth of the County's population. Rural unincorporated King County has grown very slowly since Growth Management took effect in the mid-1990s: less than five percent of countywide new residential construction and population growth occur in these areas.



QUICK FACTS

Land Area: 1,072,600 Acres or 1,676 Square Miles

King County Council Districts: parts of 4 Districts

School Districts: 11 Districts

Water Districts: 13 Districts

Sewer Districts: 3 Districts

Fire Districts: 16 Districts

TAX INFO

2005 Assessed Valuation: \$17,846 million
'04 Uninc. Area Levy (\$1.745 per 1,000): \$28,736,200

2003 Real Estate Sales: \$1,673.2 million
Local Option REET Revenue (0.5%): \$8,366,314

2002 Taxable Retail Sales: \$488.3 million
Local Option Sales Tax Rev (0.85% of 1%): \$4,883,000

EMPLOYMENT

Number of Business Units: n a

Year 2003 Total Jobs: 18,414

Manufacturing:	859
Wholesale/Utilities:	1,590
Retail:	1,333
Finance/Services:	5,864
Government/Education:	4,364
AFFM/Construction:	4,405

Source: WA Employment Security Dept, 2001

INCOME

Median Household Income: \$73,400
Number of Households: 46,900

Households by Income Category:

0 – 80%	10,800	(23%)
80 – 140%	13,400	(29%)
140%+	22,700	(48%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 135,000
2004 Population: 137,000
Pop. Per Sq. Mile: 80

Median Age: 38.2

Age Structure:

17 and under	39,300	29%
18 – 64	86,350	64%
65 and over	9,350	7%

Race Categories:

Non-hispanic White:	122,500	(91 %)
Black or African Am.:	800	(0.6%)
Asian and Pacific Is:	3,200	(2.4%)
Native Am. and other:	1,800	(1.3%)
Hispanic or Latino:	3,700	(2.7%)
Two or more race:	3,000	(2.2%)

HOUSING

Total Housing Units: 49,500

Single Family:	43,900
Multifamily:	1,500
Mobile Homes:	4,100

Percent Homeowners: 88%
Average Household Size: 2.89
Median House Value: \$320,000
Median 2 Bedroom Rental: \$750

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Units: 527
Single Family: 525
Multifamily: 2

2004 Formal Plats/Lots:

Applications: 241 lots in 9 plats
Recordings: 14 lots in 2 plats

2002 Land Capacity:

Residential In Acres: n a
In Units: 17,000

Commercial In Acres: n a
In Jobs: n a

Residential Subdivision Activity

Unincorporated King County, 1990 - 2004

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
2000	25	523	179.83
2001	24	807	567.35
2002	16	713	679.58
2003	31	2,525	802.58
2004	37	1,236	678.45
Total 1990-2004	541	23,055	17,980.94

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
2000	23	1,334	1,296.89
2001	39	1,824	3,204.57
2002	30	1,040	1,380.31
2003	33	1,712	1,049.92
2004	19	994	269.96
Total 1990-2004	603	23,212	18,554.64

Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
2000	58	161	438.85
2001	52	152	393.30
2002	30	86	220.94
2003	40	116	94.54
2004	70	358	205.20
Total 1990-2004	1,407	4,261	9,179.18

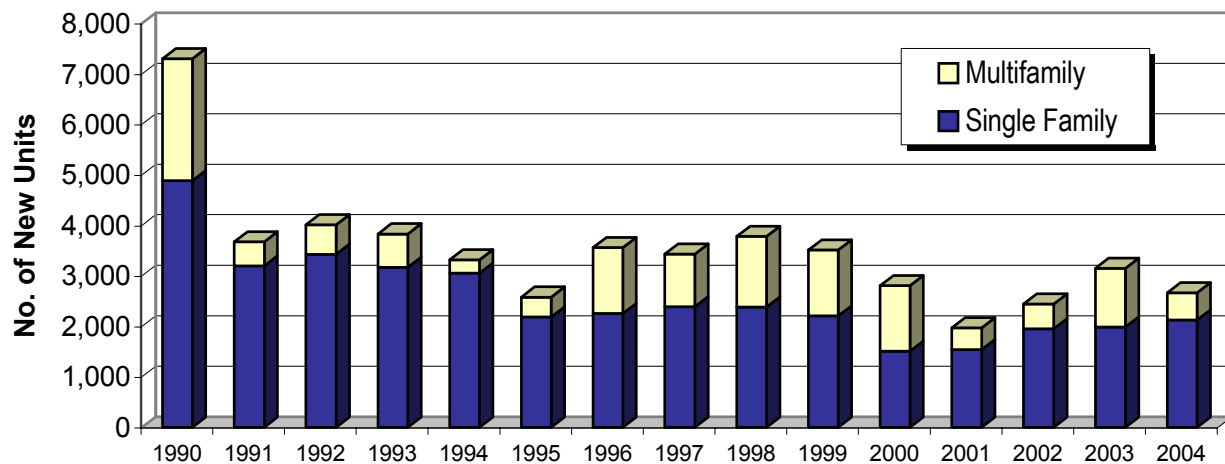
Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
2000	60	181	384.69
2001	23	75	42.56
2002	32	82	68.42
2003	41	121	397.29
2004	32	88	65.23
Total 1990-2004	1,186	3,361	5,535.95

Residential Permits and Units Unincorporated King County, 1990 – 2004

YEAR	<u>Single Family</u>		<u>Multifamily</u>		<u>Total</u>	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
2000	1,511	1,511	29	1,300	1,540	2,811
2001	1,544	1,544	51	431	1,595	1,975
2002	1,954	1,954	25	491	1,979	2,445
2003	1,985	1,991	13	1,163	1,998	3,154
2004	2,128	2,128	19	541	2,147	2,669
Total 1990-2003	38,310	38,315	378	13,775	38,688	52,090

Total New Residential Units



Total New Residential Units Authorized by Unincorporated King County Areas, 1993 - 2004

TOTAL

Community Planning Area:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bear Creek	272	349	259	297	289	189	118	674	247	500	592	497
East Sammamish	389	379	520	673	939	1,318	1,432	676	263	123	64	98
Enumclaw	85	79	59	68	54	59	50	53	42	51	43	44
Federal Way / Southwest	212	160	166	351	77	79	139	207	235	420	518	306
Highline	254	65	47	61	10	164	64	82	94	97	557	131
Newcastle	148	156	67	199	71	104	214	75	65	32	78	96
Northshore	299	339	141	193	583	519	503	187	133	214	134	140
Shoreline	83	87	118	13	3	21	2	1	0	0	0	0
Snoqualmie Valley	221	249	216	201	227	196	169	141	102	113	105	122
Soos Creek	1,247	691	477	849	817	887	604	515	577	527	838	983
Tahoma Raven Heights	530	669	443	557	227	134	129	119	91	297	183	183
Vashon	83	88	63	87	83	103	86	72	120	60	34	57
TOTAL:	3,823	3,311	2,576	3,549	3,380	3,773	3,510	2,811	1,975	2,445	3,146	2,669

Single Family

Community Planning Area:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bear Creek	272	349	259	297	289	189	114	287	247	309	532	493
East Sammamish	338	377	319	437	512	755	835	23	52	82	64	98
Enumclaw	85	79	59	64	54	59	48	53	42	51	43	44
Federal Way / Southwest	212	160	106	127	73	79	139	203	163	418	158	258
Highline	60	65	47	57	10	92	64	76	50	51	74	76
Newcastle	118	156	67	69	71	104	120	64	65	102	78	48
Northshore	275	126	120	117	215	226	184	151	133	180	134	128
Shoreline	58	62	28	3	3	7	2	1	0	0	0	0
Snoqualmie Valley	221	249	216	191	227	196	163	135	102	111	105	120
Soos Creek	910	670	453	410	572	851	326	327	558	331	578	606
Tahoma Raven Heights	530	669	443	387	227	134	125	115	91	280	183	183
Vashon	83	88	63	87	83	103	84	68	48	39	34	55
TOTAL:	3,162	3,050	2,180	2,246	2,336	2,795	2,204	1,511	1,557	1,954	1,983	2,128

Multifamily

Community Planning Area:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bear Creek	0	0	0	0	0	0	4	387	0	181	60	4
East Sammamish	51	2	201	236	427	563	597	654	211	76	0	0
Enumclaw	0	0	0	4	0	0	2	0	0	0	0	0
Federal Way / Southwest	0	0	60	224	4	0	0	4	72	2	360	48
Highline	194	0	0	4	0	72	0	6	44	46	483	55
Newcastle	30	0	0	130	0	0	94	11	0	0	0	48
Northshore	24	213	21	76	368	293	319	36	0	34	0	12
Shoreline	25	25	90	10	0	14	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	10	0	0	6	6	0	102	0	2
Soos Creek	337	21	24	439	245	36	278	188	19	20	260	377
Tahoma Raven Heights	0	0	0	170	0	0	4	4	0	9	0	0
Vashon	0	0	0	0	0	0	2	4	72	21	0	2
TOTAL:	661	261	396	1,303	1,044	978	1,306	1,300	418	491	1,163	541

Note: East King County, Eastside and Green River Valley are not reported because they contain very small unincorporated portions.

Source: King County Department of Development and Environmental Services

Transportation Concurrency Approvals Unincorporated King County by Community Planning Area In Housing Units, 1996 - 2004

URBAN AREA

Planning Area	1996		1997		1998		1999		2000		2001		2002		2003		2004	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	0	0	0	0	0	0	4	0	0	0	183	0	1,325	24	0	0	0	0
East King County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	1,130	1,728	1,112	902	53	162	48	0	13	30	0	0	28	13	11	0	64	0
Eastside/Gr. River Valley	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	50	0	325	487	242	65	122	350	67	0	368	26	23	5	146	0	448	0
Highline	13	11	70	72	47	556	62	82	115	0	35	0	26	212	251	577	38	285
Newcastle	27	0	37	4	128	74	140	0	92	9	219	10	306	0	70	0	173	33
Northshore	135	1,546	144	502	355	162	111	20	69	0	77	154	18	203	46	13	192	18
Shoreline	0	0	0	14	0	21	0	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
Soos Creek	589	513	388	323	295	302	524	204	250	285	875	162	581	239	969	140	1,069	156
Tahoma/Raven Heights	2	0	652	0	0	0	0	0	7	0	8	0	90	320	281	0	255	320
TOTAL:	1,946	3,798	2,731	2,304	1,120	1,342	1,011	656	613	324	1,765	352	2,397	1,016	1,784	730	2,239	812

RURAL AREA

Planning Area	1996		1997		1998		1999		2000		2001		2002		2003		2004	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	8	-	5	-	-	-	0	-	16	-	14	-	0	-	0	-	0	-
East King County	0	-	1	-	-	-	0	-	15	-	0	-	0	-	0	-	0	-
East Sammamish	3	-	1	-	-	-	1	-	20	-	-	-	9	-	0	-	0	-
Eastside/Gr. River Valley	0	-	0	-	-	-	0	-	-	-	-	-	0	-	0	-	0	-
Enumclaw	8	-	1	-	-	-	4	-	28	-	7	-	9	-	8	-	19	-
Newcastle	1	-	2	-	1	-	5	-	3	-	4	-	8	-	44	-	0	-
Northshore	0	-	0	-	2	-	0	-	-	-	-	-	0	-	0	-	0	-
Snoqualmie Valley	26	-	9	-	59	-	34	-	17	-	27	-	23	-	80	-	58	-
Soos Creek	4	-	18	-	25	-	16	-	8	-	8	-	153	-	0	-	4	-
Tahoma/Raven Heights	13	-	12	-	83	-	51	-	7	-	8	-	11	-	15	-	38	-
Vashon	10	-	0	-	12	-	67	-	25	-	-	-	0	-	14	40	8	-
TOTAL:	73	-	49	-	182	-	178	-	139	-	68	-	213	-	161	40	127	-

Notes: Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

Units listed by date concurrency applications received.

Source: King County Department of Transportation, Planning Division, June 2005.

Household Growth Targets by Sub-region Unincorporated King County, 2001 - 2022

Sub-Region	<u>Adopted Household Growth Target, 2001 - 2022</u>				
	<u>Unincorporated King County</u>			Cities' Targets	Sub-region Totals
Total	in designated Pot. Anxtn Areas	outside PAAs			
East King County	6,801	2,702	4,099 *	40,844	47,645
South King County	4,935	4,343	592	37,420	42,355
Sea-Shore (N. Highline)	1,670	0	1,670	54,699	56,369
Rural Cities ** (expansion area)	0	0	0 **	5,563	5,563
Urban Area Total	13,406	7,045	6,361	138,526	151,932
Rural Area	6,000 ***			0	6,000
King County Total	19,406			138,526	157,932

Notes:

* The 4,099 target outside East County PAAs consists of the Bear Creek UPD/FCC.

** Rural-city target numbers include their unincorporated expansion areas.

*** Targets apply to Urban areas only. The Rural area does not have a growth target.

Growth in Rural areas is forecast to be 6,000 households or 4% of Countywide total growth.

Source: Growth Management Planning Council Motion 02-2, November 2002 and technical corrections continued in motion 04-4, September 2004.

Residential Land Supply and Capacity

Findings from Buildable Lands Report, 2002

Unincorporated Urban King County, by Sub-Regions

Sub-Region	VACANT		REDEVELOPABLE AND MIXED USE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
East King County	461.84	2,128	297.65	1,174	759.49	**6,402
South King County	2,143.80	11,677	1,072.06	5,606	3,215.86	17,283
Sea-Shore (including North Highline)	134.65	1,145	14.57	131	149.22	1,276
Rural Cities (expansion areas) *	711.00	2,629	341.00	1,537	1,052.00	4,166
Urban Unincorporated King County	2,740.29	14,950	1,384.28	10,011	4,124.57	24,961

For Methodology, please refer to page 61 of this report.

Source: King County Buildable Lands Evaluation Report, 2002.

* Capacity in the Rural Cities expansion Areas was measured and tabulated as a component of Rural City capacity. It is reported here for convenience, but not included in the Urban unincorporated totals.

** includes capacity of 3,100 units in the Bear Creek Urban Planned Developments

Population by Community Planning Area 1990 and 2000 by Jurisdiction

	<u>1990 Census</u>			<u>2000 Census</u>		
	Cities	Unincorp.	Total	Cities	Unincorp.	Total
Bear Creek	2,700	20,900	23,600	3,100	28,200	31,300
East King County	250	700	950	200	800	1,000
East Sammamish	250	31,050	31,300	34,500	15,600	50,100
Eastside	162,500	1,300	163,800	182,500	600	183,100
Enumclaw	8,800	12,400	21,200	12,100	13,000	25,100
Federal Way	68,000	30,600	98,600	92,000	28,200	120,200
Green River Valley	68,100	2,500	70,600	85,900	200	86,100
Highline	55,100	78,700	133,800	100,800	46,000	146,800
Newcastle	35,150	44,850	80,000	67,200	28,400	95,600
NorthShore	24,500	68,600	93,100	57,600	45,200	102,800
Shoreline	4,000	60,700	64,700	66,200	0	66,200
Snoqualmie Valley	8,200	21,200	29,400	12,900	25,600	38,500
Soos Creek	31,450	95,350	126,800	71,000	86,500	157,500
Tahoma-Raven Hts.	8,900	35,100	44,000	34,800	24,400	59,200
Vashon	0	9,300	9,300	0	10,100	10,100
SEATTLE	516,300	0	516,300	563,400	0	563,400
King County Total	994,200	513,200	1,507,300	1,384,200	352,800	1,737,000

Housing Units by Community Planning Area Unincorporated King County Only

	<u>1990 Census</u>		<u>2000 Census</u>	
	Households	Housing Units	Households	Housing Units
Bear Creek	6,600	6,800	9,000	9,300
East King County	300	600	300	600
East Sammamish	10,500	10,900	6,000	6,200
Eastside	550	600	220	240
Enumclaw	4,100	4,250	4,750	4,900
Federal Way	10,800	11,200	9,600	9,900
Green River Valley	1,000	1,050	80	90
Highline	32,200	33,600	17,500	18,100
Newcastle	16,000	16,700	10,000	10,300
NorthShore	23,600	24,500	16,300	16,900
Shoreline	23,500	24,200	0	0
Snoqualmie Valley	7,500	7,700	9,500	9,800
Soos Creek	32,100	33,400	30,400	31,300
Tahoma-Raven Hts.	11,600	12,100	8,300	8,600
Vashon	3,800	4,500	4,200	4,860
Unincorp. KC Total	184,100	192,100	126,000	131,000

Source: US Census 1990 and 2000 and King County Office of Management and Budget.