

Percent of New Residential Units Built Through Redevelopment

OUTCOME: MAKE EFFICIENT USE OF URBAN LAND

Countywide Planning Policy Rationale

“Development within the Urban Growth Area will be phased to promote efficient use of land.... growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized...and c) last, to areas requiring major infrastructure improvements....All jurisdictions shall develop neighborhood planning and design processes to encourage infill development and enhance the existing community character and mix of uses.” (CPP III.C2, LU-28 & 69, see also FW1, Step 8)

One way to achieve efficient use of urban land is to redevelop urban land to a higher and better use. Figure 32.1 shows the rate of redevelopment in the county’s four subareas. Indicators 33, 34 and 35 further investigate how efficiently land is consumed through development and the remaining capacity of urban land in King County.

In 2006, 55% of all new residential units were permitted on land with a pre-existing use. This is a higher rate of redevelopment than occurred in 2000, when fewer than half of the permitted units were on land with a pre-existing use. It is not surprising that since 2000, the highest rate of redevelopment has been in Sea-Shore, while King County’s six rural cities have seen the smallest share of residential permits on land with a pre-existing use.

Figure 32.1

Percent of New Housing Units Built Through Redevelopment by Subarea*						
	2000	2001	2002	2003	2004	2006
Sea-Shore	71%	81%	77%	72%	69%	76%
East King County	20%	9%	44%	28%	34%	57%
South King County	36%	12%	34%	37%	50%	41%
Rural Cities	0%	0%	8%	12%	3%	8%
<b>Urban Total</b>	<b>51%</b>	<b>46%</b>	<b>53%</b>	<b>44%</b>	<b>48%</b>	<b>57%</b>
Unincorporated KC	NA	29%	23%	17%	26%	10%
<b>Total County</b>	<b>46%</b>	<b>44%</b>	<b>52%</b>	<b>43%</b>	<b>46%</b>	<b>55%</b>

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

\*Beginning in 2002, redevelopment in UKC is reported both in geographic subareas and Unincorporated KC. Prior to 2002, redevelopment in UKC is reported only in Unincorporated KC figures. 2005 redevelopment estimates not reported due to lack of data.

King County Growth Management Planning Council

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King County Benchmark Program

Established by the Growth Management Planning Council (GMPC) in 1995 as required by the WA State Growth Management Act, the King County Benchmark Program monitors 45 indicators that measure the progress of the King County Countywide Planning Policies. The indicators are intended to collectively articulate the impact of land use and development policies/ practices on our natural, built and social environment. Rather than focusing on the jurisdictional programs of the county’s 40 jurisdictions, the Benchmarks provide a high level analytical view of change within the geographic boundaries of King County.

As one of the first and most durable efforts at monitoring outcomes in the public sector, the King County Benchmark Program demonstrates how measurement of broad quality-of-life outcomes can help determine if public policy and programs are making a difference. Public outcome monitoring is a strategy for change: it alerts us to what we are doing well and where we need to do better. It is closely connected to both the policy goals that it monitors, and to the strategic planning, programs, and services that are intended to implement those goals.

The Benchmark Program reports cover five policy areas: land use, economic development, transportation, affordable housing and the environment. All reports are available on the Internet at <http://www.metrokc.gov/budget/benchmark>. For information, please contact Lisa Voight, Program Manager (206) 296-3464, King County Office of Management and Budget, 701 Fifth Ave, Suite 3200, Seattle, WA 98104, or e-mail: [lisa.voight@kingcounty.gov](mailto:lisa.voight@kingcounty.gov).

**King County Office of Management and Budget:** Bob Cowan, Director; Elissa Benson, Supervisor- Management Analysis and Planning Section; Chandler Felt, Demographer- Growth Information Team; Lisa Voight, Benchmark Program Manager; Nanette M. Lowe, GIS Analyst- Growth Information Team; Jeremy Valenta, Research Analyst- MAPS