

V. King County's Cities

This section provides a more detailed view of demographic, economic, and development patterns than the previous chapters. Each of the following tables presents a breakdown for each of the 39 cities that were incorporated as of January 1, 2000, in (or partially in) King County. In these tables, the extensive unincorporated areas of King County are presented as one figure. The next chapter, City Profiles, provides a more in-depth look at individual cities. Further breakdown of unincorporated King County is in Chapter 7, Unincorporated Areas. The information provided is the most recent available. For most economic and development data this is 2001, but for demographic data it is the 2000 Census. Some of the tables present data from prior years for added perspective.

Existing Cities

As of September 2001, King County contained 39 cities, the largest number of any county in Washington State. Those cities are:

Algona	Carnation	Hunts Point	Medina	Redmond	Snoqualmie
Auburn	Clyde Hill	Issaquah	Mercer Is	Renton	Tukwila
Beaux Arts	Covington	Kenmore	Milton (part)	Sammamish	Woodinville
Bellevue	Des Moines	Kent	Newcastle	SeaTac	Yarrow Point
Black Diamond	Duvall	Kirkland	Normandy Pk	Seattle	
Bothell (part)	Enumclaw	Lake Forest Pk	North Bend	Shoreline	
Burien	Federal Way	Maple Valley	Pacific	Skykomish	

Recent Incorporations

Data for Burien and Woodinville, which incorporated in 1993, Newcastle, which incorporated in 1994, and Shoreline which incorporated in late 1995, Covington and Maple Valley in 1997, Kenmore in 1998, and Sammamish in 1999 are provided where available. Because these cities did not formally exist in earlier years, several tables have no data for these cities. The data for these cities' areas prior to their incorporation are part of the unincorporated King County total. The table below shows the shift in population from unincorporated King County to incorporated cities.

1980 - 2001 Annual Population Estimates King County and Unincorporated King County

	King County Population	Number of Cities	Cities Population	City Area (sq.mi.)	Uninc. KC Population	Uninc. Area (sq.mi.)
1980	1,269,900	29	766,800	230	503,100	1,904
1990	1,507,300	31	994,050	284	513,250	1,850
1995	1,613,600	34	1,116,200	315	497,400	1,819
1996	1,628,800	35	1,196,900	330	431,900	1,804
1997	1,646,200	35	1,214,116	338	432,084	1,796
1998	1,665,800	37	1,260,895	347	404,905	1,787
1999	1,677,000	38	1,289,852	355	387,148	1,779
2000	1,737,034	39	1,387,261	383	349,773	1,751
2001	1,758,300	39	1,404,721	381	353,579	1,753

Bold: US Census counts, 1980, 1990 and 2000.

Source: WA State Office of Financial Management (OFM). Estimates are rounded.

2000 Census Population

King County and its Cities, April 1, 2000

Jurisdiction	1980 Census	1990 Census	2000 Census	Change 1990-2000	% Change 1990-2000
Algona	1,467	1,694	2,460	766	45.2%
Auburn	26,417	33,102	42,901	9,799	29.6%
Beaux Arts	328	303	307	4	1.3%
Bellevue	73,903	86,874	109,827	22,953	26.4%
Black Diamond	1,170	1,422	3,970	2,548	179.2%
Bothell (K.C.portion)	7,943	11,986	16,185	4,199	35.0%
Burien	-	-	31,881	31,881	NA
Carnation	951	1,243	1,893	650	52.3%
Clyde Hill	3,229	2,972	2,890	(82)	-2.8%
Covington	-	-	13,783	13,783	NA
Des Moines	7,378	17,283	29,267	11,984	69.3%
Duvall	729	2,770	4,616	1,846	66.6%
Enumclaw	5,427	7,227	11,116	3,889	53.8%
Federal Way	-	67,304	83,259	15,955	23.7%
Hunts Point	483	513	443	(70)	-13.6%
Issaquah	5,536	7,786	11,212	3,426	44.0%
Kenmore	-	-	18,678	18,678	NA
Kent	22,961	37,960	79,524	41,564	109.5%
Kirkland	18,785	40,052	45,054	5,002	12.5%
Lake Forest Park	2,485	4,031	13,142	9,111	226.0%
Maple Valley	-	-	14,209	14,209	NA
Medina	3,220	2,981	3,011	30	1.0%
Mercer Island	21,522	20,816	22,036	1,220	5.9%
Milton (K.C.portion)	218	697	814	117	16.8%
Newcastle	-	-	7,737	7,737	NA
Normandy Park	4,268	6,709	6,392	(317)	-4.7%
North Bend	1,701	2,578	4,746	2,168	84.1%
Pacific	2,261	4,622	5,373	751	16.2%
Redmond	23,318	35,800	45,256	9,456	26.4%
Renton	31,031	41,688	50,052	8,364	20.1%
Sammamish	-	-	34,104	NA	NA
SeaTac	-	22,694	25,496	2,802	12.3%
Seattle	493,846	516,259	563,374	47,115	9.1%
Shoreline	-	-	53,025	53,025	NA
Skykomish	209	273	214	(59)	-21.6%
Snoqualmie	1,370	1,546	1,631	85	5.5%
Tukwila	3,578	11,874	17,181	5,307	44.7%
Woodinville	-	-	9,194	9,194	NA
Yarrow Point	1,077	962	1,008	46	4.8%
Cities Total:	766,811	994,021	1,387,261	393,240	39.6%
Uninc. King County:	503,087	513,298	349,773	(163,525)	-31.9%
KC TOTAL:	1,269,898	1,507,319	1,737,034	229,715	15.2%
WASHINGTON STATE:	4,132,204	4,866,692	5,894,121	1,027,429	21.1%

Note: "-" means that the particular city was unincorporated at the time.

Source: 2000 US Census, PL 94-171 data, March 2001 and Washington State OFM, 2000.

2002 Washington State Population Estimates

King County and its Cities, April 1, 2002

Jurisdiction	1990 Census	2000 Census	2002 Estimates	Change 2000-2002	% Change 2000-2002
Algona	1,694	2,460	2,525	65	2.6%
Auburn	33,102	42,901	43,970	1,069	2.5%
Beaux Arts	303	307	295	(12)	-3.9%
Bellevue	86,874	109,827	117,000	7,173	6.5%
Black Diamond	1,422	3,970	4,015	45	1.1%
Bothell (K.C.portion)	11,986	16,185	16,330	145	0.9%
Burien	-	31,881	31,810	(71)	-0.2%
Carnation	1,243	1,893	1,905	12	0.6%
Clyde Hill	2,972	2,890	2,895	5	0.2%
Covington	-	13,783	14,395	612	4.4%
Des Moines	17,283	29,267	29,510	243	0.8%
Duvall	2,770	4,616	5,190	574	12.4%
Enumclaw	7,227	11,116	11,195	79	0.7%
Federal Way	67,304	83,259	83,850	591	0.7%
Hunts Point	513	443	455	12	2.7%
Issaquah	7,786	11,212	13,790	2,578	23.0%
Kenmore	-	18,678	19,180	502	2.7%
Kent	37,960	79,524	84,275	4,751	6.0%
Kirkland	40,052	45,054	45,790	736	1.6%
Lake Forest Park	4,031	13,142	12,860	(282)	-2.1%
Maple Valley	-	14,209	15,040	831	5.8%
Medina	2,981	3,011	3,010	(1)	0.0%
Mercer Island	20,816	22,036	21,955	(81)	-0.4%
Milton (K.C.portion)	697	814	815	1	0.1%
Newcastle	-	7,737	8,205	468	6.0%
Normandy Park	6,709	6,392	6,395	3	0.0%
North Bend	2,578	4,746	4,735	(11)	-0.2%
Pacific	4,622	5,373	5,405	32	0.6%
Redmond	35,800	45,256	46,040	784	1.7%
Renton	41,688	50,052	53,840	3,788	7.6%
Sammamish	-	34,104	34,660	556	1.6%
SeaTac	22,694	25,496	25,320	(176)	-0.7%
Seattle	516,259	563,374	570,800	7,426	1.3%
Shoreline	-	53,025	53,250	225	0.4%
Skykomish	273	214	215	1	0.5%
Snoqualmie	1,546	1,631	4,210	2,579	158.1%
Tukwila	11,874	17,181	17,270	89	0.5%
Woodinville	-	9,194	9,215	21	0.2%
Yarrow Point	962	1,008	1,010	2	0.2%
Cities Total:	994,021	1,387,261	1,422,625	35,364	2.5%
Uninc. King County:	513,298	349,773	351,675	1,902	0.5%
KC TOTAL:	1,507,319	1,737,034	1,774,300	37,266	2.1%
WASHINGTON STATE:	4,866,692	5,894,121	6,041,700	147,579	2.5%

Note: "-" means that the particular city was unincorporated at the time.

Source: Washington State OFM, 1999 through 2002.

2000 U S Census Hispanic and Non-Hispanic Population by Race King County and Its Cities

CITY	2000 Total Population	Hispanic or Latino	Single Race not Hispanic								Two or more race
			White		Black or Afr-Amer		Asian and Pac. Is.		Nat. Amer. and other		
Algona	2,460	147 6%	2,012 82%	40 2%	149 6%	46 2%	66 3%				
Auburn *	40,314	3,019 7%	32,220 80%	956 2%	1,586 4%	1,005 2%	1,528 4%				
Beaux Arts	307	- 0%	298 97%	- 0%	7 2%	1 0%	1 0%				
Bellevue	109,569	5,827 5%	78,698 72%	2,100 2%	19,259 18%	562 1%	3,123 3%				
Black Diamond	3,970	107 3%	3,650 92%	3 0%	41 1%	67 2%	102 3%				
Bothell	16,185	719 4%	13,733 85%	183 1%	988 6%	131 1%	431 3%				
Burien	31,881	3,397 11%	22,799 72%	1,587 5%	2,572 8%	416 1%	1,110 3%				
Carnation	1,893	74 4%	1,699 90%	- 0%	67 4%	35 2%	18 1%				
Clyde Hill	2,890	43 1%	2,564 89%	16 1%	211 7%	9 0%	47 2%				
Covington	13,783	617 4%	11,841 86%	325 2%	446 3%	171 1%	383 3%				
Des Moines	29,267	1,936 7%	20,986 72%	2,069 7%	2,779 9%	297 1%	1,200 4%				
Duvall	4,616	172 4%	4,218 91%	21 0%	92 2%	20 0%	93 2%				
Enumclaw	11,116	380 3%	10,276 92%	31 0%	98 1%	97 1%	234 2%				
Federal Way	83,259	6,266 8%	55,050 66%	6,439 8%	10,996 13%	807 1%	3,701 4%				
Hunts Point	443	10 2%	413 93%	2 0%	12 3%	- 0%	6 1%				
Issaquah	11,212	555 5%	9,523 85%	95 1%	680 6%	83 1%	276 2%				
Kenmore	18,678	655 4%	15,822 85%	253 1%	1,365 7%	95 1%	488 3%				
Kent	79,524	6,466 8%	53,964 68%	6,444 8%	7,994 10%	1,088 1%	3,568 4%				
Kirkland	45,054	1,852 4%	37,438 83%	688 2%	3,580 8%	318 1%	1,178 3%				
Lake Forest Park	13,142	294 2%	11,071 84%	205 2%	1,051 8%	84 1%	437 3%				
Maple Valley	14,209	506 4%	12,625 89%	143 1%	367 3%	115 1%	453 3%				
Medina	3,011	42 1%	2,757 92%	5 0%	149 5%	11 0%	47 2%				
Mercer Island	22,036	410 2%	18,249 83%	250 1%	2,623 12%	84 0%	420 2%				
Milton (King Co)	814	29 4%	719 88%	9 1%	25 3%	8 1%	24 3%				
Newcastle	7,737	223 3%	5,700 74%	121 2%	1,421 18%	57 1%	215 3%				
Normandy Park	6,392	156 2%	5,695 89%	64 1%	309 5%	28 0%	140 2%				
North Bend	4,746	180 4%	4,271 90%	32 1%	113 2%	52 1%	98 2%				
Pacific	5,527	358 6%	4,572 83%	65 1%	266 5%	85 2%	181 3%				
Redmond	45,256	2,538 6%	34,593 76%	659 1%	5,947 13%	321 1%	1,198 3%				
Renton	50,052	3,818 8%	32,759 65%	4,142 8%	6,896 14%	488 1%	1,949 4%				
Sammamish	34,104	853 3%	29,361 86%	273 1%	2,708 8%	151 0%	758 2%				
SeaTac	25,496	3,302 13%	14,666 58%	2,266 9%	3,468 14%	423 2%	1,371 5%				
Seattle	563,374	29,719 5%	382,532 68%	46,545 8%	76,227 14%	6,660 1%	21,691 4%				
Shoreline	53,025	2,054 4%	39,878 75%	1,435 3%	7,126 13%	529 1%	2,003 4%				
Skykomish	214	6 3%	199 93%	1 0%	2 1%	- 0%	6 3%				
Snoqualmie	1,631	85 5%	1,416 87%	14 1%	32 2%	43 3%	41 3%				
Tukwila	17,181	2,329 14%	9,297 54%	2,174 13%	2,169 13%	247 1%	965 6%				
Woodinville	9,194	658 7%	7,458 81%	84 1%	690 8%	48 1%	256 3%				
Yarrow Point	1,008	20 2%	932 92%	8 1%	32 3%	3 0%	13 1%				
Cities Total	1,384,570	79,822 6%	995,954 72%	79,747 6%	164,543 12%	14,685 1%	49,819 4%				
Uninc. KC	352,464	15,420 4%	279,173 79%	12,051 3%	30,809 9%	4,170 1%	10,841 3%				
King County	1,737,034	95,242 5%	1,275,127 73%	91,798 5%	195,352 11%	18,855 1%	60,660 3%				

Note: *The 2000 Census did not include 2,587 persons annexed to Auburn in March 2000, reported on pg.62.

Source: U S Census 2000, PL 94 - 171 file, March 2001.

2000 U.S. Census Population by Age

King County and its Cities

Jurisdiction	2000 Census Population	Age Under 5	Age 5 - 17	Age 18 - 64	Age Over 65
Algona	2,460	163	591	1,550	156
Auburn	42,901	3,100	10,221	24,917	4,663
Beaux Arts	307	11	57	179	60
Bellevue	109,827	6,182	17,218	71,738	14,689
Black Diamond	3,970	319	811	2,511	329
Bothell (K.C.portion)	16,185	967	3,110	10,563	1,545
Burien	31,881	1,932	5,329	20,235	4,385
Carnation	1,893	187	464	1,135	107
Clyde Hill	2,890	169	586	1,587	548
Covington	13,783	1,092	3,569	8,607	515
Des Moines	29,267	1,924	5,039	17,957	4,347
Duvall	4,616	459	1,035	2,975	147
Enumclaw	11,116	803	2,442	6,257	1,614
Federal Way	83,259	6,508	17,003	53,382	6,366
Hunts Point	443	26	89	258	70
Issaquah	11,212	682	1,802	7,603	1,125
Kenmore	18,678	1,069	3,502	12,177	1,930
Kent	79,524	6,676	15,335	51,675	5,838
Kirkland	45,054	2,474	5,848	32,120	4,612
Lake Forest Park	13,142	617	2,324	8,492	1,709
Maple Valley	14,209	1,312	3,494	8,763	640
Medina	3,011	206	610	1,706	489
Mercer Island	22,036	997	4,727	12,198	4,114
Milton (K.C.portion)	814	44	158	499	113
Newcastle	7,737	605	1,206	5,415	511
Normandy Park	6,392	278	1,141	3,674	1,299
North Bend	4,746	474	820	2,948	504
Pacific	5,373	482	1,086	3,505	300
Redmond	45,256	2,888	6,820	31,329	4,219
Renton	50,052	3,521	7,392	34,016	5,123
Sammamish	34,104	2,851	8,535	21,358	1,360
SeaTac	25,496	1,831	4,386	16,805	2,474
Seattle	563,374	26,215	61,612	407,740	67,807
Shoreline	53,025	2,769	9,151	33,391	7,714
Skykomish	214	9	30	135	40
Snoqualmie	1,631	158	314	1,058	101
Tukwila	17,181	1,233	2,891	11,712	1,345
Woodinville	9,194	599	1,848	5,951	796
Yarrow Point	1,008	50	211	559	188
Cities Total:	1,387,261	81,882	212,807	938,680	153,892
Uninc. King County:	352,360	23,439	75,105	225,936	27,880
KC TOTAL:	1,739,621	105,321	287,912	1,164,616	181,772

Notes: " - " means that the particular city was unincorporated at the time.

Source: 2000 US Census, PL 94-171 data, March 2001 and Washington State OFM, 2000.

Land Area and Assessed Value by City, 2002

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	837	1,113	265,203
Auburn	21.45	13,726	10,732	3,928,335
Beaux Arts	0.08	53	123	68,899
Bellevue	31.70	20,291	31,620	19,705,692
Black Diamond	6.19	3,959	1,779	358,660
Bothell	5.67	3,627	4,636	1,823,459
Burien	7.44	4,758	9,842	2,382,652
Carnation	1.16	745	697	137,293
Clyde Hill	1.06	676	1,140	854,274
Covington	5.55	3,554	5,235	948,855
Des Moines	6.56	4,198	8,285	1,828,326
Duvall	2.21	1,417	2,077	476,016
Enumclaw	3.82	2,442	3,511	672,049
Federal Way	21.53	13,779	19,802	5,620,635
Hunts Point	0.29	187	202	531,196
Issaquah	9.93	6,358	4,169	2,362,753
Kenmore	6.18	3,952	6,078	1,768,808
Kent	29.04	18,588	17,789	7,579,363
Kirkland	10.51	6,728	12,273	6,726,540
Lake Forest Park	3.58	2,294	4,804	1,392,039
Maple Valley	5.62	3,598	5,746	1,138,794
Medina	1.42	909	1,287	1,715,691
Mercer Island	6.34	4,057	7,854	5,705,115
Milton	0.55	354	326	51,125
Newcastle	4.48	2,865	3,286	1,007,185
Normandy Park	2.55	1,633	2,463	796,605
North Bend	2.96	1,897	1,524	489,204
Pacific	1.94	1,239	1,582	253,644
Redmond	15.92	10,191	11,023	8,213,241
Renton	17.06	10,921	14,514	5,565,475
Sammamish	21.58	13,810	14,120	5,082,720
Sea Tac	10.27	6,574	6,503	3,041,736
Seattle	83.93	53,718	166,047	74,953,452
Shoreline	11.70	7,490	17,050	4,545,786
Skykomish	0.33	214	267	17,473
Snoqualmie	5.26	3,364	2,066	583,629
Tukwila	9.06	5,796	5,070	3,340,379
Woodinville	5.66	3,623	2,990	1,563,376
Yarrow Point	0.36	232	422	463,604
Cities Total:	382.27	244,653	410,047	\$177,959,283
Unincorporated King County:	1,751.73	1,121,107	139,989	\$31,855,880
KING COUNTY TOTAL:	2,134.00	1,365,760	550,036	\$209,815,163

Note: Total taxable assessed value is equal to real property assessed value plus personal property assessed value.

Personal property assessed value is equal to approximately 8% of total assessed value.

Source: King County Department of Assessments.

2000 Census Housing Unit Count

King County and its Cities

City	Single Family	Mobile Home	Multi-Family	TOTAL UNITS
Algona	698	145	36	879
Auburn	7,280	2,390	7,072	16,742
Beaux Arts	123	0	0	123
Bellevue	28,503	66	19,734	48,303
Black Diamond	1,209	234	35	1,478
Bothell (KC portion)	3,080	1,200	2700	6,980
Burien	8,301	186	5,537	14,024
Carnation	568	9	62	639
Clyde Hill	1,074	0	0	1,074
Covington	4,303	138	25	4,466
DesMoines	7,009	457	4,388	11,854
Duvall	1,388	184	68	1,640
Enumclaw	2,794	492	1,216	4,502
Federal Way	18,053	1,232	13,304	32,589
Hunts' Point	186	0	0	186
Issaquah	2,816	36	2,234	5,086
Kenmore	5,235	361	1,892	7,488
Kent	15,209	1,459	15,866	32,534
Kirkland	11,073	55	10,811	21,939
Lake Forest Pk	4,425	30	788	5,243
Maple Valley	4,264	201	411	4,876
Medina	1,160	0	0	1,160
Mercer Island	6,934	11	1,861	8,806
Milton	250	80	0	330
Newcastle	2,401	33	735	3,169
Normandy Pk	2,165	24	455	2,644
North Bend	1,301	53	600	1,954
Pacific	1,174	130	750	2,054
Redmond	10,401	320	9,575	20,296
Renton	11,442	494	10,763	22,699
Sammamish	10,907	85	690	11,682
SeaTac	5,444	874	3,714	10,032
Seattle	138,827	1,361	130,348	270,536
Shoreline	15,770	189	5,371	21,330
Skykomish	152	16	4	172
Snoqualmie	489	22	155	666
Tukwila	3,379	281	4,157	7,817
Woodinville*	2,405	149	940	3,494
Yarrow Point	392	0	3	395
City Total:	342,584	12,997	256,300	611,881
Uninc. King County:	104,582	7,080	18,694	130,356
KING COUNTY TOTAL:	447,166	20,077	274,994	742,237
<i>Housing Type as a</i>				
<i>% of total KC:</i>				
	60%	3%	37%	100%

Source: 2000 US Census, Profile DP-4.

Note: Single family includes attached townhouses.

Annexations and Incorporations by King County Cities 1990 through 2001

JURISDICTION	April 1990 - April 2000			April 2000 - April 2001		
	Acres Certified	Population Certified	Housing Units Certified	Acres Certified	Population Certified	Housing Units Certified
Algona	102.40	0	0	-	-	-
Auburn	596.01	2,825	1,030	24.00	32	86
Beaux Arts	-	-	-	-	-	-
Bellevue	2,510.83	11,227	4,706	7.19	6	2
Black Diamond	1,569.00	1,495	630	-	-	-
Bothell	293.32	359	140	10.00	2	2
Burien	4,673.28	29,612	13,431	-	-	-
Carnation	75.64	45	16	30.52	10	3
Clyde Hill	-	-	-	-	-	-
Covington	3,944.50	12,500	4,043	-	-	-
Des Moines	1,720.28	9,262	3,796	100.08	147	401
Duvall	436.90	71	40	-	-	-
Enumclaw	17.49	0	0	-	-	-
Federal Way	817.28	5	3	1.25	0	0
Hunts Point	-	-	-	-	-	-
Issaquah	1,760.10	104	50	1,024.00	796	481
Kenmore	3,904.00	16,874	7,001	-	-	-
Kent	6,168.04	25,835	9,727	-	-	-
Kirkland	3.40	(18)	(6)	-	-	-
Lake Forest Pk	1,679.38	9,582	3,910	-	-	-
Maple Valley	3,566.00	10,556	3,644	-	-	-
Medina	-	-	-	-	-	-
Mercer Island	-	-	-	-	-	-
Milton	39.28	36	16	-	-	-
Newcastle	3,307.00	7,751	3,163	-	-	-
Normandy Park	49.28	90	43	-	-	-
North Bend	-	-	-	-	-	-
Pacific	-	-	-	-	-	-
Redmond	876.90	271	101	-	-	-
Renton	461.53	602	235	51.88	12	4
Sammamish	13,556.00	29,400	9,920	-	-	-
Seatac	73.29	127	70	-	-	-
Seattle	-	-	-	-	-	-
Shoreline	7,413.44	53,541	20,692	-	-	-
Skykomish	-	-	-	-	-	-
Snoqualmie	2,262.80	-	-	-	-	-
Tukwila	652.16	2,764	1,331	-	-	-
Woodinville	3,915.00	8,882	3,452	-	-	-
Yarrow Point	3.40	36	12	-	-	-
TOTAL	66,447.93	233,834	91,196	1,248.92	1,005	979

Source: Washington State Office of Financial Management, September 2000 and quarterly reports.

Annexations and Incorporations 2001 - 2002

JURISDICTION	April 2001 - April 2002		
	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	99.59	274	93
Beaux Arts	-	-	-
Bellevue	540.34	2,727	1,116
Black Diamond	-	-	-
Bothell	-	-	-
Burien	-	-	-
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	-	-	-
Duvall	-	-	-
Enumclaw	-	-	-
Federal Way	-	-	-
Hunts Point	-	-	-
Issaquah	40.18	0	0
Kenmore	-	-	-
Kent	266.60	882	309
Kirkland	-	-	-
Lake Forest Pk	-	-	-
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	29.00	25	12
Renton	165.10	566	293
Sammamish	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	-	-	-
Skykomish	-	-	-
Snoqualmie	-	-	-
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
TOTAL	1,140.81	4,474	1,823

Incorporations Since 1990:

CITY	DATE	ACRES	POP.	HOUSING
				UNITS
Federal Way	February, 1990	12,740	67,304	27,982
SeaTac	February, 1990	6,271	22,694	10,189
Burien	March, 1993	4,390	27,610	12,454
Woodinville	March, 1993	3,904	8,800	3,427
Newcastle	October, 1994	3,307	7,751	3,163
Shoreline	August, 1995	6,938	48,600	18,600
Covington	August, 1997	3,960	12,800	4,330
Maple Valley	August, 1997	3,698	10,980	3,620
Kenmore	August, 1998	3,974	16,900	5,944
Sammamish	August, 1999	13,556	29,400	9,920

Note: The information in this table is as of date of incorporation. See "City Profiles Chapter" for current information about these cities.

Residential Land Supply and Capacity

Findings from Buildable Lands Report, 2001

JURISDICTION	LAND SUPPLY (in acres)						HOUSING UNIT CAPACITY (in units)			
	Single Family		Multi Family		UGA & UPDs	TOTAL ACRES	Single Family Units	Multi Family Units	UGA & UPD	TOTAL UNIT CAPACITY
	Vacant	Redev.	Vacant	Redev.						
Algona	21.62	22.01	5.91	8.60	-	58.15	172	104	50	326
Auburn	870.24	914.99	35.10	82.62	-	1,902.95	4,046	1,441	790	6,276
Beaux Arts	-	3.26	-	-	-	3.26	6	-	-	6
Bellevue	252.65	274.89	79.12	177.48	-	784.14	1,370	14,383	-	15,753
Black Diamond	389.58	83.19	33.80	7.45	-	514.02	2,363	607	-	2,970
Bothell	110.29	226.03	44.25	23.68	-	404.25	1,405	876	-	2,280
Burien	61.21	228.08	8.61	54.05	-	351.95	1,019	1,047	-	2,067
Carnation	22.67	18.35	0.90	3.89	46.00	91.81	102	26	80	208
Clyde Hill	4.83	14.92	-	-	-	19.75	23	-	-	23
Covington	226.64	348.46	5.36	1.79	-	582.26	3,370	33	-	3,403
Des Moines	72.06	121.27	23.75	38.24	-	255.32	646	1,367	-	2,013
Duvall	69.33	99.60	6.07	18.38	151.30	344.68	669	280	688	1,638
Enumclaw	124.05	119.04	8.65	11.55	269.86	533.15	856	426	1,079	2,361
Federal Way	479.73	526.13	79.51	61.08	-	1,146.45	2,987	2,274	277	5,538
Hunts Point	0.78	-	-	-	-	0.78	2	-	-	2
Issaquah	284.00	293.10	125.27	44.91	-	747.28	1,726	2,910	4,241	8,877
Kenmore	139.01	206.85	2.74	59.40	-	408.00	1,239	2,198	1,200	4,637
Kent	295.83	851.14	40.58	36.82	-	1,224.37	4,978	1,586	250	6,814
Kirkland	121.09	428.98	40.81	111.16	-	702.04	1,684	2,418	-	4,102
Lake Forest Pk	61.26	134.17	-	3.48	-	198.91	452	84	-	536
Maple Valley	234.76	145.80	24.02	3.35	-	407.92	2,133	307	330	2,770
Medina	6.13	16.75	-	-	-	22.89	40	-	-	40
Mercer Island	159.08	188.97	2.34	9.65	-	360.04	1,279	681	311	2,272
Milton	1.70	9.65	1.12	1.63	-	14.10	41	311	-	353
Newcastle	167.07	187.06	7.72	33.10	-	394.95	1,025	1,228	318	2,572
Normandy Park	39.91	77.13	-	-	-	117.04	170	-	-	170
North Bend	-	-	0.62	3.35	363.00	366.97	708	177	1,832	2,717
Pacific	42.49	73.21	21.77	2.00	-	139.47	630	356	-	985
Redmond	328.35	232.88	95.74	157.66	-	814.63	2,046	7,618	-	9,663
Renton	234.53	138.77	66.58	178.47	-	618.35	2,000	7,101	1,519	10,620
Sammamish	552.90	877.84	26.97	4.14	-	1,461.85	3,635	526	-	4,161
Seatac	105.61	308.41	43.39	56.35	-	513.76	1,178	3,209	-	4,386
Seattle	787.00	1,937.50	198.00	1,485.30	-	4,407.80	15,411	102,810	-	118,221
Shoreline	89.05	1,300.72	3.44	66.30	-	1,459.50	801	1,506	-	2,307
Skykomish	12.38	-	-	-	-	12.38	39	-	-	39
Snoqualmie	56.77	12.57	-	-	227.79	297.13	59	-	2,155	2,214
Tukwila	140.02	257.15	17.43	42.26	-	456.86	1,744	1,272	-	3,016
Woodinville	124.38	292.25	12.27	0.23	-	429.13	1,254	523	170	1,947
Yarrow Point	7.64	12.96	-	-	-	20.60	34	-	-	34
Cities Total:	6,696.64	10,984.07	1,061.85	2,788.35	1,057.95	22,588.87	63,342	159,684	15,291	238,317
<i>UKC East</i>	<i>420.68</i>	<i>292.16</i>	<i>41.16</i>	<i>5.49</i>		<i>759.49</i>	<i>2,432</i>	<i>870</i>	<i>3,100</i>	<i>6,402</i>
<i>UKC SS</i>	<i>87.22</i>	<i>12.27</i>	<i>47.43</i>	<i>2.30</i>		<i>149.22</i>	<i>527</i>	<i>749</i>	-	<i>1,276</i>
<i>UKC South</i>	<i>1,957.43</i>	<i>1,043.55</i>	<i>186.37</i>	<i>28.51</i>		<i>3,215.86</i>	<i>13,442</i>	<i>3,841</i>	-	<i>17,283</i>
Uninc. Total:	2,465.33	1,347.98	274.96	36.30	-	4,124.56	16,401	5,460	3,100	24,961
KC URBAN TOTAL:	9,161.97	12,332.05	1,336.80	2,824.65	1,057.95	26,713.43	79,743	165,144	18,391	263,278

Residential Land Supply and Capacity: King County Buildable Lands Report, 2002

The table on the opposite page summarizes the findings of King County's Buildable Lands Evaluation Report, 2002.

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 and their cities 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. All 40 jurisdictions in King County collaborated to compile and analyze their data on land development, density, land supply and capacity. King County submitted its first five-year Buildable Lands evaluation report in September 2002.

Key Findings: King County has achieved 38% of its household target in 40% of the twenty-year planning period (i.e. the first 8 years of the 1993-2012 period). We have housed more than 50% of the population forecast for that period.

King County has capacity for 263,000 more housing units - more than twice the capacity needed to accommodate the remaining household growth target.

King County has the capacity for over 600,000 more jobs - several times the remaining target of 110,000 jobs.

Densities being achieved in four urban sub-areas are sufficient to accommodate targeted growth. Overall residential urban densities exceed 7 dwelling units per acre.

Land Supply: Residential land supply includes vacant land parcels and partly used parcels with potential for redevelopment. The King County UGA contains almost 27,000 acres of vacant or potentially redevelopable residential land. The largest acreages of land supply are in South King County (11,500 acres) and the Eastside (7,300 acres).

Residential Capacity: 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. The Urban Growth Area of King County has the capacity for more than 263,000 additional residential units. King County jurisdictions have the capacity for 79,700 new units in single-family zones, 63,000 new units in multifamily residential zones, and another 102,000 units in mixed-use or multiple use zones. The not yet completed portions of urban planned developments (UPDs) or other large developments constitute another 12,500 units of capacity, and another 5,800 units of capacity are in the Rural Cities' Urban Growth Areas. These last two components are shown as "UGA and UPDs" in the table, but not all such developments are presented in the land supply section of the table.

Methodology: The land supply inventory in King County—a composite of inventories conducted by each individual jurisdiction—represents a snapshot of approximately January 2001. Most cities and the county produced new inventories expressly for the purposes of Buildable Lands, based on land parcel data from the King County Assessor. Vacant or potentially redevelopable status was determined from assessed improvements value and map or field inventory of sites. Lands encumbered by critical areas (sensitive areas) were removed, and deductions were made for rights-of-way, public purposes and a "market factor" to account for land that may not be developed immediately. The table displays net land supply in acres after all these factors were accounted for.

The residential land supply was converted into residential capacity, measured in single family and multifamily housing units that can be accommodated on the land. Densities actually achieved in the five-year analysis period were the basis for determining densities to apply to the land supply. Each jurisdiction prepared its own capacity analysis on a zone-by-zone basis with its own understanding of local issues and regulations, but within a common methodological framework agreed on by all the jurisdictions. Finally, the data were compiled at the sub-area and County Urban area level to arrive at Countywide conclusions of residential capacity presented here.

See King County's Buildable Lands Evaluation Report for more information, detailed methodology and data.

Adjusted 20-Year Household Growth Targets King County and its Cities, 1992 - 2012

Household Growth Target including Adjustment Based on Annexations and
Incorporations between April, 1994 and January, 1998

Jurisdiction	A	C		D	F	
	1990 Households	B Original 1994 Growth Target	High:	Target Added by Annex. and Incorp. 4/94 to 1/98	Adjusted Range of Household Growth from 1992-2012	
		Low:	High:		Low:	High:
Algona	587	346	462	0	346	462
Auburn	13,357	6,553	9,610	6	6,559	9,616
Beaux Arts	119	0	0	0	0	0
Bellevue	35,756	7,680	9,550	112	7,792	9,662
Black Diamond	541	947	1,119	591	1,538	1,710
Bothell	4,807	1,448	2,413	20	1,468	2,433
Burien	12,000	1,596	1,995	0	1,596	1,995
Carnation	439	404	404	0	404	404
Clyde Hill	1,063	12	12	0	12	12
Covington	3,400	n/a	n/a	1,493	1,343	1,642
Des Moines	7,054	1,437	2,155	358	1,795	2,513
Duvall	946	1,563	1,759	0	1,563	1,759
Enumclaw	2,936	2,182	2,667	0	2,182	2,667
Federal Way	25,705	13,425	16,566	243	13,668	16,809
Hunts Point	187	4	4	0	4	4
Issaquah	3,170	1,879	3,508	686	2,565	4,194
Kent	16,246	6,120	7,500	2,265	8,385	9,765
Kirkland	17,211	5,328	6,346	0	5,328	6,346
Lake Forest Pk	1,488	101	168	316	417	484
Maple Valley	2,250	n/a	n/a	1,539	1,385	1,692
Medina	1,129	17	17	0	17	17
Mercer Island	8,007	1,056	1,188	0	1,056	1,188
Milton	266	18	18	11	29	29
Newcastle	2,000	n/a	n/a	833	749	916
Normandy Park	2,570	135	135	0	135	135
North Bend	1,044	1,266	1,787	0	1,266	1,787
Pacific	1,707	606	1,818	0	606	1,818
Redmond	14,153	9,637	12,760	418	10,055	13,178
Renton	18,219	7,730	10,049	70	7,800	10,119
Seattle	236,702	48,233	59,520	0	48,233	59,520
SeaTac	9,611	3,546	7,500	2	3,548	7,502
Shoreline	na	n/a	n/a	2,559	2,303	2,814
Skykomish	103	27	27	0	27	27
Snoqualmie	611	1,942	3,625	0	1,942	3,625
Tukwila	5,639	4,761	6,014	0	4,761	6,014
Woodinville	3,000	1,750	1,842	1	1,751	1,843
Yarrow Point	371	18	18	0	18	18
City Total:	454,400	131,767	172,556	11,523	142,646	184,719
Unincorp. KC:	161,400	40,048	50,000	-11,523	28,525	38,477
- urban	123,400	34,248	41,800	-11,523	22,725	30,277
- rural	38,000	5,800	8,200	0	5,800	8,200
King County Total:	615,800	171,815	222,556	0	171,171	223,196

Notes: Columns B through F are hhld. growth targets, expressed as numbers of hhlds. to accommodate during the 20-yr Growth Mngmt. Period 1992-2012. Columns B and C represent range of adopted household targets from Appx 2 of the Countywide Planning Policies, 1994. Column D represents hhld. targets associated with new cities and annexed areas between 4 / 94 and 1 / 98. Columns E and F represent adjusted range of 20-year growth target. The cities of Kenmore and Sammamish, incorporated after January 1998, are not included in this table.

Methodology: Col. B growth targets were based on city boundaries as of April 1994. Col. D are the additional households to be accommodated due to incorporation and annexation between April '94 and January '98. These additional households constitute a proportional share of the urban unincorp. target by Community Planning Area. The additional households are based on the land-area proportion of urban uninc. areas less designated parks and mapped water bodies. That proportion is applied to the Planning Area's urban target, the midrange of the table on pg. 30 of the King County Comprehensive Plan.

Recorded Formal Plats

King County and its Cities, 1997 - 2001

Jurisdictions	1997		1998		1999		2000		2001		
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Plats	Lots	Acres
Algona	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Auburn	398	96.24	78	23.16	102	57.16	27	6.92	0	0	0.00
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bellevue	272	106.20	44	28.50	280	101.99	31	7.34	1	59	22.34
Black Diamond	0	0.00	0	0.00	34	12.82	0	0.00	0	0	0.00
Bothell	19	4.93	42	15.79	78	27.01	0	0.00	1	16	4.67
Burien	0	0.00	18	2.79	0	0.00	6	1.45	0	0	0.00
Carnation	24	13.58	21	14.26	0	0.00	0	0.00	0	0	0.00
Clyde Hill	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Covington	-	-	0	0	18	6	336	59	3	61	14.24
Des Moines	0	0.00	37	9.83	7	1.43	0	0.00	1	18	3.00
Duvall	51	22.15	87	37.45	79	16.03	59	13.52	5	154	39.13
Enumclaw	6	0.66	19	5.53	0	0.00	80	18.56	0	0	0.00
Federal Way	44	41.93	37	15.58	65	19.73	0	0.00	3	100	39.49
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Issaquah	160	192.78	18	3.30	108	36.22	0	0.00	6	219	469.28
Kenmore	-	-	0	0	36	6	23	5	3	26	9.48
Kent	206	64.43	211	53.08	114	32.55	136	38.42	10	313	79.12
Kirkland	12	3.18	2	0.35	16	3.36	45	10.04	1	16	2.17
Lake Forest Pk	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Maple Valley	-	-	59	10.32	54	11.10	206	42.89	4	369	82.90
Medina	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Mercer Island	6	1.55	13	8.26	0	0.00	21	5.85	0	0	0.00
Milton (KC part)	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Newcastle	0	0.00	27	10.14	121	32.21	227	85.08	0	0	0.00
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
North Bend	69	14.41	0	0.00	0	0.00	0	0.00	0	0	0.00
Pacific	0	0.00	0	0.00	0	0.00	0	0.00	1	20	5.55
Redmond	120	39.06	19	4.20	107	22.47	106	28.05	5	251	165.43
Renton	63	8.83	147	30.84	155	53.31	350	86.30	9	350	99.98
Sammamish	-	-	-	-	113	105	160	53	11	620	315.85
SeaTac	0	0.00	0	0.00	0	0.00	6	1.25	0	0	0.00
Seattle	0	0.00	51	50.05	14	0.39	95	49.07	0	0	0.00
Shoreline	0	0.00	16	1.38	7	0.56	17	2.31	1	9	1.80
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Snoqualmie	209	68.12	117	31.50	457	133.25	23	16.25	4	233	68.02
Tukwila	0	0.00	0	0.00	0	0.00	40	9.15	1	16	3.14
Woodinville	26	22.97	42	6.54	9	9.65	7	9.89	1	74	22.69
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Cities Total:	1,685	701.02	1,105	362.85	1,974	687.88	2,001	549.40	71	2,924	1,448.28
Uninc.Total:	1,717	1425.75	1,108	513.24	1,244	1823.93	1,334	1296.89	41	1,844	3,204.57
KC TOTAL:	3,402	2,126.77	2,213	876.09	3,218	2,511.81	3,335	1,846.29	112	4,768	4,652.85
<i>Uninc. King County as a % of total King County:</i>	<i>50%</i>	<i>67%</i>	<i>50%</i>	<i>59%</i>	<i>39%</i>	<i>73%</i>	<i>40%</i>	<i>70%</i>	<i>37%</i>	<i>39%</i>	<i>69%</i>

Note: "-" means that the particular city was unincorporated at the time.

Source: King County Office of Budget and Strategic Planning Formal Plat Files.

Total New Residential Units Authorized

King County and its Cities, 1992 - 2001

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Algona	39	23	24	18	18	13	9	17	19	12
Auburn	196	143	137	308	310	375	731	137	380	183
Beaux Arts	0	0	0	0	3	0	0	1	0	2
Bellevue	997	397	541	483	506	1,406	1,077	1,105	500	526
Black Diamond	25	80	150	50	39	68	43	26	14	8
Bothell (KC Part)	79	54	291	145	449	256	121	179	149	30
Burien	-	16	22	24	32	63	83	55	33	28
Carnation	30	27	19	13	20	27	16	16	4	1
Clyde Hill	5	3	2	3	2	6	2	14	15	10
Covington	-	-	-	-	-	-	26	20	52	228
Des Moines	82	67	36	35	17	55	28	16	55	31
Duvall	42	29	87	54	51	126	116	89	97	208
Enumclaw	116	140	172	53	114	28	19	52	21	28
Federal Way	245	231	193	240	232	507	199	344	78	41
Hunts Point	0	2	2	2	1	2	2	4	4	3
Issaquah	156	279	183	187	151	140	522	315	85	508
Kenmore	-	-	-	-	-	-	-	59	209	87
Kent	339	151	252	649	906	502	446	1,217	556	457
Kirkland	212	180	423	349	534	630	434	419	181	410
Lake Forest Park	5	0	5	17	15	46	27	18	9	13
Maple Valley	-	-	-	-	-	-	238	114	146	170
Medina	9	8	16	12	9	11	12	17	17	11
Mercer Island	34	21	116	50	69	57	50	74	151	55
Milton (KC Part)	24	5	n/a	1	51	3	2	2	1	1
Newcastle	-	-	13	16	68	44	50	40	281	71
Normandy Park	16	5	14	6	7	7	11	7	12	6
North Bend	14	83	62	73	105	114	251	145	4	3
Pacific	62	28	21	38	0	4	6	3	4	18
Redmond	366	179	327	535	581	457	454	191	182	733
Renton	290	168	310	227	319	912	936	476	818	404
Sammamish	-	-	-	-	-	-	-	NA	764	490
SeaTac	39	35	29	23	24	35	40	39	26	35
Seattle	2,240	1,907	1,532	1,567	2,706	2,587	3,933	5,287	6,536	4,819
Shoreline	-	-	-	-	42	152	141	96	76	89
Skykomish	0	0	1	2	2	3	2	0	0	0
Snoqualmie	8	2	0	0	10	71	142	479	310	136
Tukwila	24	18	18	12	49	48	32	41	61	54
Woodinville	-	53	14	26	192	140	267	57	30	59
Yarrow Point	0	3	10	2	4	1	1	6	4	2
City Total:	5,694	4,337	5,022	5,204	7,638	8,896	10,469	11,177	11,884	9,970
Uninc. King County:	4,015	3,835	3,320	2,713	3,549	3,435	3,784	3,508	2,811	1,975
King County Total:	9,709	8,172	8,342	7,917	11,187	12,331	14,253	14,685	14,695	11,945

Uninc. King County as a % of total King County:

41% 41% 40% 34% 32% 28% 21% 24% 19% 11%

Note: This table reports new units authorized and does not include demolitions. "-" means that the particular city was unincorporated at the time.

Source: Individual cities of King County and King County Office of Regional Policy and Planning Building Permit Files.

New Single Family Units Authorized

King County and its Cities, 1992 - 2001

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Algona	39	23	12	18	11	13	9	17	19	8
Auburn	51	129	113	135	209	262	326	121	236	51
Beaux Arts	0	0	0	0	3	0	0	1	0	2
Bellevue	230	162	234	249	182	308	330	242	266	151
Black Diamond	25	80	150	50	39	68	43	26	14	8
Bothell (KC Part)	77	29	106	128	89	45	31	74	38	30
Burien	-	16	22	24	30	45	59	39	22	28
Carnation	30	27	19	13	20	27	16	16	4	1
Clyde Hill	5	3	2	3	2	6	2	14	15	10
Covington	-	-	-	-	-	-	26	20	45	217
Des Moines	60	31	31	35	14	34	28	12	23	19
Duvall	42	29	87	54	51	126	116	89	97	120
Enumclaw	116	140	160	49	74	28	19	52	21	28
Federal Way	245	231	185	234	103	151	104	119	44	24
Hunts Point	0	2	2	2	1	2	2	4	4	3
Issaquah	45	81	106	68	46	49	149	69	83	46
Kenmore	-	-	-	-	-	-	-	8	94	43
Kent	87	65	92	188	308	288	272	269	294	194
Kirkland	114	101	140	133	130	187	124	209	121	148
Lake Forest Park	5	0	5	17	15	40	27	18	9	13
Maple Valley	-	-	-	-	-	-	238	114	146	170
Medina	9	8	16	12	9	11	12	17	17	11
Mercer Island	34	21	35	44	49	48	50	74	73	32
Milton (KC Part)	24	5	n/a	1	49	3	2	2	1	1
Newcastle	-	-	13	16	68	44	50	40	86	71
Normandy Park	16	5	14	6	7	7	11	7	12	6
North Bend	14	49	62	73	105	112	67	4	4	3
Pacific	62	28	21	18	0	4	6	3	4	18
Redmond	108	71	124	86	117	114	55	85	121	138
Renton	104	48	95	135	194	233	293	203	348	308
Sammamish	-	-	-	-	-	-	-	NA	373	384
SeaTac	37	35	29	23	24	35	40	36	26	35
Seattle	528	442	428	458	478	461	578	720	414	463
Shoreline	-	-	-	-	42	126	113	96	74	77
Skykomish	0	0	1	2	2	3	2	0	0	0
Snoqualmie	8	2	0	0	10	71	133	297	256	130
Tukwila	24	18	18	12	18	28	32	41	61	54
Woodinville	-	0	14	20	14	63	68	57	30	9
Yarrow Point	0	3	10	2	4	1	1	6	4	2
City Total:	2,139	1,884	2,346	2,308	2,517	3,043	3,434	3,221	3,499	3,056
Uninc. King County:	3,432	3,174	3,059	2,255	2,272	2,391	2,384	2,202	1,511	1,544
King County Total:	5,571	5,058	5,405	4,547	4,789	5,434	5,818	5,423	5,010	4,600
<i>Uninc. King County as a % of total King County:</i>										
	62%	63%	57%	50%	47%	44%	41%	41%	30%	34%

Note: This table reports new units authorized and does not include demolitions. " - " means that the particular city was unincorporated at the time.

Source: Individual cities of King County and King County Office of Regional Policy and Planning Building Permit Files.

New Multifamily Units Authorized

King County and its Cities, 1992 - 2001

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Algona	0	0	12	0	7	0	0	0	0	4
Auburn	145	14	24	173	101	113	405	16	144	132
Beaux Arts	0	0	0	0	0	0	0	0	0	0
Bellevue	767	235	307	234	324	1,098	747	863	234	375
Black Diamond	0	0	0	0	0	0	0	0	0	0
Bothell (KC Part)	2	25	185	17	360	211	90	105	111	0
Burien	-	0	0	0	2	18	24	16	11	0
Carnation	0	0	0	0	0	0	0	0	0	0
Clyde Hill	0	0	0	0	0	0	0	0	0	0
Covington	-	-	-	-	-	-	0	0	7	11
Des Moines	22	36	5	0	3	21	0	4	32	12
Duvall	0	0	0	0	0	0	0	0	0	88
Enumclaw	0	0	12	4	40	0	0	0	0	0
Federal Way	0	0	8	6	129	356	95	225	34	17
Hunts Point	0	0	0	0	0	0	0	0	0	0
Issaquah	111	198	77	119	105	91	373	246	2	462
Kenmore	-	-	-	-	-	-	-	51	115	44
Kent	252	86	160	461	598	214	174	948	262	263
Kirkland	98	79	283	216	404	443	310	210	60	262
Lake Forest Park	0	0	0	0	0	6	0	0	0	0
Maple Valley	-	-	-	-	-	-	0	0	0	0
Medina	0	0	0	0	0	0	0	0	0	0
Mercer Island	0	0	81	6	20	9	0	0	78	23
Milton (KC Part)	0	0	n/a	0	2	0	0	0	0	0
Newcastle	-	-	0	0	0	0	0	0	195	0
Normandy Park	0	0	0	0	0	0	0	0	0	0
North Bend	0	34	0	0	0	2	184	141	0	0
Pacific	0	0	0	20	0	0	0	0	0	0
Redmond	258	108	203	449	464	343	399	106	61	595
Renton	186	120	215	92	125	679	643	273	470	96
Sammamish	-	-	-	-	-	-	-	NA	391	106
SeaTac	2	0	0	0	0	0	0	3	0	0
Seattle	1,712	1,465	1,104	1,109	2,228	2,126	3,355	4,567	6,122	4,356
Shoreline	-	-	-	-	0	26	28	0	2	12
Skykomish	0	0	0	0	0	0	0	0	0	0
Snoqualmie	0	0	0	16	0	0	9	182	54	6
Tukwila	0	0	0	0	31	20	0	0	0	0
Woodinville	-	53	0	6	178	77	199	0	0	50
Yarrow Point	0	0	0	0	0	0	0	0	0	0
City Total:	3,555	2,453	2,676	2,912	5,121	5,853	7,035	7,956	8,385	6,914
Uninc. King County:	583	661	261	458	1,277	1,044	1,400	1,306	1,300	431
King County Total:	4,138	3,114	2,937	3,370	6,398	6,897	8,435	9,262	9,685	7,345
<i>Uninc. KC as a % of total King County:</i>	<i>14%</i>	<i>21%</i>	<i>9%</i>	<i>14%</i>	<i>20%</i>	<i>15%</i>	<i>17%</i>	<i>14%</i>	<i>13%</i>	<i>6%</i>

Note: "-" means that the particular city was unincorporated at the time. Multifamily includes duplexes.

Source: Individual cities of King County and King County Office of Regional Policy and Planning building permit file.

1999 Median Income and Per Capita Income King County and its Cities

Jurisdiction	Households in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons in 2000	Per Capita Income 1999
Algona	845	\$50,833	651	\$52,462	2,460	\$19,734
Auburn	16,108	\$39,208	10,065	\$45,426	42,901	\$19,630
Beaux Arts	121	\$96,916	101	\$110,038	307	\$56,496
Bellevue	45,836	\$62,338	29,138	\$76,868	109,827	\$36,905
Black Diamond	1,456	\$67,092	1,125	\$72,981	3,970	\$26,936
Bothell (KC part) *	6,756	\$59,264	4,100	\$68,580	16,185	\$26,483
Burien	13,399	\$41,577	8,092	\$53,814	31,881	\$23,737
Carnation	636	\$60,156	496	\$64,167	1,893	\$21,907
Clyde Hill	1,054	\$132,468	918	\$150,237	2,890	\$78,252
Covington	4,398	\$63,711	3,656	\$65,173	13,783	\$22,230
Des Moines	11,337	\$48,971	7,306	\$57,003	29,267	\$24,127
Duvall	1,596	\$71,300	1,327	\$78,740	4,616	\$27,764
Enumclaw	4,317	\$43,820	2,851	\$56,270	11,116	\$20,596
Federal Way	31,467	\$49,278	21,396	\$55,833	83,259	\$22,451
Hunts Point	165	\$179,898	122	\$200,000+	443	\$113,815
Issaquah	4,840	\$57,892	2,911	\$77,274	11,212	\$34,222
Kenmore	7,307	\$61,756	4,937	\$72,139	18,678	\$31,692
Kent	31,113	\$46,046	19,564	\$52,274	79,524	\$21,390
Kirkland	20,736	\$60,332	10,942	\$73,395	45,054	\$38,903
Lake Forest Park	5,029	\$74,149	3,802	\$84,316	13,142	\$33,419
Maple Valley	4,809	\$67,159	3,989	\$70,008	14,209	\$24,859
Medina	1,111	\$133,756	892	\$149,637	3,011	\$81,742
Mercer Island	8,437	\$91,904	6,266	\$110,830	22,036	\$53,799
Milton (KC part) *	320	\$48,166	200	\$53,732	814	\$22,400
Newcastle	3,028	\$80,320	2,250	\$91,381	7,737	\$35,057
Normandy Park	2,609	\$70,367	1,918	\$78,102	6,392	\$33,845
North Bend	1,841	\$61,534	1,334	\$69,402	4,746	\$28,229
Pacific	1,992	\$45,673	1,425	\$47,694	5,373	\$18,228
Redmond	19,102	\$66,735	11,471	\$78,430	45,256	\$36,233
Renton	21,708	\$45,820	12,188	\$55,747	50,052	\$24,346
Sammamish	11,131	\$101,592	9,736	\$104,356	34,104	\$42,971
SeaTac	9,708	\$41,202	6,063	\$47,630	25,496	\$19,717
Seattle	258,499	\$45,736	115,498	\$62,195	563,374	\$30,306
Shoreline	20,716	\$51,658	13,650	\$61,450	53,025	\$24,959
Skykomish	104	\$45,357	66	\$48,500	214	\$22,829
Snoqualmie	632	\$52,697	460	\$58,889	1,631	\$22,239
Tukwila	7,186	\$40,718	4,036	\$42,442	17,181	\$22,354
Woodinville	3,512	\$68,114	2,409	\$81,251	9,194	\$31,458
Yarrow Point	379	\$117,940	307	\$126,075	1,008	\$72,135
Cities Total	585,340	n a	327,658	n a	1,387,261	n a
Uninc. KC Total *	126,150	\$65,290	95,853	\$71,300	349,773	n a
King County	711,490	\$53,157	423,511	\$66,035	1,737,034	\$29,521

Note: * Number of families and income are estimated for Bothell, Milton and unincorporated King County.

Source: U.S. Census 2000, DP-3 Profiles, 2002.

Covered Employment by Sector, March 2000

King County and its Cities

CITY	COVERED JOBS	AFFM/ Construction	Mfg.	WTCU	Retail	F-I-RE/ Serv.	Gov't / Educ.
Algona	1,849	60	1,399	277	71	25	18
Auburn	38,393	3,652	11,858	5,953	6,946	7,074	2,912
Beaux Arts	17	*	0	0	*	7	1
Bellevue	120,170	6,388	8,140	17,143	21,233	60,404	6,863
Black Diamond	427	113	*	*	105	42	132
Bothell	10,320	527	1,530	463	1,528	4,973	1,299
Burien	12,149	511	182	728	3,144	5,867	1,717
Carnation	591	25	146	42	101	37	240
Clyde Hill	424	38	*	13	*	215	147
Covington	2,467	253	24	45	953	713	479
Des Moines	5,846	318	33	200	1,392	2,266	1,636
Duvall	902	188	63	24	210	213	204
Enumclaw	4,158	216	344	123	1,177	1,593	704
Federal Way	29,258	1,029	3,103	1,606	7,830	12,215	3,476
Hunts Point	35	*	*	9	-	23	2
Issaquah	14,611	917	830	1,458	5,620	4,127	1,197
Kenmore	4,396	575	96	473	937	1,761	555
Kent	59,920	4,353	17,810	17,086	7,481	9,154	4,036
Kirkland	38,827	3,316	2,332	8,554	7,971	12,630	4,024
Lake Forest Park	1,348	153	41	63	377	503	212
Maple Valley	2,741	422	72	81	795	709	661
Medina	357	*	*	14	48	223	64
Mercer Island	6,679	357	33	475	892	3,939	983
Newcastle	1,019	54	75	108	232	424	125
Normandy Park	568	79	0	10	189	187	104
North Bend	1,842	151	22	73	992	387	218
Pacific	885	212	159	150	75	123	167
Redmond	67,707	4,289	14,797	3,757	8,102	35,086	1,676
Renton	55,094	1,752	22,738	5,129	9,248	10,995	5,232
Sammamish	4,757	472	43	332	1,819	1,079	1,012
SeaTac	31,160	552	708	18,119	2,381	7,045	2,354
Seattle	510,221	24,520	39,864	62,398	72,842	223,306	87,290
Shoreline	14,793	629	159	405	4,174	5,313	4,114
Skykomish	106	0	0	*	51	*	50
Snoqualmie	1,104	*	15	*	133	545	377
Tukwila	47,824	1,854	13,279	7,648	10,684	12,372	1,987
Woodinville	13,457	2,875	3,768	1,445	2,406	2,478	485
Yarrow Point	49	8	*	0	*	19	3
Cities Total	1,151,105	69,949	147,933	158,307	189,457	440,353	145,106
Uninc. King Co.	46,261	9,070	3,583	3,845	7,283	12,277	8,351
KING COUNTY	1,197,366	79,019	151,516	162,152	196,740	452,630	153,457

* Sector detail is suppressed for cities with few employers in order to protect confidentiality of the small number of firms in these cities.

Sectors: **AFFM** = Agriculture, Forestry, Fishing, Mining; **Mfg.** = Manufacturing; **WCTU** = Wholesale, Trans., Communication, Utilities; **FIRE** = Finance, Insurance, Real Est.; **Serv** = Services

Note: Sammamish is included in this table even though not incorporated until after April 1999. Covered employment is the number of jobs covered by state unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded.

Source: Washington State Employment Security Department, 1999, and Puget Sound Regional Council, 2000.

Covered Employment, March 1990, 1995, 1997, 1999 and 2000

King County and its Cities

CITY	<u>1990</u>		<u>1995</u>		<u>1997</u>		<u>1999</u>		<u>2000</u>	
	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs
Algona	45	819	57	1,920	56	2,280	52	2,214	53	1,849
Auburn	1,082	26,405	1,464	26,525	1,530	33,646	1,680	37,256	1,669	38,393
Beaux Arts	NA	NA	9	10	7	12	8	10	9	17
Bellevue	5,091	79,920	6,562	97,594	6,351	103,190	6,624	115,731	6,407	120,170
Black Diamond	29	122	44	227	61	427	64	486	70	427
Bothell	392	5,078	520	8,591	485	9,214	637	10,203	560	10,320
Burien	NA	NA	1,080	10,850	959	10,770	1,033	11,041	1,060	12,149
Carnation	29	385	51	447	41	460	50	429	42	591
Clyde Hill	51	486	50	426	47	480	49	361	56	424
Covington	NA	NA	NA	NA	191	2,083	224	2,344	223	2,467
Des Moines	284	3,837	469	4,747	450	4,800	575	5,302	576	5,846
Duvall	50	358	101	559	104	630	120	769	117	902
Enumclaw	253	3,389	344	3,885	331	3,687	348	4,081	368	4,158
Federal Way	1,463	21,756	1,954	23,859	1,845	24,621	2,118	30,113	2,073	29,258
Hunts Point	NA	NA	17	28	31	142	31	148	23	35
Issaquah	519	6,426	626	7,437	636	10,362	693	12,083	807	14,611
Kenmore	NA	NA	NA	NA	NA	NA	478	4,455	465	4,396
Kent	1,875	45,329	2,557	53,435	2,515	51,961	2,964	59,212	2,930	59,920
Kirkland	1,675	20,714	2,229	28,682	2,125	31,701	2,143	30,419	2,215	38,827
Lake Forest Park	98	823	263	1,462	246	1,280	245	1,299	254	1,348
Maple Valley	NA	NA	NA	NA	212	1,724	240	2,021	239	2,741
Medina	53	280	78	293	76	311	82	359	76	357
Mercer Island	503	4,908	699	5,901	712	6,205	709	6,747	677	6,679
Newcastle	NA	NA	115	580	127	547	144	650	128	1,019
Normandy Park	89	755	121	489	121	574	123	575	118	568
North Bend	97	956	157	1,334	144	1,345	168	1,750	162	1,842
Pacific	53	769	92	845	92	1,037	106	1,029	85	885
Redmond	1,703	35,708	2,233	48,388	2,096	52,812	2,278	65,072	2,114	67,707
Renton	1,170	48,602	1,516	40,587	1,567	46,427	1,674	52,030	1,631	55,094
Sammamish	NA	NA	NA	NA	NA	NA	574	4,319	553	4,757
SeaTac	582	25,535	818	25,979	760	26,624	827	29,732	765	31,160
Seattle	20,261	413,767	24,296	423,770	24,556	456,714	27,196	492,760	26,326	510,221
Shoreline	NA	NA	1,057	13,491	1,054	14,854	1,163	13,746	1,224	14,793
Skykomish	5	31	11	71	12	70	14	100	13	106
Snoqualmie	46	545	77	895	82	961	86	2,391	72	1,104
Tukwila	1,142	48,918	1,516	46,362	1,534	46,725	1,614	52,141	1,584	47,824
Woodinville	NA	NA	691	8,911	668	8,683	752	10,323	782	13,457
Yarrow Point	NA	NA	15	21	16	67	16	54	18	49
Cities Total	38,640	796,621	51,889	888,608	51,840	957,434	57,902	1,063,755	56,548	957,434
Uninc. King Co.	8,175	98,644	7,932	57,462	7,047	52,144	6,586	46,261	5,978	46,261
KING COUNTY	46,815	895,265	59,821	946,070	58,887	1,009,578	64,488	1,110,016	62,526	1,003,695

Notes: Burien and Woodinville incorporated in 1993, Covington and Maple Valley in 1997, thus, do not have figures for this table. Covered employment is the number of jobs covered by state unemployment insurance. Number of Firms means firms with employees covered by unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded.

Source: Washington State Employment Security Department, 1997. Compiled by Puget Sound Regional Council, May 1999.

Persons Below Poverty Level, 1999

King County and its Cities

Jurisdiction	Total Persons*	Persons Below Poverty Level						Total in Poverty	
		Age under 18		Age 18 - 64		65 and over		Number	%
		Number	%	Number	%	Number	%		
Algona	2,456	26	3.4%	67	4.3%	16	10.3%	109	4.4%
Auburn	39,721	1,678	12.6%	3,017	12.1%	397	8.5%	5,092	12.8%
Beaux Arts	307	3	4.4%	8	4.5%	2	3.3%	13	4.2%
Bellevue	108,778	1,353	5.8%	3,907	5.4%	902	6.1%	6,162	5.7%
Black Diamond	3,970	10	0.9%	27	1.1%	0	0.0%	37	0.9%
Bothell (K.C. part)	29,934	397	9.7%	964	9.1%	134	8.7%	807	2.7%
Burien	31,614	933	12.8%	1,765	8.7%	263	6.0%	2,961	9.4%
Carnation	1,893	49	7.5%	73	6.4%	6	5.6%	128	6.8%
Clyde Hill	2,890	3	0.4%	19	1.2%	0	0.0%	22	0.8%
Covington	13,783	192	4.1%	262	3.0%	36	7.0%	490	3.6%
Des Moines	28,005	713	10.2%	1,338	7.5%	90	2.1%	2,141	7.6%
Duvall	4,591	100	6.7%	77	2.6%	0	0.0%	177	3.9%
Enumclaw	10,861	226	7.0%	528	8.4%	150	9.3%	904	8.3%
Federal Way	82,787	2,955	12.6%	4,332	8.1%	409	6.4%	7,696	9.3%
Hunts Point	443	0	0.0%	3	1.2%	2	2.9%	5	1.1%
Issaquah	10,985	138	5.6%	338	4.4%	49	4.4%	525	4.8%
Kenmore	18,591	348	7.6%	628	5.2%	82	4.2%	1,058	5.7%
Kent	78,826	3,652	16.6%	4,936	9.6%	535	9.2%	9,123	11.6%
Kirkland	44,206	548	6.6%	1,582	4.9%	207	4.5%	2,337	5.3%
Lake Forest Park	12,835	90	3.1%	385	4.5%	38	2.2%	513	4.0%
Maple Valley	14,197	129	2.7%	220	2.5%	24	3.8%	373	2.6%
Medina	3,011	0	0.0%	18	1.1%	5	1.0%	23	0.8%
Mercer Island	21,757	217	3.8%	385	3.2%	93	2.3%	695	3.2%
Milton (K.C. part)	800	20	9.9%	35	7.0%	10	8.8%	65	8.1%
Newcastle	7,722	21	1.2%	106	2.0%	35	6.8%	162	2.1%
Normandy Park	6,392	76	5.4%	102	2.8%	77	5.9%	255	4.0%
North Bend	4,654	82	6.3%	133	4.5%	11	2.2%	226	4.9%
Pacific	5,519	184	11.7%	400	11.4%	0	0.0%	584	10.6%
Redmond	44,423	623	6.4%	1,485	4.7%	254	6.0%	2,362	5.3%
Renton	49,651	1,494	13.7%	2,903	8.5%	401	7.8%	4,798	9.7%
Sammamish	34,104	217	1.9%	417	2.0%	40	2.9%	674	2.0%
SeaTac	24,609	983	15.8%	1,660	9.9%	196	7.9%	2,839	11.5%
Seattle	536,719	12,335	14.0%	45,024	11.0%	6,709	9.9%	64,068	11.9%
Shoreline	51,723	786	6.6%	2,308	6.9%	520	6.7%	3,614	7.0%
Skykomish	214	3	7.7%	16	11.9%	0	0.0%	19	8.9%
Snoqualmie	1,631	80	16.9%	73	6.9%	2	2.0%	155	9.5%
Tukwila	17,084	756	18.3%	1,308	11.2%	103	7.7%	2,167	12.7%
Woodinville	9,171	123	5.0%	275	4.6%	15	1.9%	413	4.5%
Yarrow Point	1,008	17	6.5%	17	3.0%	0	0.0%	34	3.4%
All Cities	1,361,865	31,560	10.7%	81,141	8.6%	11,813	7.7%	123,826	9.1%
Suburban Cities	825,146	19,225	9.3%	36,117	6.8%	5,104	5.9%	59,758	7.2%
Unincorp. KC	344,440	6,394	2.4%	10,514	4.4%	1,124	3.9%	18,720	5.4%
King County Total	1,706,305	37,954	9.9%	91,655	8.0%	12,937	7.4%	142,546	8.4%

Note: * does not include persons in institutions

Source: U S Census 2000, STF 3A