

VII. Unincorporated Areas

The unincorporated portions of King County are divided into 15 areas for six-to-ten-year land use and capital improvement planning.

This chapter provides comparative information about development activity in these areas. Following the comparative tables are one-page profiles similar to the city profiles, for 12 of the unincorporated communities. Three other areas - East King County, Eastside and Green River Valley - contain very small unincorporated populations. These are summarized on *page 151*.

The comparative section includes data on formal plats, short plats, building permits for new residential land capacity, and forest practices. The profiles beginning on *page 138* cover the following communities:

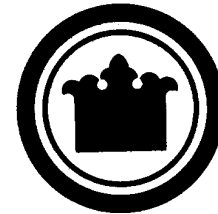
Bear Creek
East Sammamish
Enumclaw
Federal Way/Southwest
Highline
Newcastle
Northshore
Shoreline
Snoqualmie Valley
Soos Creek
Tahoma/Raven Heights
Vashon

Most of the designated Planning Areas contain cities within their boundaries. The data presented in the Unincorporated Area profiles are only for the unincorporated portions of the community, unless otherwise noted.

A map displaying current population of each Planning Area is in the back of this report.

For definitions of terms used in this chapter, see *pages 13 - 14*.

**Statistical Profile:
UNINCORPORATED KING COUNTY**



Unincorporated King County has a total land area of 1,758 square miles (1,125,000 acres). Most of unincorporated King County's 405,000 people live in urban areas of western King County.

DEMOGRAPHICS

Population, 1980	503,226	
Population, 1990	513,298	
Population, 1999	387,148	
Population Growth, 1980-1990	2%	
Population Growth, 1990-1999	-25%	
Households, 1990	184,048	
Hhld Growth Target 1992-2012	40,000 - 50,000	
1990 Age Structure:		
17 and under	143,556	28%
18 - 64	328,870	64%
65 and over	40,871	8%
Race and Ethnic Categories, 1990:		
White	464,418	90%
African American	10,914	2%
Asian	28,009	5%
Hispanic*	12,745	2%

EMPLOYMENT AND INCOME

1998 Number of Business Units:	6,961	1998 Total Jobs:	50,769	
Median Household Income:		Manufacturing	4,512	
1989 (1990 Census)	\$42,310	Wholesale/Utilities	5,196	
1994 (Estimated)	\$62,800	Retail	7,673	
Households by Income Category, 1989:		Finance/Services	14,015	
0 - 50%	22,533	13%	Government and Other	19,373
50 - 80%	22,879	13%		
80 - 120%	39,646	23%		
120% +	88,300	51%		
		Major Businesses and Employers:		
		School Districts	K2 Weyerhaeuser	
		King County Gov't	QFC Albertson's	
		Plywood Supply	Safeway	

HOUSING

1998 Total Housing Units:	143,017
**Single Family	121,704
Multifamily	21,313
1990 Census Median House Value:	\$146,300
1998 Median House Sales Price:	\$210,000
1990 Census Median 2-Bdrm. Rental:	\$490
1998 Median 2-Bdrm. Rental:	\$675

DEVELOPMENT ACTIVITY

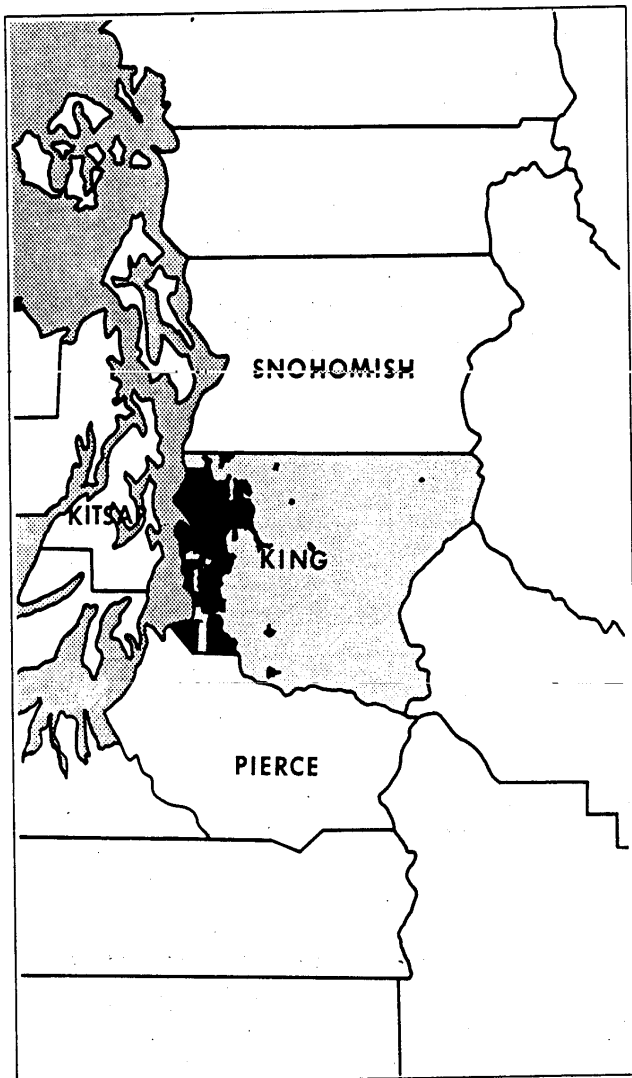
1998 Total New Residential Units:	3,784		
**Single Family	2,384		
Multifamily	1,400		
		# Plats	#Lots
1998 Formal Plats:	Applications:	53	2,774
	Recordings:	33	1,108
			513.24
1998 Short Plats:	Applications:	63	178
	Recordings:	74	208
			286.41
			174.22

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment

insurance, from WA State Employment Security Department. King County Office of Budget and Strategic Planning. Suburban Cities Assoc. of King County, Washington.

* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Unincorporated King County



Area

1,771 Square Miles Unincorporated Area, 2,134 Square Miles Total including 38 Cities.

Highlights

Between 1990 and 1998 unincorporated King County experienced a net decrease of more than 108,000 persons, bringing the 1998 total population to 404,900. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Since 1990, seven cities have incorporated with a combined total of more than 130,000 people. During 1999, formation of one more city, Sammamish, will further reduce the unincorporated population by 28,000.

The number of new residential units increased 6 percent to 3,784 in 1998. The increase was due to multifamily, from 1,044 to 1,400 units, while single family construction decreased from 2,391 units to 2,384.

Subdivision recordings decreased from 1,717 new lots in 1997 to 1,108 in 1998. Short plat applications and recordings both experienced an increase in 1998.

Plan Status

In December 1994, the King County Comprehensive Plan was adopted replacing the 1985 Comprehensive Plan. The Comprehensive Plan was amended in December 1995 and December 1996.

Demographic Summary - Unincorporated Area

	1990	1995	1996	1997	1998	% Change 1990-1998
Population						
Unincorp. Area	513,300	497,400	431,900	432,100	404,900	-21.1%
Pop. per sq. mi.	277	273	240	242	229	-17.3%
Households						
Total	184,050	176,600	152,600	153,400	145,000	-21.2%
Household size	2.77	2.80	2.82	2.81	2.79	0.7%
Housing Units						
Total	192,100	185,800	160,800	161,400	152,600	-20.6%
Single family	147,100	144,800	125,700	125,300	117,150	-20.4%
Mobile homes	9,000	10,150	9,950	10,300	10,500	16.7%
Multifamily	36,000	30,850	25,150	25,800	24,950	-30.7%

Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1998 Estimate	1,260,887	404,913	1,665,800
2000 Forecast	1,322,200	364,000	1,686,200
2010 Forecast	1,433,400	423,000	1,856,400

Note: Forecasts assume no further incorporations after Kenmore and Sammamish in 1999. However, it is probable that the annexation will actually continue to reduce the unincorporated population.

Residential Subdivision Activity Unincorporated King County

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1980	72	4,191	1,812.83
1985	56	3,020	1,637.96
Total 1980-1989	840	45,142	27,039.59
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
Total 1990-1998	379	16,544	14,855.45

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1980	82	2,891	1,260.70
1985	75	3,374	1,587.03
Total 1980-1989	734	28,265	14,633.92
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
Total 1990-1998	433	15,064	9,529.87

Applications for Short Plats

YEAR	Plats	Lots	Acres
1980	1,086	3,105	7,762.51
1985	759	2,172	5,954.14
Total 1980-1989	6,878	20,014	48,974.47
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
Total 1990-1998	1,095	3,232	7,428.05

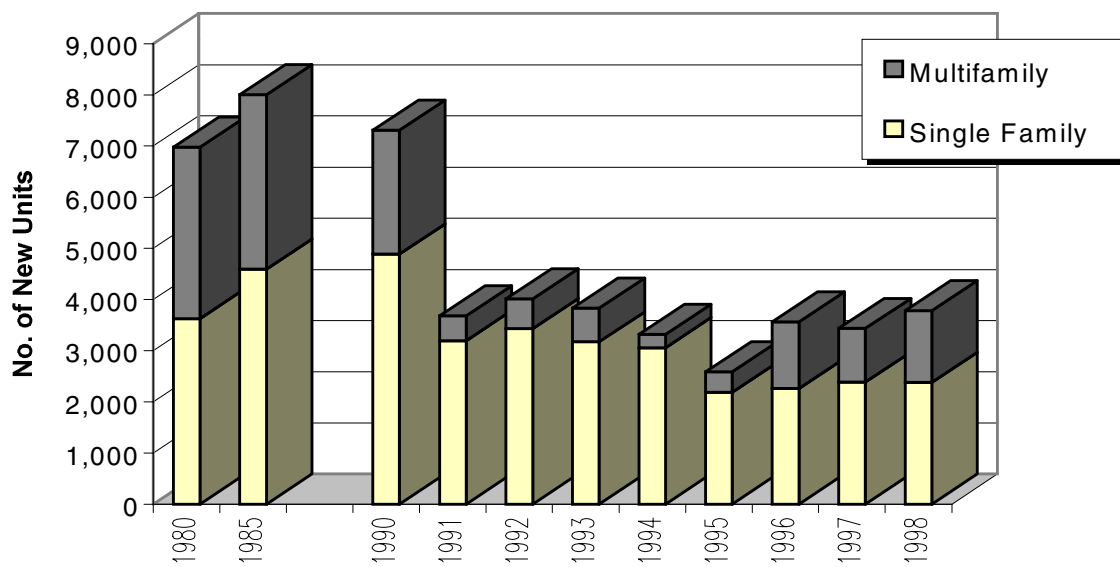
Recorded Short Plats

YEAR	Plats	Lots	Acres
1980	652	2,026	5,683.32
1985	337	1,009	2,404.30
Total 1980-1989	4,158	12,389	31,504.56
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
Total 1990-1998	951	2,680	4,436.28

Residential Permits and Units

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1980	3,628	3,628	89	3,348	3,717	6,976
1985	4,596	4,596	86	3,410	4,682	8,006
Total 1980-1989	46,136	46,167	646	29,268	46,782	75,435
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
Total 1990-1998	26,978	26,977	183	8,543	27,161	35,520

Total New Residential Units



Transportation Concurrency Approvals

Unincorporated King County by Community Planning Area In Housing Units, 1995 - 1998

Urban Area

Planning Area	1995		1996		1997		1998	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	3,750	200	0	0	0	0	0	0
East King County	0	0	0	0	0	0	0	0
East Sammamish	2,921	1,150	1,044	1,882	1,116	1,478	82	170
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0
Enumclaw	0	0	0	0	0	0	0	0
Federal Way	208	0	50	0	334	487	246	65
Highline	87	0	13	11	95	622	52	586
Newcastle	39	50	30	0	37	4	242	245
Northshore	190	190	135	1,546	204	660	410	192
Shoreline	4	33	0	0	0	14	0	21
Snoqualmie Valley	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,025	565	544	460	664	303	280
Tahoma/Raven Heights	246	320	2	0	652	0	0	320
TOTAL:	8,510	2,968	1,839	3,983	2,901	3,929	1,335	1,879

Rural Area

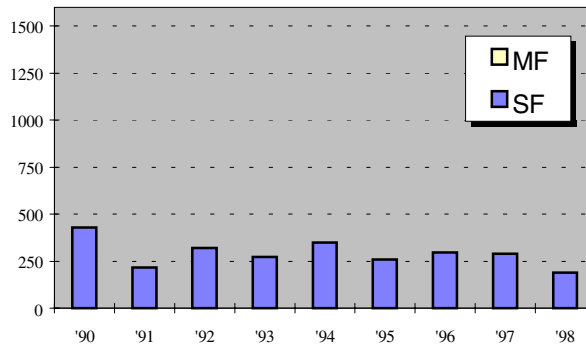
Planning Area	1995		1996		1997		1998	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	125	-	8	-	9	-	4	-
East King County	0	-	0	-	1	-	0	-
East Sammamish	3	-	3	-	1	-	0	-
Eastside/Gr. River Valley	0	-	0	-	0	-	0	-
Enumclaw	1	-	8	-	1	-	0	-
Newcastle	4	-	1	-	2	-	1	-
Northshore	4	-	0	-	0	-	2	-
Snoqualmie Valley	105	-	26	-	9	-	66	-
Soos Creek	31	-	8	-	18	-	28	-
Tahoma/Raven Heights	12	-	13	-	20	-	83	-
Vashon	2	-	10	-	0	-	12	-
TOTAL:	287	-	77	-	61	-	196	-

Notes: Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development. Units listed by date concurrency applications received.

Source: King County Department of Transportation, Planning Division, June 1998.

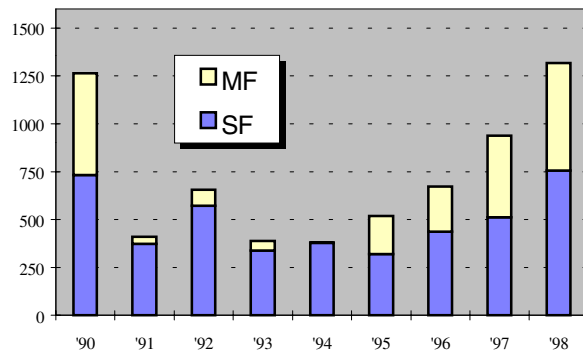
Total New Residential Units Unincorporated King County Single Family and Multifamily, 1990 – 1998

BEAR CREEK



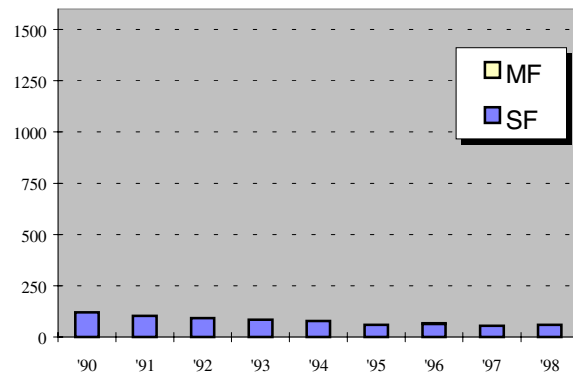
YEAR	SF	MF	TOTAL
'90	430	0	430
'91	217	0	217
'92	319	0	319
'93	272	0	272
'94	349	0	349
'95	259	0	259
'96	297	0	297
'97	289	0	289
'98	189	0	189
TOTAL	2,621	0	2,621

EAST SAMMAMISH



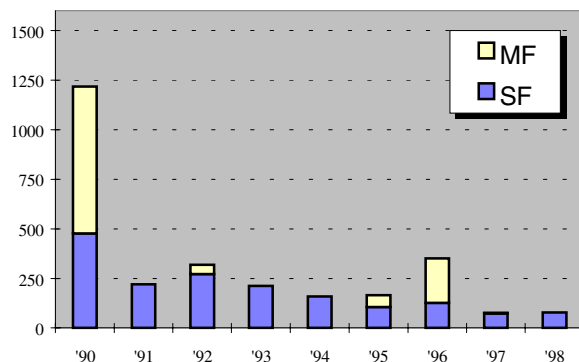
YEAR	SF	MF	TOTAL
'90	733	531	1,264
'91	375	35	410
'92	573	83	656
'93	338	51	389
'94	377	2	379
'95	319	201	520
'96	437	236	673
'97	512	427	939
'98	755	563	1,318
TOTAL	4,419	2,129	6,548

ENUMCLAW



YEAR	SF	MF	TOTAL
'90	121	0	121
'91	104	0	104
'92	93	0	93
'93	85	0	85
'94	79	0	79
'95	59	0	59
'96	64	4	68
'97	54	0	54
'98	59	0	59
TOTAL	718	4	722

FEDERAL WAY / S.W.

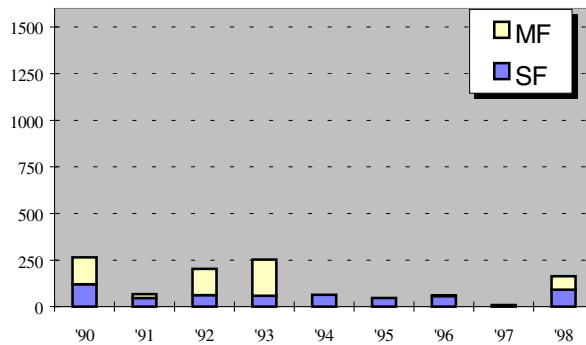


YEAR	SF	MF	TOTAL
'90	477	741	1,218
'91	221	0	221
'92	273	46	319
'93	212	0	212
'94	160	0	160
'95	106	60	166
'96	127	224	351
'97	73	4	77
'98	79	0	79
TOTAL	1,728	1,075	2,803

Total New Residential Units

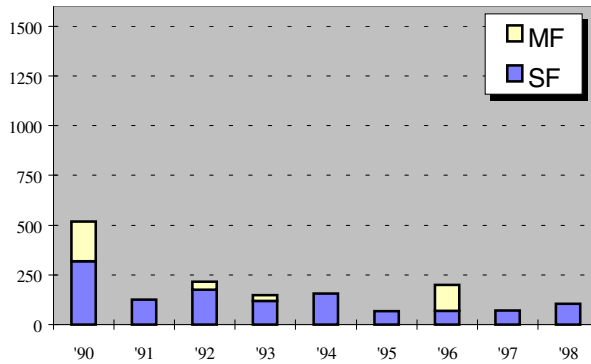
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HIGHLINE



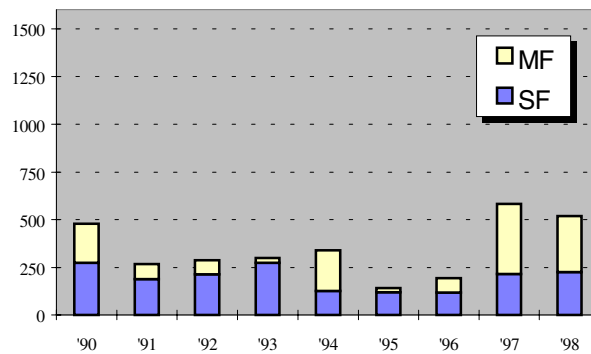
YEAR	SF	MF	TOTAL
'90	120	144	264
'91	47	22	69
'92	62	141	203
'93	60	194	254
'94	65	0	65
'95	47	0	47
'96	57	4	61
'97	10	0	10
'98	92	72	164
TOTAL	560	577	1,137

NEWCASTLE



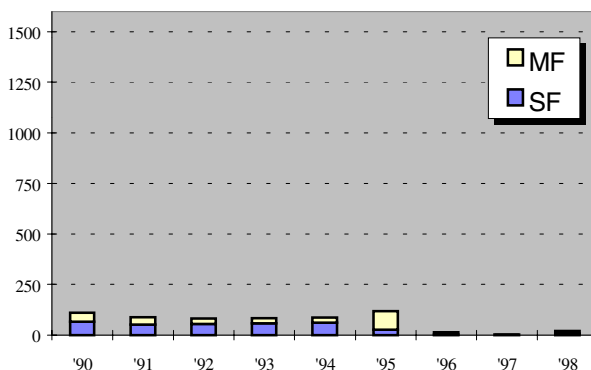
YEAR	SF	MF	TOTAL
'90	319	200	519
'91	125	0	125
'92	175	40	215
'93	118	30	148
'94	156	0	156
'95	67	0	67
'96	69	130	199
'97	71	0	71
'98	104	0	104
TOTAL	1,204	400	1,604

NORTHSHORE



YEAR	SF	MF	TOTAL
'90	275	203	478
'91	187	81	268
'92	213	74	287
'93	275	24	299
'94	126	213	339
'95	120	21	141
'96	117	76	193
'97	215	368	583
'98	226	293	519
TOTAL	1,754	1,353	3,107

SHORELINE

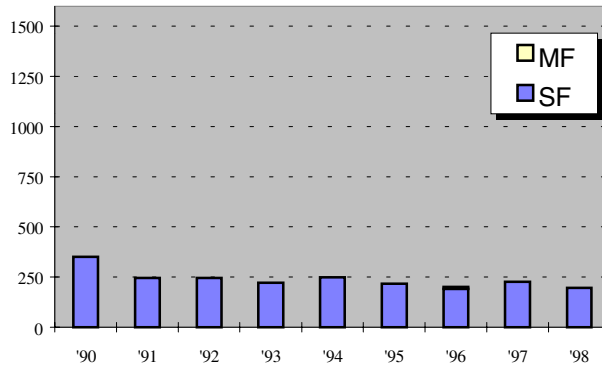


YEAR	SF	MF	TOTAL
'90	67	44	111
'91	51	37	88
'92	55	26	81
'93	58	25	83
'94	62	25	87
'95	28	90	118
'96	3	10	13
'97	3	0	3
'98	7	14	21
TOTAL	334	271	605

Total New Residential Units

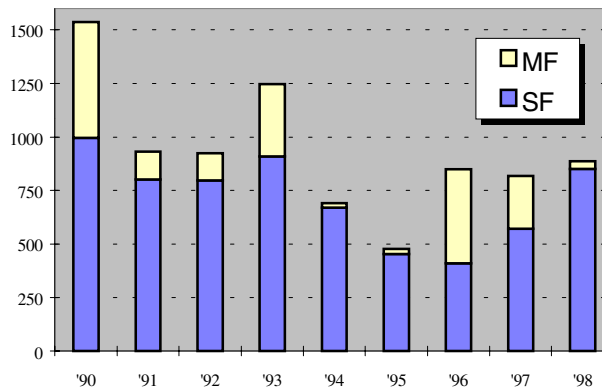
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SNOQUALMIE VALLEY



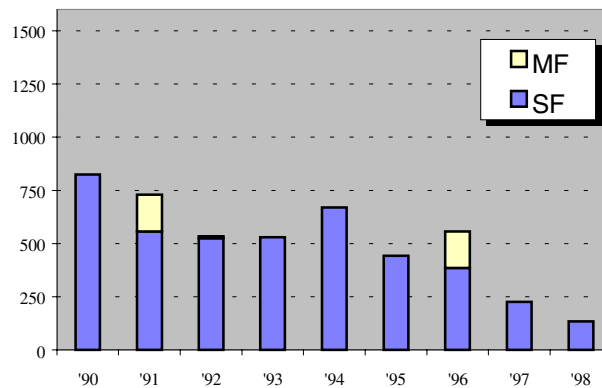
YEAR	SF	MF	TOTAL
'90	349	0	349
'91	245	0	245
'92	246	0	246
'93	221	0	221
'94	249	0	249
'95	216	0	216
'96	191	10	201
'97	227	0	227
'98	196	0	196
TOTAL	2,140	10	2,150

SOOS CREEK



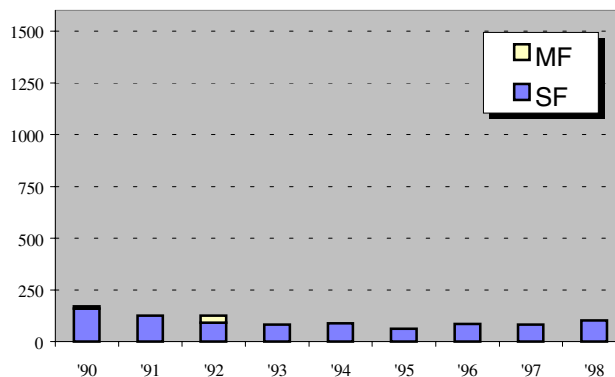
YEAR	SF	MF	TOTAL
'90	996	541	1,537
'91	801	130	931
'92	796	127	923
'93	910	337	1,247
'94	670	21	691
'95	453	24	477
'96	410	439	849
'97	572	245	817
'98	851	36	887
TOTAL	6,459	1,900	8,359

TAHOMA / RAVEN HEIGHTS



YEAR	SF	MF	TOTAL
'90	824	0	824
'91	558	172	730
'92	525	10	535
'93	530	0	530
'94	669	0	669
'95	443	0	443
'96	387	170	557
'97	227	0	227
'98	134	0	134
TOTAL	4,297	352	4,649

VASHON

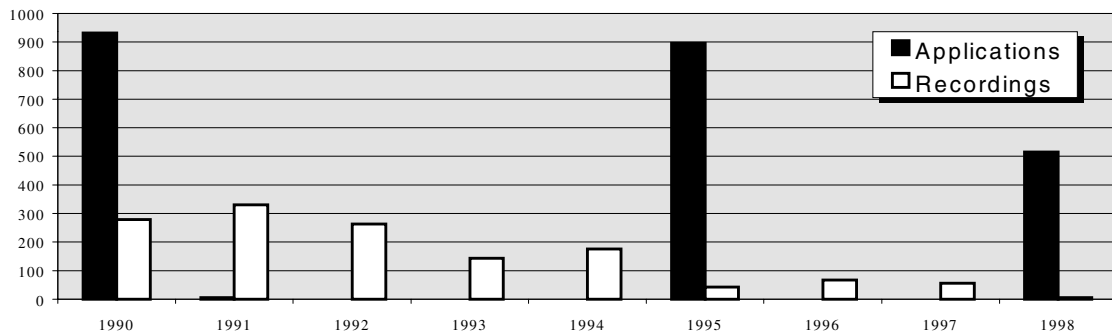


YEAR	SF	MF	TOTAL
'90	159	12	171
'91	127	0	127
'92	91	36	127
'93	83	0	83
'94	88	0	88
'95	63	0	63
'96	87	0	87
'97	83	0	83
'98	103	0	103
TOTAL	884	48	932

Residential Subdivision Activity Unincorporated King County Applications and Recorded Formal Plats, 1990 - 1998

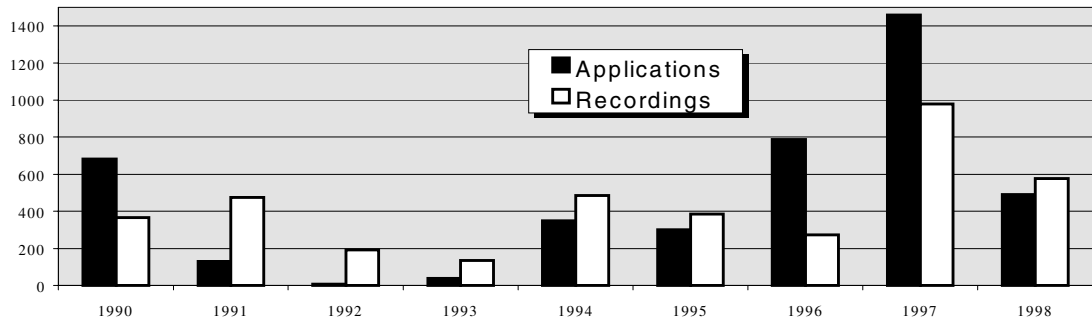
**BEAR
CREEK**

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	12	931	1,517.06	9	279	440.97
1991	2	5	3.87	7	330	357.79
1992	0	0	0.00	11	263	311.32
1993	0	0	0.00	10	143	205.22
1994	0	0	0.00	8	175	191.82
1995	1	896	807.07	4	42	42.65
1996	0	0	0.00	4	67	30.92
1997	0	0	0.00	3	55	66.79
1998	1	514	265.00	1	5	3.54
TOTAL	15	1,832	2,328.00	56	1,354	1,651.02



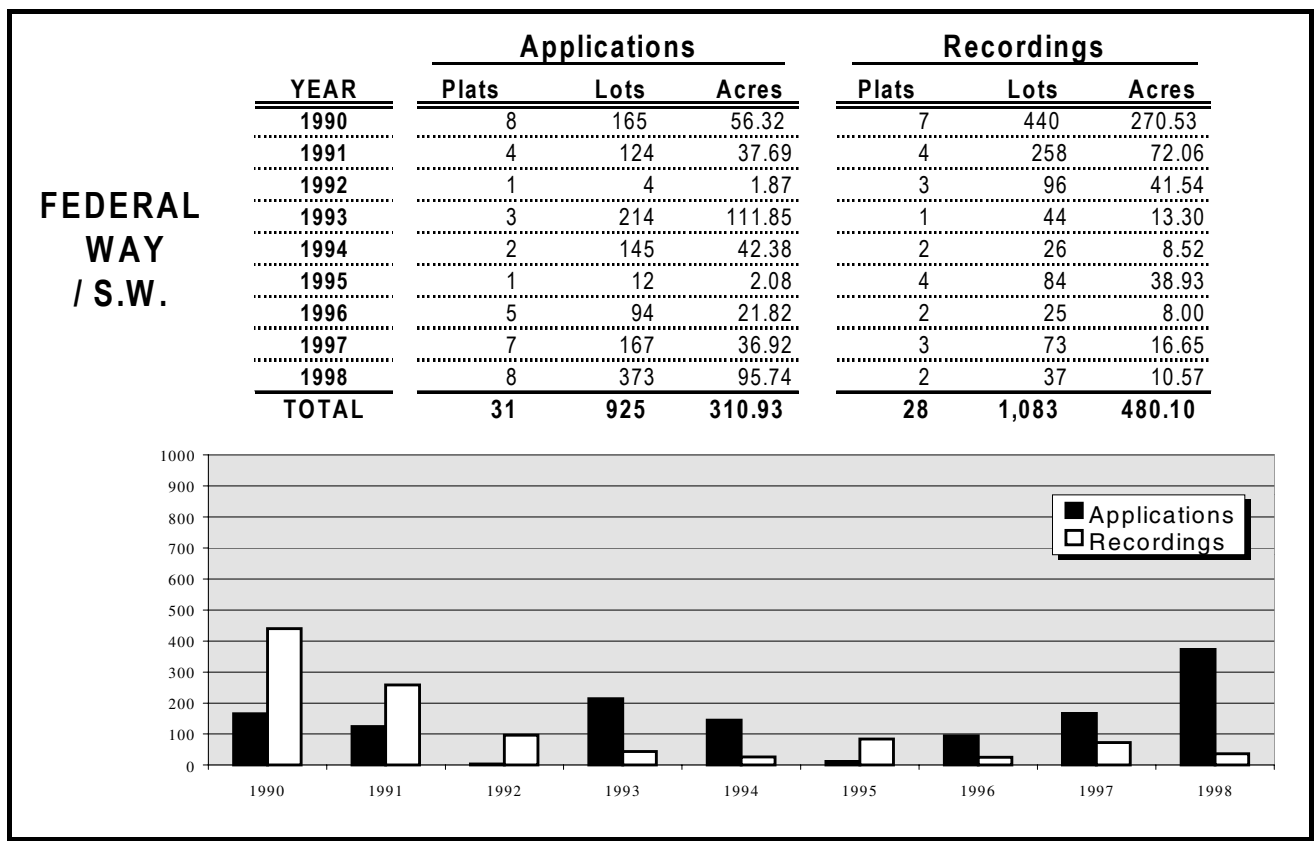
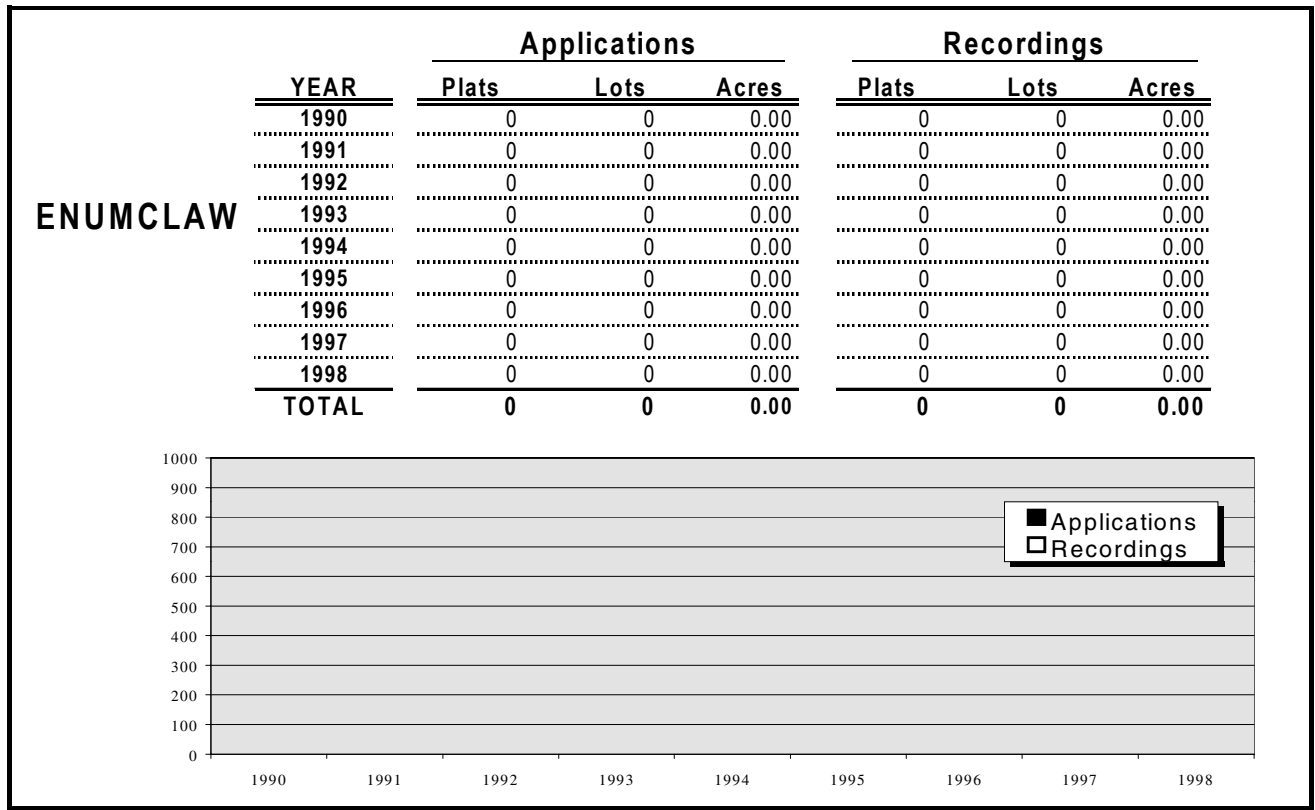
**EAST
SAMMAMISH**

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	16	683	2,082.48	8	366	144.23
1991	2	131	43.49	9	476	181.46
1992	1	6	2.76	7	192	281.77
1993	2	39	11.86	3	136	46.13
1994	3	350	104.11	8	486	232.77
1995	4	300	137.99	7	386	389.77
1996	9	787	255.95	5	273	185.30
1997	24	1,459	598.91	11	978	492.05
1998	17	490	187.57	11	576	307.75
TOTAL	61	3,755	3,237.55	69	3,869	2,261.23



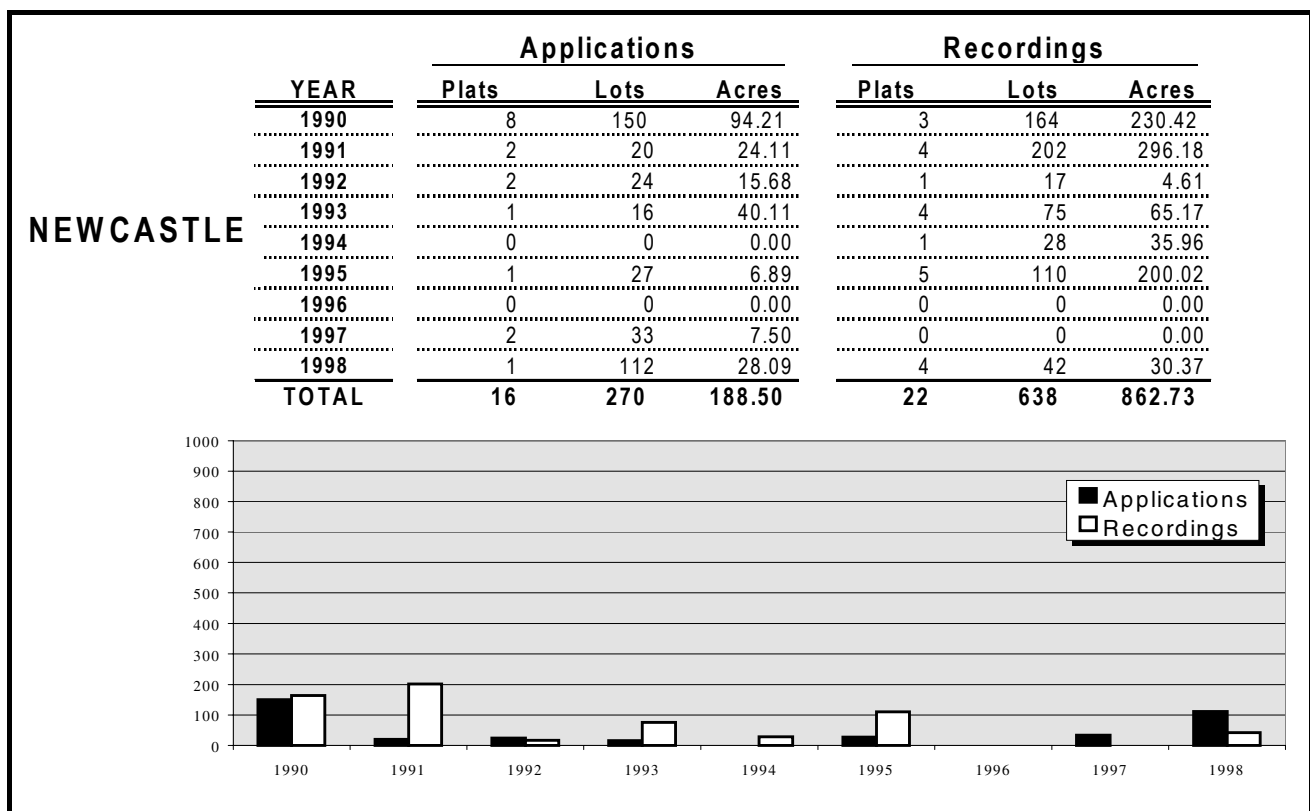
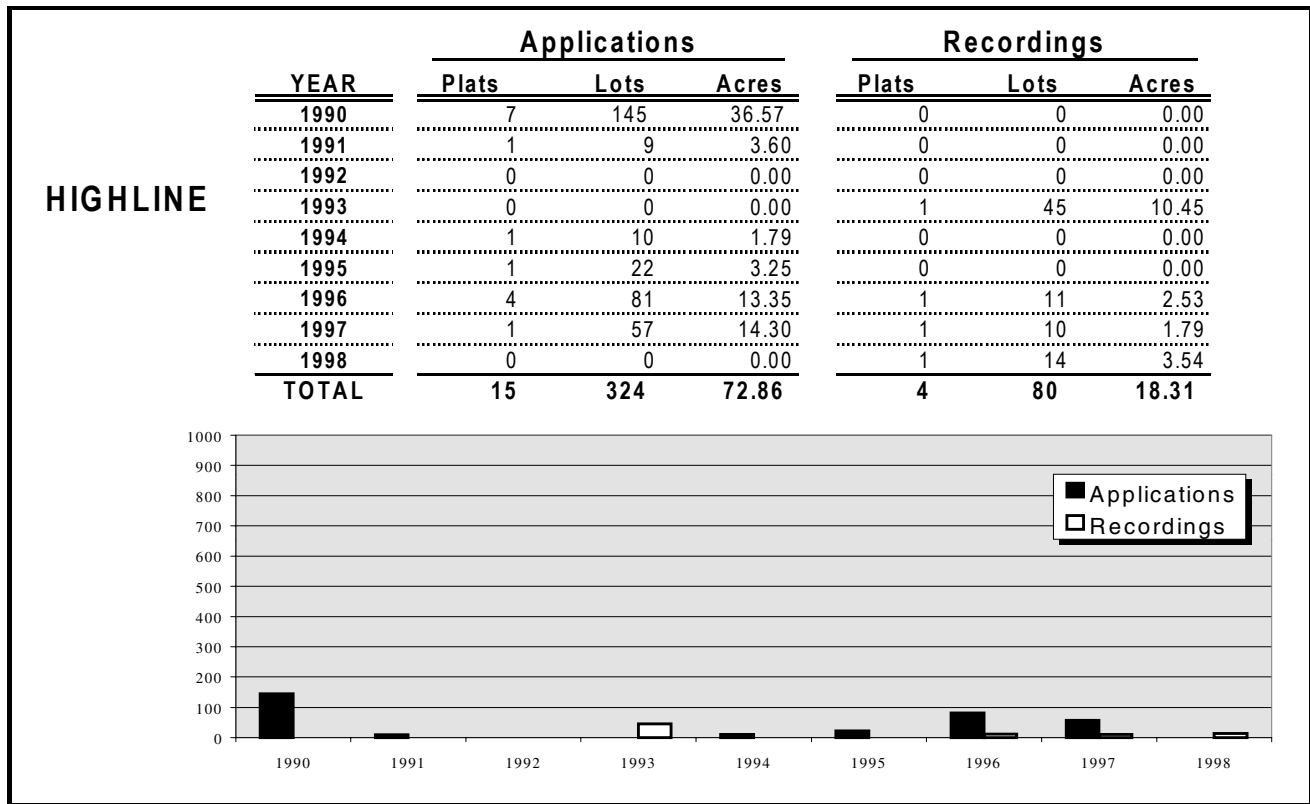
Applications and Recorded Formal Plats

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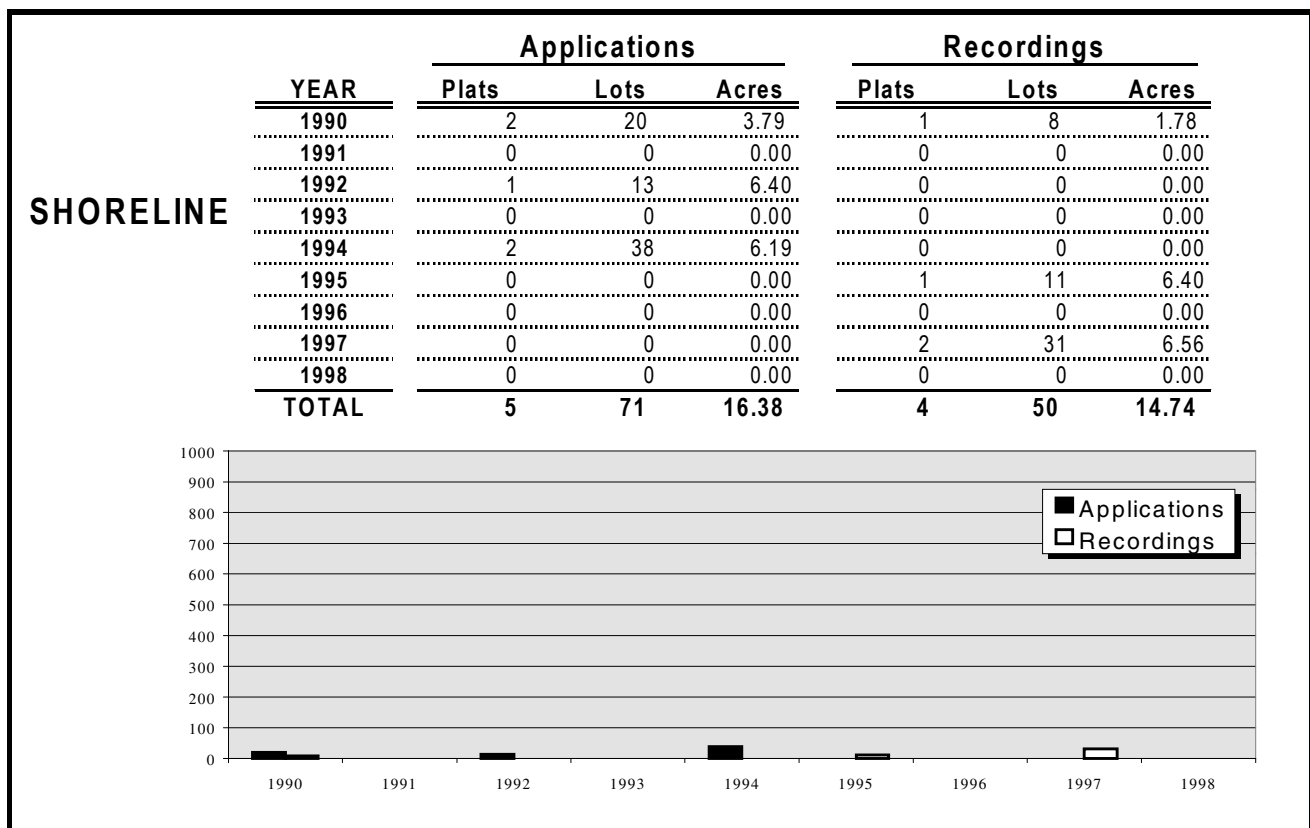
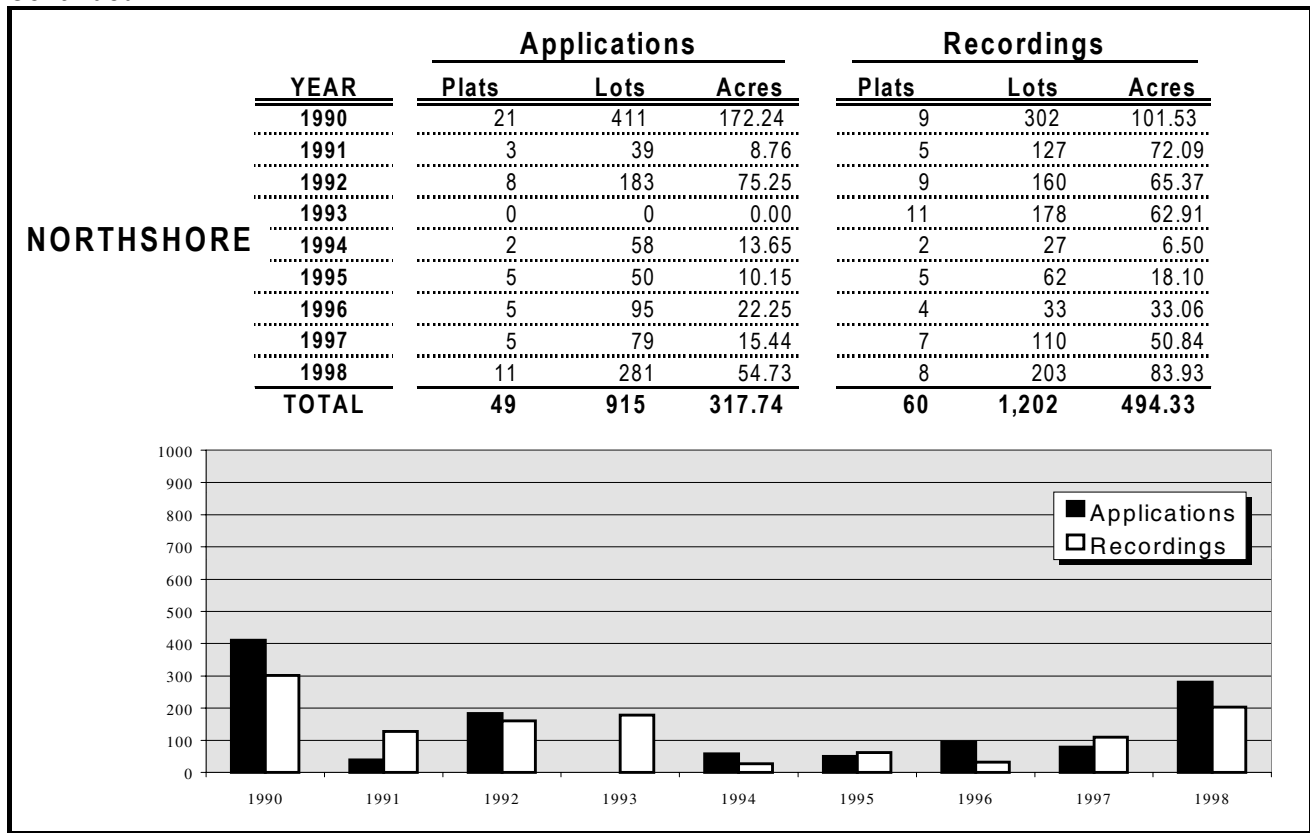
Applications and Recorded Formal Plats

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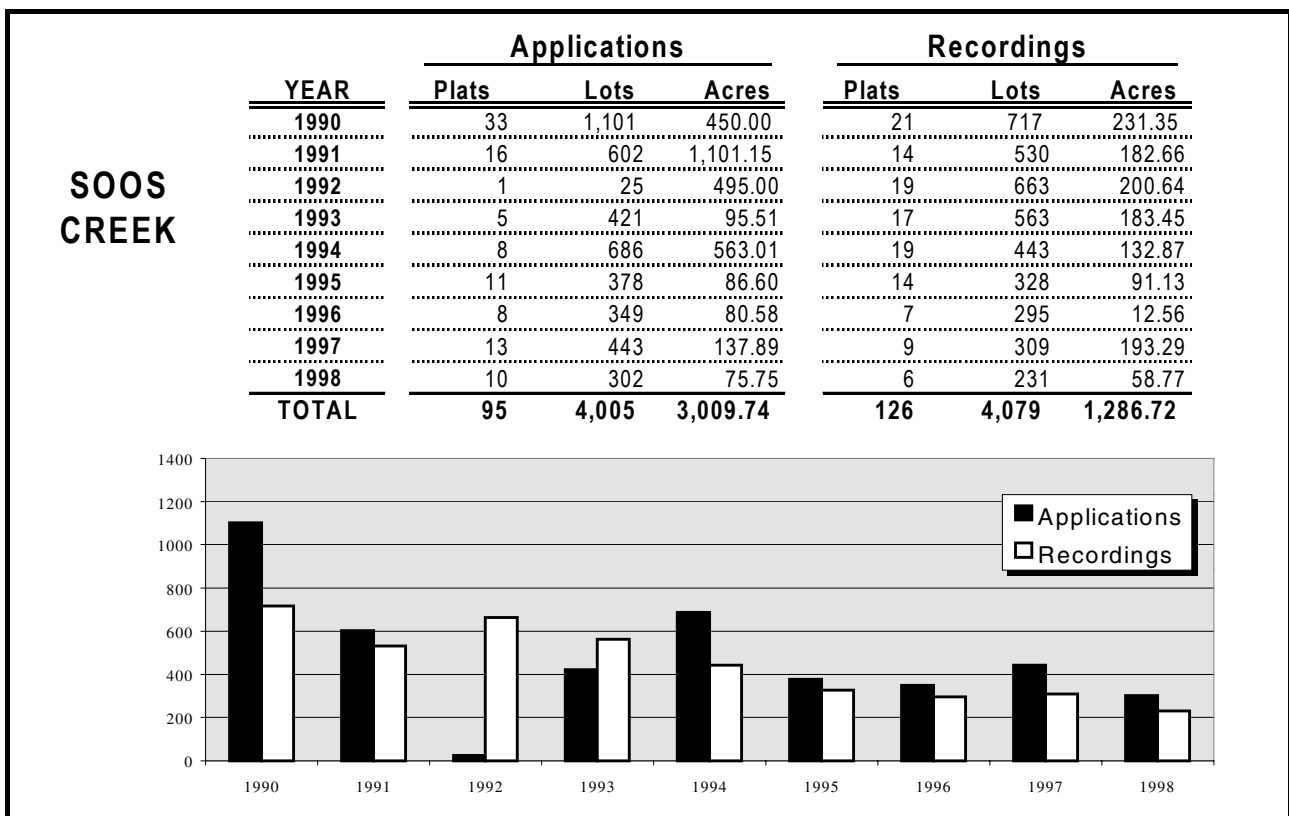
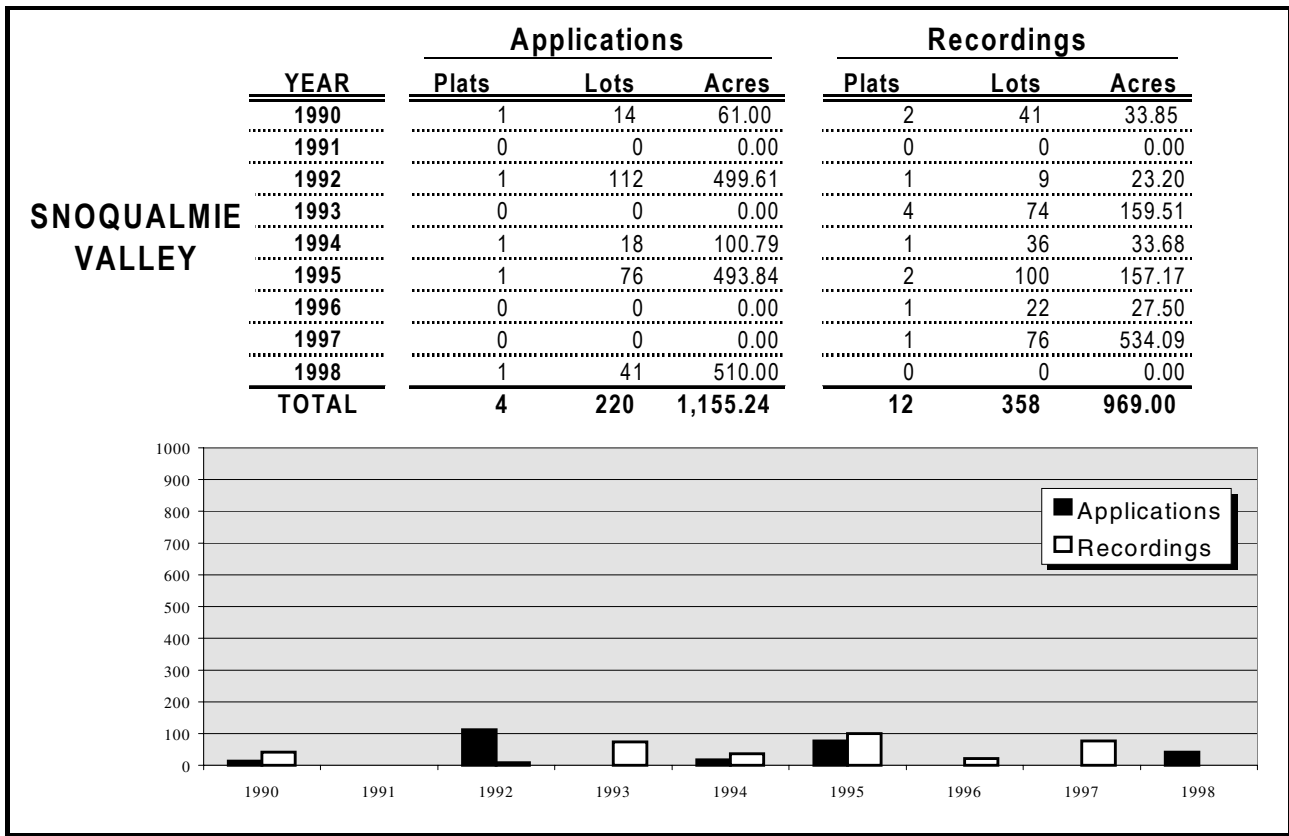
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Applications and Recorded Formal Plats

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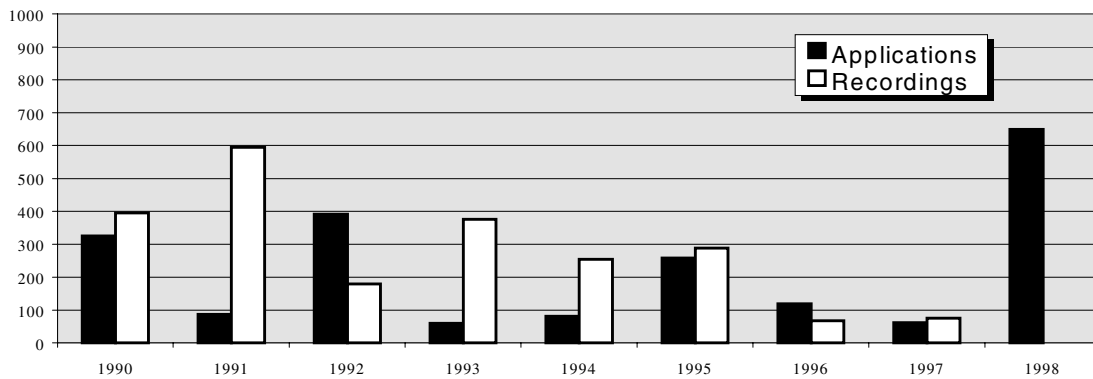


Applications and Recorded Formal Plats

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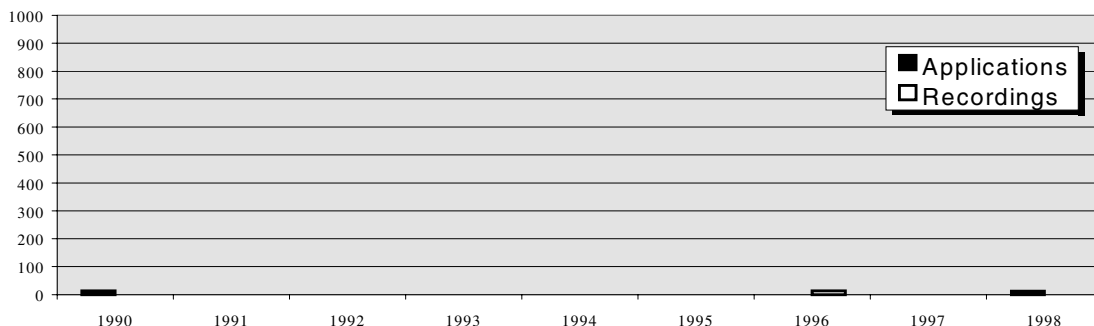
TAHOMA / RAVEN HEIGHTS

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	15	325	404.77	6	395	249.14
1991	4	87	72.07	7	594	354.19
1992	2	391	1,742.01	6	179	174.15
1993	2	59	54.85	9	376	191.17
1994	2	81	42.00	5	255	130.34
1995	4	258	55.29	8	288	73.08
1996	2	119	58.87	3	67	158.69
1997	3	61	70.61	3	75	63.69
1998	3	649	958.10	0	0	0.00
TOTAL	34	1,381	2,500.47	47	2,229	1,394.45



VASHON

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	1	14	3.24	0	0	0.00
1991	0	0	0.00	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	0	0	0.00
1994	0	0	0.00	0	0	0.00
1995	0	0	0.00	0	0	0.00
1996	0	0	0.00	1	13	3.24
1997	0	0	0.00	0	0	0.00
1998	1	12	11.56	0	0	0.00
TOTAL	2	26	14.80	1	13	3.24



Preliminary Residential Dwelling Unit Capacity Unincorporated King County, 1995

URBAN LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	2,130	3,950	0	0	2,130	3,950
Eastside	0	0	0	0	0	0
East King County	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0
East Sammamish	8,228	12,008	601	1,849	8,829	13,857
Federal Way	1,547	5,065	263	919	1,810	5,984
Green River Valley	165	217	38	43	203	260
Highline	354	3,431	107	685	461	4,116
Newcastle	1,225	1,965	151	372	1,376	2,337
Northshore	1,191	3,327	453	2,417	1,644	5,744
Soos Creek	2,420	9,074	716	1,610	3,136	10,684
Shoreline	27	132	26	152	53	284
Snoqualmie	1,137	1,160	105	538	1,242	1,698
Tahoma/Raven Heights	972	4,164	162	1,472	1,134	5,636
Vashon	0	0	0	0	0	0
Urban Total:	19,396	44,144	2,622	8,258	22,018	54,550

RURAL LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	4,388	1,592	368	21	4,756	1,613
Eastside		0	0	0	0	0
East King County	35,050	1,004	179	4	35,229	1,008
Enumclaw	8,512	994	0	0	8,512	994
East Sammamish	2,953	526	302	22	3,255	548
Federal Way	0	0	0	0	0	0
Green River Valley	0	0	0	0	0	0
Highline	0	0	0	0	0	0
Newcastle	1,146	443	73	13	1,219	456
Northshore	473	212	285	30	758	242
Soos Creek	2,977	850	289	27	3,266	877
Shoreline	0	0	0	0	0	0
Snoqualmie	23,242	3,045	2,551	552	25,793	3,597
Tahoma/Raven Heights	4,914	2,126	815	901	5,729	3,027
Vashon	6,146	2,594	461	41	6,607	2,635
Rural Total:	89,801	13,386	5,323	1,611	95,124	14,997

Dwelling unit capacity is measured in housing units that can be accommodated on vacant land parcels (vacant land capacity) and on partly developed parcels (redevelopment capacity) in urban and rural designated areas of unincorporated King County.

NOTES:

(1) Dwelling unit capacity provides an estimate of the ability of jurisdictions to accommodate future household growth on residentially zoned lands. Dwelling unit capacity has two components: dwelling units that can be built on vacant land, and additional units that can be accommodated on partly utilized or already developed land.

(2) Capacity estimates in the table have been discounted for factors that reduce site yields: critical areas, right-of-way, and lands for other public purposes such as parks and schools. The estimates also have been discounted for "market" factors to allow for the fact that not all lands will be available for use within the 20-year planning horizon jurisdictions are using for Growth Management Act planning.

(3) The estimates in the tables are for current boundaries and zoning as of December 1995. Capacities in the cities of Newcastle (incorporated October 1994) and Shoreline (incorporated August 1995) are not included in this table. The cities of Covington and Maple Valley were still unincorporated in 1995, so their capacity is included in the table.

Source: King County Department of Development and Environmental Services.

20-Year Household Growth Targets Unincorporated King County by Community Planning Area

Jurisdiction	1990 Households	1992-2012 Growth Target		
		*Urban	*Rural	TOTAL
Bear Creek	6,600	3,400	1,600	4,300-5,700
East King County	300	0	50	0-100
East Sammamish	10,500	7,650	950	8,000-9,200
Eastside/Green River Valley	1,350	0	0	0
Enumclaw	4,100	0	300	250-350
Federal Way	10,800	3,750	0	3,300-4,200
Highline	32,200	1,650	0	1,400-1,900
Newcastle	16,000	3,050	400	2,900-4,000
Northshore	23,600	3,000	250	2,800-3,700
Shoreline	23,500	3,000	0	2,600-3,400
Snoqualmie Valley	7,500	0	1,100	900-1,300
Soos Creek	32,100	9,100	650	9,150-10,350
Tahoma/Raven Heights	11,600	3,400	1,300	4,100-5,300
Vashon	3,800	0	400	300-500
Uninc. King Co. Total:	184,050	38,000	7,000	40,000-50,000
Cities Total:	431,750			131,768 - 172,558
KING COUNTY TOTAL:	615,800	38,000	7,000	184,913-212,546

* Figures represent midpoint of range.

Note: Household growth targets are policy statements identifying the number of new households to be accommodated during the 20 - year Growth Mangement Planning period. They are expressed as a range of households to be added within Urban - and Rural - designated areas of each planning area. The unincorporated total targets were established by the Countywide Planning Policies in July 1994; they have not been reduced to account for the incorporation of Newcastle, Shoreline, Covington or Maple Valley.

Source: King County Comprehensive Plan, December 1994.

Forest Practice Applications in Unincorporated King County Land Outside U.S. Forest Service Jurisdiction, 1990 - 1998

1990	1991	1992	1993*	1994	1995	1996	1997	1998
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Forest acres harvested and replanted**

Acres Harvested	10,159	12,493	8,222	10,127	11,361	9,692	8,625	10,565	8,802
Inside Forest Production District (Class 2,3)	9,022	10,814	4,200	6,249	9,178	8,022	6,974	8,790	7,656
Outside Forest Production District (Class 2,3)	948	1,155	2,474	3,685	2,183	1,653	1,604	1,663	495
Class 4 Special***	189	524	1,548	193	0	18	47	112	651
Total No. of Harvest Applications	256	269	214	381	350	297	304	308	214
Inside Forest Production District	190	201	121	133	165	153	180	205	163
Outside Forest Production District	66	68	93	248	185	144	124	103	51

Forest acres converted (Class 4 General)****

Acres Converted	728	426	445	1,131	306	674	754	541	1,483
Inside Forest Production District	1	71	7	13	0	0	4	58	145
Outside Forest Production District	727	355	438	1,118	306	674	750	483	1,338
Total No. of Conversion Applications	61	29	28	100	32	41	56	37	35
Inside Forest Production District	5	12	1	4	0	0	1	3	8
Outside Forest Production District	56	17	27	96	32	41	55	34	27

TOTAL ACRES CUT

TOTAL ACRES CUT	10,887	12,919	8,667	11,258	11,667	10,366	9,379	11,106	10,285
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Community Planning Areas (Total Acres Cut)

Bear Creek	188	35	111	162	161	312	132	26	1,091
East King County	4,426	6,478	2,872	2,854	2,978	2,951	2,238	3,155	3,529
East Sammamish	65	47	69	599	247	320	288	270	184
Enumclaw	526	1,040	900	970	540	1,201	1,484	1,068	980
Federal Way	0	0	15	88	20	2	6	50	28
Newcastle	171	118	122	97	92	131	80	11	3
Northshore	3	2	21	3	16	24	52	11	5
Snoqualmie	4,928	4,160	2,673	3,858	6,284	4,330	3,699	5,479	3,684
Soos Creek	48	14	228	546	114	188	365	58	39
Tahoma Raven Heights	467	905	1,533	1,963	1,179	949	950	836	688
Vashon Island	60	35	111	103	29	69	56	61	52
Other (urban) Community Planning Areas *&	0	84	12	9	6	0	29	81	4

Total Number of Forest Practice Applications

Total Number of Forest Practice Applications	40	345	326	259	481	431	420	360	345	249
Number of Approved Forest Practice Apps.	315	298	242	n/a	382	360	334	327	237	
Number of Disapproved Forest Practice Apps.	30	28	17	n/a	49	60	26	18	12	

Disapproved Applications (Total Acres)

Disapproved Applications (Total Acres)	541	586	198	n/a	453	697	511	448	548
Harvest (Class 2,3,4S)	269	3	5	n/a	285	442	252	436	539
Conversion (Class 4G)	272	583	193	n/a	168	255	259	12	9

* 1993 data are for Forest Practice Applications submitted for approval; complete records re final approval/disapproval are not available.

** Classes 2,3, and 4-Special apps. are issued where forestry will be continued; the land must be reforested within 3 yrs after harvest.

*** Class 4-Special forest applications are issued where the proposal has potential for a substantial impact on the environment and must comply with requirements of the State Environmental Policy Act.

**** Class 4-General applications are forest practices including harvests on lands that will be converted to a use other than forestry. The future use may be urban, pasture, mining or other use incompatible with forestry. Reforestation is not required.

*& Other (Urban) Community Planning Areas: Eastside, Green River, Highline and Shoreline.

Source: Washington Department of Natural Resources and King County Department of Development and Environmental Services

Unincorporated Area Statistical Profiles

This section provides a closer look at each unincorporated community. Each page provides a brief summary of the area's demographic, economic, housing and development activity. The format is similar to the city profiles in Chapter VI so the reader can compare areas to each other and to the cities.

Limited information is available for three areas with very small unincorporated populations. These three - East King County, Eastside, and Green River Valley - are grouped as "Other" unincorporated areas on page 151.

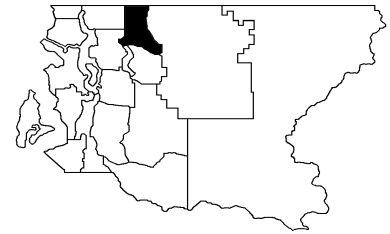
Unincorporated Areas with profiles include:

- Bear Creek**
- East Sammamish**
- Enumclaw**
- Federal Way/Southwest**
- Highline**
- Newcastle**
- Northshore**
- Shoreline**
- Snoqualmie Valley**
- Soos Creek**
- Tahoma/Raven Heights**
- Vashon**

Unincorporated Area: **BEAR CREEK**

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	100	1,000	2,700	4,100	3,700	4,400
Unincorp.	6,000	12,250	20,900	26,400	27,800	33,200
TOTAL:	6,100	13,250	23,600	30,500	31,500	37,600



Population Growth, 1980 - 1990: **78%**
 Population Growth, 1990 - 1998: **29%**

1990 Age Structure:

17 and under	6,840	29%
18 - 64	13,282	56%
65 and over	940	4.0%

Race and Ethnic Categories, 1990:

White	20,300	86%
African American	110	0.5%
Asian	430	1.8%
Hispanic*	430	1.8%

With a total land area of 48 sq.mi. (30,720 acres), Bear Creek Planning Area includes a portion of the City of Redmond.

POPULATION

DEMOGRAPHIC SUMMARY

	<u>1980</u>	<u>1990</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>% Change</u> <u>1990-1998</u>
POPULATION:								
Unincorp. Area	12,250	20,900	23,900	24,500	25,200	25,800	26,400	26.3%
Pop.per sq.mi.	270	470	537	550	566	580	595	26.6%
HOUSEHOLDS:								
Total	3,800	6,600	7,650	7,950	8,200	8,460	8,700	31.8%
Household Size	3.23	3.17	3.12	3.09	3.07	3.05	3.04	
HOUSING UNITS:								
Total	4,000	6,800	7,950	8,270	8,520	8,800	9,060	33.2%
Single Family	3,580	6,200	7,350	7,670	7,910	8,190	8,430	36.0%
Mobile Homes	300	450	450	450	460	460	480	6.7%
Multifamily	120	150	150	150	150	150	150	0.0%

1990 Median House Value: \$207,700

1990 Median Rental: \$600

1998 Total New Residential Permits/Units: 189
 Single Family** 189
 Multifamily 0

1998 Formal Plats:

	<u># Plats</u>	<u>#Lots</u>
Applications:	1	514
Recordings:	1	5

1998 Short Plats:

Applications:	1	4
Recordings:	4	13

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

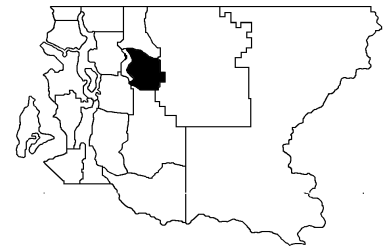
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: EAST SAMMAMISH

POPULATION

	1970	1980	1990	1998 Estimate	2000 Forecast	2010 Forecast
Incorp.	100	200	250	300	300	500
Unincorp.	5,900	12,100	31,050	42,900	42,900	51,700
TOTAL:	6,000	12,300	31,300	43,200	43,200	52,200



Population Growth, 1980 - 1990: 154%
 Population Growth, 1990 - 1998: 38%

1990 Age Structure:

17 and under	9,780	31%
18 - 64	19,320	62%
65 and over	1,950	6.2%

Race and Ethnic Categories, 1990:

White	29,630	95%
African American	190	0.6%
Asian	1,010	3.2%
Hispanic*	520	1.7%

A portion of the City of Issaquah is included in the East Sammamish Community Planing Area. The area has a total land area of 43 square miles (27,700 acres). On August 31, 1999, the new City of Sammamish will incorporate with about 28,000 people.

POPULATION

DEMOGRAPHIC
SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	12,100	31,050	37,500	38,100	39,400	41,000	42,900	38.2%
Pop.per sq.mi.	290	750	908	922	954	1,025	1,075	43.3%
HOUSEHOLDS:								
Total	3,890	10,500	12,700	13,000	13,600	14,200	15,000	42.9%
Household Size	3.06	2.92	2.95	2.91	2.88	2.87	2.85	
HOUSING UNITS:								
Total	4,110	10,900	13,650	13,990	14,500	15,100	15,940	46.2%
Single Family	3,860	9,700	11,710	12,050	12,380	12,780	13,240	36.5%
Mobile Homes	130	200	220	220	220	220	220	10.0%
Multifamily	120	1,000	1,720	1,720	1,900	2,100	2,480	148.0%
1990 Median House Value:	\$230,800							
1990 Median Rental:	\$790							

1998 Total New Residential Permits/Units: 1,318
 Single Family** 755
 Multifamily 563

1998 Formal Plats: # Plats #Lots
 Applications: 17 490
 Recordings: 11 576

1998 Short Plats:
 Applications: 14 45
 Recordings: 8 22

DEVELOPMENT
ACTIVITY

Sources: 1990 Census of Population and Housing

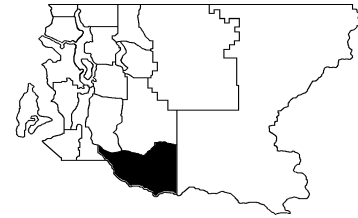
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: ENUMCLAW

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	5,700	6,650	8,800	12,400	12,300	13,500
Unincorp.	8,400	10,600	12,400	13,800	15,400	16,700
TOTAL:	14,100	17,250	21,200	26,200	27,700	30,200



Population Growth, 1980 - 1990: 23%
 Population Growth, 1990 - 1998: 24%

1990 Age Structure:

17 and under	3,760	18%
18 - 64	7,620	36%
65 and over	1,020	4.8%

Race and Ethnic Categories, 1990:

White	11,270	53%
African American	40	0.2%
Asian	120	0.6%
Hispanic*	260	1.2%

Portions of the City of Auburn and all of the City of Enumclaw, are included in the Enumclaw Community Planning Area. The area has a total land area of 122 square miles (78,080 acres).

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	10,600	12,400	13,400	13,500	13,600	13,700	13,800	11.3%
Pop.per sq.mi.	90	107	116	117	118	119	120	12.1%
HOUSEHOLDS:								
Total	3,420	4,100	4,450	4,520	4,600	4,650	4,700	14.6%
Household Size	3.10	3.01	3.01	2.99	2.97	2.95	2.94	
HOUSING UNITS:								
Total	3,530	4,250	4,670	4,750	4,800	4,860	4,900	15.3%
Single Family	2,830	3,250	3,500	3,550	3,580	3,620	3,640	12.0%
Mobile Homes	400	700	870	900	920	940	960	37.1%
Multifamily	300	300	300	300	300	300	300	0.0%

1990 Median House Value: \$127,100

1990 Median Rental: \$390

1998 Total New Residential Permits/Units: 59
 Single Family** 59
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 0 0
 Recordings: 0 0

1998 Short Plats:
 Applications: 1 2
 Recordings: 1 2

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

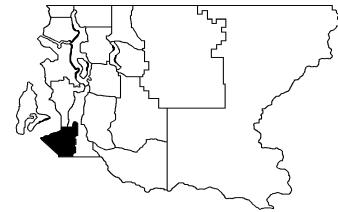
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: FEDERAL WAY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	-	200	68,000	84,400	85,300	102,200
Unincorp.	46,600	68,400	30,600	27,800	30,600	32,500
TOTAL:	46,600	68,600	98,600	112,200	115,900	134,700



The Federal Way Community Planning Area includes a portion of the City of Milton and all of the City of Federal Way. The total land area is 38 square miles or 24,320 acres. In 1997, the cities of Des Moines and Kent annexed into the planning area.

Population Growth, 1980 - 1990: 44%
Population Growth, 1990 - 1998: 14%

1990 Age Structure:

17 and under	8,640	9%
18 - 64	20,010	20%
65 and over	1,950	2.0%

Race and Ethnic Categories, 1990:

White	27,850	28%
African American	700	0.7%
Asian	1,460	1.5%
Hispanic*	820	0.8%

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	68,400	30,600	33,100	33,300	33,600	30,200	27,800	-9.2%
Pop.per sq.mi.	1,790	1,770	1,913	2,055	2,087	2,054	1,960	10.7%
HOUSEHOLDS:								
Total	22,820	10,800	11,700	11,800	12,000	10,700	9,800	-9.3%
Household Size	2.99	2.83	2.83	2.82	2.80	2.82	2.84	
HOUSING UNITS:								
Total	24,460	11,200	12,400	12,550	12,710	11,300	10,330	-7.8%
Single Family	17,520	8,400	9,120	9,250	9,340	7,920	7,900	-6.0%
Mobile Homes	1,140	900	980	1,000	1,020	1,030	1,050	16.7%
Multifamily	5,800	1,900	2,300	2,300	2,350	2,350	1,380	-27.4%

1990 Median House Value: \$107,300

1990 Median Rental: \$500

1998 Total New Residential Permits/Units: 79
 Single Family** 79
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 8 373
 Recordings: 2 37

1998 Short Plats:
 Applications: 1 2
 Recordings: 3 7

DEVELOPMENT ACTIVITY

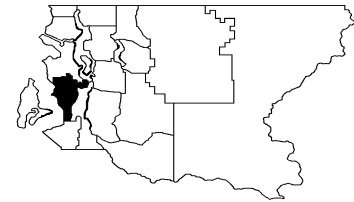
Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Unincorporated Area: HIGHLINE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	8,600	13,150	55,100	91,600	96,400	110,900
Unincorp.	125,800	110,950	78,700	47,700	44,500	47,000
TOTAL:	134,400	124,100	133,800	139,300	140,900	157,900



Population Growth, 1980 - 1990: 8%
 Population Growth, 1990 - 1998: 4%

1990 Age Structure:

17 and under	18,380	14%
18 - 64	50,260	38%
65 and over	10,060	7.5%

Race and Ethnic Categories, 1990:

White	64,500	48%
African American	4,490	3.4%
Asian	6,880	5.1%
Hispanic*	3,240	2.4%

The Highline Community Planning Area includes portions of the Cities of Kent, and Tukwila, all of the Cities of Burien, SeaTac, Des Moines and Normandy Park. The total land area is 38 square miles or 24,320 acres. Unincorporated communities include North Highline and West Hill.

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	110,950	78,700	50,000	49,800	47,900	48,000	47,700	-39.4%
Pop.per sq.mi.	3,300	4,120	5,555	5,533	5,545	5,560	5,525	34.1%
HOUSEHOLDS:								
Total	43,950	32,200	19,900	19,900	19,100	19,200	19,200	-40.4%
Household Size	2.50	2.41	2.50	2.49	2.49	2.48	2.47	
HOUSING UNITS:								
Total	46,130	33,600	20,640	20,670	19,900	19,950	19,950	-40.6%
Single Family	30,950	20,950	12,610	12,640	11,880	11,930	11,940	-43.0%
Mobile Homes	1,540	650	400	400	400	400	410	-36.9%
Multifamily	13,640	12,000	7,630	7,630	7,620	7,620	7,600	-36.7%
1990 Median House Value:	\$98,800							
1990 Median Rental:	\$410							

1998 Total New Residential Permits/Units: **164**
 Single Family** 92
 Multifamily 72

1998 Formal Plats: # Plats #Lots
 Applications: 0 0
 Recordings: 1 14

1998 Short Plats:
 Applications: 2 4
 Recordings: 2 8

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

POPULATION

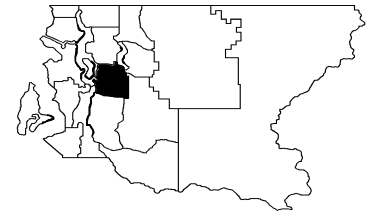
DEMOGRAPHIC
SUMMARY

DEVELOPMENT
ACTIVITY

Unincorporated Area: NEWCASTLE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	17,300	22,850	35,150	62,200	63,200	69,400
Unincorp.	34,200	42,200	44,850	29,500	29,600	32,800
TOTAL:	51,500	65,050	80,000	91,700	92,800	102,200



Population Growth, 1980 - 1990: 23%
 Population Growth, 1990 - 1998: 15%

1990 Age Structure:

17 and under	11,260	14%
18 - 64	30,260	38%
65 and over	3,330	4.2%

Race and Ethnic Categories, 1990:

White	41,080	51%
African American	660	0.8%
Asian	2,590	3.2%
Hispanic*	830	1.0%

With a total land area of 47 square miles (30,080 acres), the Newcastle Community Planning area includes the Cities of Bellevue (portion), Renton (portion), and Newcastle.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	42,200	44,850	39,300	30,200	29,300	29,600	29,500	-34.2%
Pop.per sq.mi.	1,100	1,300	1,275	1,195	1,185	1,260	1,260	0.3%
HOUSEHOLDS:								
Total	13,370	16,000	13,800	10,300	10,000	10,160	10,150	-36.6%
Household Size	3.16	2.81	2.85	2.93	2.93	2.91	2.90	
HOUSING UNITS:								
Total	14,100	16,700	14,450	10,700	10,400	10,550	10,550	-36.8%
Single Family	12,550	13,900	12,300	9,900	9,600	9,620	9,600	-30.9%
Mobile Homes	350	400	380	330	330	330	350	-12.5%
Multifamily	1,200	2,400	1,770	470	470	600	600	-75.0%
1990 Median House Value:	\$168,100							
1990 Median Rental:	\$600							

1998 Total New Residential Permits/Units: 104
 Single Family** 104
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 1 112
 Recordings: 5 42

1998 Short Plats:
 Applications: 5 11
 Recordings: 4 9

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

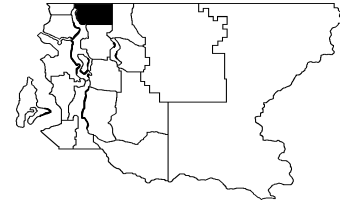
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: NORTHSHORE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	4,900	9,350	24,500	39,100	55,000	60,300
Unincorp.	33,000	58,550	68,600	65,200	48,800	52,200
TOTAL:	37,900	67,900	93,100	104,300	103,800	112,500



Population Growth, 1980 - 1990: 37%
 Population Growth, 1990 - 1998: 12%

1990 Age Structure:

17 and under	20,770	22%
18 - 64	44,170	47%
65 and over	3,660	3.9%

Race and Ethnic Categories, 1990:

White	63,810	69%
African American	790	0.8%
Asian	3,290	3.5%
Hispanic*	1,560	1.7%

The cities of Woodinville, Bothell (portion), Kirkland (portion) and Redmond (portion) are within the Northshore Community Planning Area. The community of Kenmore incorporated in late 1998 with a population of about 17,000. The total land area is 39 square miles or 24,960 acres.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	58,550	68,600	63,100	63,700	63,900	64,200	65,200	-5.0%
Pop.per sq.mi.	1,760	2,280	3,525	3,558	3,670	3,720	3,780	65.8%
HOUSEHOLDS:								
Total	18,900	23,600	21,650	21,940	22,000	22,100	22,600	-4.2%
Household Size	3.08	2.89	2.91	2.90	2.90	2.90	2.88	
HOUSING UNITS:								
Total	19,800	24,500	22,320	22,640	22,700	22,880	23,400	-4.5%
Single Family	15,850	18,500	17,360	17,470	17,530	17,630	17,800	-3.8%
Mobile Homes	450	500	450	450	450	460	470	-6.0%
Multifamily	3,500	5,500	4,510	4,720	4,720	4,790	5,130	-6.7%

1990 Median House Value: **\$169,700**

1990 Median Rental: **\$560**

Note: Population estimate is for April, 1998. In August, 1998, the incorporation of Kenmore reduced the unincorporated population to about 48,300.

1998 Total New Residential Permits/Units: **519**
 Single Family** 226
 Multifamily 293

1998 Formal Plats: # Plats #Lots
 Applications: 11 281
 Recordings: 8 203

1998 Short Plats:
 Applications: 14 43
 Recordings: 18 48

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

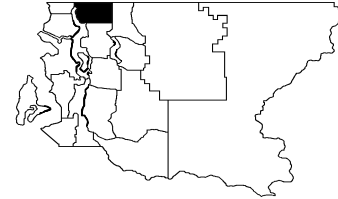
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **SHORELINE**

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	2,500	2,500	4,000	63,200	64,100	66,300
Unincorp.	61,100	58,500	60,700	2,900	2,400	2,000
TOTAL:	63,600	61,000	64,700	66,100	66,500	68,300



Population Growth, 1980 - 1990: **6%**
 Population Growth, 1990 - 1998: **2%**

1990 Age Structure:

17 and under	13,800	21%
18 - 64	38,680	60%
65 and over	8,220	12.7%

Race and Ethnic Categories, 1990:

White	53,450	83%
African American	950	1.5%
Asian	5,470	8.5%
Hispanic*	1,360	2.1%

The cities of Lake Forest Park and Shoreline are within the Shoreline Community Planning area. The total land area is 16 square miles or 10,240 acres.

Only 5% of the area and population remain unincorporated.

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	58,500	61,300	61,600	58,500	52,200	3,200	2,900	-95.3%
Pop.per sq.mi.	3,990	4,240	4,400	4,398	3,150	3,720	3,820	-9.9%
HOUSEHOLDS:								
Total	21,050	23,500	23,700	22,400	2,300	1,550	1,400	-94.0%
Household Size	2.71	2.54	2.53	2.54	2.26	2.06	2.10	
HOUSING UNITS:								
Total	21,770	18,800	24,400	23,080	2,400	1,600	1,450	-92.3%
Single Family	17,140	18,100	18,200	17,160	1,260	750	600	-96.7%
Mobile Homes	180	100	100	100	0	0	0	-100.0%
Multifamily	4,450	600	6,100	5,820	1,140	850	850	41.7%
1990 Median House Value:	\$148,500							
1990 Median Rental:	\$500							

1998 Total New Residential Permits/Units: **21**
 Single Family** **7**
 Multifamily **14**

1998 Formal Plats: **# Plats** **#Lots**
 Applications: 0 0
 Recordings: 0 0

1998 Short Plats:
 Applications: 1 2
 Recordings: 0 0

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

POPULATION

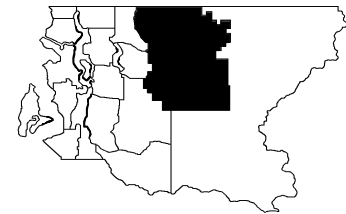
DEMOGRAPHIC SUMMARY

DEVELOPMENT ACTIVITY

Unincorporated Area: SNOQUALMIE VALLEY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	4,000	4,700	8,200	11,200	12,500	17,200
Unincorp.	9,600	15,150	21,200	25,800	26,400	32,600
TOTAL:	13,600	19,850	29,400	37,000	38,900	49,800



Population Growth, 1980 - 1990: 48%
 Population Growth, 1990 - 1998: 26%

1990 Age Structure:

17 and under	6,910	24%
18 - 64	13,020	44%
65 and over	1,270	4.3%

Race and Ethnic Categories, 1990:

White	20,490	70%
African American	90	0.3%
Asian	270	0.9%
Hispanic*	460	1.6%

**The Snoqualmie Valley
Community Planning Area
includes the Cities of Carnation,
Duvall, North Bend and
Snoqualmie. There is a total of
395 square miles or 252,800 acres
of land in this area.**

POPULATION

DEMOGRAPHIC
SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	15,150	21,200	24,000	24,500	25,100	25,500	25,800	21.7%
Pop.per sq.mi.	39	56	64	65	67	68	69	23.2%
HOUSEHOLDS:								
Total	5,110	7,500	8,440	8,650	8,900	9,100	9,250	23.3%
Household Size	2.86	2.80	2.81	2.80	2.79	2.77	2.70	
HOUSING UNITS:								
Total	5,380	7,700	8,780	9,010	9,220	9,400	9,570	24.3%
Single Family	4,520	6,100	6,900	7,050	7,220	7,330	7,430	21.8%
Mobile Homes	600	1,300	1,580	1,660	1,700	1,760	1,830	40.8%
Multifamily	260	300	300	300	300	310	310	3.3%

1990 Median House Value: \$128,400

1990 Median Rental: \$460

1998 Total New Residential Permits/Units: 196
 Single Family** 196
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 1 41
 Recordings: 0 0

1998 Short Plats:
 Applications: 1 4
 Recordings: 13 44

DEVELOPMENT
ACTIVITY

Sources: 1990 Census of Population and Housing

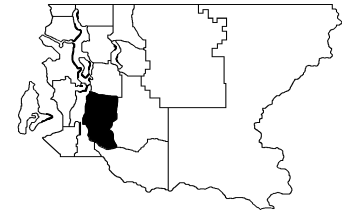
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **SOOS CREEK**

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	11,700	17,650	31,450	66,600	69,500	68,600
Unincorp.	48,400	71,050	95,350	82,600	78,000	88,500
TOTAL:	60,100	88,700	126,800	149,200	147,500	157,100



Population Growth, 1980 - 1990: 43%
Population Growth, 1990 - 1998: 18%

1990 Age Structure:

17 and under	29,070	23%
18 - 64	60,870	48%
65 and over	5,410	4.3%

Race and Ethnic Categories, 1990:

White	85,630	68%
African American	2,290	1.8%
Asian	5,720	4.5%
Hispanic*	2,430	1.9%

Soos Creek Community Planning Area includes portions of the City of Renton, Kent, Auburn and Covington. The April 1997 unincorporated population shown here does not reflect incorporation of part of the City of Covington in August 1997. The total land area for Soos Creek is 73 square miles or, 46,720 acres.

POPULATION

DEMOGRAPHIC
SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	71,050	95,350	105,500	104,300	90,500	91,800	82,600	-13.4%
Pop. per sq. mi.	1,100	1,485	16,660	1,673	1,595	1,620	1,600	7.8%
HOUSEHOLDS:								
Total	22,450	32,100	35,800	35,800	31,000	31,700	28,630	-10.8%
Household Size	3.16	2.97	2.94	2.94	2.92	2.90	2.89	
HOUSING UNITS:								
Total	23,460	33,400	37,660	37,400	32,500	33,250	30,100	-9.9%
Single Family	19,620	25,900	28,730	28,780	25,270	25,500	22,300	-13.9%
Mobile Homes	990	2,000	2,330	2,350	2,130	2,250	2,380	19.0%
Multifamily	2,850	5,500	6,600	6,270	5,100	5,500	5,420	-1.5%

1990 Median House Value: **\$126,200**

1990 Median Rental: **\$510**

1998 Total New Residential Permits/Units: **887**
 Single Family** 851
 Multifamily 36

1998 Formal Plats: # Plats # Lots
 Applications: 10 302
 Recordings: 6 231

1998 Short Plats:
 Applications: 13 36
 Recordings: 7 19

DEVELOPMENT
ACTIVITY

Sources: 1990 Census of Population and Housing

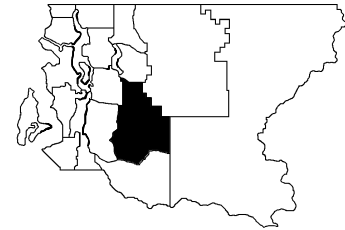
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: TAHOMA / RAVEN HEIGHTS

POPULATION

	1970	1980	1990	1998 Estimate	2000 Forecast	2010 Forecast
Incorp.	5,400	6,500	8,900	29,800	30,000	30,500
Unincorp.	13,700	24,400	35,100	26,400	26,300	28,100
TOTAL:	19,100	30,900	44,000	56,200	56,300	58,600



Population Growth, 1980 - 1990: 42%
 Population Growth, 1990 - 1998: 28%

1990 Age Structure:

17 and under	10,980	25%
18 - 64	22,280	51%
65 and over	1,840	4.2%

Race and Ethnic Categories, 1990:

White	33,610	76%
African American	390	0.9%
Asian	550	1.3%
Hispanic*	730	1.7%

The two new cities of Maple Valley and Covington plus the Cities of Black Diamond and Issaquah are within the Tahoma/Raven Heights Community Planning Area. The April 1997 population estimate reflects incorporation of the City of Maple Valley and part of Covington in August 1997. The total land area is 149 square miles or 68,540 acres.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	24,400	35,100	41,400	42,500	43,700	44,600	26,400	-24.8%
Pop.per sq.mi.	170	255	300	308	320	326	208	
HOUSEHOLDS:								
Total	7,800	11,600	13,900	14,400	14,800	15,300	9,500	-18.1%
Household Size	3.13	3.01	2.96	2.94	2.94	2.90	2.76	
HOUSING UNITS:								
Total	8,250	12,100	14,680	15,280	15,700	16,200	10,000	-17.4%
Single Family	7,320	10,500	12,530	13,070	13,450	13,660	8,050	-23.3%
Mobile Homes	740	1,400	1,740	1,800	1,840	1,980	1,850	32.1%
Multifamily	190	200	410	410	410	560	100	-50.0%

1990 Median House Value: \$136,900

1990 Median Rental: \$490

1998 Total New Residential Permits/Units: 134
 Single Family** 134
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 3 649
 Recordings: 0 0

1998 Short Plats:
 Applications: 2 5
 Recordings: 8 20

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

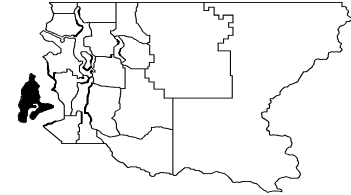
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: VASHON

POPULATION

	1970	1980	1990	1998 Estimate	2000 Forecast	2010 Forecast
Incorp.	0	0	0	0	0	0
Unincorp.	6,500	7,400	9,300	10,600	10,800	11,000
TOTAL:	6,500	7,400	9,300	10,600	10,800	11,000



Population Growth, 1980 - 1990: **26%**
 Population Growth, 1990 - 1998: **14%**

1990 Age Structure:

17 and under	2,430	26%
18 - 64	5,720	62%
65 and over	1,150	12.4%

Race and Ethnic Categories, 1990:

White	9,030	97%
African American	40	0.4%
Asian	140	1.5%
Hispanic*	160	1.7%

Vashon Community Planning Area is the only area that does not contain any incorporated cities. The total acreage for this island is 23,680 or 37 square miles.

POPULATION

DEMOGRAPHIC
SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	7,400	9,300	10,200	10,300	10,400	10,500	10,600	14.0%
Pop.per sq.mi.	200	250	276	278	281	284	286	14.5%
HOUSEHOLDS:								
Total	2,890	3,800	4,270	4,330	4,400	4,460	4,530	19.2%
Household Size	2.53	2.43	2.36	2.36	2.34	2.33	2.32	
HOUSING UNITS:								
Total	3,100	4,500	5,000	5,080	5,140	5,220	5,270	17.1%
Single Family	2,650	4,000	4,420	4,480	4,520	4,570	4,600	15.0%
Mobile Homes	150	200	240	260	280	310	330	65.0%
Multifamily	300	300	340	340	340	340	340	13.3%
1990 Median House Value:	\$151,700							
1990 Median Rental:	\$400							

1998 Total New Residential Permits/Units: **103**
 Single Family** 103
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 1 12
 Recordings: 0 0

1998 Short Plats:
 Applications: 1 2
 Recordings: 3 9

DEVELOPMENT
ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

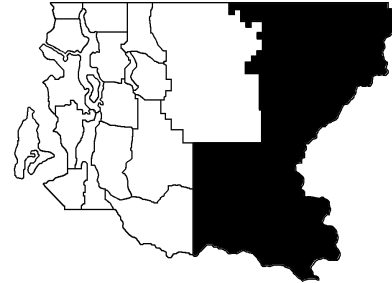
Unincorporated Area: OTHER PLANNING AREAS

EAST KING COUNTY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	300	200	250	300	400	400
Unincorp.	500	400	700	800	900	900
TOTAL:	800	600	950	1,100	1,300	1,300

Population Growth, 1980 - 1990: 58%
Population Growth, 1990 - 1998: 16%



EASTSIDE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	111,900	136,450	162,500	176,700	179,000	197,000
Unincorp.	8,000	8,300	1,300	1,500	2,000	2,000
TOTAL:	119,900	144,750	163,800	178,200	181,000	199,000

Population Growth, 1980 - 1990: 13%
Population Growth, 1990 - 1998: 9%

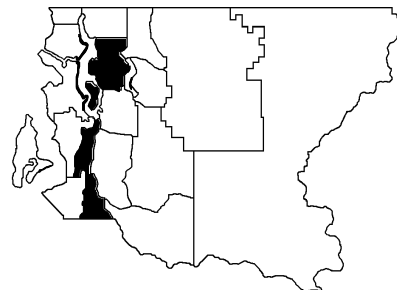
The three remaining planning areas have unincorporated populations that are too small to provide reliable demographic detail. This profile displays only total population for East King County, Eastside, and Green River Valley.

GREEN RIVER VALLEY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	45,300	51,250	68,100	79,300	81,500	100,000
Unincorp.	3,000	2,950	2,500	1,000	2,500	3,000
TOTAL:	48,300	54,200	70,600	80,300	84,000	103,000

Population Growth, 1980 - 1990: 30%
Population Growth, 1990 - 1998: 14%



Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

