

## Comparison of Remaining Land Capacity to Household and Job Targets

## OUTCOME: ACCOMMODATE RESIDENTIAL AND JOB GROWTH IN URBAN AREAS

## Countywide Planning Policy Rationale

"The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted....The Urban Growth Area shall accommodate the 20-year projection of household and employment growth. (CPP FW-12 & LU-26)

The Washington State Growth Management Act requires King County and its 39 jurisdictions to prepare a 5-year review and evaluation of development activity and land capacity in the Urban Growth Area (UGA). The analysis used in this indicator is taken from the *2007 King County Buildable Lands Report*, which contains data on development activity from 2001 to 2005.

**Residential Capacity.** Based on current plans, the King County UGA has capacity for approximately 289,000 new housing units. This equates to an additional 277,000 households-- more than twice the capacity needed to accommodate the remaining Household Growth Target of 106,000 households as set forth in the Countywide Planning Policies. As identified in the *2007 Buildable Lands Report*, the UGA has capacity to accommodate 84,000 additional single-family and 205,000 multifamily units on close to 22,000 acres. Capacity is sufficient to accommodate established household targets within each subarea and jurisdiction as well.

Figure 35.1

Housing Capacity (2006) vs. Household Growth Targets (2006-2022)							
Subarea	Residential Land Supply (acres)			Development Capacity		Remaining Target 2006-2022	Surplus/ Deficit Capacity
	Single-Family	Multifamily/ Mixed Use	Net Acres	Housing Units	Households		
Sea-Shore	3,063	1,879	4,942	139,335	132,472	41,841	90,631
South King County	9,370	1,298	10,668	80,279	77,553	28,319	49,295
East King County	4,962	704	5,666	58,029	55,719	32,494	23,225
Rural Cities	549	86	635	11,812	11,506	3,698	7,808
<b>Total</b>	<b>17,944</b>	<b>3,967</b>	<b>21,911</b>	<b>289,179</b>	<b>277,248</b>	<b>106,352</b>	<b>170,896</b>

source: 2007 King County Buildable Lands Report

**Employment Capacity.** Based on current plans and regulations, the UGA has capacity to accommodate about 400,000 new jobs in commercial and mixed-use zones and an additional 123,000 jobs in industrial zones-- nearly double what is needed to accommodate the remaining growth target of 267,000 new jobs. Capacity is sufficient to accommodate established job targets within each subarea and nearly all jurisdiction as well. South King County contains the largest share of developable non-residential land, and industrial-zoned land in particular. Conversely, the Sea-Shore subarea contains the greatest amount of land zoned for high-density mixed uses, accommodating high concentrations of employment in proximity to residential uses.

Figure 35.2

Employment Capacity (2006) vs. Job Growth Targets (2001-2022)							
Subarea	Commercial and Industrial Land Supply (acres)			Employment (2006)*	Employment Capacity (2006)	Remaining Target 2006-2022	Surplus/ Deficit Capacity
	Commercial/ Mixed-Use	Industrial	Net Acres				
Sea-Shore	749	466	1,215	495,539	261,369	94,778	166,591
South King County	1,835	1,830	3,665	296,381	128,242	84,762	43,480
East King County	629	358	987	302,017	124,704	84,554	40,150
Rural Cities	140	170	310	11,958	13,405	3,113	10,205
<b>Total</b>	<b>3,353</b>	<b>2,824</b>	<b>6,177</b>	<b>1,105,895</b>	<b>527,720</b>	<b>267,307</b>	<b>260,422</b>

source: 2007 King County Buildable Lands Report

\* 2006 Employment does not include employment in the Rural Area, which held 19,302 jobs. Total county employment for 2006 was 1,125,197 jobs.