
King County Major Potential Annexation Areas

Under the Growth Management Act, unincorporated areas within King County's Urban Growth Area are encouraged to annex into cities. This section of the Unincorporated Areas chapter identifies ten large communities slated for early annexation to an adjoining city. More than half of the unincorporated population – 192,000 persons in 2000 – resides in these ten "Potential Annexation Areas" (PAAs). On the following pages, one-page PAA Profiles describe the location, economic and tax data, and demographics of each Potential Annexation Area. The ten PAAs are as follows:

East Federal Way

East Renton

Eastgate

Fairwood (Proposed Incorporation Area)

Benson Hill Communities (formerly part of the larger Fairwood Potential Annexation Area)

Kent Northeast

Kirkland (including communities of Juanita, Finn Hill and Kingsgate)

Klahanie

Lea Hill

North Highline (including communities of White Center and Boulevard Park)

West Hill (including communities of Skyway and Bryn Mawr)

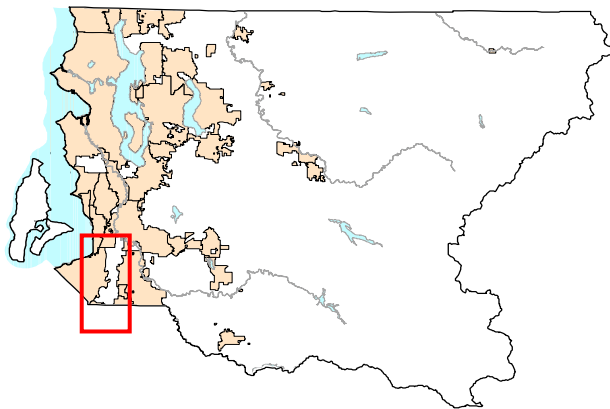
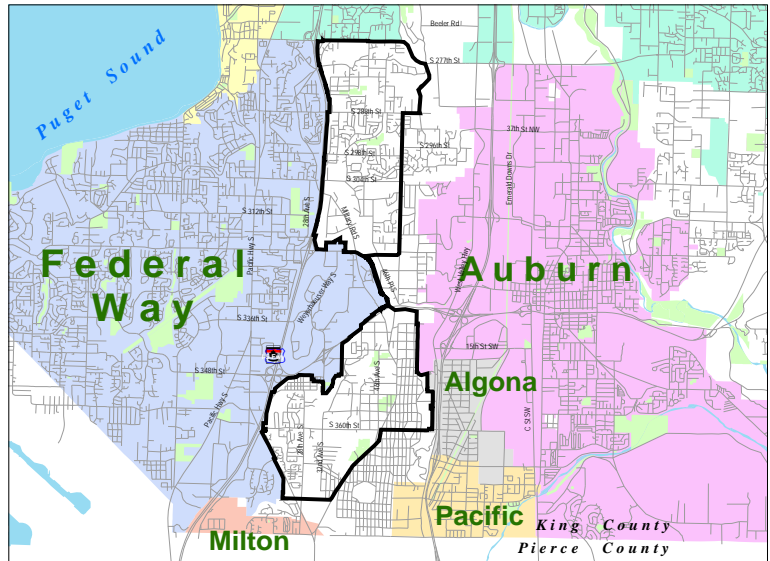
Following the PAA profiles is a "Sources and Notes" page which identifies data sources and explanations of the profile information.

An additional 22,000 persons live in other Urban-designated areas not within a specific large PAA. Some of these neighborhoods are smaller PAAs, but others are not claimed by a specific city. Outside the Urban Growth Area are Rural and Resource designated areas, with about 135,000 residents in 2000. A Profile covering Rural unincorporated King County is on page 117.

A map of PAAs and other unincorporated communities is in the map section at the back of the AGR.

East Federal Way Potential Annexation Area

Located east of Interstate 5 and the City of Federal Way, west of the City of Auburn's westerly PAA, the area comprises most of the remaining urban-designated land between Federal Way, Auburn and the Pierce County line. Other Urban-designated unincorporated neighbor-hoods to the east and southeast are not included in the East Federal Way PAA, but are associated with the cities of Auburn, Pacific or Milton.



QUICK FACTS

Land Area: 5,045.69 Acres or 7.88 Square Miles

King County Council District: 7
 School District: 210 Federal Way
 Water District: Lakehaven
 Sewer District: Lakehaven
 Fire District: 39

Annexing City: Federal Way
 Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,669 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$2,914,496

2006 Real Estate Sales: \$1,835 million
 Local Option REET Revenue (0.5%): \$917,474

2006 Taxable Retail Sales: \$55 million
 Local Option Sales Tax Rev (0.85% of 1%): \$463,988

EMPLOYMENT

Number of Business Units: 176

Year 2006 Total Jobs: 1,546

Manufacturing: *

Wholesale/Utilities: 29

Retail: 77

Finance/Services: 360

Government/Education: 634

Construction/Resource: 424

Source: WA Employment Security Dept, 2006

INCOME

Median Household Income: 62,400
 Number of Households: 7,030

Household by Income Category:

0 – 80%	1,870	(27%)
80 – 140%	2,500	(35%)
140%+	2,660	(38%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 20,350
 2007 Population: 21,200
 Pop. Per Sq. Mile: 2,730

Median Age: 36.1

Age Structure:

17 and under	5,900	(29.0%)
18 – 64	12,870	(63.3%)
65 and over	1,580	(7.7%)

Race Categories:

Non-hispanic White	16,550	(81.3%)
Black or African Am.:	710	(3.5%)
Asian and Pacific Is:	1,400	(6.9%)
Native Am. and other:	190	(1.0%)
Hispanic or Latino:	700	(3.5%)
Two or more race:	800	(3.9%)

HOUSING

Total Housing Units: 7,180

Single Family: 6,060 (84%)

Multifamily: 620 (9%)

Mobile Homes: 500 (7%)

Percent Homeowners: 85%

Average Household Size: 2.90

Median House Value: \$173,300

Median 2 Bedroom Rental: \$890

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 76

Single Family: 76

Multifamily: 0

2006 Formal Plats/Lots:

Applications: 4 / 117

Recordings: 2 / 88

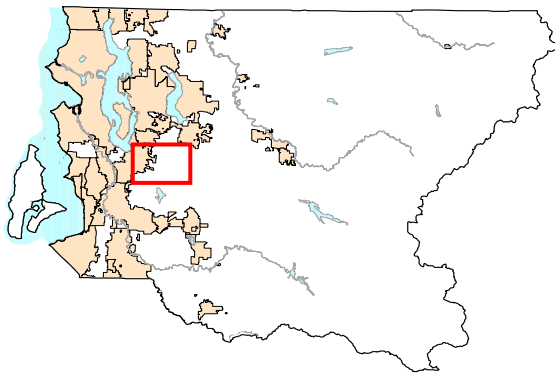
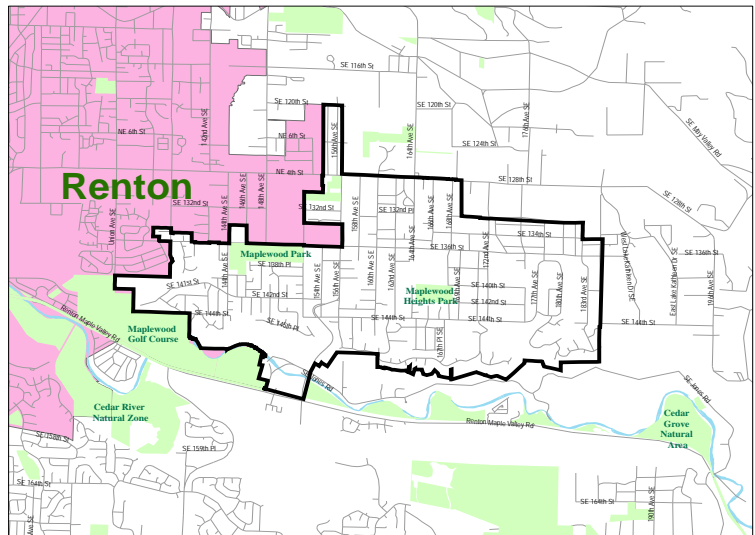
2007 Residential Land Capacity:

Vacant: In Acres: 256.39
 In Units: 1,565

Redevelopment: In Acres: 390.47
 In Units: 2,254

East Renton Potential Annexation Area

Located east of the City of Renton, north of the Cedar River. The PAA encompasses most of the remaining Urban Growth Area on the plateau east of Renton out to 184th Avenue SE. Recently, this area has developed primarily through annexation of small parcels into the City of Renton in order to receive City of Renton sewer and water service.



QUICK FACTS

Land Area: 2,126.25 Acres or 3.32 Square Miles

King County Council District: 9

School District: 403 Renton / 411 Issaquah

Water District: 90

Sewer District:

Fire District: 25

Annexing City: Renton

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$805 million

'07 Uninc. Area Levy (\$1.746 per 1,000): \$1,405,321

2006 Real Estate Sales: \$98.2 million

Local Option REET Revenue (0.5%): \$490,840

2006 Taxable Retail Sales: \$21 million

Local Option Sales Tax Rev (0.85% of 1%): \$178,145

EMPLOYMENT

Number of Business Units: 56

Year 2006 Total Jobs: 579

Manufacturing:	0
Wholesale/Utilities:	47
Retail:	10
Finance/Services:	97
Government/Education:	380
Construction/Resource:	46

Source: WA Employment Security Dep't, 2006

INCOME

Median Household Income: \$65,300

Number of Households: 2,600

Household by Income Category:

0 – 80%	565	(22%)
80 – 140%	1,050	(40%)
140%+	985	(38%)

DEMOGRAPHICS

2000 Census Population: 7,370

2007 Population: 8,000

Pop. Per Sq. Mile: 2,260

Median Age: 38.2

Age Structure:

17 and under	1,960	(26.7%)
18 – 64	4,830	(65.5%)
65 and over	580	(7.8%)

Race Categories:

Non-hispanic White	6,500	(88.2%)
Black or African Am.:	110	(1.5%)
Asian and Pacific Is:	240	(3.2%)
Native Am. and other:	70	(1.0%)
Hispanic or Latino:	250	(3.4%)
Two or more race:	200	(2.7%)

HOUSING

Total Housing Units: 2,650

Single Family:	2,430	(92%)
Multifamily:	50	(2%)
Mobile Homes:	170	(6%)

Percent Homeowners: 90%

Average Household Size: 2.80

Median House Value: \$199,400

Median 2 Bedroom Rental: \$ 906

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 54

Single Family: 54

Multifamily: 0 / 0

2006 Formal Plats/Lots:

Applications: 1 / 34

Recordings: 0 / 0

2007 Residential Land Capacity:

Vacant: In Acres: 74.12

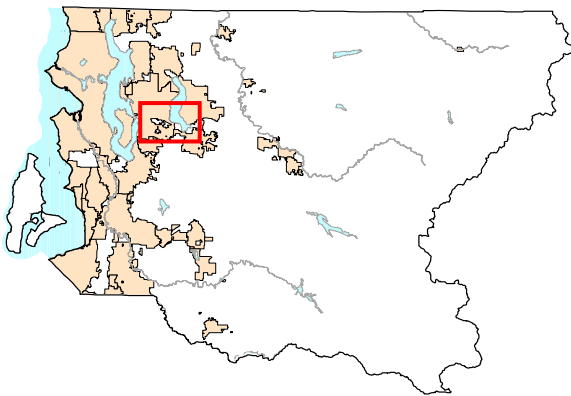
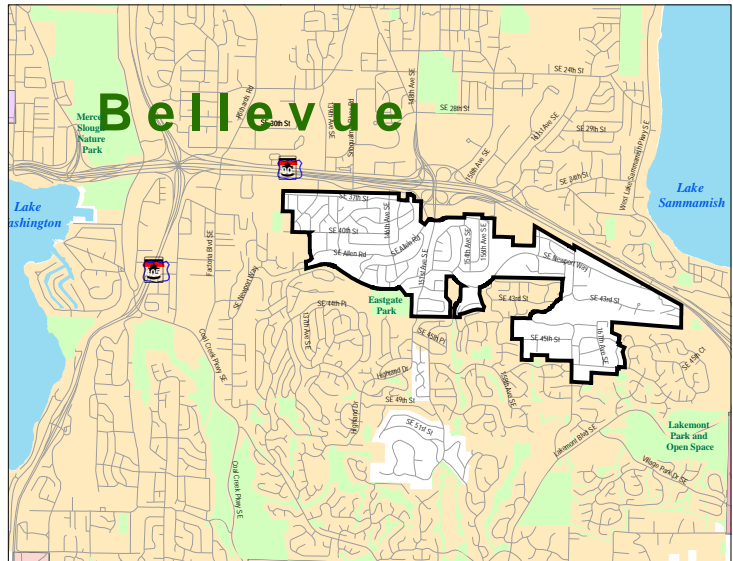
In Units: 313

Redevelopment: In Acres: 201.54

In Units: 990

Eastgate Potential Annexation Area

Eastgate is an island of unincorporated area entirely surrounded by the City of Bellevue, south of Interstate 90. The Eastgate potential annexation area does not include the Hilltop neighborhood. The area is almost entirely residential.



QUICK FACTS

Land Area: 786.68 Acres or 1.23 Square Miles

King County Council District: 6

School District: 405 Bellevue / 411 Issaquah

Water District: Bellevue

Sewer District: Bellevue

Fire District: 14 and 10

Annexing City: Bellevue

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$666 million
'07 Uninc. Area Levy (\$1.746 per 1,000): \$1,163,358

2006 Real Estate Sales: \$68.8 million
Local Option REET Revenue (0.5%): \$344,132

2006 Taxable Retail Sales: \$11.8 million
Local Option Sales Tax Rev (0.85% of 1%): \$100,703

EMPLOYMENT

Number of Business Units: 57

Year 2006 Total Jobs: 222
Manufacturing: 0
Wholesale/Utilities: *
Retail: *
Finance/Services: 123
Government/Education: 32
Construction/Resource: 44

Source: WA Employment Security Dep't, 2006

INCOME

Median Household Income: \$65,600
Number of Households: 1,710

Household by Income Category:
0 – 80% 385 (22.5%)
80 – 140% 640 (37.5%)
140%+ 685 (40%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 4,558
2007 Population: 4,700
Pop. Per Sq. Mile: 3,705

Median Age: 37.0

Age Structure:
17 and under 1,088 (23.9%)
18 – 64 2,963 (65.0%)
65 and over 507 (11.1%)

Race Categories:

Non-hispanic White 3,682 (80.8%)
Black or African Am.: 74 (1.6%)
Asian and Pacific Is: 457 (10.0%)
Native Am. and other: 25 (0.5%)
Hispanic or Latino: 200 (4.5%)
Two or more race: 120 (2.7%)

HOUSING

Total Housing Units: 1,743
Single Family: 1,588 (91%)
Multifamily: 155 (9%)
Mobile Homes: 0 (0%)
Percent Homeowners: 77.6%
Average Household Size: 2.66
Median House Value: \$ 222,900
Median 2 Bedroom Rental: \$ 1,132

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 14
Single Family: 14
Multifamily: 0 / 0

2006 Formal Plats/Lots:
Applications: 0 / 0
Recordings: 1 / 9

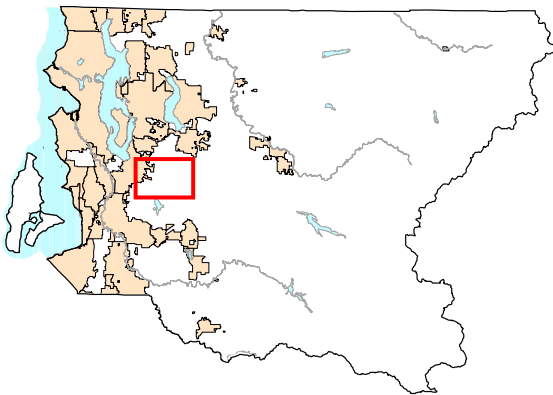
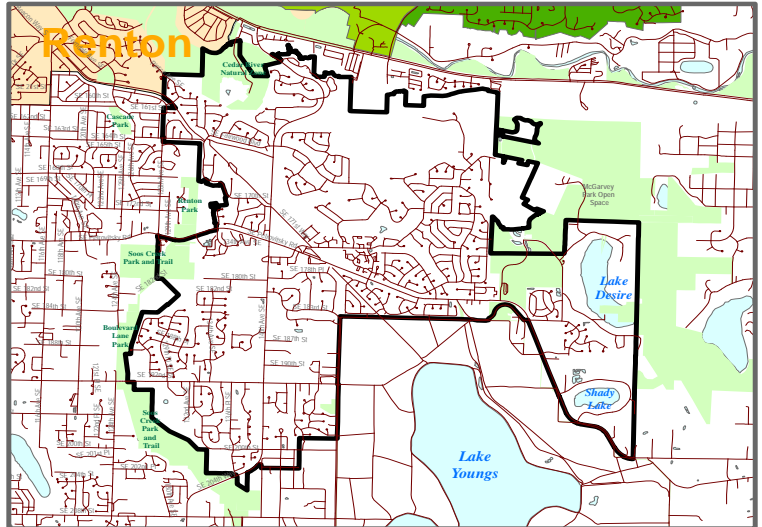
2007 Land Capacity:
Vacant: In Acres: 18.42
In Units: 83

Redevelopment: In Acres: 18.47
In Units: 93

Fairwood

Potential Incorporation Area

The Fairwood PAA was the largest of the ten PAA's. In November 2007, residents of the area adjacent to Renton voted to annex to the City of Renton. The remaining Fairwood Potential Annexation area is bounded by the Urban Growth Boundary on the east and the Benson Hill Communities Annexation Area on the west. The area remains part of the City of Renton's PAA, however Fairwood residents have begun a second attempt to create a new city through incorporation.



QUICK FACTS

Land Area: 3,994.67 Acres or 6.24 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City:

Annexation Status:

Expected Annexation Date:

TAX INFO

2007 Assessed Valuation: \$2,445 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$4,269,543

2006 Real Estate Sales: \$1.6 million
 Local Option REET Revenue (0.5%): \$808,285

2006 Taxable Retail Sales: \$93 million
 Local Option Sales Tax Rev (0.85% of 1%): \$792,505

EMPLOYMENT

Number of Business Units: 223

Year 2006 Total Jobs: 2,061
 Manufacturing: *
 Wholesale/Utilities: *
 Retail: 422
 Finance/Services: 886
 Government/Education: 568
 Construction/Resource: 96

Source: WA Employment Security Dept, 2006

INCOME

Median Household Income: \$66,000
 Number of Households: 8,500

Household by Income Category:
 0 – 80% 2,300 (27 %)
 80 – 140% 2,700 (32 %)
 140%+ 3,500 (41 %)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,500
 2007 Population: 27,200
 Pop. Per Sq. Mile: 4,358

Median Age: 36
 Age Structure:
 17 and under 6,250 (26.6%)
 18 – 64 15,660 (66.6%)
 65 and over 1,620 (6.9%)

Race Categories:
 Non-hispanic White 17,340 (73.8 %)
 Black or African Am.: 1,080 (4.6 %)
 Asian and Pacific Is: 3,050 (13 %)
 Native Am. and other: 130 (0.6 %)
 Hispanic or Latino: 800 (3.4 %)
 Two or more race: 1,100 (4.7 %)

HOUSING

Total Housing Units: 8,700
 Single Family: 6,400 (74 %)
 Multifamily: 2,000 (23 %)
 Mobile Homes: 300 (3.4 %)

Percent Homeowners: 74.3%
 Average Household Size: 2.77
 Median House Value: \$208,000
 Median 2 Bedroom Rental: \$900

Source: 2000 US Census

DEVELOPMENT ACTIVITY

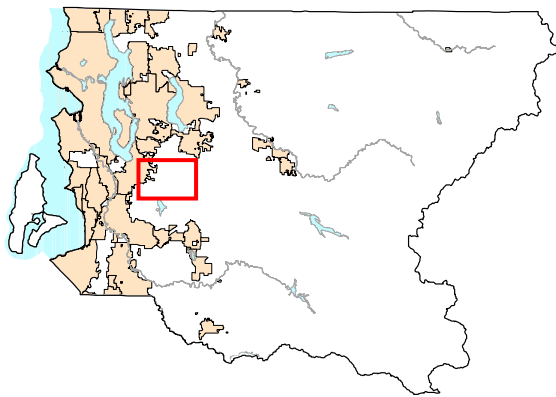
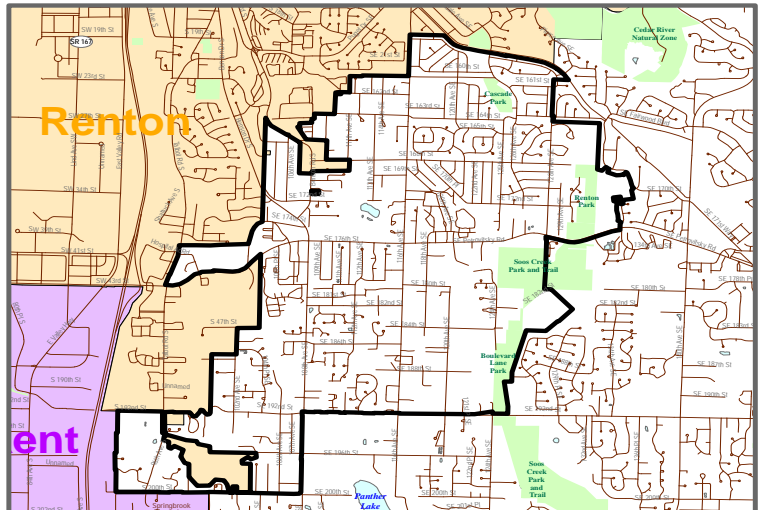
2006 New Residential Permits: 8
 Single Family: 8
 Multifamily: 0 / 0

2006 Formal Plats/Lots:
 Applications: 6 / 271
 Recordings: 0 / 0

2007 Residential Land Capacity:
Vacant: In Acres: 108.55
 In Units: 638
Redevelopment: In Acres: 301.30
 In Units: 1,738

Benson Hill Communities Potential Annexation Area

The Benson Hill Communities Annexation Area is located south and southeast of the City of Renton, West of 130th Ave SE, and North of Kent. This area includes Spring Glen, Springbrook, Cascade, Renton Park and many other neighborhoods. In November 2007, residents of the area voted to annex to the City of Renton effective March 1, 2008.



QUICK FACTS

Land Area: 2,429 Acres or 3.80 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37

Annexing City: Renton

Annexation Status: Annexation passed

Expected Annexation Date: March 1, 2008

TAX INFO

2007 Assessed Valuation: \$1,388 million
'07 Uninc. Area Levy (\$1,746 per 1,000): \$2,423,514

2006 Real Estate Sales: \$1.3 million
Local Option REET Revenue (0.5%): \$650,403

2006 Taxable Retail Sales: \$127.5 million
Local Option Sales Tax Rev (0.85% of 1%): \$1,083,819

EMPLOYMENT

Number of Business Units: 226

Year 2006 Total Jobs: 2,295
Manufacturing: 7
Wholesale/Utilities: 17
Retail: 332
Finance/Services: 1,537
Government/Education: 326
Construction/Resource: 76

Source: WA Employment Security Dep't, 2006

INCOME

Median Household Income: \$49,700
Number of Households: 6,140

Household by Income Category:
0 – 80% 2,550 (42 %)
80 – 140% 1,900 (31 %)
140%+ 1,650 (27 %)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 15,900
2007 Population: 16,900
Pop. Per Sq. Mile: 4,447

Median Age: 34.3
Age Structure:
17 and under 4,090 (25.7%)
18 – 64 10,450 (65.7%)
65 and over 1,360 (8.6%)

Race Categories:
Non-hispanic White 10,680 (67.2%)
Black or African Am.: 1,220 (7.7%)
Asian and Pacific Is: 2,350 (14.8%)
Native Am. and other: 370 (2.3%)
Hispanic or Latino: 820 (5.2%)
Two or more race: 460 (2.9%)

HOUSING

Total Housing Units: 6,370
Single Family: 3,700 (58 %)
Multifamily: 2,370 (37%)
Mobile Homes: 300 (5%)

Percent Homeowners: 64.5%
Average Household Size: 2.58
Median House Value: \$ 166,000
Median 2 Bedroom Rental: \$ 800

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 29
Single Family: 15
Multifamily: 1 /14

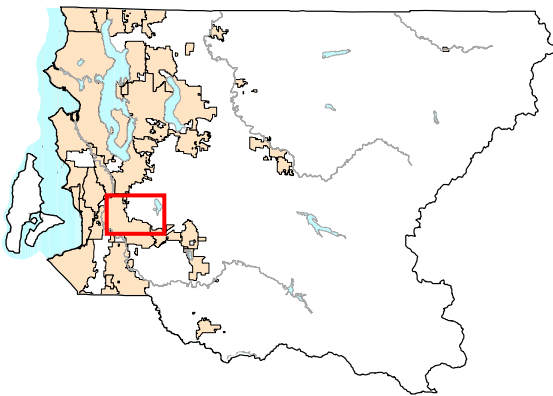
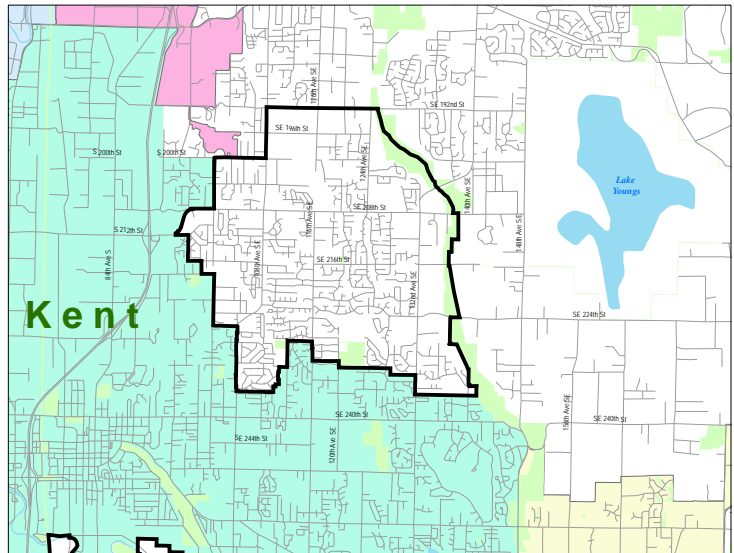
2006 Formal Plats/Lots:
Applications: 3 / 58
Recordings: 0 / 0

2007 Residential Land Capacity:
Vacant: In Acres: 188.27
In Units: 1,467

Redevelopment: In Acres: 255.14
In Units: 2,068

Kent Northeast Potential Annexation Area

The Kent Northeast area is located east of the City of Kent, on the west plateau of Soos Creek. To the north is the large unincorporated area of Fairwood / Petrovitsky, part of the City of Renton's PAA. Kent Northeast includes the communities of Benson Hill and Panther Lake as well as neighborhoods near Soos Creek Park.



QUICK FACTS

Land Area: 3,200 Acres or 5.0 Square Miles

King County Council District: 9 and 5

School District: 415 Kent

Water District: Soos Creek

Sewer District: Soos Creek

Fire District: 37

Annexing City: Kent

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,997 million
'07 Uninc. Area Levy (\$1.746 per 1,000): \$3,486,846

2006 Real Estate Sales: \$300 million
Local Option REET Revenue (0.5%): \$1,501,842

2006 Taxable Retail Sales: \$85 million
Local Option Sales Tax Rev (0.85% of 1%): \$722,033

EMPLOYMENT

Number of Business Units: 246

Year 2006 Total Jobs: 1,835

Manufacturing: 0
Wholesale/Utilities: 39
Retail: 308
Finance/Services: 783
Government/Education: 583
Construction/Resource: 122

Source: WA Employment Security Dep't, 2006

INCOME

Median Household Income: \$ 65,700
Number of Households: 7,940

Household by Income Category:
0 – 80% 2,170 (27.3%)
80 – 140% 2,500 (31.5%)
140%+ 3,270 (41.2%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,555
2007 Population: 24,200
Pop. Per Sq. Mile: 4,660

Median Age: 34.9

Age Structure:
17 and under 7,130 (30.3%)
18 – 64 14,700 (62.4%)
65 and over 1,725 (7.3%)

Race Categories:

Non-hispanic White 16,850 (71.5%)
Black or African Am.: 1,100 (4.7%)
Asian and Pacific Is: 3,550 (15.1%)
Native Am. and other: 150 (0.6%)
Hispanic or Latino: 880 (3.7%)
Two or more race: 1,025 (4.4%)

HOUSING

Total Housing Units: 8,138
Single Family: 6,440 (79.2%)
Multifamily: 1,160 (14.2%)
Mobile Homes: 540 (6.6%)

Percent Homeowners: 81%
Average Household Size: 2.97
Median House Value: \$ 188,000
Median 2 Bedroom Rental: \$ 740

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 156
Single Family: 156
Multifamily: 0 / 0

2006 Formal Plats/Lots:
Applications: 3 / 62
Recordings: 5 / 197

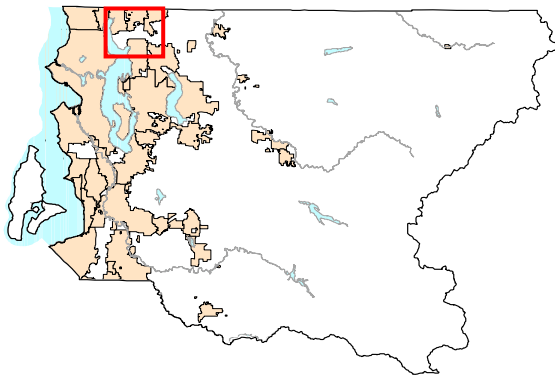
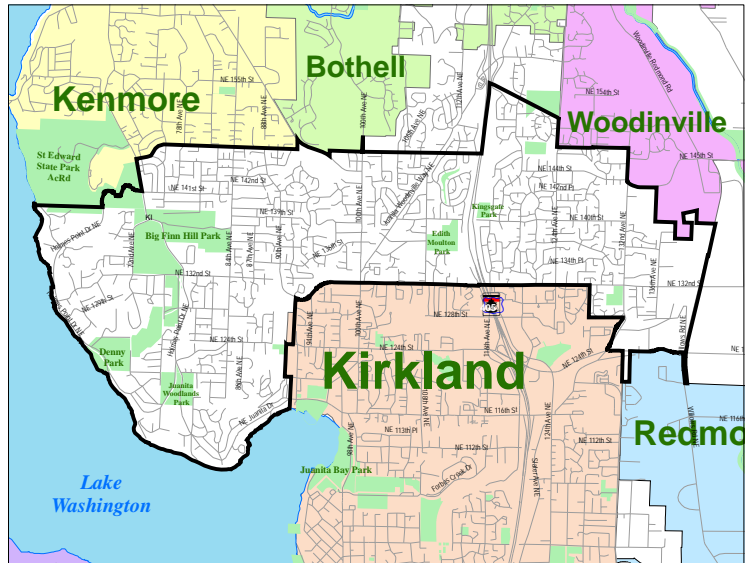
2007 Residential Land Capacity:
Vacant: In Acres: 99.90
In Units: 640

Redevelopment: In Acres: 286.30
In Units: 1,847

Kirkland

Potential Annexation Area

The City of Kirkland's PAA is comprised of the Finn Hill, Juanita and Kingsgate neighborhoods. These areas are generally located to the north of the City of Kirkland, and south of the cities of Kenmore, Bothell and Woodinville. The City of Bothell has a PAA that abuts the City of Kirkland's. In 2001 and again in 2002, the City of Kirkland, with the assistance of the County, completed an annexation fiscal analysis.



QUICK FACTS

Land Area: 4,437.85 Acres or 6.94 Square Miles
King County Council District: 6, 1 and 3
School District: 414 Lake Washington / 417 Northshore
Water District: NE Lake Washington
Sewer District: Northshore
Fire District: 41 and Woodinville Fire District

Annexing City: Kirkland
Annexation Status:

TAX INFO

2007 Assessed Valuation: \$4,335 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$7,569,231

2006 Real Estate Sales: \$403 million
 Local Option REET Revenue (0.5%): \$2,013,576

2006 Taxable Retail Sales: \$136 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,158,348

EMPLOYMENT

Number of Business Units: 521

Year 2006 Total Jobs: 4,495

- Manufacturing: 53
- Wholesale/Utilities: 414
- Retail: 492
- Finance/Services: 2,295
- Government/Education: 560
- Construction/Resource: 681

Source: WA Employment Security Dept, 2006

INCOME

Median Household Income: \$69,800
Number of Households: 11,485

Households by Income Category:

0 – 80%	2,665	(23%)
80 – 140%	3,690	(32%)
140%+	5,130	(45%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 31,723
2007 Population: 33,700
Pop. Per Sq. Mile: 4,700

Median Age: 34.9

Age Structure:

17 and under	8,500	(26.8%)
18 – 62	21,200	(66.9%)
65 and over	2,000	(6.3%)

Race Categories:

Non-hispanic White:	25,930	(81.8%)
Black or African Am.:	470	(1.5%)
Asian and Pacific Is:	2,600	(8.3%)
Native Am. and other:	150	(0.5%)
Hispanic or Latino:	1,370	(4.3%)
Two or more race:	1,170	(3.7%)

HOUSING

Total Housing Units: 11,811

- Single Family: 9,300 (78.7%)
- Multifamily: 2,490 (21.1%)
- Mobile Homes: 21 (0.2%)

Percent Homeowners: 76.8%
Average Household Size: 2.75
Median House Value: \$ 239,200
Median 2 Bedroom Rental: \$880

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Units: 42

- Single Family: 42
- Multifamily: 0 / 0

2006 Formal Plats/Lots:

- Applications: 0 / 0
- Recordings: 2 / 11

2007 Residential Land Capacity:

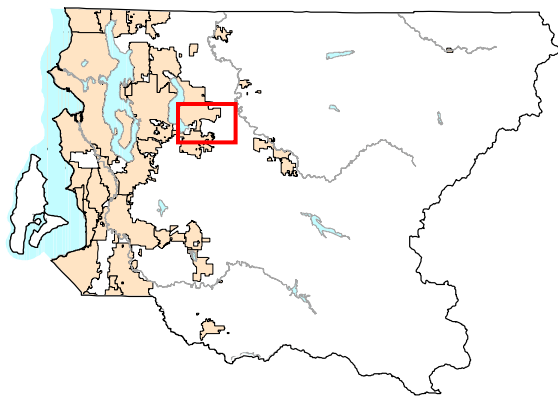
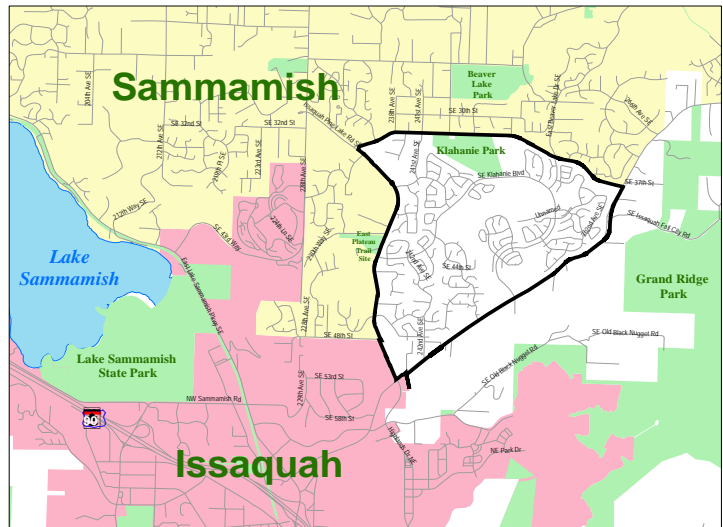
Vacant: In Acres: 116.63
 In Units: 711

Redevelopment: In Acres: 160.91
 In Units: 909

Klahanie

Potential Annexation Area

Klahanie, located on the southeast corner of the City of Sammamish and the northeast corner of the City of Issaquah, is a fully built-out community of 11,000 residents. While some Klahanie residents remain interested in joining Issaquah, there are others that would like to pursue annexation to the City of Sammamish. Both cities continue to study and review their annexation options..



QUICK FACTS

Land Area: 1,230.34 Acres or 1.92 Square Miles

King County Council District:: 3
 School District: 411 Issaquah
 Water District: Sammamish Plateau
 Sewer District: Sammamish Plateau
 Fire District: 10

Annexing City: Issaquah, Sammamish
 Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,326 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$2,315,874

2006 Real Estate Sales: \$150 million
 Local Option REET Revenue (0.5%): \$751,334

2006 Taxable Retail Sales: \$26.1 million
 Local Option Sales Tax Rev (0.85% of 1%): \$221,529

EMPLOYMENT

Number of Business Units: 132

Year 2006 Total Jobs: 729

- Manufacturing: 0
- Wholesale/Utilities: 50
- Retail: 129
- Finance/Services: 423
- Government/Education: 83
- Construction/Resource: 49

Source: WA Employment Security Dep't, 2006

INCOME

Median Household Income: \$84,700
 Number of Households: 3,670

Household by Income Category:

0 – 80%	620	(16.9%)
80 – 140%	860	(23.3%)
140%+	2,190	(59.7%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 10,953
 2007 Population: 11,000
 Pop. Per Sq. Mile: 5,705

Median Age: 32.4

Age Structure:

17 and under	3,920	(35.8%)
18 – 64	6,680	(61.0%)
65 and over	350	(3.2%)

Race Categories:

Non-hispanic White	8,400	(76.7%)
Black or African Am.:	100	(0.9%)
Asian and Pacific Is:	1,720	(15.7%)
Native Am. and other:	50	(0.5%)
Hispanic or Latino:	320	(2.9%)
Two or more race:	360	(3.3%)

HOUSING

Total Housing Units: 3,797

- Single Family: 2,900 (76.3%)
- Multifamily: 890 (23.4%)
- Mobile Homes: 10 (0.3%)

Percent Homeowners: 77.6%
 Average Household Size: 2.99
 Median House Value: \$ 303,500
 Median 2 Bedroom Rental: \$ 1,235

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 2
 Single Family: 2
 Multifamily: 0 / 0

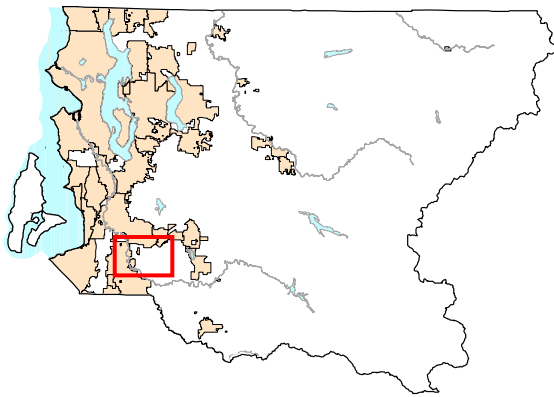
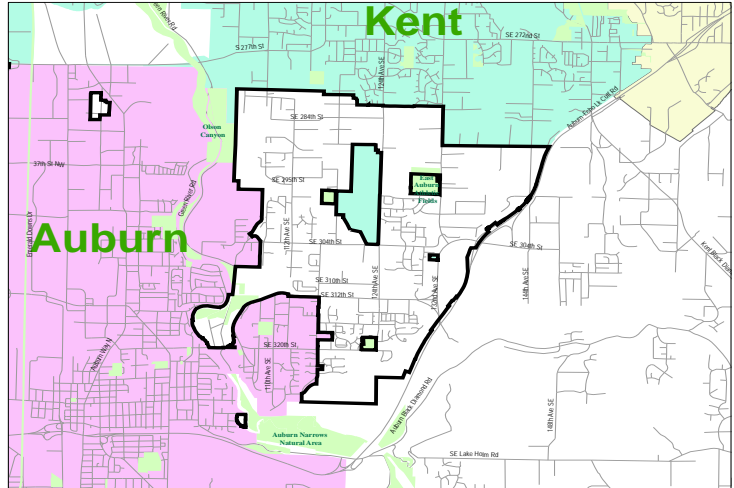
2006 Formal Plats/Lots:
 Applications: 1 / 15
 Recordings: 0 / 0

2007 Residential Land Capacity:
Vacant: In Acres: 18.26
 In Units: 231

Redevelopment: In Acres: 0
 In Jobs: 0

Lea Hill Potential Annexation Area

Lea Hill is located directly east of the City of Auburn and south of the City of Kent. The City of Auburn annexed a portion of Lea Hill in March 2000 which brought an additional 2,700 persons into the city. On August 21, 2007, an annexation proposal was passed by voters in Lea Hill. The City of Auburn intends to annex this community on January 1, 2008.



QUICK FACTS

Land Area: 2,766.87 Acres or 4.32 Square Miles

King County Council District: 7

School District: 408 Auburn / 415 Kent

Water District: Auburn

Sewer District: Auburn

Fire District: 44 and 37

Annexing City: Auburn

Annexation Status: Annexation passed

Expected Annexation Date: January 1, 2008

TAX INFO

2007 Assessed Valuation: \$917 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$1,600,910

2006 Real Estate Sales: \$160 million
 Local Option REET Revenue (0.5%): \$799,002

2006 Taxable Retail Sales: \$43.4 million
 Local Option Sales Tax Rev (0.85% of 1%): \$368,824

EMPLOYMENT

Number of Business Units: 77

Year 2006 Total Jobs: 1,793

- Manufacturing: 0
- Wholesale/Utilities: 43
- Retail: 25
- Finance/Services: 175
- Government/Education: 1,282
- Construction/Resource: 267

Source: WA Employment Security Dept, 2006

INCOME

Median Household Income: \$65,700

Number of Households: 2,705

Household by Income Category:

0 – 80%	715	(26.5%)
80 – 140%	880	(32.5%)
140%+	1,110	(41%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 8,171

2007 Population: 10,500

Pop. Per Sq. Mile: 2,200

Median Age: 32.6

Age Structure:

17 and under	2,575	(31.5%)
18 – 64	5,160	(63.2%)
65 and over	435	(5.3%)

Race Categories:

Non-hispanic White	6,820	(83.5%)
Black or African Am.:	180	(2.2%)
Asian and Pacific Is:	370	(4.6%)
Native Am. and other:	70	(0.9%)
<i>Hispanic or Latino:</i>	<i>400</i>	<i>(4.9%)</i>
<i>Two or more race:</i>	<i>330</i>	<i>(4.0%)</i>

HOUSING

Total Housing Units: 2,794

- Single Family: 2,054 (73.5%)
- Multifamily: 485 (17.4%)
- Mobile Homes: 255 (9.1%)

Percent Homeowners: 80 %

Average Household Size: 2.98

Median House Value: \$ 210,800

Median 2 Bedroom Rental: \$ 814

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 80

- Single Family: 80
- Multifamily: 0 / 0

2006 Formal Plats/Lots:

- Applications: 3 / 71
- Recordings: 0 / 0

2007 Residential Land Capacity:

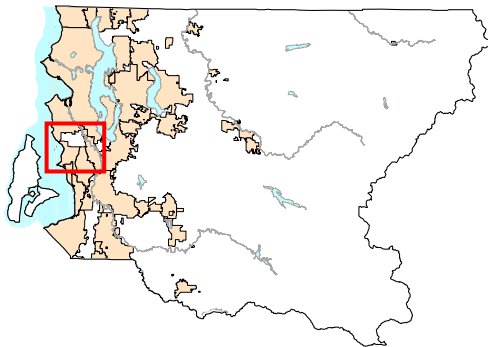
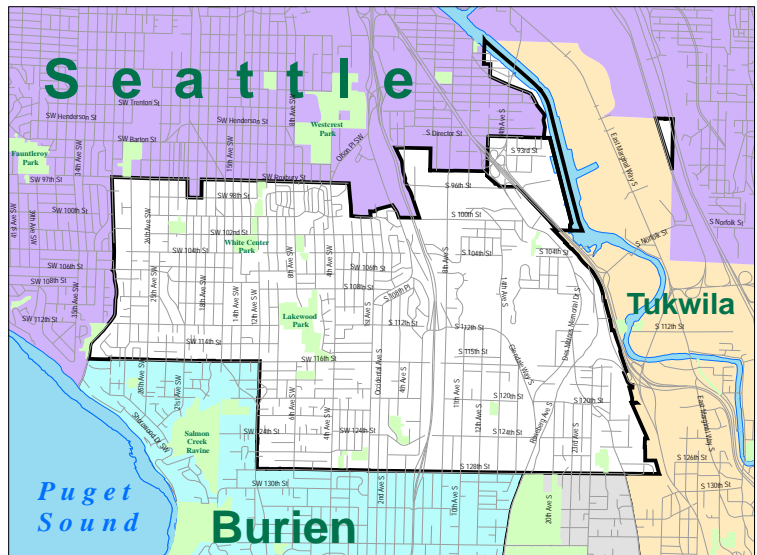
Vacant: In Acres: 151.29
 In Units: 950

Redevelopment: In Acres: 340.73
 In Units: 1,718

North Highline

Potential Annexation Area

North Highline, including White Center and Boulevard Park, is one of the largest remaining unincorporated areas in the County. It has one of the most ethnically diverse populations in King County. In 1999, the County, with the assistance of a community advisory group, completed a governance study for the area. In 2001, the County and City of Burien partnered on an annexation feasibility study which assessed the fiscal impact to the city if it were to annex the lower third (South of 116th Street) of the community. The County, the community and the adjacent cities of Burien, Seattle, Tukwila and SeaTac are collaborating on this area's future.



QUICK FACTS

Land Area: 3,956.96 Acres or 6.18 Square Miles

King County Council District: 8
 School District: 401 Highline / 1 Seattle
 Water District: Seattle, 45, 20
 Sewer District: SW Suburban, Val Vue
 Fire District: North Highline

Annexing City: Overlapping designations
 Annexation Status:

TAX INFO

2007 Assessed Valuation: \$2,373 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$4,143,788

2006 Real Estate Sales: \$229 million
 Local Option REET Revenue (0.5%): \$1,144,032

2006 Taxable Retail Sales: \$192 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,633,292

EMPLOYMENT

Number of Business Units: 618

Year 2006 Total Jobs: 6,260

- Manufacturing: 1,104
- Wholesale/Utilities: 677
- Retail: 651
- Finance/Services: 2,285
- Government/Education: 717
- Construction/Resource: 825

Source: WA Employment Security Dept, 2006

INCOME

Median Household Income: \$39,950
 Number of Households: 11,930

Households by Income Category:

0 – 80%	6,310	(53%)
80 – 140%	3,620	(30%)
140%+	2,000	(17%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 32,035
 2007 Population: 33,300
 Pop. Per Sq. Mile: 5,260

Median Age: 33.4

Age Structure:

17 and under	8,460	(26.4%)
18 – 64	20,525	(64.1%)
65 and over	3,050	(9.5%)

Race Categories:

Non-hispanic White:	17,000	(53%)
Black or African Am.:	2,100	(7%)
Asian and Pacific Is:	6,300	(20%)
Native Am. and other:	500	(1%)
Hispanic or Latino:	4,200	(13%)
Two or more race:	1,900	(6%)

HOUSING

Total Housing Units: 12,330

- Single Family: 8,030 (65%)
- Multifamily: 4,070 (33%)
- Mobile Homes: 230 (2%)

Percent Homeowners: 54.2%
 Average Household Size: 2.68
 Median House Value: \$149,400
 Median 2 Bedroom Rental: \$640

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 63

- Single Family: 55
- Multifamily: 1 / 8

2006 Formal Plats/Lots:

- Applications: 3 / 90
- Recordings: 1 / 12

2007 Residential Land Capacity:

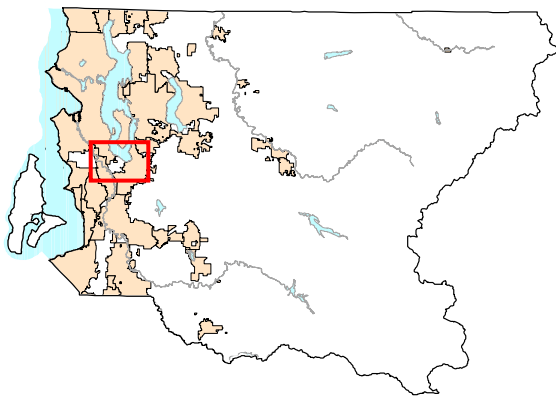
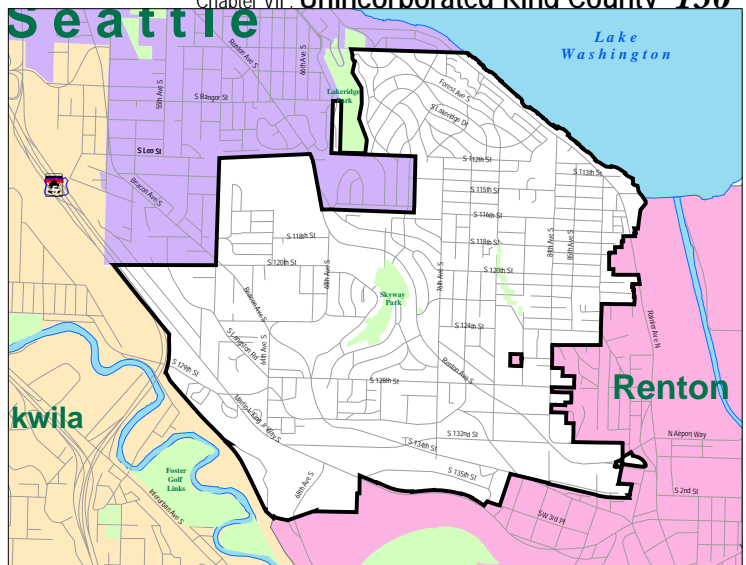
Vacant: In Acres: 95.24
 In Units: 856

Redevelopment: In Acres: 211.79
 In Units: 1,353

West Hill

Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of three Renton potential annexation areas.



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 2, 8 and 5

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Renton

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,399 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$2,442,635

2006 Real Estate Sales: \$127 million
 Local Option REET Revenue (0.5%): \$636,170

2006 Taxable Retail Sales: \$54 million
 Local Option Sales Tax Rev (0.85% of 1%): \$461,310

EMPLOYMENT

Number of Business Units: 149

Year 2006 Total Jobs: 1,273

- Manufacturing: *
- Wholesale/Utilities: *
- Retail: 72
- Finance/Services: 555
- Government/Education: 436
- Construction/Resource: 109

Source: WA Employment Security Dept, 2006

INCOME

Median Household Income: \$47,385
Number of Households: 5,570

Household by Income Category:

0 – 80%	2,430	(44%)
80 – 140%	1,810	(32%)
140%+	1,330	(24%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 13,977
2007 Population: 14,700
Pop. Per Sq. Mile: 4,640

Median Age: 38.0

Age Structure:

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

Race Categories:

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

HOUSING

Total Housing Units: 5,780

- Single Family: 4,190 (72.5%)
- Multifamily: 1,390 (24%)
- Mobile Homes: 200 (3.5%)

Percent Homeowners: 66.7%

Average Household Size: 2.50

Median House Value: \$ 181,400

Median 2 Bedroom Rental: \$ 742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 91

- Single Family: 47
- Multifamily: 3 / 44

2006 Formal Plats/Lots:

- Applications: 0 / 0
- Recordings: 2 / 33

2007 Residential Land Capacity:

- Vacant: In Acres: 78.57
In Units: 788
- Redevelopment: In Acres: 138.82
In Jobs: 1,402

Sources and Notes:

Data are taken from the 2000 US Census; the Washington State Office of Financial Management; Washington State Employment Security Department; and several departments of King County. Compiled by the Growth Information Team in the King County Office of Management and Budget.

The ten Potential Annexation Areas cover most but not all of Urban-designated unincorporated King County; the remaining smaller communities, covering 26 square miles with about 22,000 persons in 2000, are included in the Unincorporated Area Total profile on page 116.

TAX INFO

2007 Assessed Valuation:

total taxable (not exempt) assessed valuation in Jan. 2007
unincorporated area road levy @ \$1.746 per \$1,000.

2006 Real Estate Sales:

Real Estate Excise Tax (REET) # 1 and 2 totaling 0.5% of sales price

2006 Taxable Retail Sales:

estimated local option sales tax revenue @ 0.85% of 1.0% of taxable retail sales from business activity in this area, and wireless telephone, construction, and automobile sales associated with residential in this area.

Source: King County Office of Management and Budget
For further information see www.metrokc.gov/budget/revenue/

QUICK FACTS

Land Area Source: King County GIS Center and King County Office of Management and Budget.

EMPLOYMENT

Source: WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2006.

Year 2003 Total Covered Jobs & Establishments:

Manufacturing
Wholesale/Utilities/Transportation
Retail
Finance/Services
Government / Education
Agric, Forest, Fishing, Construction

INCOME

Source: US Census 2000.

Household Income in 1999 reported in 2000

Households by Income Category:

0 – 80% Low / mod. Income < \$42,500
80 – 140% Middle income households
140%+ Upper middle / upper > \$75,000

DEMOGRAPHICS

Source: US Census 2000.
Via US Census Bureau website,
www.census.gov.
2007 Population: OMB

Race Categories:

Race numbers are approximate and may not add exactly to area total.
Persons of Hispanic Origin can be of any race.

Non-hispanic White
Black or African American
Asian and Pacific Islander
Native American and other
Hispanic or Latino
Two or more races, not counted above.

HOUSING

Source: US Census 2000.

Total Housing Units

Single Family includes townhouses
Multifamily includes ap'ts, condos
Mobile Homes includes other units

Percent Homeowners: % of occupied units.

Average Household Size

Median House Value owner occupied

Median Rent including utilities

DEVELOPMENT ACTIVITY

2006 Total New Residential Units

Source: KC DDES building permits

2006 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget
Growth Information Team

2007 Land Capacity:

Source: KC Buildable Lands Evaluation Report 2007. Urban areas only.

In Acres of vacant and potentially redevelopable land parcels;

In Units that can be accommodated.

