

Table of Contents

Statistical Profile of King County	Inside front cover
Table of Contents	i
Introduction to the 2007 Annual Growth Report	iv
I. Highlights - 2007 Annual Growth Report	1
A brief summary text of observations about King County growth, and conclusions from last years' numbers.	
• Puget Sound Economy: Growing Again	
• King County Population Exceeds 1.8 million	
- Race and Ethnicity	
- Age	
- Households	
- Housing	
- Educational Attainment	
- Languages and Country of Origin	
- Income	
- Poverty	
- Commute Data	
- Annual Wages	
• Buildable Lands in King County	
• Dramatic Shift of Population from Unincorporated King County into Cities	
• Sixteen Years of Growth Management	
• Growth Targets for the 21 st Century	
• Rate of Residential Construction edges downward	
Definitions	11 - 12
II. Benchmark Highlights	13
A summary of major trends and key data points for selected Benchmark Indicators	
Introduction	13
Economic Development	14
Housing Affordability	16
Land Use	18
Transportation	20
Environment	22

III. King County in the Puget Sound Region..... 25

Data tables on King, Pierce, Snohomish, and Kitsap Counties to place King County within a regional context

Introduction..... 25
 Population and Income.....26
 Nonagricultural Wage and Salary Jobs28
 Jobs / Housing Balance.....30
 Housing Units and Residential Building Permits.....32
 Number of Lots Applied For and Recorded, 1996 - 2006.....34

IV. King County At Large..... 35

Updates of age, race, employment, housing affordability and income from the 1990 Census. The Subarea section of this chapter has land, job and housing data for urban and rural subareas of King County.

Introduction..... 35
 Population, Age and Race Tables36
 Income.....39
 Employment and Wage Levels.....40
 Housing and Rental Affordability44

Sub County Areas: Introduction and Map46
 Land Development Indicators.....48
 Sub-Regional Job and Housing Data49
 Housing and Rental Affordability, Subcounty Areas.....50
 22-Year Household and Job Growth52

V. King County's Cities..... 53

City by city data on plat and building activity with tables of land area, annexations, assessed value and land capacity

Introduction..... 53
 Census Population, Race and Age Tables.....54
 Census Housing Unit Count, and by Structure Type 2000 and 2006.....58
 Median Income, 1999.....60
 Persons Below Poverty Level, 1999.....61
 Annexations and Incorporations by King County Cities, 1990 - 2007.....62
 Residential Land Supply and Capacity Estimates for King County Cities, 200764
 Adjusted 22-Year Household Targets by Jurisdiction.....66
 Land Area and Assessed Values by City, 2007.....67
 Total Net New Residential Units Authorized, 2001 - 2006.....68
 New Single and Multifamily Residential Units Authorized, 1996 - 200669
 Recorded Formal Plats, 2001 - 2006.....72
 Covered Employment by Sector, 2006.....73
 Covered Employment by City, 2000, 2002, 2004 and 200674

VI. Cities Statistical Profiles..... 75
 Detailed statistical profile for each of King County's 39 cities.

Introduction..... 75
 Cities from Algona to Yarrow Point..... 76 - 114
 Demographics, Employment and Income, Major Employers,
 Housing and Development Activity

VII. Unincorporated Areas and Statistical Profiles..... 115
 Detailed data for each of the unincorporated areas of King County.

Introduction..... 115
 Unincorporated King County as a whole: 116
 Demographics, Population Forecasts, Residential Permits, Subdivision Activity
 Rural King County Profile 117
 Residential Subdivision Activity and Total New Residential Units Authorized 118
 Transportation Concurrency Approvals 121
 Adjusted 22 Year Household Growth Targets 122
 Residential Land Supply and Capacity, 2007 123
 Building Permit Summary by PAA 2001- 2006 124

Introduction..... 125
 Major Potential Annexation Areas 125 - 135
 Demographics, Employment and Income, Tax Information,
 Housing and Development Activity
 Data Source..... 136

VIII. Special Districts..... 139

Introduction..... 139
 School District Map..... 140
 Total Population by School District, 1990-2000..... 141
 Estimate of School-Age Poverty Population by School District, 1999 142
 Total New Residential Units by School District, 1995 - 2006..... 143
 King County Council Districts Map 144
 Total Population by Council Districts, 2000 145
 Total New Residential Units by Council Districts, 1999-2006..... 146

IX. Maps..... following page 146

- King County Incorporated Areas, 2007
- Annexations and Incorporations, 1990-2007
- King County Major Potential Annexation Areas
- New Residential Units, 2006
- New Plats / Lots in Recorded Formal Plats, 2006

Introduction

More than twenty years of King County Annual Growth Reports: The King County Department of Planning and Community Development published the first Annual Growth Report in 1983 as part of the preparation for what became the King County Comprehensive Plan of 1985. Good planning practice calls for monitoring of development activity and tracking the success of Plan goals. In 1983, the Department's "Land Development Information System" team prepared a baseline report of 1980 Census demographics, vacant land capacity data, and development data in unincorporated King County. The report was published in a loose-leaf binder so that elected officials and planners could add new information as it became available. The report was boldly titled "Annual Growth Report" with the hope that it would become an annual series.

It did in fact become an annual series, known as the AGR. The AGR series has become one of King County's most widely used documents, presenting frequently requested information in an easily used format. Each AGR contains growth trend data and maps of the past year's development with illustrative graphs and text.

Over the years, the Annual Growth Report has fulfilled two purposes. The first is to present a standard set of data on growth in King County. Staff of the County's Budget Office collect extensive current information that can answer questions about where, when, and how much growth is occurring in King County.

The second purpose of the Annual Growth Report is to provide a foundation for evaluating King County land use and development policies. Since 1997, this second purpose has been enhanced by the simultaneous publication of the Benchmark Report, which has taken over and expanded the monitoring function originally envisioned for the AGR. The data presented in these two documents will assist in tracking the effectiveness of County and City policies and plans, including the Countywide Planning Policies and the King County Comprehensive Plan, adopted to comply with the State Growth Management Act.

The AGR and the Benchmark Report: Companion Documents

While the Annual Growth Report focuses on providing a broad range of growth-related data, the Benchmark Report is organized into 45 specific indicators which are intended to measure progress in achieving the goals of the 1994 Countywide Planning Policies (CPPs) and the King County Comprehensive Plan. The system for the Benchmark Report was established by defining the desired outcomes of the CPPs, selecting relevant indicators for each outcome, and identifying quantifiable levels of achievement, or targets when appropriate. The Benchmark Report includes measurement and analysis of trends in:

- Economic Development - real wages per worker; median household income; new businesses and new jobs created; and educational levels attained.
- Environmental Issues - air and water quality; noise abatement; protection of ecosystems and species diversity; restoration of salmon stocks; and improvement in waste management.
- Affordable Housing - supply and demand for affordable housing; home purchase and rental affordability; and monetary commitments to affordable housing by local jurisdictions.
- Land Use Policy - apportionment of new housing units and jobs among urban centers, urban growth areas, and rural resource areas; progress of local jurisdictions in meeting housing targets; and preservation of forest, farmland, and open space.
- Transportation - Quantity and type of vehicle trips, modes of commuting, levels of congestion on current roadways, and local road repair requirements.

The Benchmark Report is being published every other month as a series of five Bulletins, one for each chapter listed above. Summary findings from all five chapters are included in Chapter II of this AGR. The Land Use Bulletin was published in December 2005. Look for the Economic Development Bulletin in October, Affordable Housing in December, and the

Transportation and Environmental bulletins early in 2006. While there will be some overlap in data presented, there is a great deal that is unique to each report. Although the purpose of the two reports is different, every effort has been made to assure consistency in the data presented. In cases where there appears to be inconsistencies in data, it may be that a different measure or source is being used – e.g. median home price (reported in Benchmark Report) vs. average home price (reported in AGR). Used together, the Annual Growth Report and the Benchmark Report provide a comprehensive picture of current growth conditions in King County. The Benchmark report is at <http://www.metrokc.gov/budget/benchmrk/>

For Further Information:

King County Office of Management and Budget
701 Fifth Avenue, Suite 3200
516 Third Avenue
Seattle, WA 98104 - 7055
Telephone: (206) 205-0712 or (206) 205-0708

To purchase a copy of the 2007 Annual Growth Report:

Send a \$45.00 check (includes tax plus S&H, without S&H: \$40) made out to "King County Office of Finance" to:
King County Licensing Division
Room 411 Administration Building
500 - 4th Avenue
Seattle, WA 98104
ATTN: AGR

The AGR will be accessible on King County's internet home page at:
<http://www.metrokc.gov/budget/agr/agr07/>

