The Eleventh Annual Report on Progress in Implementing the King County Countywide Planning Policies

King County Benchmarks 2008 Land Use

Efficient Urban Land Use Anticipates Future Growth

The Countywide Planning Policies (CPPs) direct growth and land use in King County by encouraging dense urban development within the Urban Growth Area (UGA) while preserving and protecting rural and resource lands from similar development patterns. As shown in this report, King County jurisdictions have successfully increased urban densities, preparing for continued growth while maintaining open spaces and resource lands in the urban and rural areas for recreational purposes and economic vitality.

Regional Growth Patterns The Puget Sound Region gained close to 300,000 jobs and 225,000 housing units between 1995 and 2006. King County accommodated about one-half of that growth, despite three consecutive years of job losses as the region experienced a recession in the early years of this decade. Of note, the rate of job and housing growth in both Pierce and Snohomish Counties in this 11-year period surpassed that in King County, yet King County continues to accommodate the lion's share of regional housing and employment.

King County Urban Growth Patterns Within King County, job and housing growth has been unevenly distributed. Sea-Shore continues to accommodate the county's greatest share of both jobs and housing units, though its relative share has decreased as every other subarea experienced stronger growth over the last decade.

An important component of the CPPs is the encouragement of growth within the county's 17 Urban Centers, which are designed to concentrate employment and housing in dense urban communities. From 2001 to 2006, the Urban Centers accounted for 16% of the county's residential growth and now accommodate close to 10% of the county's total housing stock. Not surprisingly, high demand Urban Centers-- Bellevue, Downtown Seattle and Seattle's First Hill/ Capitol Hill-- experienced the greatest housing gains in this time period, contributing over 80% of the collective housing growth in Urban Centers.

While the county continued to experience housing growth, recession led to countywide job losses between 2001 and 2004; losses from which the county has not yet fully recovered. The Urban Centers were particularly affected by the recession. The original 12 Urban Centers lost 36,000 jobs, a greater decrease than the 30,000 jobs lost countywide. However, with the designation of five new Centers, the Urban Centers experienced collective job growth and now account for 37% of the county's total employment.

Preservation of Rural and Resource Lands Efficient use of urban land has allowed the county to maintain urban open space while also protecting rural and resource lands from development, a fundamental goal of the CPPs. The *2007 Buildable Lands Report* found that the county recorded more plat activity and added more housing units in the 2001-2005 evaluation period than during the previous five-year period. However, because residential development occurred at a higher density, this contributed to an increase in land capacity to accommodate projected growth in the Urban Area through 2022.

What's Inside

The ***Percent of New Housing in Urban Areas, Rural Areas and Urban Centers*** is in line with CPP goals as 16% of the county's growth since 2001 has been in Urban Centers *(Indicator 30, page 2)*.

Changes in ***Employment in Urban Areas, Rural Areas and Employment Centers*** since 2000 have been disparate as Employment Centers gained jobs despite countywide losses *(Indicator 31, page 4)*.

The ***Percent of New Residential Units Built Through Redevelopment*** has grown to 55% in 2006 *(Indicator 32, page 7)*.

The ***Ratio of Land Consumption to Population Growth*** over the last 10 years has been 1:2, with population growing at twice the rate of urban land consumption *(Indicator 33, page 8)*.

For both single-family and multifamily development, the ***Trend in Achieved Density of Residential Development*** has been one of greater densities in the most recent planning period *(Indicator 34, page 9)*.

A ***Comparison of Remaining land Capcity to Household and Job Targets*** shows that King County has sufficient land capacity to accomodate current 2022 growth targets *(Indicator 35, page 10)*.

No consistent data is available to report on the ***Amount of Land with Six Years of Infrastructure Capacity*** (*Indicator 36*).

Amost 15 ***Acres of Urban Parks and Open Space*** are available per 1,000 urban residents in King County *(Indicator 37, page 11)*.

The ***Ratio of Jobs to Housing In King and Surrounding Counties*** shows that King County continues to be the region's job center. Within King County however, job gains within the Eastside outpaced Sea-Shore's gains and the subarea now has the county's highest jobs-housing ratio *(Indicator 38, page 12)*.

King County has maintained 64% of its land area as forestland. This is equivalent to over 876,000 ***Acres of Forestland*** *(Indicator 39, page 13)*.

At 42,000 acres, the ***Acres In Farmland*** in King County has remained relatively constant over the last 25 years while the ***Number and Average Size of Farms*** have changed, with an increase in the number of farms and decrease in farms acreages *(Indicator 40, page 14)*.

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	0	24
	Bellevue	359	252	143	30	232	794	1,810
	Burien*			NA	1	7	2	10
	Federal Way	0	0	0	0	0	0	0
	Kent	1	0	(2)	(2)	(1)	(2)	(6)
	Kirkland/Totem Lake*		NA	0	0	0	0	0
	Redmond	0	0	60	(1)	88	22	169
	Redmond Overlake*						0	0
	Renton	36	(2)	(4)	2	195	56	283
	SeaTac	0	1	(4)	(9)	(15)	(6)	(33)
	Tukwila	0	0	0	0	0	0	0
	Seattle	*2,408*	*1,708*	*849*	*405*	*809*	*1,445*	*7,624*
	First Hill/Cap. Hill	652	393	201	75	67	444	1,832
	Downtown	1,492	1,060	355	214	443	749	4,313
	Northgate	15	15	0	0	5	22	57
	Seattle Center	230	96	133	111	8	212	790
	South Lake Union*					151	0	151
	Univ. District	19	144	160	5	135	18	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
	Housing Growth Accommodated by Urban Centers	**26%**	**18%**	**10%**	**4%**	**12%**	**25%**	**16%**
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	
	Share of King County Housing Located in Urban Centers	**8.7%**	**9.1%**	**9.3%**	**9.3%**	**NA**	**NA**	

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-finaled permits, new Urban Center designations and other adjustments) to arrive at the Existing Housing in Urban Centers and King County figures.

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 lead 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
SEA-SHORE SUBAREA							
Lake Forest Park	9	11	8	42	13	16	99
Seattle[1]	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
Sea-Shore Total	**3,990**	**3,450**	**2,766**	**2,603**	**3,403**	**3,105**	**19,317**
SOUTH SUBAREA							
Algona	16	41	28	11	10	15	121
Auburn	165	78	127	50	87	84	591
Black Diamond[2]	7	4	12	6	4	12	45
Burien	17	27	37	(6)	36	112	223
Covington[3]	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[2]	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[2]	658	619	738	593	872	642	4,122
SeaTac[2]	20	35	186	36	42	114	433
Tukwila[4]	42	51	29	35	(2)	50	205
UKC - South	697	1,112	1,886	1,321	865	742	6,623
South Total	**2,545**	**3,407**	**4,195**	**3,174**	**3,405**	**2,524**	**19,250**
EAST SUBAREA							
Beaux Arts	2	-	-	(1)	-	1	2
Bellevue	509	381	249	119	342	926	2,526
Bothell[2]	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[2]	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[2]	51	134	29	177	149	34	574
Yarrow Point	-	-	-	1	-	1	2
UKC - East	540	743	701	687	627	346	3,644
East Total	**3,170**	**3,095**	**2,868**	**3,625**	**3,329**	**3,013**	**19,100**
RURAL CITIES SUBAREA							
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
Rural Cities Total	**379**	**443**	**387**	**411**	**359**	**422**	**2,401**
All Current Cities	8,753	8,459	7,549	7,705	8,855	7,924	49,245
Urban Unincorp KC	1,331	1,936	2,667	2,108	1,641	1,140	10,823
TOTAL URBAN AREA	**10,084**	**10,395**	**10,216**	**9,813**	**10,496**	**9,064**	**60,068**
All Unincorp KC	1,844	2,377	3,117	2,573	2,084	1,502	13,497
Rural Unincorp KC	*513*	*441*	*450*	*465*	*443*	*362*	*2,674*
TOTAL	**10,597**	**10,836**	**10,666**	**10,278**	**10,939**	**9,426**	**62,742**

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

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

Employment in Urban Areas, Rural/ Resource Areas, Urban Centers and Manufacturing/ Industrial Centers

OUTCOME: LIMIT GROWTH IN RURAL/ RESOURCE AREAS; ENCOURAGE A GREATER SHARE OF GROWTH IN URBAN AREAS AND URBAN CENTERS

Countywide Planning Policy Rationale

"A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area....The lands within the Urban Growth Areas shall be characterized by urban development...[and] shall accommodate the 20-year projection of household and employment growth...Urban Centers are expected to account for up to one-half of employment growth...each Center shall have planned land uses to accommodate...a minimum of 15,000 jobs within one-half mile of a transit center....*(CPP FW-9, LU-26 & 40; IIID2. See also LU-59 & LU 68)*

Employment Growth in Urban and Rural Areas Despite countywide job losses in 2002, 2003 and 2004, King County added about 184,000 jobs from 1995 to 2006, a 20% increase in employment since 1995. The urban area has accommodated the bulk of that growth, gaining 178,000 jobs. Rural King County gained 6,000 new jobs in that period, a 47% increase in employment. However, with only 19,300 jobs in 2006, rural King County accommodates less than 2% of the county's total empoyment, a rate comparable to that in 1995.

Employment Growth in Urban Centers and Manufacturing and Industrial Centers The Countywide Planning Policies (CPP's) call for Urban Centers and Manufacturing and Industrial Centers (MICs) to accommodate up to half of the county's job growth for the current planning period through 2022. Figure 31.1 suggests that these centers have accommodated fully 60% of the county's employment growth. As shown, countywide employment grew by 20% between 1995 and 2006, while employment within Urban Centers and MICs collectively grew by 27%, an increase of 111,000 new jobs. As shown in Figure 31.1, these centers accommodated 46% of the county's jobs in 2006, up from 44% in 1995.

It should be noted however that strong Urban Center and MIC job growth is somewhat distorted by the fact that five new Urban Centers have been designated since 2002. These new centers necessarily increased the share of jobs within the Urban Center category though most of these jobs were not newly created jobs, but *existing* jobs that contributed to Urban Center employment counts upon designation. When these designations are taken into consideration, King County's original 17 centers collectively experienced 18% employment growth, accommodating approximately 39% of the county's total employment growth since 1995. To better demonstrate this, Figures 31.2 and 31.4 illustrate employment change within each of the county's Urban Centers and MICs.

Figure 31.1

King County Job Growth Accommodated by Urban Centers and Manufacturing and Industrial Centers

	1995	2000	2001	2002	2003*	2004	2005	2006	1995-2006 change
Jobs in Urban Centers	298,429	365,674	366,850	359,247	350,702	344,338	366,878	410,848	38%
Jobs in MICs	111,578	132,113	133,911	130,581	135,154	138,058	144,085	110,248	-1%
Combined Jobs in Urban Centers and MICs	410,007	497,787	500,761	489,828	485,856	482,396	510,963	521,096	27%
Total Jobs in King County	940,883	1,151,217	1,155,530	1,094,413	1,078,012	1,077,327	1,093,085	1,125,197	20%
Percent of Jobs In Urban Centers and MICs	**44%**	**43%**	**43%**	**45%**	**45%**	**45%**	**47%**	**46%**	

source: Puget Sound Regional Council

* 2003 reflects PSRC revisions made in January 2006.

Figure 31.2

Total Employment in Urban Centers

	1995	2000	2001	2002	2003	2004	2005	2006	growth since designation
Auburn*				3,102	2,801	2,869	3,078	2,900	-7%
Bellevue	23,088	31,221	31,945	27,914	27,341	26,062	28,341	32,947	43%
Burien*					4,420	4,263	4,065	4,064	-8%
Federal Way	3,186	3,870	3,869	3,886	3,816	3,473	3,469	3,374	6%
Kent	3,100	3,085	3,364	3,302	4,052	3,746	3,776	4,313	39%
Kirkland/Totem Lake*				12,634	12,035	11,117	11,016	11,852	-6%
Redmond	4,025	10,417	13,275	12,845	13,576	14,173	13,516	8,171	103%
Redmond Overlake**								40,746	NA
Renton	14,006	16,452	16,423	14,327	11,498	10,860	11,741	12,919	-8%
SeaTac	7,064	8,589	9,345	8,631	8,723	8,055	7,203	8,047	14%
Tukwila	17,047	20,366	19,905	18,590	18,324	17,976	18,106	18,442	8%
Seattle	*226,913*	*271,674*	*268,724*	*254,016*	*244,116*	*241,746*	*262,567*	*263,073*	*16%*
First Hill/Cap. Hill	32,028	36,096	38,122	38,619	39,454	39,528	39,871	40,860	28%
Downtown	139,954	174,028	168,503	156,473	147,937	144,474	143,364	142,644	2%
Northgate	9,467	11,063	11,467	10,638	10,843	10,973	10,604	10,382	10%
Seattle Center	16,726	16,890	16,241	15,536	12,450	12,704	14,574	14,244	-15%
South Lake Union*							19,662	20,436	4%
Univ. District	28,738	33,597	34,391	32,750	33,432	34,066	34,491	34,507	20%
Total Urban Center Employment	298,429	365,674	366,850	359,247	350,702	344,338	366,878	410,848	38%
Total King County Employment	940,883	1,151,217	1,155,530	1,094,413	1,078,012	1,077,327	1,093,085	1,125,197	20%
Percent of Employment in Urban Centers	**32%**	**32%**	**32%**	**33%**	**33%**	**32%**	**34%**	**37%**	

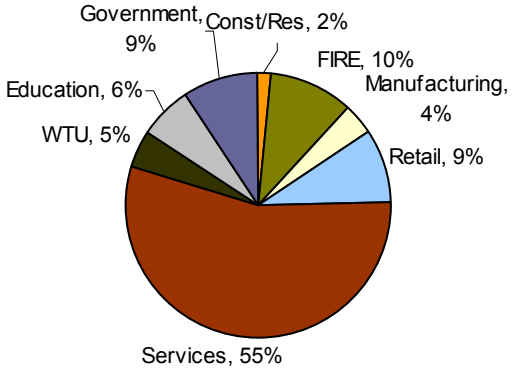
source: Puget Sound Regional Council

*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. It's designation was changed as an Urban Center in 2006.

Urban Center Employment King County Urban Centers gained 112,000 jobs from 1995 to 2006. This corresponds to 38% growth, which is considerably greater than the countywide rate of employment growth at 20%. However, this statistic includes both newly created jobs within the Urban Centers and *existing* jobs that were newly included in the Urban Center counts upon designation. Accounting for those new center designations it is estimated that the county's original 12 centers accommodated about 18% of the county's employment growth from 1995 to 2006.

Figure 31.3

2006 Urban Center Employment by Sector



Since 1995, nearly all Urban Centers have gained jobs, despite a recession that resulted in countywide job losses in the early years of this decade. As shown in Figure 31.2, Urban Centers provided 32% of the county's jobs in 1995. Collectively, the Urban Centers now provide 37% of the county's total jobs, with the greatest gains in Redmond, Bellevue and Kent.

Urban Centers accommodate predominantly high-density employment, which is reflected in the distribution of jobs by employment sector. As shown in Figure 31.3, services account for the largest employment sector, while a much smaller share of Urban Center jobs are in the construction/ resources and manufacturing sectors. Furthermore, the service sector has grown in significance since 1995, with notable service sector employment gains in Bellevue, Downtown Seattle and Redmond, which alone increased its service sector employment three-fold.

While the service sector has seen growth in Urban Centers, manufacturing has seen a marked decrease in jobs from 1995 to 2006. Among the county's original 12 Urban Centers, about 5,000 manufacturing jobs have been lost since 1995. Subsequently, about 15,000 manufacturing jobs remain in the original 12 Urban Centers. Renton's Urban Center experienced the largest decrease in manufacturing jobs, decreasing from about 11,000 jobs to 9,000 between 1995 and 2006, which contributed to the Center's overall loss of jobs in this time period. Bellevue and downtown Seattle also experienced decreases in the manufacturing sector. However, this is not an unexpected change in employment as manufacturing jobs tend to function at lower densities than are readily compatible with intended Urban Center land uses.

Manufacturing and Industrial Center Employment In 1995, King County's Manufacturing and Industrial Centers (MICs) accommodated 12% of the county's total employment. As shown in Figure 31.4, the MICs now accommodate 10% of the county's employment, due largely to the redesignation of Redmond Overlake as an Urban Center.

Figure 31.4

Total Employment in Manufacturing and Industrial Centers

	1995	2000	2001	2002	2003*	2004	2005	2006	1995-2006 change
Kent	13,924	16,203	15,146	14,576	14,018	14,762	16,530	17,009	22%
Redmond: Overlake**	10,308	20,144	26,087	29,310	31,046	32,518	37,081		-100%
Seattle	72,864	83,952	81,518	75,653	78,832	79,506	79,482	79,467	9%
Duwamish	*58,700*	*69,601*	*66,372*	*60,814*	*62,329*	*64,146*	*64,502*	*64,919*	11%
Interbay/Ballard	*14,164*	*14,351*	*15,146*	*14,839*	*16,503*	*15,360*	*14,980*	*14,548*	3%
Tukwila	14,482	11,814	11,160	11,042	11,258	11,272	10,992	13,772	-5%
Total Jobs in MICs	111,578	132,113	133,911	130,581	135,154	138,058	144,085	110,248	-1%
Total Jobs in King County	940,883	1,151,217	1,155,530	1,094,413	1,078,012	1,077,327	1,093,085	1,125,197	20%
Percent of Jobs in Manufacturing Centers	**12%**	**11%**	**12%**	**12%**	**13%**	**13%**	**13%**	**10%**	

source: Puget Sound Regional Council

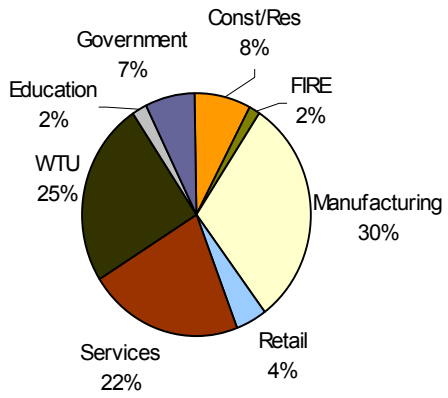
* 2003 employment reflects PSRC revisions made in January 2006. ** Redmond Overlake designation changed to UC in 2006.

As shown in Figure 31.5, employment is more evenly distributed among sectors in King County's MICs than in the Urban Centers. While manufacturing and wholesale trade/ transportation/ utilities dominate MIC employment, services still account for 22% of the jobs.

From 1995 to 2006, Kent's MIC experienced the greatest rate of employment growth. From 2003 to 2006 alone, Kent added almost 3,000 jobs, with close to half of those jobs in the services sector. The largest MIC, Duwamish gained about 6,000 jobs from 1995 to 2006. Since 2003, the 6,900 increase in construction, manufacturing and services jobs overcompensated for the loss of 4,300 jobs in retail, wholesale trade/ transportation and government jobs in the Duwamish MIC. Both Tukwila and Seattle's Interbay/ Ballard have seen fluctuations in employment but are returning to 1995 levels.

Figure 31.5

2006 Manufacturing and Industrial Center Employment by Sector



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%
Urban Total	**51%**	**46%**	**53%**	**44%**	**48%**	**57%**
Unincorporated KC	*NA*	*29%*	*23%*	*17%*	*26%*	*10%*
Total County	**46%**	**44%**	**52%**	**43%**	**46%**	**55%**

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.

Indicator
33

Metropolitan King County Countywide Planning Policies Benchmark Program

Ratio of Land Consumption to Population Growth

OUTCOME: MAKE EFFICIENT USE OF URBAN LAND

Countywide Planning Policy Rationale

"The land use pattern for the County shall protect the natural environment by reducing the consumption of land and concentrating development." *(CPP FW-6)*

This indicator compares the rate of population growth to the consumption of urban land for development during a given period. It is intended to answer the question of whether the remaining undeveloped urban land is being developed at a rate that is less than, or greater than, our rate of population growth. Since the goal is to use urban land efficiently, a rate of land consumption lower than the rate of population growth is desirable.

Measurement of population growth is straightforward. Determining the rate of land consumption is more problematic for two reasons. First, it is not easy to define what constitutes "consumption" of land. For example, if a large wetland is preserved as part of single-family subdivision, that acreage could be identified as either "consumed" or "preserved" from development. Secondly, there is not one unequivocal measure of whether land that is being developed is truly "newly-developed" (or vacant) land, or if it is at least partially "redeveloped".

The best surrogate measure for newly-developed land is the net acreage of land that is formally platted during a given period. Some multi-family and commercial-industrial development also takes place on vacant land, without a formal platting process. Much multi-family and commercial development occurs on redeveloped land. This indicator includes 50% of the acres of multifamily development and 50% of the acres of commercial-industrial development, in addition to 100% of the gross acreage of all new plats in the estimation of newly-developed land. This combination should approximate the actual consumption of new land during the period studied. Since much of the gross acreage that is platted actually preserves sensitive areas and open space, this measure is more likely to overestimate than underestimate the amount of newly-developed land.

As shown in Figure 33.1, King County's urban population growth has outpaced the rate of urban land consumption over the last 10 years. Increasing about 1% per year, King County's urban population grew from 1,510,000 in 1996 to 1,671,000 in 2005. This was about twice the rate at which land was consumed. Between 1996 and 2005, approximately 14,000 of King County's 294,000 urban acres were newly developed.

Based on development data analyzed for the 2002 King County Buildable Lands report, about 5,900 acres of King County's urban land was newly developed between 1996 and 2000, a consumption rate of 2%. At the same time, King County's population increased by over 6%, reaching 1,737,000 in 2000. Over one-half of the county's population growth in this five-year period occurred in 2000, with an increase of over 50,000 people in the urban area in that year alone.

During the 2001-2005 Buildable Lands evaluation period, an additional 8,200 acres of urban land were newly developed. Though this represents an increase from the previous evaluation period, much of this development occurred at higher densities. Commercial development density increased countywide, with notable increases in Seattle and Bellevue, which can be seen in multi-story commercial development in these cities' Urban Centers. Residential plat and multifamily permit densities also increased, as illustrated in Indicator 34.

Figure 33.1

Ratio of Land Consumption to Population Growth: Urban King County

	Urban Land Consumption		Urban Population	
	Acres Newly Developed	Percent of Urban Acreage Newly Developed	Urban Population Growth	Percent Growth in Urban Population
1996-2000	5,870	2.0%	92,470	6.1%
2001-2005	8,223	2.8%	49,364	3.0%
1996-2005	**14,093**	**4.8%**	**161,736**	**10.7%**

source: King County Buildable Lands Report (2002 and 2007), 2007 Annual Growth Report

Trend in Achieved Density of Residential Development

OUTCOME: MAKE EFFICIENT USE OF URBAN LAND

Countywide Planning Policy Rationale

"All jurisdictions shall make the decisions required to implement the Countywide Planning Policies and their respective comprehensive plans through development regulations." (CPP FW-1, Step 3) "In order to ensure efficient use of the land within the Urban Growth Area...each jurisdiction shall... establish a minimum density (not including critical areas) for new construction in each residential zone." *(CPP LU-66)*

Monitoring changes in residential densities provides an opportunity to measure how efficiently our urban land is being utilized. Comparing achieved to planned densities is very useful at the jurisdictional level. However, planned densities vary greatly from zone to zone, and from city to city. At the sub-regional and County level it is more useful to compare average densities achieved currently to those achieved in the recent past.

Single-family residential densities

Densities of single-family residential development are measured in two ways: in recorded plats of single-family subdivisions and in building permits issued for single-family houses. Figure 34.1 shows the amount of land, lots created and achieved densities in single-family subdivision plats between 1996-2000 and 2001-2005.

Figure 34.1

Single-Family Plats in King County Urban Growth Area

	1996-2000			2001-2005		
	Net Acres	*Lots*	*Lots/ Acre*	**Net Acres**	**Lots**	**Lots/ Acre**
Sea-Shore	*139*	*834*	*6.0*	**36**	**227**	**6.3**
East County	*1,391*	*5,461*	*3.9*	**1,547**	**9,331**	**6.0**
South County	*1,037*	*5,651*	*5.4*	**1,738**	**11,108**	**6.4**
Rural Cities	*419*	*1,849*	*4.4*	**278**	**1,594**	**5.7**
Total UGA	***2,986***	***13,795***	***4.6***	**3,599**	**22,260**	**6.2**

source: 2007 King County Buildable Lands Report

Plats, a leading indicator of future densities, achieved 6.2 Dwelling Units (DUs) per net acre on over 22,000 recorded lots, a 60% increase in the number of lots compared with the previous 5-year period. Net plat densities were roughly consistent across the 4 subareas, around 6 DUs per net acre. Densities have increased within each subarea, particularly in East County which increased from just under 4 DUs per net acre to 6 DUs per net acre.

Figure 34.2

Single-Family Permits in King County Urban Growth Area

	1996-2000			2001-2005		
	Net Acres	*Units*	*Units/ Acre*	**Net Acres**	**Units**	**Units/ Acre**
Sea-Shore	*371*	*2,434*	*6.6*	**367**	**2,605**	**7.1**
East County	*2,221*	*7,592*	*3.4*	**1,927**	**9,684**	**5.0**
South County	*1,963*	*8,321*	*4.2*	**2,191**	**12,001**	**5.5**
Rural Cities	*621*	*1,119*	*1.8*	**364**	**1,651**	**4.5**
Total UGA	*5,176*	*19,466*	*3.8*	**4,849**	**25,941**	**5.3**

source: 2007 King County Buildable Lands Report

Density trends in single-family permits match those observed in the plat data. UGA-wide, permit densities increased from 3.8 units per net acre in the 1996-2000 period to 5.3 units per net acre in the most recent period, and densities increased within each subarea throughout the county. From 2001 to 2005, nearly 26,000 units of new single-family development were permitted or finaled in the Urban Growth Area (UGA), an increase of 33% in permit activity.

Figure 34.3

Multifamily Permits in King County Urban Growth Area

	1996-2000			2001-2005		
	Net Acres	*Units*	*Units/ Acre*	**Net Acres**	**Units**	**Units/ Acre**
Sea-Shore	*156*	*8,115*	*52.0*	**184**	**13,485**	**73.3**
East County	*473*	*9,677*	*20.5*	**201**	**6,656**	**33.1**
South County	*455*	*7,938*	*17.4*	**260**	**4,971**	**19.1**
Rural Cities	*142*	*1,255*	*8.8*	**25**	**316**	**12.6**
Total UGA	***1,226***	***26,985***	***22.0***	**670**	**25,428**	**38.0**

source: 2007 King County Buildable Lands Report

Multifamily residential densities

UGA-wide, over 25,000 multifamily units were permitted with an overall density of 38.0 DUs per net acre in the recent 5-year review period. This represents a large increase from the density achieved during the 1996-2000 period of 22 DUs per net acre despite about the same number of permits issued or finaled. Densities have increased within each subarea throughout the county. Sea-Shore saw the greatest amount of multifamily development at the highest density. Meanwhile, densities also increased in suburban areas, despite a decrease in the number of permits issued outside of the Sea-Shore subarea.

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
Total	**17,944**	**3,967**	**21,911**	**289,179**	**277,248**	**106,352**	**170,896**

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
Total	**3,353**	**2,824**	**6,177**	**1,105,895**	**527,720**	**267,307**	**260,422**

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.

Acres of Urban Parks and Open Space

OUTCOME: ENCOURAGE LIVABLE, DIVERSE COMMUNITIES

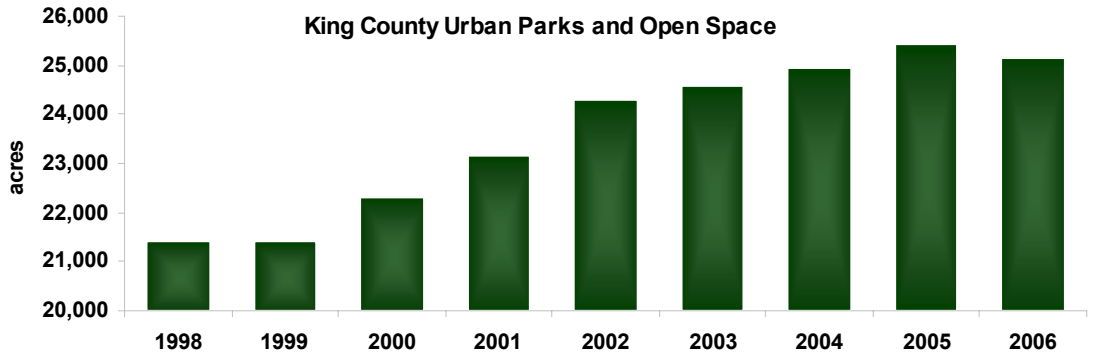
Countywide Planning Policy Rationale

"All jurisdictions shall work cooperatively to ensure parks and open spaces are provided as development and redevelopment occur." *(CPP, CC-11)*

In 2006, the urban area of King County contained over 25,000 acres of park and open space, with about 15 acres of park or open space for every thousand residents. As a rough guideline, the National Recreation and Park Association recommends 10 acres of park space per thousand urban residents.

While urban park and open space in King County has increased 17% since 1998, expansion has slowed over the last five years. As the urban population of King County continues to grow, demand for accessible park space will increase.

Figure 37.1



source: King County jurisdictions, King County Department of Natural Resources and Parks

As shown in figure 37.2, East King County contains the greatest acreage of urban parks and open space, with over 9,000 acres available to residents. Close to 80% of the subarea's open space acreage is accounted for by parks in Bellevue, Issaquah and Redmond. Conversely, the rural cities collectively contain the smallest share of urban parks and open space. However, these cities are bounded by designated Rural Areas and in close proximity to large recreation areas.

Relative to population, the amount of park and open space also differs by subarea. As shown in figure 37.2, the East subarea has over twice the park area per resident than the Sea-Shore subarea. Although 40% of the county's urban residents live in the Sea-Shore subarea, it includes only about a quarter of all park and open space in the urban growth area. In contrast, the East subarea with just a quarter of the urban population contains over 35% of all park space. Several large recreation areas, including Cougar Mountain Wildland Park, Squak Mountain State Park and Tiger Mountain National Recreation Area, are also within close proximity of East King County, providing residents with access to open space areas.

Figure 37.2

King County Urban Parks and Open Space by Subarea (2006)

	Acres	Acres per Thousand Residents
Sea-Shore	6,665	9.8
East	9,037	21.5
South	7,189	12.8
Rural Cities	2,270	71.8
TOTAL KC UGA	**25,162**	**14.9**

source: King County jurisdictions, King County Department of Natural Resources and Parks

Ratio of Jobs to Housing in King and Surrounding Counties

OUTCOME: BALANCE JOBS AND HOUSEHOLD GROWTH

Countywide Planning Policy Rationale

"Growth management involves planning for economic and population growth, determining where new jobs and housing should go... in accordance with the ability to provide infrastructure and services....All jurisdictions shall indicate planned employment capacity and targeted increases in employment for 20 years inside and outside Urban Centers." *(CPP IB & LU 68. See also LU 66-67.)*

This indicator monitors the balance between employment growth and housing growth in the four-county region and within King County's four subareas. A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other.

Ratio of Jobs per Housing Unit in Four-County Region. In 2006, as in 1995, King County accommodated more than half of the region's jobs and housing units. During that 11-year period, more than one-half of the region's growth in both employment and housing occurred in King County. However, accompanied by job losses in King County between 2001 and 2004, the *rate* of both job and housing growth in Pierce and Snohomish counties outpaced the rate of growth in King County. Consequently, these two counties now accommodate a greater *share* of the region's employment and housing than in 1995.

Figure 38.1

Number of Jobs Per Housing Unit in the Four-County Region

County	1995			2000			2006		
	Jobs	Housing Units	Jobs/Hsg Ratio	Jobs	Housing Units	Jobs/Hsg Ratio	Jobs	Housing Units	Jobs/Hsg Ratio
King	937,211	699,324	1.34	1,149,642	742,239	1.55	1,125,197	803,268	1.40
Kitsap	68,147	89,054	0.77	71,244	92,644	0.77	83,427	100,636	0.83
Pierce	209,890	260,309	0.81	235,258	277,060	0.85	261,792	312,521	0.84
Snohomish	182,540	211,162	0.86	208,695	236,205	0.88	228,518	267,676	0.85
Region Total	**1,401,460**	**1,259,849**	**1.11**	**1,666,422**	**1,348,148**	**1.24**	**1,698,934**	**1,484,101**	**1.14**

source: Washington State Office of Financial Management and Employment Security Department, Puget Sound Regional Council

Ratio of Jobs per Housing Unit by King County Subarea. As shown in Figure 38.2, every subarea in King County added both jobs and housing units between 1995 and 2000. After 2000, all subareas continued to gain housing, but Sea-Shore and South King County lost jobs as the region experienced a recession. By 2006, the jobs-housing ratio had returned to 1995 levels in these two subareas. Though East King County had some job losses in 2002 and 2003, it had recovered by 2006 to garner 45% of the county's 11-year total job growth. With strong job growth, East King County now has the county's highest jobs-housing ratio.

Figure 38.2

Number of Jobs Per Housing Unit in King County

Subarea	1995			2000			2006		
	Jobs	Estimated Housing Units	Jobs/Hsg Ratio	Jobs	Estimated Housing Units	Jobs/Hsg Ratio	Jobs	Estimated Housing Units	Jobs/Hsg Ratio
Sea-Shore	447,023	299,000	1.50	533,625	309,500	1.72	495,539	326,100	1.52
Eastside	216,529	149,000	1.45	289,793	163,000	1.78	302,017	182,400	1.66
South	252,760	194,000	1.30	299,296	209,200	1.43	296,381	227,300	1.30
Rural Cities/ Subarea	20,899	55,000	0.38	26,928	60,500	0.45	31,261	66,600	0.47
Total	**937,211**	**697,000**	**1.34**	**1,149,642**	**742,200**	**1.55**	**1,125,197**	**802,400**	**1.40**

source: Washington State Office of Financial Management and Employment Security Department, Puget Sound Regional Council, King County Office of Management and Budget

Acres in Forest Land

OUTCOME: MAINTAIN THE QUALITY AND QUANTITY OF NATURAL RESOURCE LAND

Countywide Planning Policy Rationale

"Agricultural and forest lands are protected primarily for their long-term productive resource value. However, these lands also provide secondary benefits such as open space, scenic views and wildlife habitat." *(CPP LU-1)*

Forest land is a significant resource in King County and its conservation is a goal of the Countywide Planning Policies. Forest production is an important economic resource of the County. The preservation of forest land provides many other benefits including: continuous habitat for many species of wildlife, protected stream quality for salmon habitat, air quality improvement, and aesthetic and recreational opportunities.

The King County Comprehensive Plan designates the Forest Production District (FPD) as those lands that are of long-term commercial significance for forestry. Also identified in the Comprehensive Plan are the Rural Forest Focus Areas (RFFA), geographic areas where the County is focusing its efforts on retaining large, contiguous blocks of rural forest.

Figure 39.1 compares the distribution of land ownership as a way to monitor changes in our forested lands over time. These data indicate a discernable shift of acreage out of the Industrial/Large Commercial Ownership category into public ownership and smaller lot, Non-Industrial Private Ownerships.

As shown, much of the increase in federal ownership in the FPD is the result of land trades between the US Forest Service and private companies to consolidate ownerships into larger, more manageable blocks. Also reflected are purchases of forestland, often facilitated by land trusts and other non-profit organizations, for addition to the national forest.

State and local governments have acquired significant amounts of forestland in both the FPD and the RFFAs from private owners, contributing to decreases in the total acres of forest in both the Industrial/Large Commercial Ownership category and in Non-Industrial Private Ownership over time. For example, King County acquired the 1,822-acre Taylor Mountain Forest and almost 650 acres of forested land bordering the Middle Fork of the Snoqualmie River, east of North Bend.

Figure 39.1

Acres of Forested Land in Various Categories*			
Forest Production District (FPD)			
	1996	**1999**	**2007**
Federal Ownership	338,600		354,150
State Ownership	83,000		92,650
Municipal/ County Ownership	94,000		118,300
Industrial/Large Commercial Ownership (private)	286,510		233,400
Non-Industrial Private Ownership	13,570		15,700
Other**	8,320		9,800
FPD Total	824,000	-	824,000
Rural Forest Focus Areas (RFFA)			
Federal Ownership		75	80
State Ownership		4,650	4,790
Municipal/ County Ownership		4,660	9,500
Industrial/Large Commercial Ownership (private)		8,540	6,470
Non-Industrial Private Ownership		32,410	29,900
Other**		2,565	1,890
RFFA Total	52,900	52,900	52,630
	876,900	**52,900**	**876,630**
Proportion of County Land Area in Forestland	**64%**	**64%**	**64%**

Source: King County Department of Natural Resources and Parks

*This figure includes only acreages within King County's FPD and RFFAs. Vashon Island is not included. ** "Other" includes most bodies of water, rights-of-way and adjustments for boundary variations among GIS layers.

An analysis of landownership changes reveals an important trend of forestland moving from large timber companies into smaller ownerships. As large tracts of commercial forest are subdivided, sold and converted to residential land uses, the forested landscape is fragmented and many of the environmental benefits, as well as the ability to manage the land for forest production, are lost.

Illustrating this trend, King County Department of Natural Resources and Parks estimates that between 2005 and 2007 a total of 1,800 acres in the RFFAs and FPD were transferred from industrial ownership to Non-Industrial Private Ownership, reflecting the conversion of commercial forestland for residential uses. Moreover, within the RFFAs large forested properties in sizes of some hundreds of acres are increasingly being subdivided into properties of 40 acres and smaller.

Acres in Farmland and Number and Average Size of Farms

OUTCOME: MAINTAIN THE QUALITY AND QUANTITY OF NATURAL RESOURCE LANDS

Countywide Planning Policy Rationale

"A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area with its mix of forests, farms, high-quality natural environment....Commercial and non-commercial farming...shall be encouraged to continue and to expand as possible." *(CPP FW-9. See also LU 22 - 23)*

Located predominantly in the Rural Area, Agricultural Production Districts (APD) are largely contiguous blocks of designated farmland as set forth in the King County Comprehensive Plan. APDs support agriculture in King County through the protection of agricultural soils and related services and activities. There are 42,000 acres designated as farmland in the APDs of King County. This acreage has remained constant at about 3% of the county for the last 25 years.

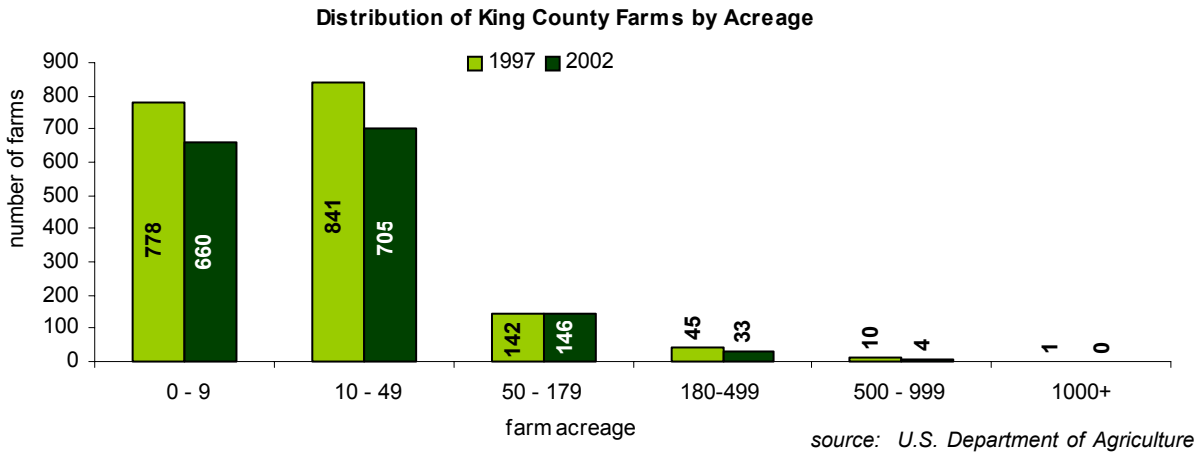
In addition to designating Agricultural Production Districts, King County supports agriculture through the Farmland Preservation Program (FPP). Established in 1979 through voter initiative, King County is authorized to purchase development rights of agricultural land (both within and outside designated APDs). By voluntarily selling development rights, property owners agree to restrict their property's land use to agriculture or open space and limit housing density, which permanently preserves farmland in King County. As of 2006, about 13,200 acres of farmland were permanently protected through the Farmland Preservation Program.

King County Department of Natural Resources and Parks estimates that approximately 48,000 acres of land are actively farmed in King County. This includes 23,000 acres within APDs and an additional 25,000 acres throughout the Rural Area.

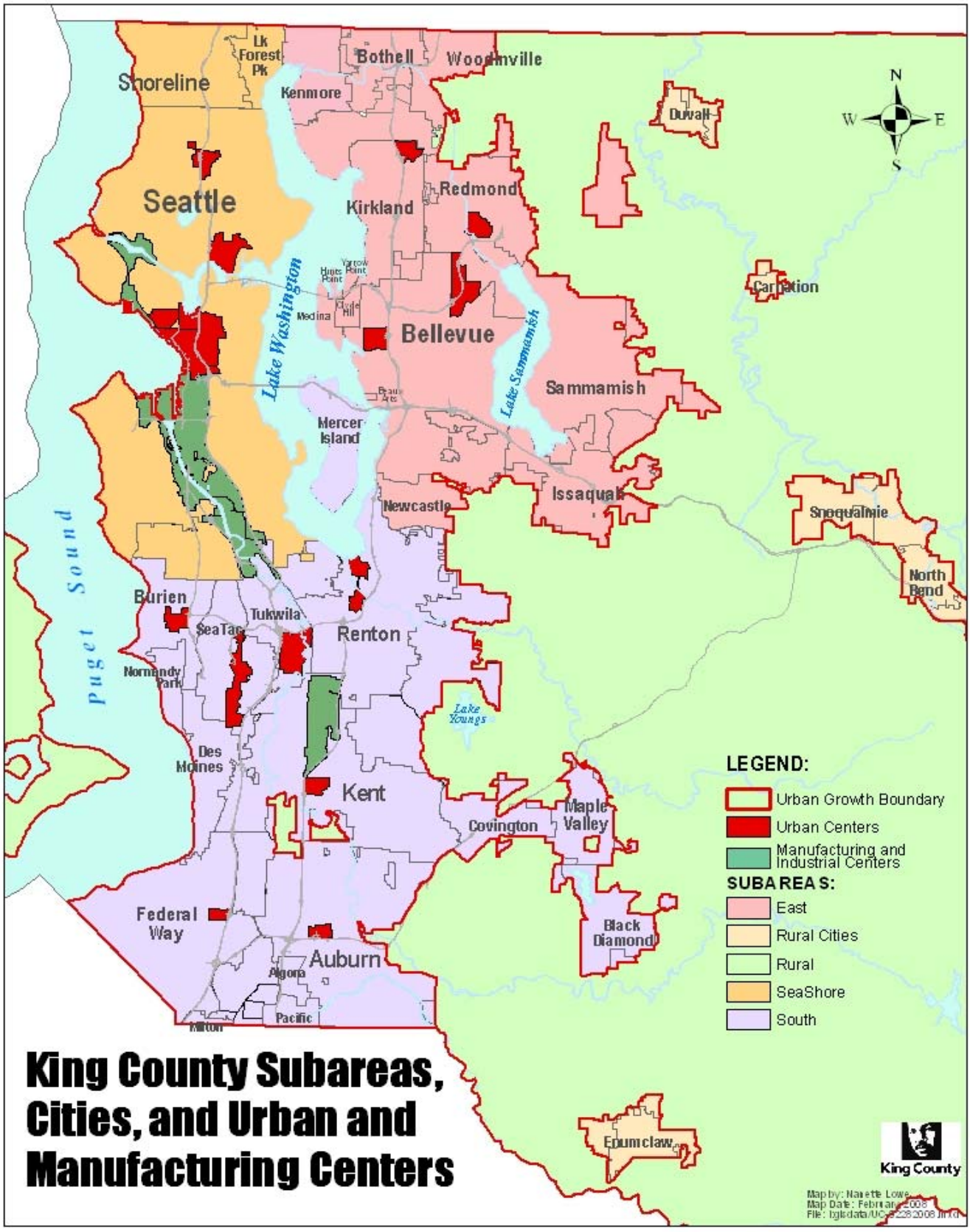
According to the 2002 U.S. Department of Agriculture Census of Agriculture, an estimated 1,500 farms are worked in King County, a decrease from the estimated 1,817 King County farms in 1997. Due to changes in census methodology to account for coverage gaps, farm data reported by the U.S. Department of Agriculture prior to 1997 are not comparable to these counts and are not included in this analysis.

Averaging 27 acres, King County's farms are markedly smaller than the average farm in Washington State at 428 acres. Large farms were split into smaller acreages. The smaller farms tend to be higher value direct-market operations, such as growing row crops or raising livestock. These are able to be successful on fewer acres.

Figure 40.1



source: U.S. Department of Agriculture



King County Subareas, Cities, and Urban and Manufacturing Centers

Notes and Data Sources

The indicators reported in this bulletin are based on data available at time of publication. Outyear revisions to any data points are made in future editions of Benchmark Report bulletins as known and appropriate.

Indicator 30: New Housing Units in Urban and Rural Areas and in Urban Centers

Data provided by King County jurisdictions, *2007 Annual Growth Report* and Suburban Cities Association of King County. Existing housing in Urban Centers not reported for 2005 and 2006. At the time of this publication, housing unit counts in Redmond Overlake and South Lake Union were not available.

Indicator 31: Employment in Urban and Rural Areas, in Urban Centers and in Manufacturing/ Industrial Centers

Employment estimates provided by the Puget Sound Regional Council, based on the Washington State Employment Security Department employment series, available at http://www.psrc.org/index.htm and http://www.workforceexplorer.com/. Covered employment consists of employees who are covered by the Washington Unemployment Insurance Act, excluding self-employed workers, proprietors, CEOs and other non-insured workers. Data may reflect revisions to prior reporting due to adjustments made by PSRC including corrections to geocoded employer locations. Employment estimates prior to 2002 are based on SIC and differ slightly from those totals reported in Indicator 38, which are based on NAICS. SIC data is reported here as Urban Center employment allocations are not available using NAICS classifications.

Indicator 32: New Housing Units Built Through Redevelopment

Data provided by King County jurisdictions, *2007 Annual Growth Repor*t and Suburban Cities Association of King County. Unincorporated King County statistics include both rural and urban unincorporated areas of King County.

Indicator 33: Ratio of Land Consumption to Population Growth

Land consumption data taken from the *King County Buildable Lands Report (2002 and 2007)*, available at http://www.metrokc.gov/budget/buildland/bldlnd07.htm. Urban population growth estimates taken by the *King County Annual Growth Report*, available at http://www.metrokc.gov/budget/agr/, based on Washington State Office of Financial Management estimates, available at http://www.ofm.wa.gov/pop/estimates.asp. For Figure 33.1, the sum of urban population growth in the periods 1996-2000 and 2001-2005 do not sum to the total growth from 1996 to 2005. To be consistent with the five-year evaluation periods, population growth from 2000 to 2001 is not included in these evaluation periods, but is for the full ten-year period.

Indicator 34: Ratio of Achieved Density to Planned Density of ResidentialDensity

Data provided by the *2007 King County Buildable Lands Report*, available at http://www.metrokc.gov/budget/buildland/bldlnd07.htm. Figure 34.1 does not include the small number of short plats recorded in the city of Seattle.

Indicator 35: Ratio of Land Capacity to 2022 Job and Household Targets

Data provided by the *2007 King County Buildable Lands Report*, available at http://www.metrokc.gov/budget/buildland/bldlnd07.htm.

Indicator 36: Amount of Land with Six Years of Infrastructure Capacity

No consistent data is available to report on this indicator.

Indicator 37: Acres of Urban Parks and Open Space

Data provided by King County jurisdictions and King County Department of Natural Resources and Parks. This indicator does not track the changes in parks and recreation areas in the Rural Area.

Indicator 38: Ratio of Jobs to Housing in Central Puget Sound and King County Sub-Regions

Data provided by Puget Sound Regional Council, based on Washington State Employment Security Department and Office of Financial Management estimates. 1995 housing estimate allocations by King County subarea provided by King County Office of Financial Management and vary slightly from the countywide estimates due to differences in data source assumptions. Please note that the 1995 and 2000 jobs reported in this indicator are based on NAICS. They differ slightly from those totals reported in Indicator 31, which are based on SIC analysis prior to 2002. These differences are due to changes in the classification systems, whereby a small number of SIC-reported jobs do not convert to NAICS classifications. This indicator is based on NAICS data to allow for comparability across years. Indicator 31 is based on SIC data for reported employment data prior to 2002 as NAICS employment estimates are not available by Urban Center.

Indicator 39: Acres in Forest and Farm Land

Data provided by the King County Department of Natural Resources and Parks. For more information about the King County Forestry Program, see http://www.kingcounty.gov/environment/wlr/forestryprogram.aspx. Forest Protection Districts (FPDs) are lands designated in the King County Comprehensive Plan as lands that are of long-term commercial significance for forestry and public forest assets such as national forest wilderness areas. Rural Forest Focus Areas (RFFAs) are identified geographic areas where special efforts are necessary and feasible to maintain forest cover and the practice of sustainable forestry. A county goal is to maintain RFFAs in parcels of 20 acres or more in order to retain large, contiguous blocks of rural forest.

Indicator 40: Number and Average Size of Farms

Data provided by the King County Department of Natural Resources and Parks. For more information about agriculture programs, see http://dnr.metrokc.gov/topics/agri/agtopic.htm. Figure 40.1 data taken from the *U.S. Department of Agriculture Census of Agriculture, (1992, 1997 and 2002)*, available at http://www.agcensus.usda.gov/. 1997 farm data reported in this bulletin should replace those in previous bulletins, resulting from changes in methodology by the USDA to account for coverage gaps.