

Table of Contents

Statistical Profile of King County Inside front cover

Table of Contents..... i

Introduction to the 1999 Annual Growth Report..... iv

I. Highlights - 1999 Annual Growth Report 1

A brief summary text of observations about King County growth, and conclusions from the Benchmark indicators.

- Economy reaches a peak in 1998 - 1999
- King County's population grows slowly as job numbers stabilize
- Rate of residential construction continues to increase
- Residential growth focuses in cities and three unincorporated communities
- Intense demand raises the price of housing
- King County homeownership rate remains stable
- Traffic congestion is worsening while transit ridership grows slowly
- Leading indicators reveal likely slowing of rapid growth
- Growth in some locations is outpacing Growth Targets
- Incorporation and annexation add new city areas
- Decreasing runs of Chinook salmon call for attention to environmental quality
- Progress on other Environmental Issues is Positive but Fragile
- Implications of the rapid growth

Definitions 13 - 14

II. Benchmark Indicators 15

Discussion of major trends and key data points for each of the 45 Benchmark Indicators

Introduction.....	15
Economic Development.....	18
Environment.....	20
Housing.....	21
Land Use	24
Transportation.....	26

III. King County in the Puget Sound Region..... 27

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

Introduction.....27
 Population and Income 28
 Nonagricultural Wage and Salary Jobs 30
 Housing Units and Residential Building Permits..... 32
 Number of Lots Applied For and Recorded, 1990 - 1998..... 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 36
 Income 39
 Employment and Wage Levels 40
 Housing and Rental Affordability..... 44
 Farms and Land In Farms 46

Sub County Areas: Introduction and Map.....47
 Land Development Indicators 49
 Employment by Subarea, Household and Job Growth 50
 Housing and Rental Affordability, Subcounty Areas 52

V. King County's Cities 55

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

Introduction.....55
 Census and Population Estimates, 1980-1999..... 56
 Land Area and Assessed Values by City, 1998 57
 Number of Existing Housing Units, 1998 58
 20-Year Household Targets by Jurisdiction 59
 Median Income, 1989 60
 Persons Below Poverty Level, 1989 61
 Annexations and Incorporations by King County Cities 62
 Residential Land Capacity Estimates for King County Cities, April 1997 64
 Recorded Formal Plats, 1998 66
 New Single Family and Multifamily Residential Units, 1990 - 1998 67
 Covered Employment, 1990, 1995, 1997 and 1998 70
 Crime Rates by City, 1995 - 1997 72

VI. Cities Statistical Profiles 73

Detailed statistical profile for each of King County's 39 cities.

Introduction.....73
 Cities from Algona to Yarrow Point..... 74 - 112
 Demographics, Employment and Income, Major Employers,
 Housing and Development Activity
 Vicinity Maps..... 113 - 117

VII. Unincorporated Areas and Statistical Profiles 119

Detailed data for each of the County's 12 unincorporated communities, including a summary for the unincorporated area in its entirety.

Introduction..... 119
 Unincorporated King County..... 120 - 123
 Demographics, Population Forecasts, Residential Permits, Subdivision Activity
 Transportation Concurrency Approvals..... 124
 Total New Residential Units Tables and Graphs 125
 Formal Plat Activity Tables and Graphs 128
 Residential Land Capacity..... 134
 20 Year Household Growth Targets..... 136
 Forest Practice Applications..... 137
 Unincorporated Area Profiles from Bear Creek to Vashon..... 138 - 150
 Demographics, Population Forecasts, Residential Permits, Subdivision Activity

VIII. Utility and Service Districts 153

Housing Unit Counts for King County's special purpose districts for water, sewer, fire, and schools, including a new table of building permits by school district.

Introduction.....153
 Existing Housing Units by Sewer, Water, Fire and School Districts, 1996 154 - 157
 Building Permits by School District, 1995 - 1997 158
 Estimate of School-Age Poverty Population by School Districts, 1995..... 159

IX. Maps following page 160

- King County Incorporated Areas, 1999
- Annexations and Incorporations, 1990-1999
- Housing Unit Count, 1998
- New Residential Units, 1998
- New Lots in Recorded Formal Plats, 1998
- School Districts and Facilities
- Fire Stations and Districts
- Sewer Districts
- Water Districts
- Population Growth, 1980 - 1998, by Community Planning Area
- Household Growth Targets, 1992-2012