

## Percent of New Housing Units in Urban Areas, Rural Areas and Urban Centers

**OUTCOME: LIMIT GROWTH IN RURAL/ RESOURCE AREAS; ENCOURAGE A GREATER SHARE OF GROWTH IN URBAN AREAS AND URBAN CENTERS****Countywide Planning Policy Rationale**

"The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted.....Urban Centers are expected to account for...one quarter of the household growth over the next 20 years." (*CPP FW-6 & IIID2; Also FW 9-10, LU-26, 40, FW-66.*)

The Countywide Planning Policies (CPPs) direct job and housing growth within the Urban Growth Area of King County and limit growth in the county's Rural Area. Indicators 30 and 31 measure King County's progress in increasing the proportion of job and housing growth that occurs within urban areas and Urban and Manufacturing/ Industrial Centers specifically. This indicator reports growth in housing units as a proxy for household growth with the recognition that these increases in housing capacity will allow for household growth projections.

**Urban Center Growth** For the planning period 2001-2022, the CPPs call for jurisdictions to accommodate 158,000 new households, with one-quarter of that growth taking place in King County's Urban Centers. Adding close to 10,000 new housing units, the 17 Urban Centers accommodated 16% of the county's total residential growth between 2001 and 2006. As shown in Figure 30.1, Bellevue, downtown Seattle and First Hill/ Capitol Hill experienced the largest gains in housing, collectively accommodating over 80% of the Urban Center housing growth.

With five new center designations since 2002, the county's Urban Centers have accommodated an increasing share of the county's total housing stock. This increase reflects both new housing starts within the centers and *existing* housing that is newly counted in the Urban Center geographies upon designation.

**Cumulative Countywide Growth** From 2001 to 2006, close to 96% of the county's residential growth has occurred within the Urban Growth Area, an increase from the previous six year period during which 93% of the county's residential growth was within the Urban Growth Area. An average of 10,500 new housing units were permitted annually, with fewer than 500 in the rural area per year.

Figure 30.1

Net New Housing Units Permitted in Urban Centers, 2001-2006							
	2001	2002	2003	2004	2005	2006	total
housing permits issued**	Auburn*		NA	0	24	0	24
	Bellevue	359	252	143	30	232	1,810
	Burien*			NA	1	7	10
	Federal Way	0	0	0	0	0	0
	Kent	1	0	(2)	(2)	(1)	(6)
	Kirkland/Totem Lake*		NA	0	0	0	0
	Redmond	0	0	60	(1)	88	169
	Redmond Overlake*						0
	Renton	36	(2)	(4)	2	195	283
	SeaTac	0	1	(4)	(9)	(15)	(33)
	Tukwila	0	0	0	0	0	0
	Seattle	2,408	1,708	849	405	809	7,624
	First Hill/Cap. Hill	652	393	201	75	67	1,832
	Downtown	1,492	1,060	355	214	443	4,313
	Northgate	15	15	0	0	5	57
	Seattle Center	230	96	133	111	8	790
	South Lake Union*					151	151
Univ. District	19	144	160	5	135	481	
New Housing Units in Urban Centers	2,804	1,959	1,042	450	1,315	2,311	9,881
New Housing Units in King County	10,597	10,836	10,666	10,278	10,939	9,426	62,742
<b>Housing Growth Accommodated by Urban Centers</b>	<b>26%</b>	<b>18%</b>	<b>10%</b>	<b>4%</b>	<b>12%</b>	<b>25%</b>	<b>16%</b>
existing housing	Existing Housing in Urban Centers**	65,400	69,400	71,800	72,800	NA	NA
	Existing Housing in King County**	754,700	765,300	775,400	786,000	794,700	803,300
	<b>Share of King County Housing Located in Urban Centers</b>	<b>8.7%</b>	<b>9.1%</b>	<b>9.3%</b>	<b>9.3%</b>	<b>NA</b>	<b>NA</b>

source: King County jurisdictions, 2007 Annual Growth Report, Suburban Cities Association of King County, Puget Sound Regional Council

\*Auburn and Totem Lake were designated as Urban Centers in 2002. Burien and South Lake Union were designated in 2003 and 2005 respectively. Redmond Overlake was originally designated as a Manufacturing and Industrial Center. Its designation was changed as an Urban Center in 2006. \*\*New Housing Units in Urban Centers and King County represent the number of permits issued in each city by year (Seattle reports permits *finaled*, rather than *issued*). Year-end corrections are made (to adjust for non-financed permits, new Urban Center designations and other adjustments) to arrive at the Existing Housing in Urban Centers and King County figures.

## March 2008 LAND USE

Within the Urban Growth Area, cities provided the greatest share of housing starts, accounting for 78% of that growth. The Urban Unincorporated Area accommodated the remaining 17% of housing gains.

Despite losing jobs during the recession in the early years of this decade, King County continued to see new housing starts. The county gained close to 63,000 housing units between 2001 and 2006, with a fairly even distribution of growth between Sea-Shore, South King County and East King County. Sea-Shore's housing growth was dominated by multifamily housing development in Seattle. Seattle alone accounted for 29% of the county's total residential growth.

South King County's growth was driven by an increase of 6,600 units in the unincorporated area. Combined with consistent growth in Renton, these two areas accommodated over one-half of South King County's housing starts in this time period. Single-family housing development led the subarea's residential gains.

Strong housing gains were shared by a number of cities in East King County, including Bellevue, Issaquah, Kirkland, Redmond and Sammamish. As in South King County, the unincorporated area in East King County experienced strong housing growth, led by the Redmond Ridge development.

It should be noted that much of the development within the Unincorporated Area category occurred within urban areas of King County that may be annexed or incorporated in the future. As these areas are annexed, the Unincorporated Area category will accommodate a decreasing share of the county's housing growth, with that development counted within incorporated areas of Urban King County.

Figure 30.3

Net New Housing Units Permitted in King County, 2001 - 2006							
	2001	2002	2003	2004	2005	2006	total
<b>SEA-SHORE SUBAREA</b>							
Lake Forest Park	9	11	8	42	13	16	99
Seattle <sup>1</sup>	3,824	3,261	2,554	2,395	2,992	2,908	17,934
Shoreline	63	104	135	72	249	135	758
UKC - SS (N. Highline)	94	74	69	94	149	46	526
<b>Sea-Shore Total</b>	<b>3,990</b>	<b>3,450</b>	<b>2,766</b>	<b>2,603</b>	<b>3,403</b>	<b>3,105</b>	<b>19,317</b>
<b>SOUTH SUBAREA</b>							
Algona	16	41	28	11	10	15	121
Auburn	165	78	127	50	87	84	591
Black Diamond <sup>2</sup>	7	4	12	6	4	12	45
Burien	17	27	37	(6)	36	112	223
Covington <sup>3</sup>	222	353	352	259	84	(80)	1,190
DesMoines	26	8	29	60	12	28	163
Federal Way	32	201	123	119	285	203	963
Kent	457	347	241	292	647	290	2,274
Maple Valley <sup>2</sup>	166	341	381	343	444	258	1,933
Milton	1	-	-	9	-	1	11
Normandy Park	5	91	6	6	2	2	112
Pacific	14	99	20	40	17	51	241
Renton <sup>2</sup>	658	619	738	593	872	642	4,122
SeaTac <sup>2</sup>	20	35	186	36	42	114	433
Tukwila <sup>4</sup>	42	51	29	35	(2)	50	205
UKC - South	697	1,112	1,886	1,321	865	742	6,623
<b>South Total</b>	<b>2,545</b>	<b>3,407</b>	<b>4,195</b>	<b>3,174</b>	<b>3,405</b>	<b>2,524</b>	<b>19,250</b>
<b>EAST SUBAREA</b>							
Beaux Arts	2	-	-	(1)	-	1	2
Bellevue	509	381	249	119	342	926	2,526
Bothell <sup>2</sup>	26	121	13	139	19	142	460
Clyde Hill	-	-	1	3	(2)	-	2
Hunts Point	(1)	2	-	-	(1)	(2)	(2)
Issaquah	499	200	468	807	746	509	3,229
Kenmore	32	138	213	155	146	171	855
Kirkland	225	195	116	349	346	271	1,502
Medina	(2)	(3)	-	-	1	2	(2)
Mercer Island	63	82	7	302	181	127	762
Newcastle <sup>2</sup>	67	109	130	136	110	78	630
Redmond	694	465	446	342	419	287	2,653
Sammamish	465	528	495	409	246	120	2,263
Woodinville <sup>2</sup>	51	134	29	177	149	34	574
Yarrow Point	-	-	-	1	-	1	2
UKC - East	540	743	701	687	627	346	3,644
<b>East Total</b>	<b>3,170</b>	<b>3,095</b>	<b>2,868</b>	<b>3,625</b>	<b>3,329</b>	<b>3,013</b>	<b>19,100</b>
<b>RURAL CITIES SUBAREA</b>							
Carnation	0	1	0	0	0	0	1
Duvall	208	86	36	33	45	31	439
Enumclaw	28	59	28	9	21	31	176
North Bend	7	-1	5	3	5	1	20
Skykomish	0	0	0	1	-1	0	-
Snoqualmie	136	291	307	359	289	353	1,735
Rural City UGA's	0	7	11	6	0	6	30
<b>Rural Cities Total</b>	<b>379</b>	<b>443</b>	<b>387</b>	<b>411</b>	<b>359</b>	<b>422</b>	<b>2,401</b>
<b>All Current Cities</b>	<b>8,753</b>	<b>8,459</b>	<b>7,549</b>	<b>7,705</b>	<b>8,855</b>	<b>7,924</b>	<b>49,245</b>
<b>Urban Unincorp KC</b>	<b>1,331</b>	<b>1,936</b>	<b>2,667</b>	<b>2,108</b>	<b>1,641</b>	<b>1,140</b>	<b>10,823</b>
<b>TOTAL URBAN AREA</b>	<b>10,084</b>	<b>10,395</b>	<b>10,216</b>	<b>9,813</b>	<b>10,496</b>	<b>9,064</b>	<b>60,068</b>
<b>All Unincorp KC</b>	<b>1,844</b>	<b>2,377</b>	<b>3,117</b>	<b>2,573</b>	<b>2,084</b>	<b>1,502</b>	<b>13,497</b>
<b>Rural Unincorp KC</b>	<b>513</b>	<b>441</b>	<b>450</b>	<b>465</b>	<b>443</b>	<b>362</b>	<b>2,674</b>
<b>TOTAL</b>	<b>10,597</b>	<b>10,836</b>	<b>10,666</b>	<b>10,278</b>	<b>10,939</b>	<b>9,426</b>	<b>62,742</b>

source: King County jurisdictions, 2007 Annual Growth Report, Suburban Cities Association of King County

<sup>1</sup>Seattle reports finalized permits. All other jurisdictions report issued permits. Numbers may differ from those reported for buildable lands purposes. <sup>2</sup>Permits issued by these jurisdictions in 2005 and 2006 provided by the King County Annual Growth Report and Suburban Cities Association of King County. <sup>3</sup>Includes removal of 104 mobile homes in 2006 for anticipated residential development. <sup>4</sup>Includes demolition of 11 Single-Family homes in 2005 in preparation for Sound Transit light rail construction.