



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 into Urban Centers.
- Limit growth in Rural and Resource Areas.
- Monitor land development trends in King County that support 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. Definition of Terms

- **Employment** shown in Indicators #31 and #35 is covered wage and salary employment (jobs covered by state unemployment insurance). Covered employment represents over 90% of all employment. Sub-area employment is also based on covered jobs. However, tri-county employment data in Indicator #38 is based on all non-agricultural jobs. Regardless of the source of data for tracking employment change, the jobs housing ratio is the same.
- **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, and to discourage land uses that are not compatible with manufacturing, industrial, or advanced technology uses. The centers are intended to 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.
- **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 predominately related to agriculture, forestry, recreation and other compatible uses.
- **Rural Cities** and their unincorporated Urban Growth Areas are considered Urban Areas.
- **Urban Areas** include all cities and the urbanized portions of Unincorporated King County that lie inside the Urban Growth Boundary, including the rural cities and their urban growth areas.
- **Urban Centers**, as adopted in the Countywide Planning Policies and in Cities' Comprehensive Plans, are designated areas of up to 1.5 square miles with concentrated housing and employment. They are intended to be supported by high capacity transit and contain a wide range of other land uses such as retail, recreation, public facilities, parks and open space. Each Urban Center has planned land uses to accommodate: a) a minimum of 15,000 jobs within a half mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre.
- The **Urban Growth Area** is the land inside the **Urban Growth Boundary**; the Urban Growth Area is designated to accommodate most of the County's population and employment growth over the next twenty years.



LAND USE INDICATORS

Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers while Limiting Growth in Rural/Resource Areas

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



Fig. 30.1

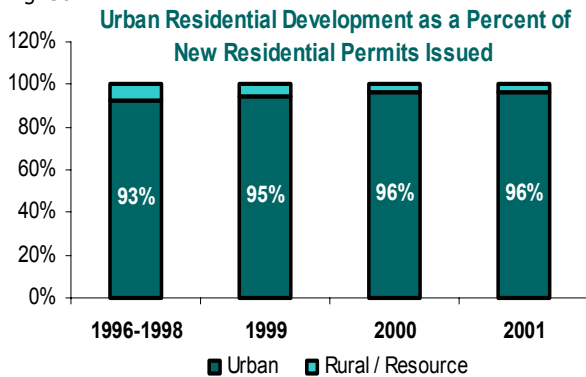


Fig. 30.2

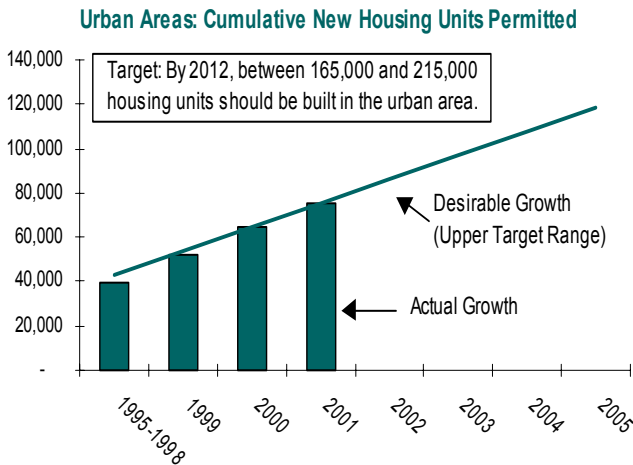
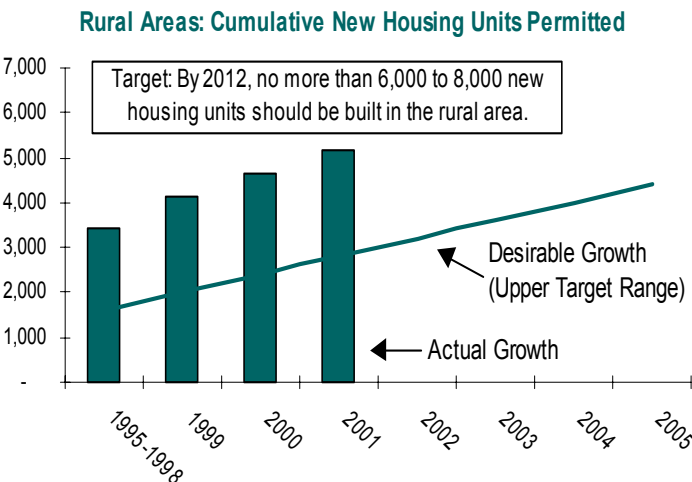


Fig. 30.3



About This Indicator

Housing throughout the County

- An estimated 10,875 net new units were added in the urban area of King County and 513 units to the rural area in 2001.
- In 2001, 96% of all new housing units were permitted within the Urban Growth Area, roughly the same proportion as in 2000. Fig. 30.1 shows that over the past six years development has slowed in the rural areas.
- In order to accommodate the county's 20-year target, an average of 8,600 to 11,150 units need to be built each year. Fig. 30.2 shows that actual growth has achieved the desirable growth level needed to meet the planned 2012 urban housing target.
- Fig. 30.3 illustrates the number of new housing units built in the rural area since 1995. Although the rate of development has slowed over the past six years, the cumulative development since 1995 is nearly double the planned level as set by the growth targets.
- Fig. 30.7 (below) shows that in the first nine years of the 20 year planning period, over 96,000 units were permitted, achieving 49% of the 20 year target in 45% of the period.

What We Are Doing

- Preserving open space in rural areas in exchange for higher densities in urban areas through the Transfer of Development Credits Program Program and the Four to One Program.
- Allowing clustering of housing in urban areas to maximize net densities; easing height restrictions in some urban areas.
- Extending urban area targets to 2022 with adjustments for new population and household forecasts.



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INDICATOR 30:

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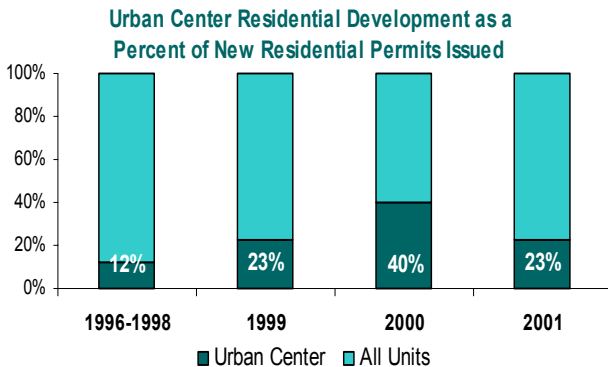
Fig 30.4

Total Housing Units in Urban Centers			
Center	2000 Total Existing Units	2001 Permitted Units	Total Units
Bellevue	2,230	359	2,589
Federal Way	412	-	412
Kent	658	1	659
Redmond	1,324	-	1,324
Renton	1,056	36	1,092
SeaTac	4,530	-	4,530
Seattle	52,006	2408	54,414
1st Hill/Cap. Hill	23,531	652	24,183
Downtown	12,852	1492	14,344
Northgate	3,650	15	3,665
Uptown	5,075	230	5,094
Univ. District	6,898	19	7,128
Tukwila	2	-	2
Total	62,218	2,804	65,022

Note:

Data used in figure 30.4 was updated by PSRC in 2002. The data above differs slightly from the data reported in previous years. It includes all units in the urban centers, not just those permitted since 1996.

Fig 30.5



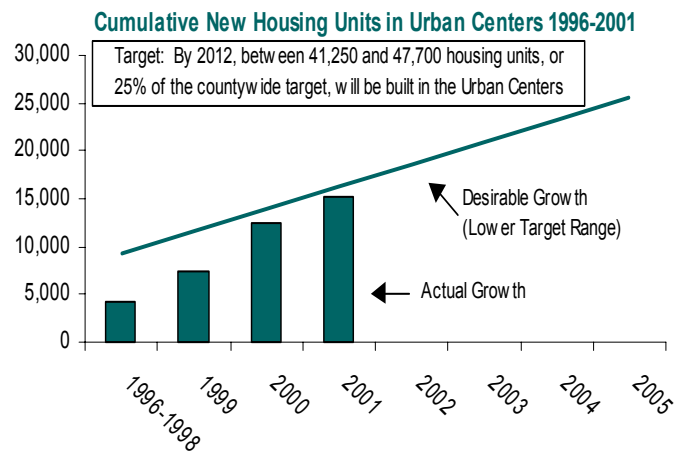
Housing in Urban Centers

- Urban Centers in King County are “areas with concentrated housing and employment, supported by high capacity transit and...retail, recreational, public facilities, parks and open space”. There are 12 designated urban centers in King County.
- In 2001 there were 2,804 net new units permitted in these Urban Centers. 86% of

these permits were issued in one of Seattle’s five urban centers.

- Since 1996, about 15,700 net new units have been built in the urban centers. This represents about 21% of all new units permitted during these six years. The CPP goal is that *25% of new units permitted will be in urban centers.*
- Figure 30.5 shows the percent of residential permits issued in Urban Centers each year compared to all permits issued. The percent of new development located in urban centers increased to nearly 40% in 2000. 2001 experienced a decline in urban center permits to a level similar to 1999.
- In order to accommodate the 2012 urban center target, from this point on an average of 3,400 to 3,900 units need to be permitted each year in the centers. As Fig. 30.6 indicates, development is currently just under the lower target range.

Fig 30.6



- Urban Center development is a new form of development in several of the suburban cities. As a result implementation of higher density development may be more susceptible to market trends, community support, and available infrastructure capacity than more traditional suburban housing forms.
- The economic conditions of late 2001 and 2002 may also have an impact on the ability of these centers to encourage development that will meet the desirable rate of growth.



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INDICATOR 30:

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Fig 30.7

Net New Housing Units Permitted in King County, 1993 - 2001										
	1993	1994	1995	1996-1998	1999	2000	2001	SUM 1993-2001	Revised 20 Yr. Household Target - Midpoint	Percent of 2012 Target Achieved over 9 years (45% of 20 Yr. Period)
Algona	19	22	11	30	12	15	16	125	404	31%
Auburn	151	176	214	1,532	124	101	165	2,463	8,089	30%
Beaux Arts	-	-	-	1	-	-	2	3	-	-
Bellevue	327	503	420	2,013	1,083	381	509	5,236	8,733	60%
Black Diamond	107	156	52	176	26	13	7	537	1,624	33%
Bothell	54	288	146	816	166	133	26	1,629	1,955	83%
Burien	25	22	24	195	34	43	17	360	1,867	19%
Carnation	30	19	13	64	14	3	0	143	404	35%
Clyde Hill	-	1	3	2	2	1	0	9	12	75%
Covington	110	149	36	208	20	33	222	778	1,493	52%
DesMoines	74	66	55	306	103	54	26	684	2,192	31%
Duvall	29	87	54	294	90	64	208	826	1,661	50%
Enumclaw	139	169	53	179	51	15	28	634	2,425	26%
Federal Way	229	418	214	926	264	72	32	2,155	15,284	14%
Hunts Point	-	(2)	-	1	(1)	2	-1	(1)	4	-25%
Issaquah	273	177	188	1,363	327	700	499	3,527	3,391	104%
Kenmore	87	266	66	395	31	206	32	1,083	1,082	100%
Kent	375	377	474	1,911	1,199	641	457	5,434	9,075	60%
Kirkland	141	396	323	1,601	339	112	225	3,137	5,837	54%
Lake Forest Park	17	13	19	77	14	6	9	155	469	33%
Maple Valley	248	362	298	615	114	91	166	1,894	1,539	123%
Medina	(10)	11	-	9	6	6	-2	20	17	118%
Mercer Island	20	95	44	299	24	111	63	656	1,122	58%
Milton	5	-	24	22	1	1	1	54	40	135%
Newcastle	71	83	47	188	28	264	67	748	836	90%
Normandy Park	5	14	114	26	5	9	5	178	135	132%
North Bend	83	62	69	423	144	6	7	794	1,527	52%
Pacific	28	21	38	8	3	4	14	116	1,212	10%
Redmond	177	318	433	1,417	128	226	694	3,393	9,878	34%
Renton	156	304	152	2,407	409	800	658	4,886	9,020	54%
Sammamish	240	205	199	1,938	1,221	691	465	4,959	5,466	91%
SeaTac	33	28	25	98	(76)	(19)	20	109	5,525	2%
Seattle	1,500	1,018	1,381	7,916	4,875	6,015	5451	28,156	53,877	52%
Shoreline	70	74	172	356	50	223	63	1,008	2,559	39%
Skykomish	-	1	2	5	-	-	0	8	27	30%
Snoqualmie	2	-	16	319	303	314	136	1,090	2,784	39%
Tukwila	12	17	12	114	37	32	42	266	5,388	5%
Woodinville	27	14	35	440	54	78	51	699	1,797	39%
Yarrow Point	3	6	2	2	5	1	0	19	18	106%
All Cities	4,857	5,936	5,428	28,692	11,229	11,448	10,380	77,970	168,760	46%
Urban Unincorp KC	1,476	711	827	4,429	1,575	907	1,371	11,296	19,700	57%
TOTAL URBAN AREA	6,333	6,647	6,255	33,121	12,804	12,355	11,751	89,266	188,460	47%
Rural KC	808	900	800	2,607	735	520	513	6,883	7,000	98%
All Unincorp KC	2,284	1,611	1,627	7,036	2,310	1,427	1,884	18,179	26,700	68%
TOTAL	7,141	7,547	7,055	35,728	13,539	12,875	12,264	96,149	195,460	49%

Note:

The permits reported here vary slightly from data in previous reports. The permit count has been updated to reflect correction for annexations (for 1995-2001 data) as well as improvements in technology, reporting consistency, and variability between cities. The net unit count through 2000 should be the same as that in the King County Buildable Lands Report, with the exception of Seattle. The BL Report used Seattle's certificates of occupancy, while this tables uses the net units permitted, consistent with the practice of the other cities. The number of units reported may also differ from those reported in the Annual Growth Report because of discrepancies in how demolitions and permits are reported by various agencies within the cities. Because of these discrepancies this chart should only be taken as a broad estimate of target achievement.

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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.



Fig. 31.1

Employment in Urban vs. Rural/Resource Areas			
	1995	2000	Net Change in Jobs: 1995 - 2000
Urban	927,767	1,131,519	203,752
Rural/Resource	13,116	19,487	6,371
Total Employment	940,883	1,151,006	210,123
Percent in Rural Areas	1.4%	1.7%	

Note:

All employment estimates in this chapter and in previous Benchmark reports have been updated by PSRC to reflect recent technological improvements in data collection using Geographic Information Systems (GIS).

Fig 31.2

Total Employment in Urban Centers			
	1995	2000	Net Change in Jobs: 1995 - 2000
Bellevue	23,018	31,725	8,707
Federal Way	3,180	4,241	1,061
Kent	3,104	3,014	-90
Redmond	4,023	5,797	1,774
Renton	14,007	17,184	3,177
SeaTac	7,081	9,533	2,452
Seattle	226,548	273,064	46,516
1st Hill/Cap. Hill	32,171	36,220	4,049
Downtown	139,504	176,883	37,379
Northgate	9,460	10,655	1,195
Seattle Center	16,721	16,525	-196
Univ. District	28,692	32,781	4,089
Tukwila	17,052	22,749	5,697
Total Jobs in Urban Centers	298,013	367,307	69,294
Total Jobs in King County	940,883	1,151,006	210,123
Percent of New Jobs Created in Urban Centers			33%

About This Indicator

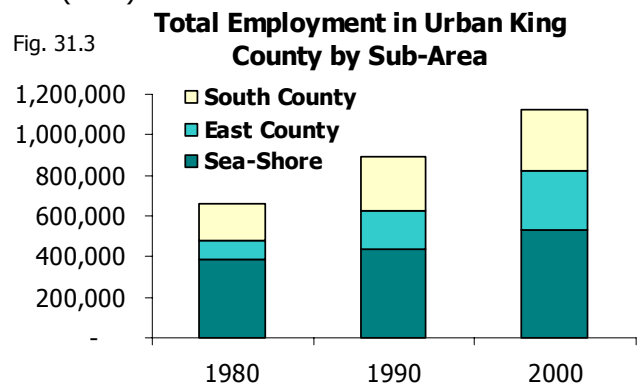
Employment throughout the County

- 210,123 new jobs were created in King County between 1995 and 2000.
- Since 1995, 98.3% of new employment has been located in urban areas. Figure 31.1 shows that ratio of employment growth in rural areas compared to urban areas has grown slightly.
- Total employment in the Puget Sound region dropped by approximately 2% in 2001 due to an economic recession. County, city and sub-area level employment data for 2001 is not yet available.

Employment in Urban Centers

- According to Countywide Planning Policies, 50% of the 2012 job target for new employment should occur within the Urban Centers. This would amount to about 174,000 new jobs in 20 years.
- Between 1995 and 2000 employment in Urban Centers increased by nearly 70,000 jobs. Figure 31.2 shows that Urban Centers accommodated 33% of the new jobs created since 1995.
- However, because total job growth was so strong, the 70,000 jobs in the Centers means that approximately 40% of the Urban Center target has been achieved in 25% of the twenty-year planning period.
- Downtown Seattle experienced the greatest net gain in new jobs. Jobs however grew at the highest rate in Bellevue, increasing by 38%, followed by SeaTac (35%) and Tukwila (33%).

Fig. 31.3



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Outcome: Make Efficient Use of Urban Land



INDICATOR 32: Percent of New Residential Units Built through Redevelopment.

Percent of New Housing Units Built Through Redevelopment by Sub-Area						
	1996	1997	1998	1999	2000	2001
Seattle-Shoreline	NA	NA	82%	87%	71%	81%
Greater East Side	28%	24%	19%	15%	20%	9%
South King County	8%	1%	2%	15%	36%	12%
Rural Cities	0%	0%	0%	0%	0%	0%
Unincorp KC	28%	25%	32%	na	na	29%
Total	22%	18%	17%	37%	46%	44%

Notes:

1. Seattle did not begin reporting infill development until 1998. Data prior to 1998 is not comparable and is not shown in the graph below.
2. Redevelopment in Bellevue was not reported in 2000, possibly affecting the East Side numbers from 1999 - 2001.

About This Indicator

- Redevelopment is defined as the creation of new residential units or employment opportunities on land that already had significant improvements as opposed to development on vacant land. If new lots are created through subdivision of previously utilized land, this is also considered redevelopment.
- Redevelopment for this indicator is determined by each King County jurisdiction relative to their development codes and regulations.
- In 2001 approximately 44% of new housing units were built on redevelopable land. This was slightly below 2000.

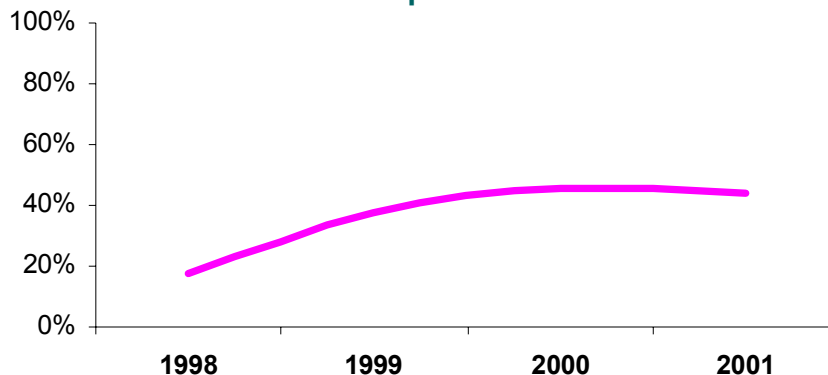
- The amount of units built on redevelopable land has increased since 1998. The largest amount of development occurring on land with some pre-existing use is in the Seattle-Shoreline area.
- Development on land which is already at least partially developed is an important measure because approximately half of the land capacity for new dwelling units in cities is estimated to come from reuse of already developed land.

What We Are Doing

- Encouraging infill development in urban areas through regulatory measures such as easing height restrictions and zoning for higher densities.
- Permitting more dense development in redevelopable parts of cities through transfer of development rights (TDR) from rural land to urban areas.

Fig. 32.1

Percent of New Housing Units Built Through Redevelopment 1998-2001



LAND USE INDICATORS

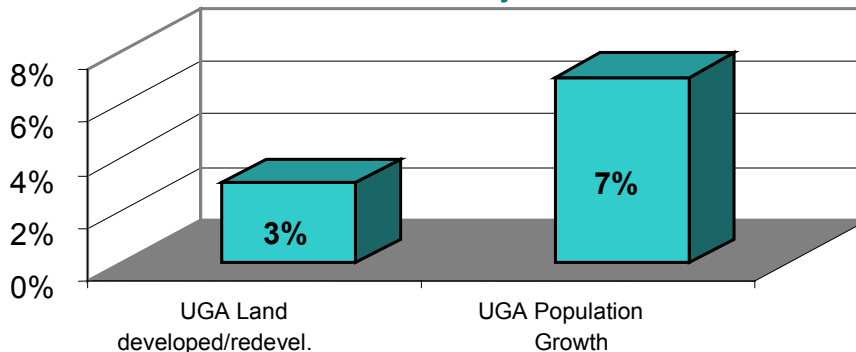
Outcome: Make Efficient Use of Urban Land

Indicator 33: Ratio of Land Consumption to Population Growth.



Fig. 33.1

Land Development and Population Growth within the Urban Growth Boundary 1995-2000



About This Indicator

- Figure 33.1 shows that the population in the Urban Growth Area grew by 7% between 1995 – 2000 while only 3% of land in the Urban Growth Area was developed or redeveloped.
- In 2000 there were 294,600 acres of land within the Urban Growth Area, 90% of it was already developed to some degree. From 1995 – 2000 development took place on 8,700 acres of that land, or about 3%.
- This 3% was developed or redeveloped for private residential or commercial use. Development of land for public purposes is not included.
- 2% of the Urban Growth Area (about 6,400 acres) was developed or redeveloped for residential use.
- Of those 6,400 acres within the UGA, approximately 70% was vacant land. The remaining 30% of residential development occurred on redevelopable land.

Outcome: Make Efficient Use of Urban Land

INDICATOR 34: Ratio of Achieved Density to Allowed Density of Residential Development.

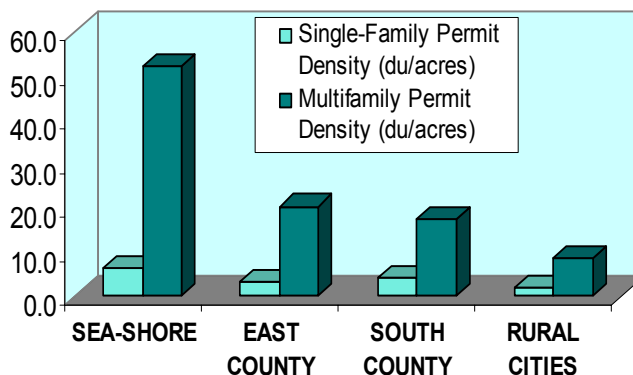


Fig. 34.1

Average Achieved Permit Densities 1996-2000		
Sub-Area	Single-Family Permit Density (du/acres)	Multifamily Permit Density (du/acres)
SEA-SHORE	6.6	52.2
EAST COUNTY	3.4	20.4
SOUTH COUNTY	4.2	17.4
RURAL CITIES	1.8	8.8
URBAN AREA TOTAL	3.8	22.0

Fig 34.2

Achieved Densities by Sub-Area 96-00



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INDICATOR 34:

(continued from previous page)

Fig 34.3

Average Achieved Plat Densities 1996-2000	
Sub-Area	Avg. Plat Density (All Zones)
SEA-SHORE	6.0
EAST COUNTY	3.9
SOUTH COUNTY	5.4
RURAL CITIES	4.4
URBAN AREA TOTAL	
	4.6

Notes:

1. Zone designations and adoption of min/max zone restrictions vary widely among King County cities. As a result it is very difficult to calculate a meaningful ratio of achieved density to allowed density at the countywide level by zone, as there is no base for uniform comparison of individual zones among cities.
2. The data provided for this indicator therefore assumes the general categories of single-family and multifamily zones for comparison. The data tells the story of development trends between sub-county regions during a five-year period.
3. Permit & plat data recorded for this indicator in previous years were modified due to changes in data collection techniques. Permits issued in Unincorporated King County were included in the total of each respective sub-area.

About this Indicator

- Achieved densities were based on recorded permits during a five-year period by sub-county region. Single-family zones generally allow 1-8.0 dwelling units per acre (du/acre) and multifamily zones allow densities from 8.1 du/acre and up.
- Figure 34.1 shows that from 1996 to 2000, King County achieved a density of 3.8 du/acre in single-family zones and a density of 22.0 du/acre in multifamily zones.
- The Sea-Shore region, which includes Seattle, achieved the highest single-family and multifamily densities. East County achieved higher multifamily and lower single-family densities than South County.
- Figure 34.3 shows that plat activity achieved an average of 4.6 du/acre. This indicates a trend toward higher density single-family development in the immediate future.

What We Are Doing

- Encouraging high density development in urban centers and urban planned developments.
- Providing increased transportation services for high density neighborhoods.
- Monitoring density achievement on an annual basis.

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 35: Land Capacity as a Percent of Twenty-year Household and Job Targets.



RESIDENTIAL CAPACITY

Fig. 35.1

Residential Capacity in Relation to Target						
Sub-Area	Net New Units: 1993-2000	20 Year Housing Target	Percent Achieved in 8 years	Remaining Target	Current Residential Capacity	Percent of Current Capacity for Remaining Target
EAST COUNTY	25,665	48,348	53%	22,683	62,771	36%
SEA-SHORE	16,375	57,905	28%	41,530	122,340	34%
SOUTH COUNTY	22,957	73,387	31%	50,430	68,991	73%
RURAL CITIES	3,265	8,828	37%	5,563	9,178	61%
Urban Area Total	68,262	188,468	36%	120,206	263,280	46%
Rural UKC	6,303	7,000	90%	697	-	-
Grand Total with Rural	74,565	195,468	38%	120,903	263,280	46%

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INDICATOR 35:

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Notes:

1. The tables in this indicator summarize capacity estimates for all King County cities and Unincorporated King County from the 2002 Buildable Lands Report. See the report for specific methodology and assumptions used in the calculation of capacity.
2. The targets used in the analysis were adopted by the GMPC in 1994 and apply to development from 1993 to 2012.
3. Current capacity is based on an assessment of potentially developable land minus critical areas, right of ways, public purposes, and market factors. The land supply was then multiplied by density assumptions calculated by average dwelling units per acre or employment floor area ratios (F.A.R.), by zone. These assumptions were based on a review of development activity over a five-year period. This provided an estimate of potential units on the remaining available land according to current development trends.
4. The goal of the GMA is to reduce development in the rural areas and concentrate growth in the urban areas. For this reason the potential development capacity of Rural King County was not calculated.
5. Development capacity in urban Unincorporated King County was included in the total of each relative sub-county region.

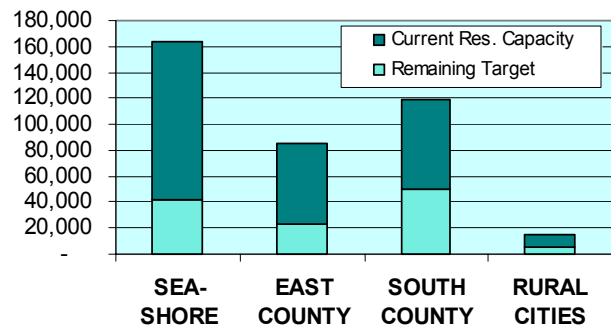
About this Indicator

- Figure 35.1 shows that East King County achieved 53% of its residential target in the past eight years, Sea-Shore 28%, South County 31% and the Rural Cities achieved 37%.
- Sea-Shore’s target achievement appears low because Seattle chose to report occupied units rather than units permitted. Fig. 30.7 above shows the percent of target achieved in nine years when permit data for Seattle is used instead of data on occupied units.
- Although Sea-Shore has the smallest amount of land supply, it has the greatest amount of development capacity because of zoning which allows much higher densities. It will take only about 34% of the current available land capacity to meet its residential target.
- East King County also has considerable excess capacity to meet the 2012 target.
- In South King County and in the Rural Cities there is less excess development capacity to meet current residential targets. This is partially because these areas have assumed lower achievable densities in their multi-family zones compared to Sea-Shore and the

Eastside. The density assumptions were based on current market trends, which reflect housing demand, market value, and policy regulations.

- In total, there is capacity for 263,280 additional units in Urban King County. This includes capacity for 143,074 units in addition to the remaining target.

Fig. 35.2 **Sub-Area Capacity to Accomodate Residential Targets**



- Figure 35.2 shows the remaining residential targets as a proportion of estimated capacity.
- Fig. 35.3 (following page) summarizes residential land supply and housing unit capacity for each jurisdiction in King County as of 2001.

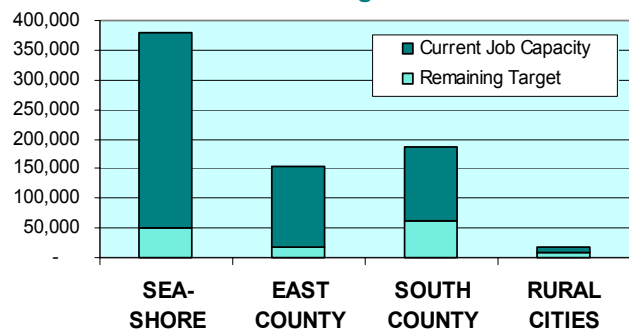
JOB CAPACITY

About this Indicator

- Fig. 35.4 shows the remaining job targets as a proportion of estimated employment capacity.

Fig. 35.4

Sub-Area Capacity to Accomodate Job Targets



LAND USE INDICATORS

Fig. 35.3

Residential Land Supply and Capacity										
Estimates for Buildable Lands Report, 2001										
JURISDICTION	LAND SUPPLY						HOUSING UNIT CAPACITY			
	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
UKC East	420.68	292.16	41.16	5.49	-	759.49	2,432	870	3,100	6,402
UKC SS	87.22	12.27	47.43	2.30	-	149.22	527	749	-	1,276
UKC South	1,957.43	1,043.55	186.37	28.51	-	3,215.86	13,442	3,841	-	17,283
Rural:										
Uninc. Total:	2,465.33	1,347.98	274.96	36.30	-	4,124.56	16,401	5,460	3,100	24,961
KC 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

LAND USE INDICATORS

INDICATOR 35:

(continued from previous page)

Fig. 35.5

Job Capacity in Relation to Target						
Sub-Area	Net New Jobs 95 - 00	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Target	Current Job Capacity	Percent of Current Capacity Needed to Meet Remaining Target
<i>SEA-SHORE</i>	84,007	134,099	63%	50,092	330,125	15%
<i>EAST COUNTY</i>	72,881	89,708	81%	16,827	136,989	12%
<i>SOUTH COUNTY</i>	47,450	110,550	43%	63,100	124,748	51%
<i>RURAL CITIES</i>	1,487	9,250	16%	7,763	11,200	69%
URBAN AREA TOTAL	205,825	343,607	60%	137,782	603,062	23%
<i>Rural UKC</i>	4,395	3,800	116%	(595)	-	-
Grand Total with Rural	210,220	347,407	61%	137,187	603,062	23%

- Total job capacity in Urban King County is 603,062 new jobs, with capacity for 465,875 jobs more than its 2012 target.
- Sea-Shore has the greatest amount of capacity with room for 330,125 new jobs.
- East County has capacity for 136,989 new jobs and South County has capacity for 124,748 new jobs.

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 36: Land with Six Years of Infrastructure Capacity

There are currently no reliable sources for this Indicator.

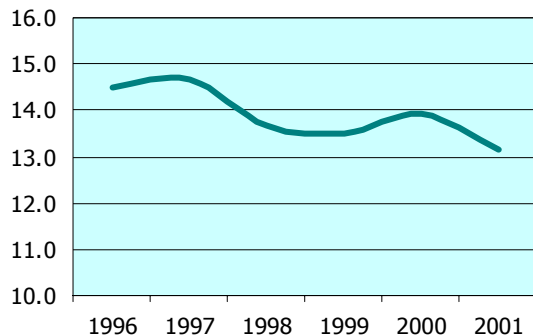
Outcome: Encourage Livable, Diverse Communities

INDICATOR 37: Acres of Urban Parks and Open Space.



Fig 37.1

Acres of Urban Park and Open Space Per Thousand Residents



About This Indicator

- Figure 37.1 shows that park and open space per 1000 residents has declined to less than 13 acres per thousand people in Urban King County. This is due to a large increase in population without a proportionate increase in park space.
- In Urban King County there are approximately 22,600 acres of city and county owned parks and open space.

LAND USE INDICATORS

INDICATOR 37:

(continued from previous page)

- Figure 37.1 shows that since 1998 total park acres and open space in Urban King County has increased to approximately 22,600 acres.
- The large drop in urban park acres between 1997 and 1998 was due to the re-designation of the Cougar Mountain area as rural rather than urban.
- Figure 37.2 shows that park and open space per 1000 residents has declined to less than 13 acres per thousand people in Urban King County. This is due to a large increase in population without a proportionate increase in park space.

- Figure 37.3 shows park and open space acreage by sub-area between 1997 and 2001. Generally, park acreage has increased in the East, South and the Rural Cities of King County.
- Acreage has decreased in Seattle-Shoreline area as well as in county-owned and operated parks. The decline in parks owned by King County is due to annexation of park land by cities and the changing of Cougar Mountain from urban to rural designation.

Fig. 37.2

Total Acres of Urban Parks and Open Space

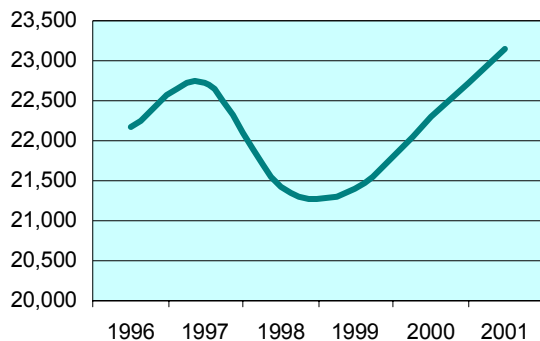
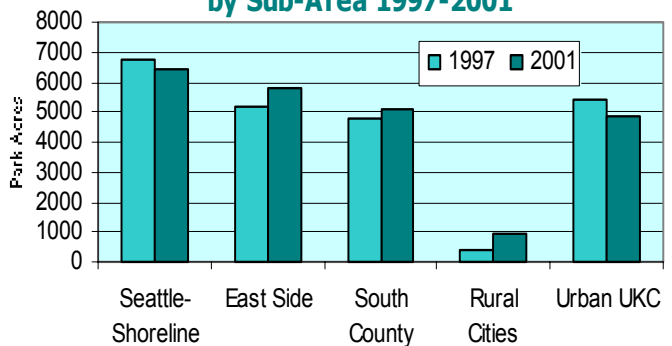


Fig. 37.3

Total Park and Open Space Acres by Sub-Area 1997-2001



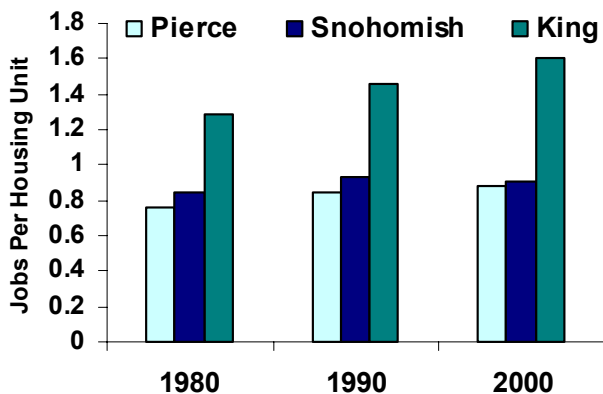
Outcome: Balance Jobs and Household Growth



INDICATOR 38: Ratio of Jobs to Housing in King and Surrounding Counties.

Fig. 38.1

Ratio of Jobs to Housing Units in the Tri-County Region



	1980	1990	2000
Pierce	0.76	0.85	0.88
Snohomish	0.85	0.93	0.91
King	1.28	1.46	1.61

About This Indicator

Tri-County Region

- King County historically has been the job center for the region and has a much higher job-housing ratio than Pierce and Snohomish Counties.
- Figure 38.1 shows that the jobs-housing ratio increased in Pierce and King counties and declined slightly in Snohomish County in 2000. In King County there are more jobs than housing units and in Pierce and Snohomish Counties there are more housing units than jobs.

LAND USE INDICATORS

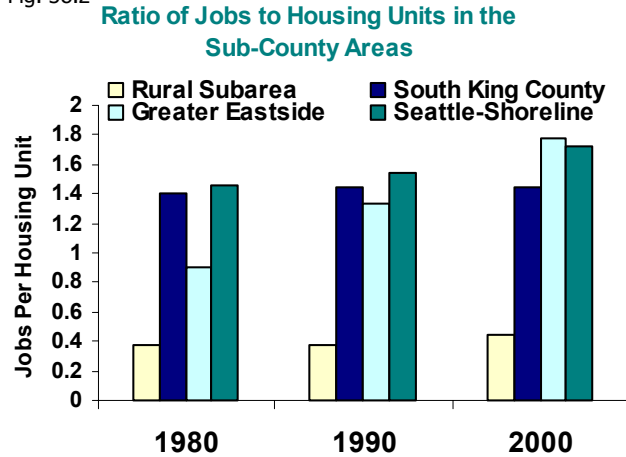
INDICATOR 38:

(continued from previous page)

- This indicator confirms that many people live in Snohomish and Pierce County and commute to work in King County. The job-housing ratio can affect housing affordability and travel time.

King County Sub-Regions

Fig. 38.2



	1980	1990	2000
Rural Subarea	0.38	0.37	0.44
South King County	1.40	1.44	1.44
Greater Eastside	0.90	1.33	1.78
Seattle-Shoreline	1.46	1.54	1.72

- Figure 38.2 shows the jobs-housing ratio for the sub-county region. In 1980 and 1990 Seattle-Shoreline had the highest job-housing ratio.
- Rapid job growth on the Eastside has driven the job-housing ratio from .90 to 1.78 in 2000. The Eastside now has the highest jobs-housing ratio in the County. This data shows the transition of the Eastside from the bedroom community to a new economic center over the past 20 years.
- The jobs-housing ratio in South King County has remained relatively the same over the past 20 years. This shows that housing growth has continued at a similar rate as job growth.

Outcome: Maintain Natural Resource Lands Quality and Quantity

INDICATOR 40: Number and average size of farms.

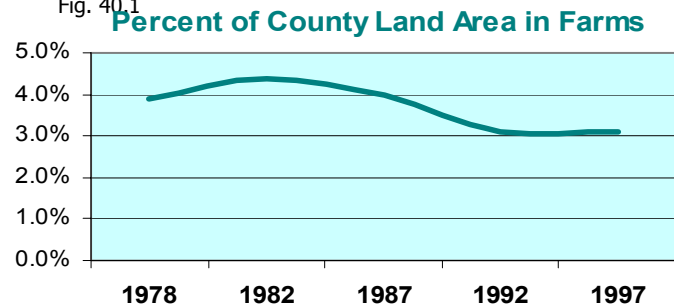
Total Number and Average Size of Farms in King County					
	1978	1982	1987	1992	1997
Number of Farms	1,187	1,719	1,498	1,221	1,091
Acres in Farms	43,116	59,813	54,172	42,290	41,653
Average Farm Size, in Acres	36	35	36	35	38
Proportion of County Land Area in Farms	3.9%	4.4%	4.0%	3.1%	3.1%

About This Indicator

- The number of farms in King County declined from 1,719 in 1982 to 1,091 in 1997. This represents a loss of about 628 farms. However, the average acreage for the remaining farms has increased, indicating that aggregation of remaining farmland is occurring as the supply is depleted.
- Average farm size of 38 acres in King County is considerably less than the state average of 523 acres.

- The market value of farm products sold by King County farms in 1997 was approximately \$93 million.

Fig. 40.1





LAND USE INDICATORS

Data Sources and Policy Rationale for Land Use Indicators

Indicator 30: New Housing Units in Urban and Rural Areas

Data Source: King County Jurisdictions, Puget Sound Regional Council

Policy Rationale: the policy rationale stems from Countywide Planning Policies: FW-9, Fu-67: "C. Urban Areas", FW-11, FW-12: "1. Urban Growth Area" & LU-26.

Indicator 31: Employment in Urban and Rural Areas

Data Source: Washington State Employment Security Department, reported by the 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 occur in designated Urban Centers.

Indicator 32: Redevelopment

Data Source: King County Jurisdictions

Policy Rationale: The policy rationale stems from Countywide Planning Policies: LU-69 and FW-1, Step 8.

Indicator 33: Ratio of Land Consumption to Population Growth

Data Source: King County Buildable Land Report, the 2000 Census, the Puget Sound Regional Council.

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-1 Step 8 and FW-2. Policy FW-2b calls for jurisdictions to adopt minimum density ordinances for land within the urban area on an interim basis.

Indicator 34: Ratio of Achieved Density to Allowed Density of Residential Development

Data Sources: King County Buildable Lands Report, King County Jurisdictions, and the Suburban Cities Association.

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-2. Policy FW-2b calls for jurisdictions to adopt minimum density ordinances for lands within the Urban Area on an interim basis. The indicator has helped guide assumptions used in estimating development capacity and understanding variance between jurisdictions.

Indicator 35: Land Capacity as a Percent of Twenty-Year Household and Job Targets

Data Source: 2002 King County Buildable Lands Report, King County Jurisdictions and the Suburban Cities Association.

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-1 Step 4 and Lu-66 through LU-68. 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. This calls for regular monitoring to ensure capacity sufficient to accommodate growth for the six and 20-year growth period.

Indicator 37: Acres of Urban Parks and Open Space

Data Source: King County Jurisdictions, King County Parks and Recreation and the Washington State Office of Financial Management.

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 by CPPs.

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties.

Data Source: Washington State Employment Security Department; Washington State Office of Financial Management.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-14 and LU-67 through LU-68.

Indicator 40: Number and Average Size of Farms

Data Sources: 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.