

VII. Unincorporated Areas

The unincorporated portions of King County are divided into 15 areas for six-to-ten-year land use and capital improvement planning.

This chapter provides comparative information about development activity in these areas. Following the comparative tables are one-page profiles similar to the city profiles, for 12 of the unincorporated communities. Three other areas - East King County, Eastside and Green River Valley - contain very small unincorporated populations. These are summarized on page 145.

The comparative section includes data on formal plats, short plats, building permits for new residential land capacity, and forest practices. The profiles beginning on page 133 cover the following communities:

Bear Creek
East Sammamish
Enumclaw
Federal Way/Southwest
Highline
Newcastle
Northshore
Shoreline
Snoqualmie Valley
Soos Creek
Tahoma/Raven Heights
Vashon

Most of the designated Planning Areas contain cities within their boundaries. The data presented in the Unincorporated Area profiles are only for the unincorporated portions of the community, unless otherwise noted.

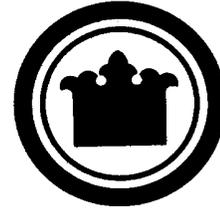
A map displaying current population of each Planning Area is in the back of this report.

For definitions of terms used in this chapter, see pages 11 - 12.

Statistical Profile:
UNINCORPORATED KING COUNTY

DEMOGRAPHICS

Population, 1980	503,226	
Population, 1990	513,298	
Population, 1998	404,905	
Population Growth, 1980-1990	2%	
Population Growth, 1990-1998	-21%	
Households, 1990	184,048	
Hhld Growth Target 1992-2012	40,000 - 50,000	
1990 Age Structure:		
17 and under	143,556	28%
18 - 64	328,870	64%
65 and over	40,871	8%
Race and Ethnic Categories, 1990:		
White	464,418	90%
African American	10,914	2%
Asian	28,009	5%
Hispanic*	12,745	2%



Unincorporated King County has a total land area of 1,787 square miles (1,155,000 acres). Most of unincorporated King County's 432,000 people live in urban areas of western King County.

EMPLOYMENT AND INCOME

1997 Number of Business Units:	7,047	1997 Total Jobs:	52,144
		Manufacturing	4,243
Median Household Income:		Wholesale/Utilities	5,240
1989 (1990 Census)	\$42,310	Retail	8,735
1994 (Estimated)	\$62,800	Finance/Services	13,911
		Government and Other	20,015
Households by Income Category, 1989:			
0 - 50%	22,533	13%	
50 - 80%	22,879	13%	
80 - 120%	39,646	23%	
120% +	88,300	51%	
Major Businesses and Employers:			
School Districts	K2	Weyerhaeuser	
Egghead Software	QFC	Plywood Supply	
King County Gov't	Safeway	Albertson's	

HOUSING

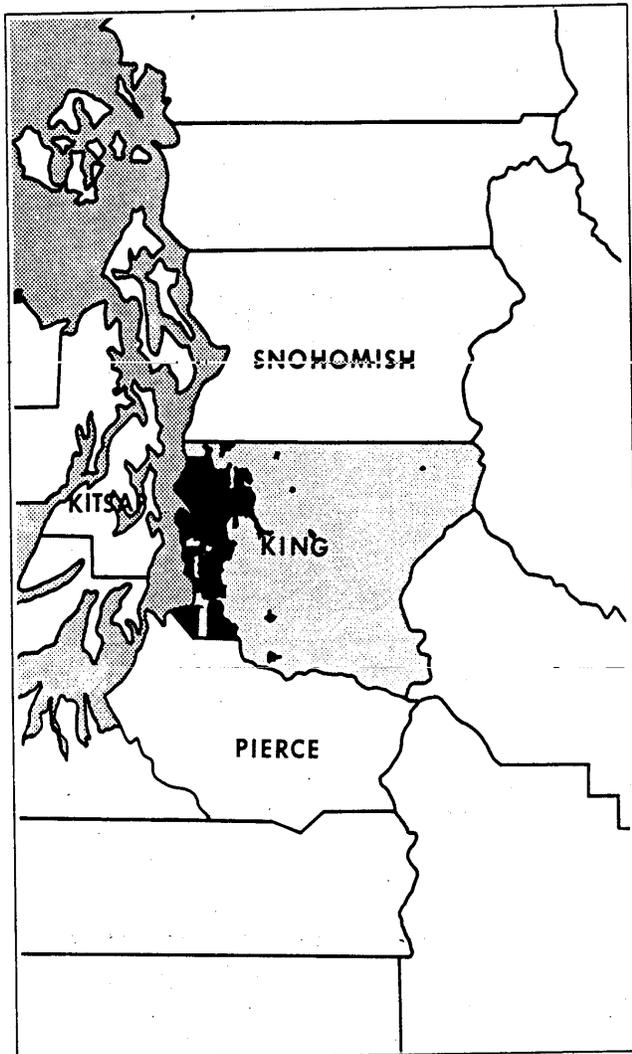
1990 Census Median House Value:	\$146,300
1990 Census Median Rental:	\$490
% Change Avg. House Sales Price, '96-'97 :	7.7%
% Change Average 2-Bdrm Rental, '96-'97:	5%
1997 Total Housing Units:	146,461
Single Family **	124,153
Multifamily	22,308

DEVELOPMENT ACTIVITY

Total New Residential Units, 1997:	3,435
Single Family **	2,391
Multifamily	1,044
Total Plats / Lots Applied for in 1997:	55 / 2,299
Total Plats / Lots Recorded in 1997:	40 / 1,717
Total Short Plats / Lots Applied for in 1997:	53 / 158
Total Short Plats / Lots Recorded in 1997:	46 / 127

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. King County Office of Budget and Strategic Planning. Suburban Cities Association of King County, Washington.

* Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.



Unincorporated King County

Highlights

Between 1990 and 1997 unincorporated King County experienced a net decrease of more than 81,000 persons, bringing the 1997 total population to 432,100. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Since 1990, four cities have incorporated with a combined total of more than 90,000 people. During 1997-98, formation of three more cities, Covington, Maple Valley and Kenmore, will further reduce the unincorporated population.

The number of new single family units increased 6 percent to 2,391 in 1997, but multifamily construction decreased 20 percent to 1,044 new units.

After four years of declining activity, subdivision recordings increased to more than 1,700 new lots in 1997. Short plat applications and recordings declined in 1997.

Plan Status

In December 1994, the King County Comprehensive Plan was adopted replacing the 1985 Comprehensive Plan. The Comprehensive Plan was amended in December 1995 and December 1996.

Area

1,787 Square Miles Unincorporated Area, 2,134 Square Miles Total including 37 Cities.

Demographic Summary - Unincorporated Area

	1980	1990	1995	1996	1997	% Change 1990-1997
Population						
Unincorp. Area	503,200	513,300	497,400	431,900	432,100	-15.8%
Pop. per sq. mi.	265	277	273	240	242	-12.6%
Households						
Total	173,300	184,050	176,600	152,600	153,400	-16.7%
Household size	2.88	2.77	2.80	2.82	2.81	1.4%
Housing Units						
Total	182,500	192,100	185,800	160,800	161,400	-16.0%
Single family	142,000	147,100	144,800	125,700	125,300	-14.8%
Mobile homes	7,200	9,000	10,150	9,950	10,300	14.4%
Multifamily	33,300	36,000	30,850	25,150	25,800	-28.3%

Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1997 Estimate	1,260,887	404,913	1,665,800
2000 Forecast	1,297,200	389,000	1,686,200
2010 Forecast	1,403,200	453,200	1,856,400

Note:

Forecasts assume no further incorporations after Maple Valley and Covington in 1997, and Kenmore in 1998. However, it is anticipated that the formation of additional cities will continue to reduce the unincorporated population.

Residential Subdivision Activity Unincorporated King County

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1980	72	4,191	1,812.83
1985	56	3,020	1,637.96
Total 1980-1989	840	45,142	27,039.59
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
Total 1990-1997	326	13,770	12,668.91

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1980	82	2,891	1,260.70
1985	75	3,374	1,587.03
Total 1980-1989	734	28,265	14,633.92
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
Total 1990-1997	400	13,956	9,016.63

Applications for Short Plats

YEAR	Plats	Lots	Acres
1980	1,086	3,105	7,762.51
1985	759	2,172	5,954.14
Total 1980-1989	6,878	20,014	48,974.47
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
Total 1990-1997	1,032	3,054	7,141.64

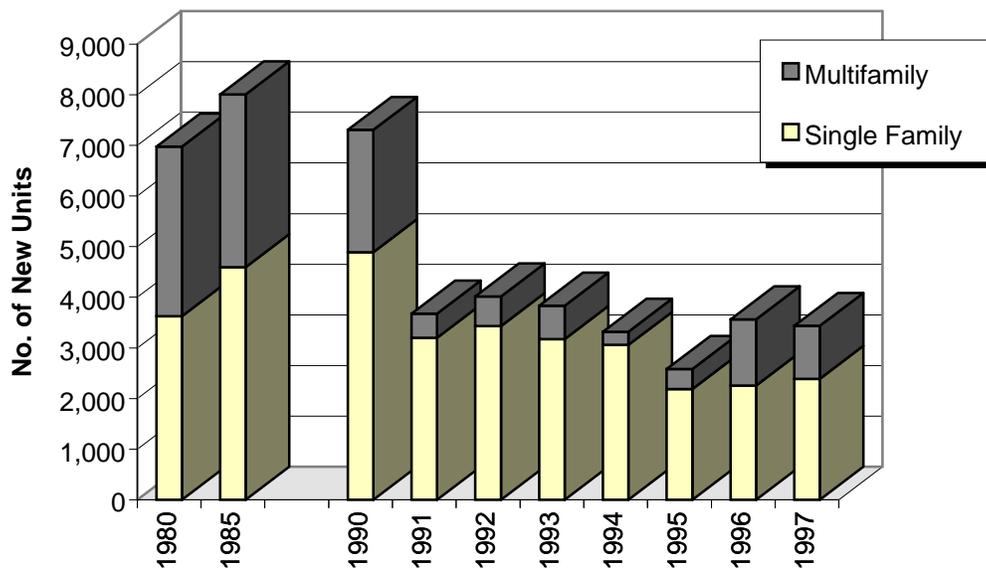
Recorded Short Plats

YEAR	Plats	Lots	Acres
1980	652	2,026	5,683.32
1985	337	1,009	2,404.30
Total 1980-1989	4,158	12,389	31,504.56
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
Total 1990-1997	877	2,472	4,262.06

Residential Permits and Units

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1980	3,628	3,628	89	3,348	3,717	6,976
1985	4,596	4,596	86	3,410	4,682	8,006
Total 1980-1989	46,136	46,167	646	29,268	46,782	75,435
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
Total 1990-1997	24,594	24,593	174	7,143	24,768	31,736

Total New Residential Units



Transportation Concurrency Approvals

Unincorporated King County by Community Planning Area In Housing Units

Urban Area

Planning Area	1995		1996		1997	
	Single Family	Multifamily	Single Family	Multifamily	Single Family	Multifamily
Bear Creek	3,750	200	0	0	0	0
East King County	0	0	0	0	0	0
East Sammamish	2,921	1,150	1,044	1,882	1,116	1,478
Eastside/Gr. River Valley	8	0	0	0	3	0
Enumclaw	0	0	0	0	0	0
Federal Way	208	0	50	0	334	487
Highline	87	0	13	11	95	622
Newcastle	39	50	30	0	37	4
Northshore	190	190	135	1,546	204	660
Shoreline	4	33	0	0	0	14
Snoqualmie Valley	0	0	0	0	0	0
Soos Creek	1,057	1,025	565	544	460	664
Tahoma/Raven Heights	246	320	2	0	652	0
TOTAL:	8,510	2,968	1,839	3,983	2,901	3,929

Rural Area

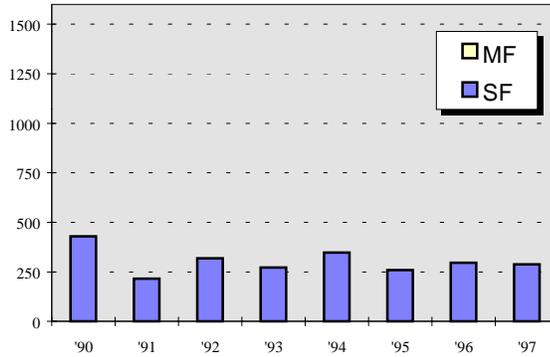
Planning Area	1995		1996		1997	
	Single Family	Multifamily	Single Family	Multifamily	Single Family	Multifamily
Bear Creek	125		8		9	
East King County	0		0		1	
East Sammamish	3		3		1	
Eastside/Gr. River Valley	0		0		0	
Enumclaw	1		8		1	
Newcastle	4		1		2	
Northshore	4		0		0	
Snoqualmie Valley	105		26		9	
Soos Creek	31		8		18	
Tahoma/Raven Heights	12		13		20	
Vashon	2		10		0	
TOTAL:	287		77		61	

Notes: Transportation concurrency applications are the first step in obtaining a development permit. Approvals provide an early indication of where growth will likely occur. Units listed by date concurrency applications received.

Source: King County Department of Transportation, Planning Division, October 1998.

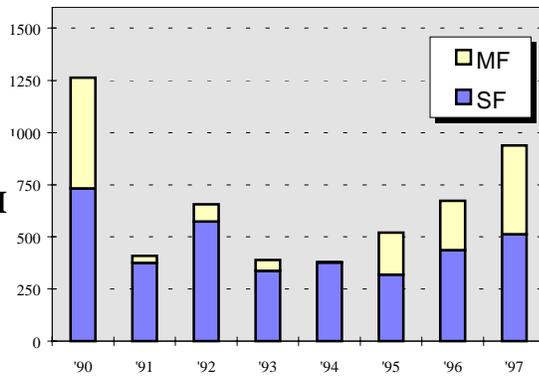
Total New Residential Units Unincorporated King County Single Family and Multifamily, 1990 - 1997

BEAR CREEK



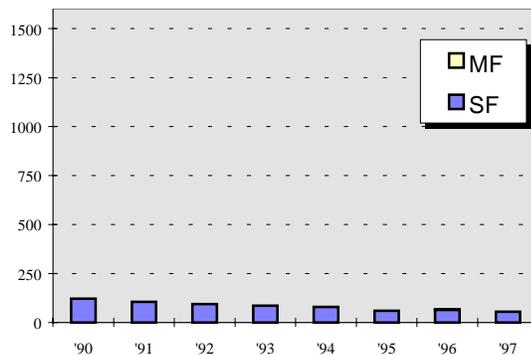
YEAR	SF	MF	TOTAL
'90	430	0	430
'91	217	0	217
'92	319	0	319
'93	272	0	272
'94	349	0	349
'95	259	0	259
'96	297	0	297
'97	289	0	289
TOTAL	2,432	0	2,432

EAST SAMMAMISH



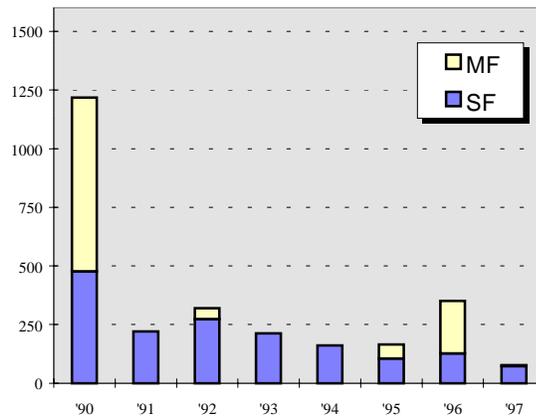
YEAR	SF	MF	TOTAL
'90	733	531	1,264
'91	375	35	410
'92	573	83	656
'93	338	51	389
'94	377	2	379
'95	319	201	520
'96	437	236	673
'97	512	427	939
TOTAL	3,664	1,566	5,230

ENUMCLAW



YEAR	SF	MF	TOTAL
'90	121	0	121
'91	104	0	104
'92	93	0	93
'93	85	0	85
'94	79	0	79
'95	59	0	59
'96	64	4	68
'97	54	0	54
TOTAL	659	4	663

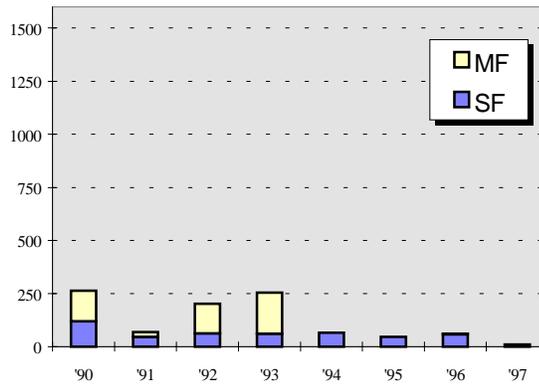
FED. WAY / S.W.



YEAR	SF	MF	TOTAL
'90	477	741	1,218
'91	221	0	221
'92	273	46	319
'93	212	0	212
'94	160	0	160
'95	106	60	166
'96	127	224	351
'97	73	4	77
TOTAL	1,649	1,075	2,724

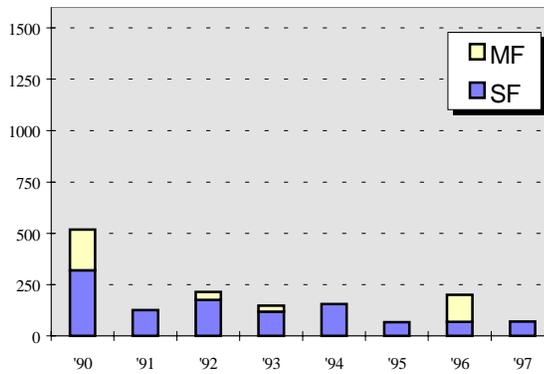
Total New Residential Units Continued...

HIGHLINE



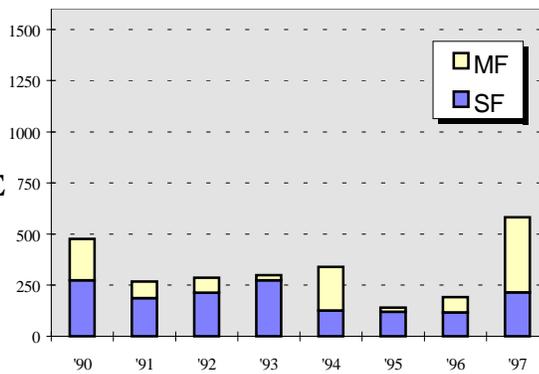
YEAR	SF	MF	TOTAL
'90	120	144	264
'91	47	22	69
'92	62	141	203
'93	60	194	254
'94	65	0	65
'95	47	0	47
'96	57	4	61
'97	10	0	10
TOTAL	468	505	973

NEWCASTLE



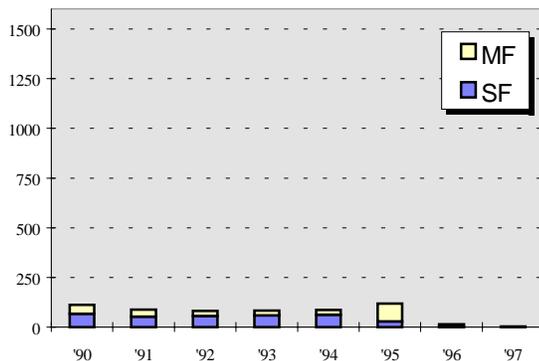
YEAR	SF	MF	TOTAL
'90	319	200	519
'91	125	0	125
'92	175	40	215
'93	118	30	148
'94	156	0	156
'95	67	0	67
'96	69	130	199
'97	71	0	71
TOTAL	1,100	400	1,500

NORTHSHORE



YEAR	SF	MF	TOTAL
'90	275	203	478
'91	187	81	268
'92	213	74	287
'93	275	24	299
'94	126	213	339
'95	120	21	141
'96	117	76	193
'97	215	368	583
TOTAL	1,528	1,060	2,588

SHORELINE

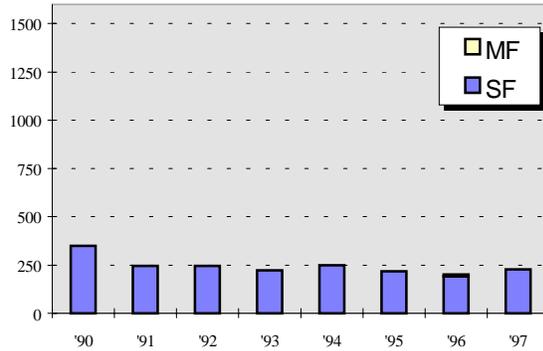


YEAR	SF	MF	TOTAL
'90	67	44	111
'91	51	37	88
'92	55	26	81
'93	58	25	83
'94	62	25	87
'95	28	90	118
'96	3	10	13
'97	3	0	3
TOTAL	327	257	584

Total New Residential Units

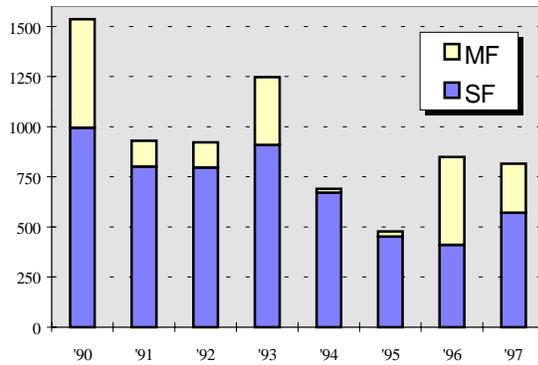
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SNOQUALMIE VALLEY



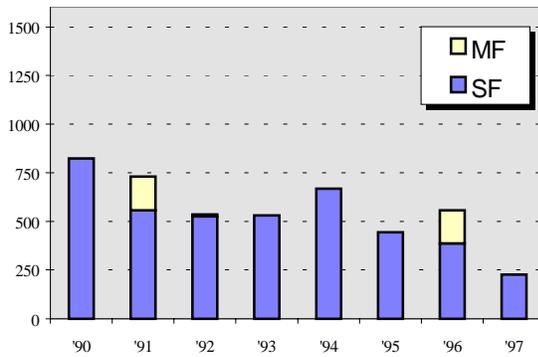
YEAR	SF	MF	TOTAL
'90	349	0	349
'91	245	0	245
'92	246	0	246
'93	221	0	221
'94	249	0	249
'95	216	0	216
'96	191	10	201
'97	227	0	227
TOTAL	1,944	10	1,954

SOOS CREEK



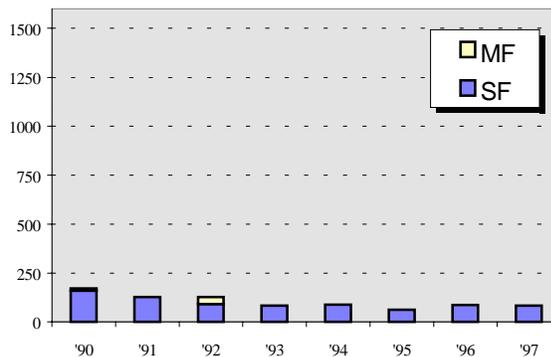
YEAR	SF	MF	TOTAL
'90	996	541	1,537
'91	801	130	931
'92	796	127	923
'93	910	337	1,247
'94	670	21	691
'95	453	24	477
'96	410	439	849
'97	572	245	817
TOTAL	5,608	1,864	7,472

TAH/RAV HEIGHTS



YEAR	SF	MF	TOTAL
'90	824	0	824
'91	558	172	730
'92	525	10	535
'93	530	0	530
'94	669	0	669
'95	443	0	443
'96	387	170	557
'97	227	0	227
TOTAL	4,163	352	4,515

VASHON

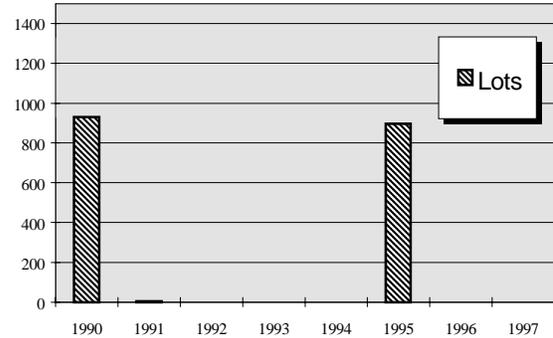


YEAR	SF	MF	TOTAL
'90	159	12	171
'91	127	0	127
'92	91	36	127
'93	83	0	83
'94	88	0	88
'95	63	0	63
'96	87	0	87
'97	83	0	83
TOTAL	781	48	829

Applications for Formal Plats Unincorporated King County 1990 - 1997

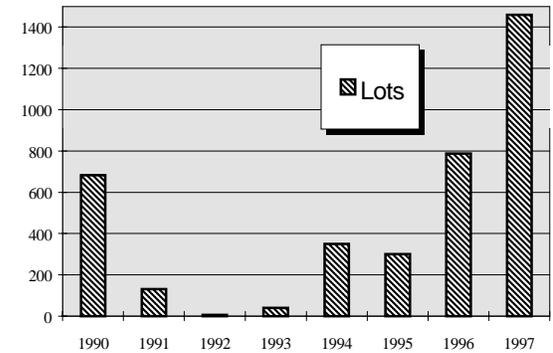
BEAR CREEK

YEAR	Plats	Lots	Acres
1990	12	931	1,517.06
1991	2	5	3.87
1992	0	0	0.00
1993	0	0	0.00
1994	0	0	0.00
1995	1	896	807.07
1996	0	0	0.00
1997	0	0	0.00
TOTAL	15	1,832	2,328.00



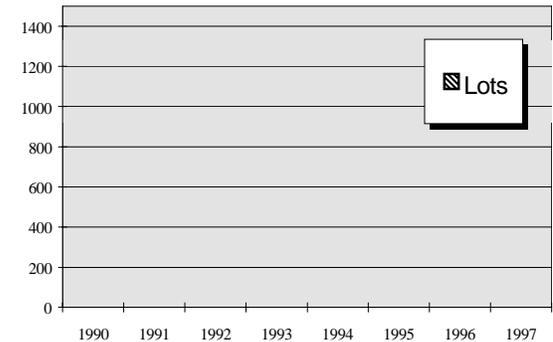
EAST SAMMAMISH

YEAR	Plats	Lots	Acres
1990	16	683	2,082.48
1991	2	131	43.49
1992	1	6	2.76
1993	2	39	11.86
1994	3	350	104.11
1995	4	300	137.99
1996	9	787	255.95
1997	24	1,459	598.91
TOTAL	61	3,755	3,237.55



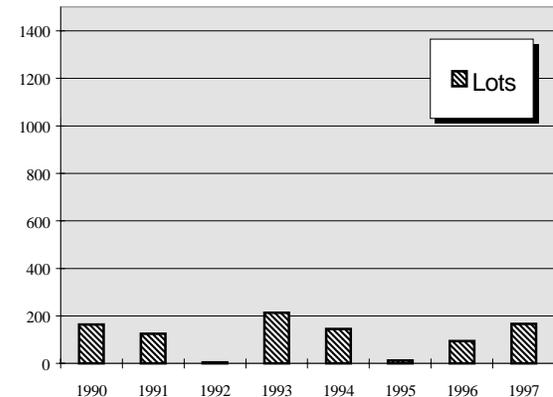
ENUMCLAW

YEAR	Plats	Lots	Acres
1990	0	0	0.00
1991	0	0	0.00
1992	0	0	0.00
1993	0	0	0.00
1994	0	0	0.00
1995	0	0	0.00
1996	0	0	0.00
1997	0	0	0.00
TOTAL	0	0	0.00

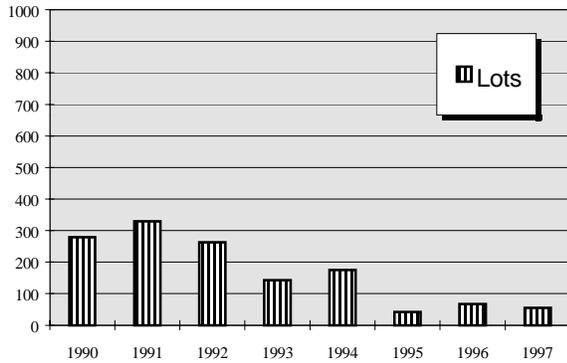


FED. WAY / S.W.

YEAR	Plats	Lots	Acres
1990	8	165	56.32
1991	4	124	37.69
1992	1	4	1.87
1993	3	214	111.85
1994	2	145	42.38
1995	1	12	2.08
1996	5	94	21.82
1997	7	167	36.92
TOTAL	31	925	310.93

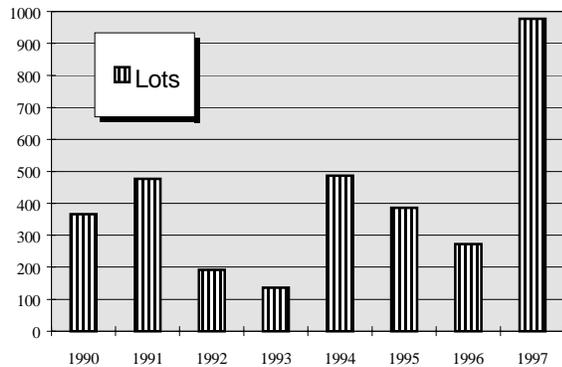


Recorded Formal Plats Unincorporated King County 1990 - 1997



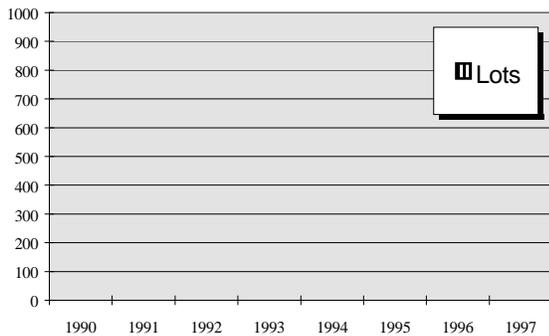
**BEAR
CREEK**

YEAR	Plats	Lots	Acres
1990	9	279	440.97
1991	7	330	357.79
1992	11	263	311.32
1993	10	143	205.22
1994	8	175	191.82
1995	4	42	42.65
1996	4	67	30.92
1997	3	55	66.79
TOTAL	56	1,354	1,647.48



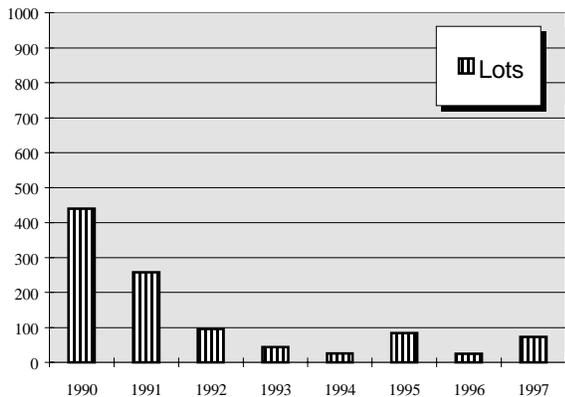
**EAST
SAMMAMISH**

YEAR	Plats	Lots	Acres
1990	8	366	144.23
1991	9	476	181.46
1992	7	192	281.77
1993	3	136	46.13
1994	8	486	232.77
1995	7	386	389.77
1996	5	273	185.30
1997	11	978	492.05
TOTAL	58	3,293	1,953.48



ENUMCLAW

YEAR	Plats	Lots	Acres
1990	0	0	0.00
1991	0	0	0.00
1992	0	0	0.00
1993	0	0	0.00
1994	0	0	0.00
1995	0	0	0.00
1996	0	0	0.00
1997	0	0	0.00
TOTAL	0	0	0.00



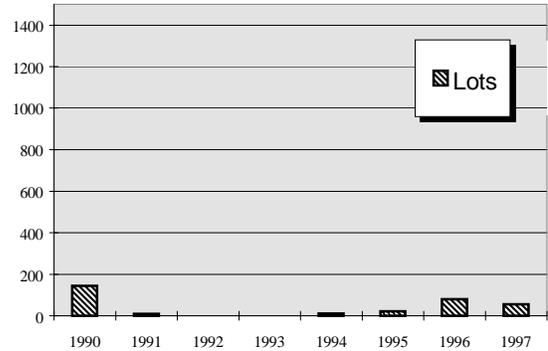
**FED. WAY
/ S.W.**

YEAR	Plats	Lots	Acres
1990	7	440	270.53
1991	4	258	72.06
1992	3	96	41.54
1993	1	44	13.30
1994	2	26	8.52
1995	4	84	38.93
1996	2	25	8.00
1997	3	73	16.65
TOTAL	26	1,046	469.53

Applications for Formal Plats Unincorporated King County 1990 - 1997

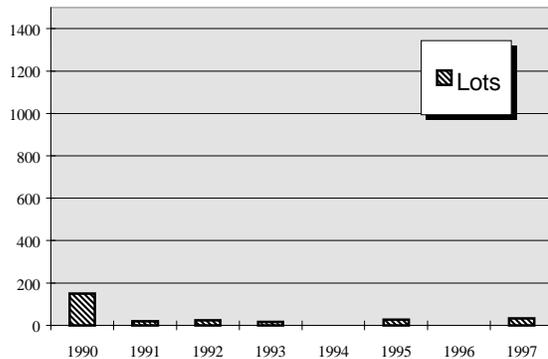
HIGHLINE

YEAR	Plats	Lots	Acres
1990	7	145	36.57
1991	1	9	3.60
1992	0	0	0.00
1993	0	0	0.00
1994	1	10	1.79
1995	1	22	3.25
1996	4	81	13.35
1997	1	57	14.30
TOTAL	15	324	72.86



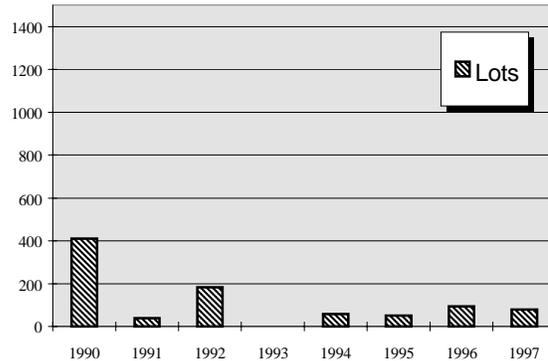
NEWCASTLE

YEAR	Plats	Lots	Acres
1990	8	150	94.21
1991	2	20	24.11
1992	2	24	15.68
1993	1	16	40.11
1994	0	0	0.00
1995	1	27	6.89
1996	0	0	0.00
1997	2	33	7.50
TOTAL	16	270	188.50



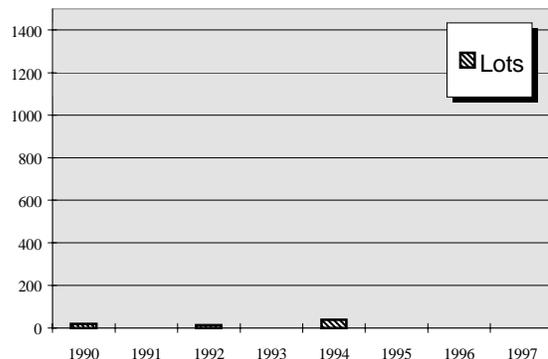
NORTHSHORE

YEAR	Plats	Lots	Acres
1990	21	411	172.24
1991	3	39	8.76
1992	8	183	75.25
1993	0	0	0.00
1994	2	58	13.65
1995	5	50	10.15
1996	5	95	22.25
1997	5	79	15.44
TOTAL	49	915	317.74

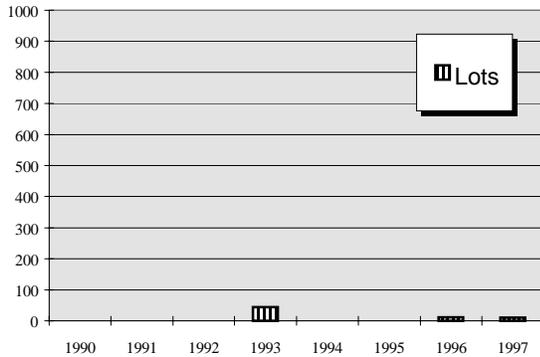


SHORELINE

YEAR	Plats	Lots	Acres
1990	2	20	3.79
1991	0	0	0.00
1992	1	13	6.40
1993	0	0	0.00
1994	2	38	6.19
1995	0	0	0.00
1996	0	0	0.00
1997	0	0	0.00
TOTAL	5	71	16.38

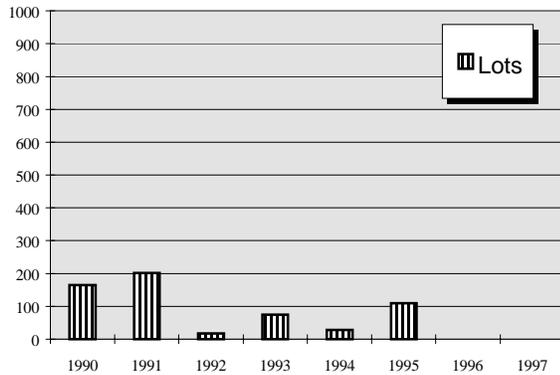


Recorded Formal Plats Unincorporated King County 1990 - 1997



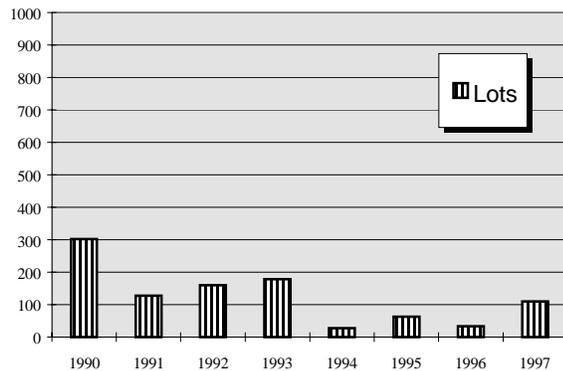
YEAR	Plats	Lots	Acres
1990	0	0	0.00
1991	0	0	0.00
1992	0	0	0.00
1993	1	45	10.45
1994	0	0	0.00
1995	0	0	0.00
1996	1	11	2.53
1997	1	10	1.79
TOTAL	3	66	14.77

HIGHLINE



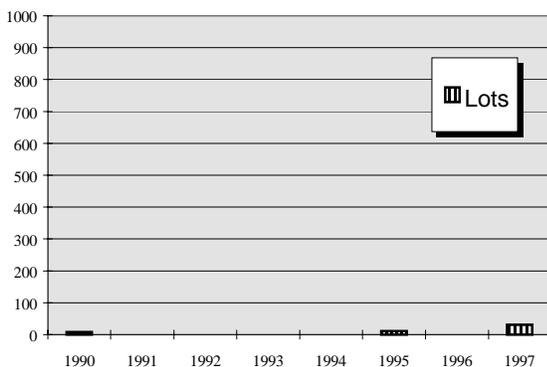
YEAR	Plats	Lots	Acres
1990	3	164	230.42
1991	4	202	296.18
1992	1	17	4.61
1993	4	75	65.17
1994	1	28	35.96
1995	5	110	200.02
1996	0	0	0.00
1997	0	0	0.00
TOTAL	18	596	832.36

NEWCASTLE



YEAR	Plats	Lots	Acres
1990	9	302	101.53
1991	5	127	72.09
1992	9	160	65.37
1993	11	178	62.91
1994	2	27	6.50
1995	5	62	18.10
1996	4	33	33.06
1997	7	110	50.84
TOTAL	52	999	410.40

NORTHSHORE



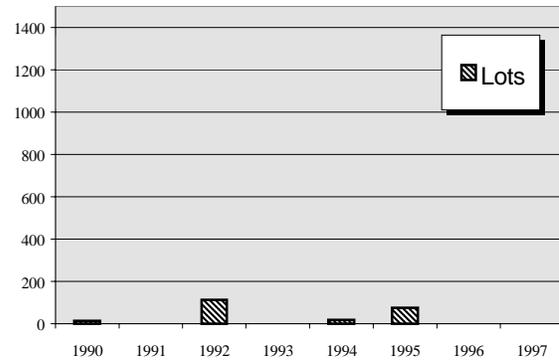
YEAR	Plats	Lots	Acres
1990	1	8	1.78
1991	0	0	0.00
1992	0	0	0.00
1993	0	0	0.00
1994	0	0	0.00
1995	1	11	6.40
1996	0	0	0.00
1997	2	31	6.56
TOTAL	4	50	14.74

SHORELINE

Applications for Formal Plats Unincorporated King County 1990 - 1997

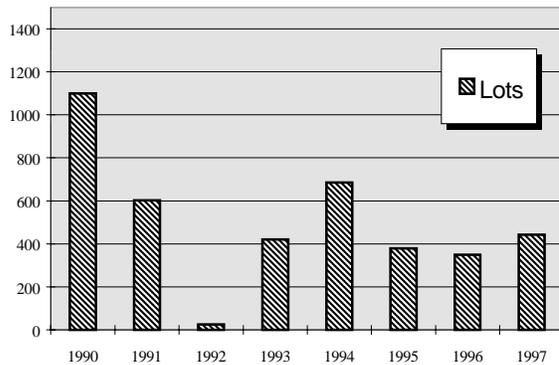
SNOQUALMIE VALLEY

YEAR	Plats	Lots	Acres
1990	1	14	61.00
1991	0	0	0.00
1992	1	112	499.61
1993	0	0	0.00
1994	1	18	100.79
1995	1	76	493.84
1996	0	0	0.00
1997	0	0	0.00
TOTAL	4	220	1,155.24



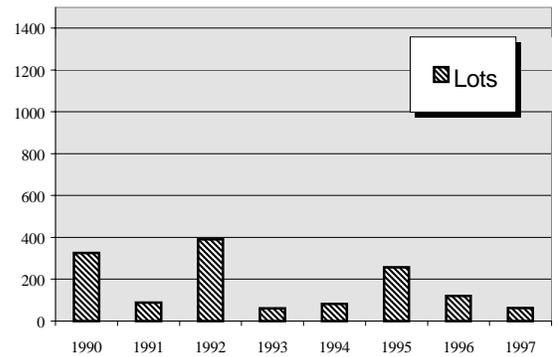
SOOS CREEK

YEAR	Plats	Lots	Acres
1990	33	1,101	450.00
1991	16	602	1,101.15
1992	1	25	495.00
1993	5	421	95.51
1994	8	686	563.01
1995	11	378	86.60
1996	8	349	80.58
1997	13	443	137.89
TOTAL	95	4,005	3,009.74



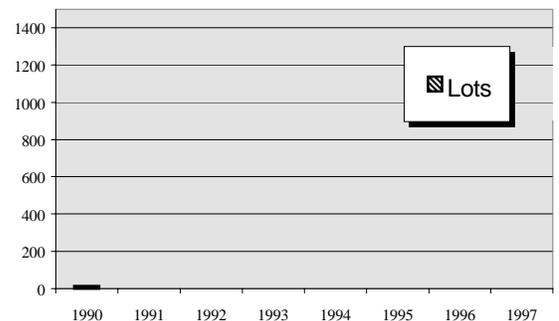
TAH/RAV HEIGHTS

YEAR	Plats	Lots	Acres
1990	15	325	404.77
1991	4	87	72.07
1992	2	391	1,742.01
1993	2	59	54.85
1994	2	81	42.00
1995	4	258	55.29
1996	2	119	58.87
1997	3	61	70.61
TOTAL	34	1,381	2,500.47

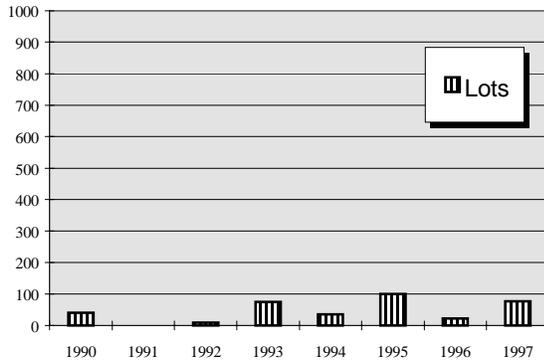


VASHON

YEAR	Plats	Lots	Acres
1990	1	14	3.24
1991	0	0	0.00
1992	0	0	0.00
1993	0	0	0.00
1994	0	0	0.00
1995	0	0	0.00
1996	0	0	0.00
1997	0	0	0.00
TOTAL	1	14	3.24

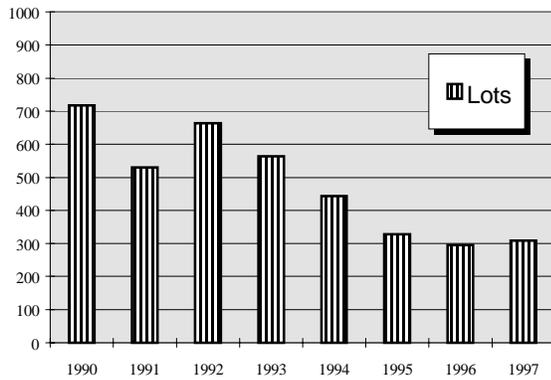


Recorded Formal Plats Unincorporated King County 1990 - 1997



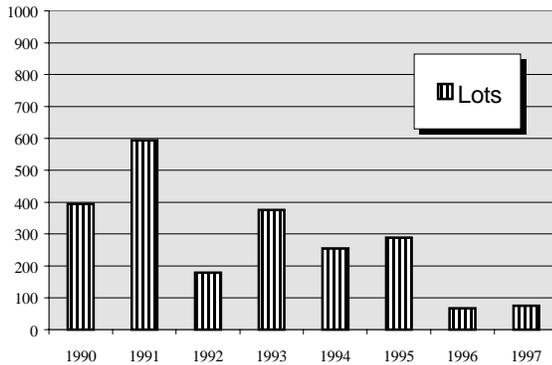
YEAR	Plats	Lots	Acres
1990	2	41	33.85
1991	0	0	0.00
1992	1	9	23.20
1993	4	74	159.51
1994	1	36	33.68
1995	2	100	157.17
1996	1	22	27.50
1997	1	76	534.09
TOTAL	12	358	969.00

**SNOQUALMIE
VALLEY**



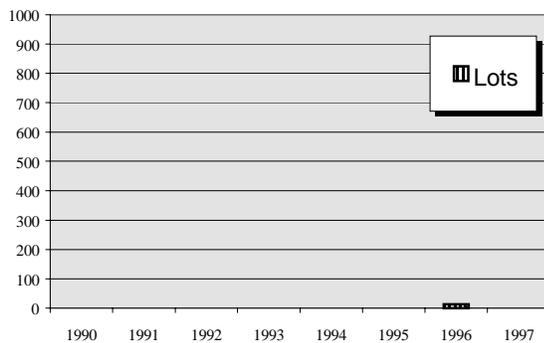
YEAR	Plats	Lots	Acres
1990	21	717	231.35
1991	14	530	182.66
1992	19	663	200.64
1993	17	563	183.45
1994	19	443	132.87
1995	14	328	91.13
1996	7	295	12.56
1997	9	309	193.29
TOTAL	120	3,848	1,227.95

**SOOS
CREEK**



YEAR	Plats	Lots	Acres
1990	6	395	249.14
1991	7	594	354.19
1992	6	179	174.15
1993	9	376	191.17
1994	5	255	130.34
1995	8	288	73.08
1996	3	67	158.69
1997	3	75	63.69
TOTAL	47	2,229	1,394.45

**TAH/RAV
HEIGHTS**



YEAR	Plats	Lots	Acres
1990	0	0	0.00
1991	0	0	0.00
1992	0	0	0.00
1993	0	0	0.00
1994	0	0	0.00
1995	0	0	0.00
1996	1	13	3.24
1997	0	0	0.00
TOTAL	1	13	3.24

VASHON

Preliminary Residential Dwelling Unit Capacity

Unincorporated King County, 1995

URBAN LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	2,130	3,950	0	0	2,130	3,950
Eastside	0	0	0	0	0	0
East King County	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0
East Sammamish	8,228	12,008	601	1,849	8,829	13,857
Federal Way	1,547	5,065	263	919	1,810	5,984
Green River Valley	165	217	38	43	203	260
Highline	354	3,431	107	685	461	4,116
Newcastle	1,225	1,965	151	372	1,376	2,337
Northshore	1,191	3,327	453	2,417	1,644	5,744
Soos Creek	2,420	9,074	716	1,610	3,136	10,684
Shoreline	27	132	26	152	53	284
Snoqualmie	1,137	1,160	105	538	1,242	1,698
Tahoma/Raven Heights	972	4,164	162	1,472	1,134	5,636
Vashon	0	0	0	0	0	0
Urban Total:	19,396	35,648	2,622	8,258	22,018	54,550

RURAL LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	4,388	1,592	368	21	4,756	1,613
Eastside	0	0	0	0	0	0
East King County	35,050	1,004	179	4	35,229	1,008
Enumclaw	8,512	994	0	0	8,512	994
East Sammamish	2,953	526	302	22	3,255	548
Federal Way	0	0	0	0	0	0
Green River Valley	0	0	0	0	0	0
Highline	0	0	0	0	0	0
Newcastle	1,146	443	73	13	1,219	456
Northshore	473	212	285	30	758	242
Soos Creek	2,977	850	289	27	3,266	877
Shoreline	0	0	0	0	0	0
Snoqualmie	23,242	3,045	2,551	552	25,793	3,597
Tahoma/Raven Heights	4,914	2,126	815	901	5,729	3,027
Vashon	6,146	2,594	461	41	6,607	2,635
Rural Total:	40,093	13,386	5,323	1,611	95,124	14,997

Dwelling unit capacity is measured in housing units that can be accommodated on vacant land parcels (vacant land capacity) and on partly developed parcels (redevelopment capacity) in urban and rural designated areas of unincorporated King County.

NOTES:

(1) Dwelling unit capacity provides an estimate of the ability of jurisdictions to accommodate future household growth on residentially zoned lands. Dwelling unit capacity has two components: dwelling units that can be built on vacant land, and additional units that can be accommodated on partly utilized or already developed land.

(2) Capacity estimates in the table have been discounted for factors that reduce site yields: critical areas, right-of-way, and lands for other public purposes such as parks and schools. The estimates also have been discounted for "market" factors to allow for the fact that not all lands will be available for use within the 20-year planning horizon jurisdictions are using for Growth Management Act planning.

(3) The estimates in the tables are for current boundaries and zoning as of December 1995. Capacities in the cities of Newcastle (incorporated October 1994) and Shoreline (incorporated August 1995) are not included in this table. The cities of Covington and Maple Valley were still unincorporated in 1995, so their capacity is included in the table.

Source: King County Department of Development and Environmental Services

20-Year Household Growth Targets

Unincorporated King County by Community Planning Area

Jurisdiction	1990 Households	1992-2012 Growth Target		
		*Urban	*Rural	TOTAL
Bear Creek	6,600	3,400	1,600	4,300-5,700
East King County	300	0	50	0-100
East Sammamish	10,500	7,650	950	8,000-9,200
Eastside/Green River Valley	1,350	0	0	0
Enumclaw	4,100	0	300	250-350
Federal Way	10,800	3,750	0	3,300-4,200
Highline	32,200	1,650	0	1,400-1,900
Newcastle	16,000	3,050	400	2,900-4,000
Northshore	23,600	3,000	250	2,800-3,700
Shoreline	23,500	3,000	0	2,600-3,400
Snoqualmie Valley	7,500	0	1,100	900-1,300
Soos Creek	32,100	9,100	650	9,150-10,350
Tahoma/Raven Heights	11,600	3,400	1,300	4,100-5,300
Vashon	3,800	0	400	300-500
Uninc. King Co. Total:	184,050	38,000	7,000	40,000-50,000
Cities Total:	431,750			131,768 - 172,558
KING COUNTY TOTAL:	615,800	38,000	7,000	184,913-212,546

* Figures represent midpoint of range.

Note: Household growth targets are policy statements identifying the number of new households to be accommodated during the 20 - year Growth Mangement Planning period. They are expressed as a range of households to be added within Urban - and Rural - designated areas of each planning area. The unincorporated total targets were established by the Countywide Planning Policies in July 1994; they have not been reduced to account for the incorporation of Newcastle, Shoreline, Covington or Maple Valley.

Source: King County Comprehensive Plan, December 1994.

Unincorporated Area Statistical Profiles

This section provides a closer look at each unincorporated community. Each page provides a brief summary of the area's demographic, economic, housing and development activity. The format is similar to the city profiles in Chapter VI so the reader can compare areas to each other and to the cities.

Limited information is available for three areas with very small unincorporated populations. These three - East King County, Eastside, and Green River Valley - are grouped as "Other" unincorporated areas on page 145.

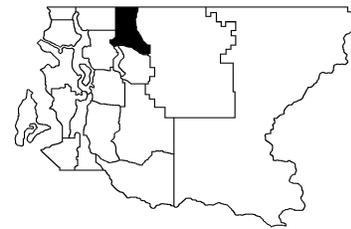
Unincorporated Areas with profiles include:

- Bear Creek**
- East Sammamish**
- Enumclaw**
- Federal Way/Southwest**
- Highline**
- Newcastle**
- Northshore**
- Shoreline**
- Snoqualmie Valley**
- Soos Creek**
- Tahoma/Raven Heights**
- Vashon**

Unincorporated Area: **BEAR CREEK**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	100	6,000	6,100
Population, 1980	1,000	12,250	13,250
Population, 1990	2,700	20,900	23,600
Population, 1997 (Est.)	3,500	25,800	29,300
Population Forecast, 2000	3,700	27,800	31,500
Population Forecast, 2010	4,400	33,200	37,600
Population Growth, 1980 - '90	78%		
Population Growth, 1990 - '97	24%		
1990 Age Structure:			
17 and under	6,840	33%	
18 - 64	13,282	64%	
65 and over	940	4.5%	
Race and Ethnic Categories, 1990:			
White	20,300	97%	
African American	110	0.5%	
Asian	430	2.1%	
Hispanic*	430	2.1%	



With a total land area of 48 sq.mi. (30,720 acres), Bear Creek Planning Area includes a portion of the City of Redmond.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	12,250	20,900	23,900	24,500	25,200	25,800	23.4%
Pop.per sq.mi.	270	470	537	550	566	580	
HOUSEHOLDS							
Total	3,800	6,600	7,650	7,950	8,200	8,460	28.2%
Household Size	3.23	3.17	3.12	3.09	3.07	3.05	
HOUSING UNITS							
Total	4,000	6,800	7,950	8,270	8,520	8,800	29.4%
Single Family	3,580	6,200	7,350	7,670	7,910	8,190	32.1%
Mobile Homes	300	450	450	450	460	460	2.2%
Multifamily	120	150	150	150	150	150	0.0%
1990 Median House Value:	\$207,700						
1990 Median Rental:	\$600						

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	289
Single Family**	289
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	0
Total Formal Plats/Lots Recorded in 1997:	3 / 55
Total Short Plats/Lots Applied for in 1997:	3 / 8
Total Short Plats/Lots Recorded in 1997:	5 / 16

Sources: 1990 Census of Population and Housing

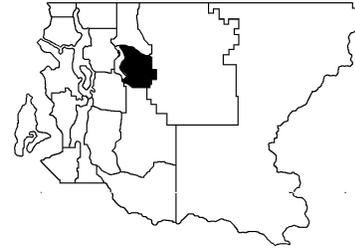
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **EAST SAMMAMISH**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	100	5,900	6,000
Population, 1980	200	12,100	12,300
Population, 1990	250	31,050	31,300
Population, 1997 (Est.)	300	41,000	41,300
Population Forecast, 2000	300	42,900	43,200
Population Forecast, 2010	500	51,700	52,200



A portion of the City of Issaquah is included in the East Sammamish Community Planning Area. The area has a total land area of 43 square miles (27,520 acres).

Population Growth, 1980 - '90	154%
Population Growth, 1990 - '97	32%

1990 Age Structure:

17 and under	9,780	31%
18 - 64	19,320	62%
65 and over	1,950	6.3%

Race and Ethnic Categories, 1990:

White	29,630	95%
African American	190	0.6%
Asian	1,010	3.3%
Hispanic*	520	1.7%

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	12,100	31,050	37,500	38,100	39,400	41,000	32.0%
Pop.per sq.mi.	290	750	908	922	954	1,025	
HOUSEHOLDS							
Total	3,890	10,500	12,700	13,000	13,600	14,200	35.2%
Household Size	3.06	2.92	2.95	2.91	2.88	2.87	
HOUSING UNITS							
Total	4,110	10,900	13,650	13,990	14,500	15,100	39%
Single Family	3,860	9,700	11,710	12,050	12,380	12,780	31.8%
Mobile Homes	130	200	220	220	220	220	10.0%
Multifamily	120	1,000	1,720	1,720	1,900	2,100	110.0%

1990 Median House Value: \$230,800

1990 Median Rental: \$790

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	939
Single Family**	512
Multifamily	427
Total Formal Plats/Lots Applied for in 1997:	24 / 1,459
Total Formal Plats/Lots Recorded in 1997:	11 / 978
Total Short Plats/Lots Applied for in 1997:	4 / 14
Total Short Plats/Lots Recorded in 1997:	3 / 11

Sources: 1990 Census of Population and Housing

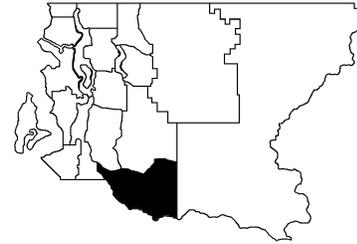
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **ENUMCLAW**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	5,700	8,400	14,100
Population, 1980	6,650	10,600	17,250
Population, 1990	8,800	12,400	21,200
Population, 1997 (Est.)	12,200	13,700	25,900
Population Forecast, 2000	12,300	15,400	27,700
Population Forecast, 2010	13,500	16,700	30,200
Population Growth, 1980 - '90	23%		
Population Growth, 1990 - '97	22%		
1990 Age Structure:			
17 and under	3,760	30%	
18 - 64	7,620	61%	
65 and over	1,020	8.2%	
Race and Ethnic Categories, 1990:			
White	11,270	91%	
African American	40	0.3%	
Asian	120	1.0%	
Hispanic*	260	2.1%	



Portions of the City of Auburn and all of the City of Enumclaw, are included in the Enumclaw Community Planning Area. The area has a total land area of 122 square miles (78,080 acres).

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	10,600	12,400	13,400	13,500	13,600	13,700	10.5%
Pop.per sq.mi.	90	107	116	117	118	119	
HOUSEHOLDS							
Total	3,420	4,100	4,450	4,520	4,600	4,650	13.4%
Household Size	3.10	3.01	3.01	2.99	2.97	2.95	
HOUSING UNITS							
Total	3,530	4,250	4,670	4,750	4,800	4,860	14.4%
Single Family	2,830	3,250	3,500	3,550	3,580	3,620	11.4%
Mobile Homes	400	700	870	900	920	940	34.3%
Multifamily	300	300	300	300	300	300	0.0%
1990 Median House Value:	\$127,100						
1990 Median Rental:	\$390						

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	54
Single Family**	54
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	0
Total Formal Plats/Lots Recorded in 1997:	0
Total Short Plats/Lots Applied for in 1997:	0
Total Short Plats/Lots Recorded in 1997:	2 / 6

Sources: 1990 Census of Population and Housing

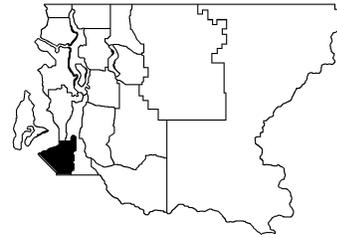
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **FEDERAL WAY / SOUTHWEST**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	-	46,600	46,600
Population, 1980	200	68,400	68,600
Population, 1990	68,000	30,600	98,600
Population, 1997 (Est.)	80,900	30,200	111,100
Population Forecast, 2000	85,300	30,600	115,900
Population Forecast, 2010	102,200	32,500	134,700
Population Growth, 1980 - '90	44%		
Population Growth, 1990 - '97	13%		
1990 Age Structure:			
17 and under	8,640	28%	
18 - 64	20,010	65%	
65 and over	1,950	6.4%	
Race and Ethnic Categories, 1990:			
White	27,850	91%	
African American	700	2.3%	
Asian	1,460	4.8%	
Hispanic*	820	2.7%	



The Federal Way Community Planning Area includes a portion of the City of Milton and all of the City of Federal Way. The total land area is 38 square miles or 24,320 acres. In 1997, the city of Des Moines annexed into the planning area.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	68,400	30,600	33,100	33,300	33,600	30,200	-1.3%
Pop.per sq.mi.	1,790	1,770	1,913	2,055	2,087	2,054	
HOUSEHOLDS							
Total	22,820	10,800	11,700	11,800	12,000	10,700	-0.9%
Household Size	2.99	2.83	2.83	2.82	2.80	2.82	
HOUSING UNITS							
Total	24,460	11,200	12,400	12,550	12,710	11,300	0.9%
Single Family	17,520	8,400	9,120	9,250	9,340	7,920	-5.7%
Mobile Homes	1,140	900	980	1,000	1,020	1,030	14.4%
Multifamily	5,800	1,900	2,300	2,300	2,350	2,350	23.7%
1990 Median House Value:	\$107,300						
1990 Median Rental:	\$500						

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	77
Single Family**	73
Multifamily	4
Total Formal Plats/Lots Applied for in 1997:	7 / 167
Total Formal Plats/Lots Recorded in 1997:	3 / 73
Total Short Plats/Lots Applied for in 1997:	4 / 9
Total Short Plats/Lots Recorded in 1997:	0

Sources: 1990 Census of Population and Housing

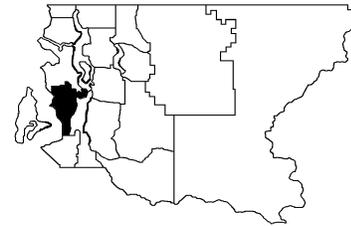
* Persons of Hispanic Origin can be of any race.

**Single Family includes mobile homes.

Unincorporated Area: **HIGHLINE**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	8,600	125,800	134,400
Population, 1980	13,150	110,950	124,100
Population, 1990	55,100	78,700	133,800
Population, 1997 (Est.)	91,000	48,000	139,000
Population Forecast, 2000	96,400	44,500	140,900
Population Forecast, 2010	110,900	47,000	157,900
Population Growth, 1980 - '90		8%	
Population Growth, 1990 - '97		4%	
1990 Age Structure:			
17 and under	18,380	23%	
18 - 64	50,260	64%	
65 and over	10,060	12.8%	
Race and Ethnic Categories, 1990:			
White	64,500	82%	
African American	4,490	5.7%	
Asian	6,880	8.7%	
Hispanic*	3,240	4.1%	



The Highline Community Planning Area includes portions of the Cities of Kent, and Tukwila, all of the Cities of Burien, SeaTac, Des Moines and Normandy Park. The total land area is 38 square miles or 24,320 acres. Unincorporated communities include North Highline and West Hill.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	110,950	78,700	50,000	49,800	47,900	48,000	-39.0%
Pop.per sq.mi.	3,300	4,120	5,555	5,533	5,545	5,560	
HOUSEHOLDS							
Total	43,950	32,200	19,900	19,900	19,100	19,200	-40.4%
Household Size	2.50	2.41	2.50	2.49	2.49	2.48	
HOUSING UNITS							
Total	46,130	33,600	20,640	20,670	19,900	19,950	-40.6%
Single Family	30,950	20,950	12,610	12,640	11,880	11,930	-43.1%
Mobile Homes	1,540	650	400	400	400	400	-38.5%
Multifamily	13,640	12,000	7,630	7,630	7,620	7,620	-36.5%
1990 Median House Value:		\$98,800					
1990 Median Rental:		\$410					

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	10
Single Family**	10
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	1 / 57
Total Formal Plats/Lots Recorded in 1997:	1 / 10
Total Short Plats/Lots Applied for in 1997:	6 / 17
Total Short Plats/Lots Recorded in 1997:	4 / 11

Sources: 1990 Census of Population and Housing

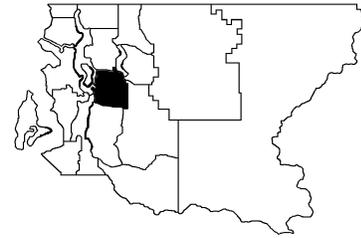
* Persons of Hispanic Origin can be of any race.

**Single Family includes mobile homes.

Unincorporated Area: **NEWCASTLE**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	17,300	34,200	51,500
Population, 1980	22,850	42,200	65,050
Population, 1990	35,150	44,850	80,000
Population, 1997 (Est.)	61,100	29,600	90,700
Population Forecast, 2000	63,200	29,600	92,800
Population Forecast, 2010	69,400	32,800	102,200
Population Growth, 1980 - '90	23%		
Population Growth, 1990 - '97	13%		



With a total land area of 47 square miles (30,080 acres), the Newcastle Community Planning area includes the Cities of Bellevue (portion), Renton (portion), and Newcastle.

1990 Age Structure:

17 and under	11,260	25%
18 - 64	30,260	67%
65 and over	3,330	7.4%

Race and Ethnic Categories, 1990:

White	41,080	92%
African American	660	1.5%
Asian	2,590	5.8%
Hispanic*	830	1.9%

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	%Change 1990-1997
POPULATION							
Unincorp. Area	42,200	44,850	39,300	30,200	29,300	29,600	-34.0%
Pop.per sq.mi.	1,100	1,300	1,275	1,195	1,185	1,260	
HOUSEHOLDS							
Total	13,370	16,000	13,800	10,300	10,000	10,160	-36.5%
Household Size	3.16	2.81	2.85	2.93	2.93	2.91	
HOUSING UNITS							
Total	14,100	16,700	14,450	10,700	10,400	10,550	-36.8%
Single Family	12,550	13,900	12,300	9,900	9,600	9,620	-30.8%
Mobile Homes	350	400	380	330	330	330	-17.5%
Multifamily	1,200	2,400	1,770	470	470	600	-75.0%

1990 Median House Value: \$168,100

1990 Median Rental: \$600

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	71
Single Family**	71
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	2 / 33
Total Formal Plats/Lots Recorded in 1997:	0
Total Short Plats/Lots Applied for in 1997:	4 / 12
Total Short Plats/Lots Recorded in 1997:	4 / 10

Sources: 1990 Census of Population and Housing

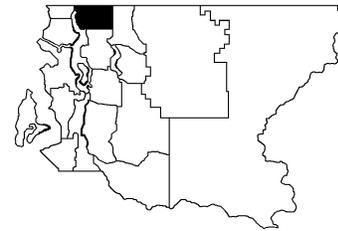
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **NORTHSHORE**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	4,900	33,000	37,900
Population, 1980	9,350	58,550	67,900
Population, 1990	24,500	68,600	93,100
Population, 1997 (Est.)	38,100	64,200	102,300
Population Forecast, 2000	55,000	48,800	103,800
Population Forecast, 2010	60,300	52,200	112,500
Population Growth, 1980 - '90		37%	
Population Growth, 1990 - '97		10%	
1990 Age Structure:			
17 and under	20,770	30%	
18 - 64	44,170	64%	
65 and over	3,660	5.3%	
Race and Ethnic Categories, 1990:			
White	63,810	93%	
African American	790	1.2%	
Asian	3,290	4.8%	
Hispanic*	1,560	2.3%	



The cities of Woodinville, Bothell (portion), Kirkland (portion) and Redmond (portion) are within the Northshore Community Planning Area. The community of Kenmore will incorporate in late 1998 with a population of about 17,000. The total land area is 39 square miles or 24,960 acres.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	58,550	68,600	63,100	63,700	63,900	64,200	-6.4%
Pop.per sq.mi.	1,760	2,280	3,525	3,558	3,670	3,720	
HOUSEHOLDS							
Total	18,900	23,600	21,650	21,940	22,000	22,100	-6.4%
Household Size	3.08	2.89	2.91	2.90	2.90	2.90	
HOUSING UNITS							
Total	19,800	24,500	22,320	22,640	22,700	22,880	-6.6%
Single Family	15,850	18,500	17,360	17,470	17,530	17,630	-4.7%
Mobile Homes	450	500	450	450	450	460	-8.0%
Multifamily	3,500	5,500	4,510	4,720	4,720	4,790	-12.9%
1990 Median House Value:	\$169,700						
1990 Median Rental:	\$560						

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	583
Single Family**	215
Multifamily	368
Total Formal Plats/Lots Applied for in 1997:	5 / 79
Total Formal Plats/Lots Recorded in 1997:	7 / 110
Total Short Plats/Lots Applied for in 1997:	17 / 49
Total Short Plats/Lots Recorded in 1997:	13 / 35

Sources: 1990 Census of Population and Housing

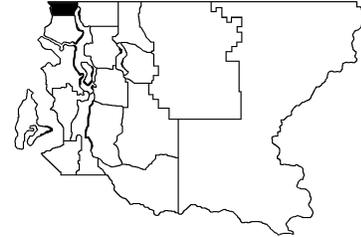
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **SHORELINE**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	2,500	61,100	63,600
Population, 1980	2,500	58,500	61,000
Population, 1990	4,000	60,700	64,700
Population, 1997 (Est.)	62,700	3,200	65,900
Population Forecast, 2000	64,100	2,400	66,500
Population Forecast, 2010	66,300	2,000	68,300
Population Growth, 1980 - '90		6%	
Population Growth, 1990 - '97		2%	
1990 Age Structure:			
17 and under	13,800	23%	
18 - 64	38,680	64%	
65 and over	8,220	13.5%	
Race and Ethnic Categories, 1990:			
White	53,450	88%	
African American	950	1.6%	
Asian	5,470	9.0%	
Hispanic*	1,360	2.2%	



The cities of Lake Forest Park and Shoreline are within the Shoreline Community Planning area. The total land area is 16 square miles or 10,240 acres. Only 5% of the area and population remain unincorporated.

DEMOGRAPHIC
SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	58,500	61,300	61,600	58,500	5,200	3,200	-94.8%
Pop.per sq.mi.	3,990	4,240	4,400	4,398	3,150	3,720	
HOUSEHOLDS							
Total	21,050	23,500	23,700	22,400	2,300	1,550	-93.4%
Household Size	2.71	2.54	2.53	2.54	2.26	2.06	
HOUSING UNITS							
Total	21,770	18,800	24,400	23,080	2,400	1,600	-91.5%
Single Family	17,140	18,100	18,200	17,160	1,260	750	-95.9%
Mobile Homes	180	100	100	100	0	0	-100.0%
Multifamily	4,450	600	6,100	5,820	1,140	850	41.7%
1990 Median House Value:		\$148,500					
1990 Median Rental:		\$500					

DEVELOPMENT
ACTIVITY

Total New Residential Permits/Units, 1997:	3
Single Family**	3
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	0
Total Formal Plats/Lots Recorded in 1997:	2 / 31
Total Short Plats/Lots Applied for in 1997:	0
Total Short Plats/Lots Recorded in 1997:	0

Sources: 1990 Census of Population and Housing

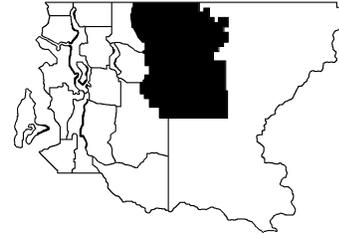
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: SNOQUALMIE VALLEY

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	4,000	9,600	13,600
Population, 1980	4,700	15,150	19,850
Population, 1990	8,200	21,200	29,400
Population, 1997 (Est.)	10,200	25,500	35,700
Population Forecast, 2000	12,500	26,400	38,900
Population Forecast, 2010	17,200	32,600	49,800
Population Growth, 1980 - '90	48%		
Population Growth, 1990 - '97	21%		
1990 Age Structure:			
17 and under	6,910	33%	
18 - 64	13,020	61%	
65 and over	1,270	6.0%	
Race and Ethnic Categories, 1990:			
White	20,490	97%	
African American	90	0.4%	
Asian	270	1.3%	
Hispanic*	460	2.2%	



The Snoqualmie Valley Community Planning Area includes the Cities of Carnation, Duvall, North Bend and Snoqualmie. There is a total of 395 square miles or 252,800 acres of land in this area.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	15,150	21,200	24,000	24,500	25,100	25,500	20.3%
Pop.per sq.mi.	39	56	64	65	67	68	
HOUSEHOLDS							
Total	5,110	7,500	8,440	8,650	8,900	9,100	21.3%
Household Size	2.86	2.80	2.81	2.80	2.79	2.77	
HOUSING UNITS							
Total	5,380	7,700	8,780	9,010	9,220	9,400	22.1%
Single Family	4,520	6,100	6,900	7,050	7,220	7,330	20.2%
Mobile Homes	600	1,300	1,580	1,660	1,700	1,760	35.4%
Multifamily	260	300	300	300	300	310	3.3%
1990 Median House Value:		\$128,400					
1990 Median Rental:		\$460					

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	227
Single Family**	227
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	0
Total Formal Plats/Lots Recorded in 1997:	1 / 76
Total Short Plats/Lots Applied for in 1997:	1 / 4
Total Short Plats/Lots Recorded in 1997:	6 / 18

Sources: 1990 Census of Population and Housing

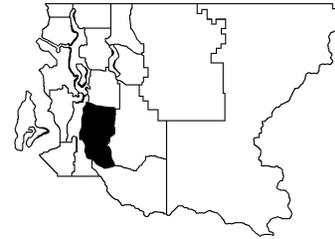
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **SOOS CREEK**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	11,700	48,400	60,100
Population, 1980	17,650	71,050	88,700
Population, 1990	31,450	95,350	126,800
Population, 1997 (Est.)	54,800	91,800	146,600
Population Forecast, 2000	69,500	78,000	147,500
Population Forecast, 2010	68,600	88,500	157,100
Population Growth, 1980 - '90	43%		
Population Growth, 1990 - '97	16%		
1990 Age Structure:			
17 and under	29,070	30%	
18 - 64	60,870	64%	
65 and over	5,410	5.7%	
Race and Ethnic Categories, 1990:			
White	85,630	90%	
African American	2,290	2.4%	
Asian	5,720	6.0%	
Hispanic*	2,430	2.5%	



Soos Creek Community Planning Area includes portions of the City of Renton, Kent, Auburn and Covington. The April 1997 unincorporated population shown here does not reflect incorporation of part of the City of Covington in August 1997. The total land area for Soos Creek is 73 square miles or, 46,720 acres.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	71,050	95,350	105,500	104,300	90,500	91,800	-3.7%
Pop.per sq.mi.	1,100	1,485	1,660	1,673	1,595	1,620	
HOUSEHOLDS							
Total	22,450	32,100	35,800	35,800	31,000	31,700	-1.2%
Household Size	3.16	2.97	2.94	2.94	2.92	2.90	
HOUSING UNITS							
Total	23,460	33,400	37,660	37,400	32,500	33,250	-0.4%
Single Family	19,620	25,900	28,730	28,780	25,270	25,500	-1.5%
Mobile Homes	990	2,000	2,330	2,350	2,130	2,250	12.5%
Multifamily	2,850	5,500	6,600	6,270	5,100	5,500	0.0%
1990 Median House Value:	\$126,200						
1990 Median Rental:	\$510						

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	817
Single Family**	572
Multifamily	245
Total Formal Plats/Lots Applied for in 1997:	13 / 443
Total Formal Plats/Lots Recorded in 1997:	9 / 309
Total Short Plats/Lots Applied for in 1997:	7 / 19
Total Short Plats/Lots Recorded in 1997:	5 / 12

Sources: 1990 Census of Population and Housing

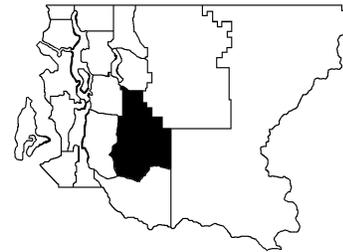
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **TAHOMA / RAVEN HEIGHTS**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	5,400	13,700	19,100
Population, 1980	6,500	24,400	30,900
Population, 1990	8,900	35,100	44,000
Population, 1997 (Est.)	10,900	44,600	55,500
Population Forecast, 2000	30,000	26,300	56,300
Population Forecast, 2010	30,500	28,100	58,600
Population Growth, 1980 - '90	42%		
Population Growth, 1990 - '97	26%		
1990 Age Structure:			
17 and under	10,980	31%	
18 - 64	22,280	63%	
65 and over	1,840	5.2%	
Race and Ethnic Categories, 1990:			
White	33,610	96%	
African American	390	1.1%	
Asian	550	1.6%	
Hispanic*	730	2.1%	



The two new cities of Maple Valley and Covington plus the Cities of Black Diamond and Issaquah are within the Tahoma/Raven Heights Community Planning Area. The April 1997 unincorporated population estimate shown here does not reflect incorporation of the City of Maple Valley and part of Covington in August 1997. The total land area is 149 square miles or 68,540 acres.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1996
POPULATION							
Unincorp. Area	24,400	35,100	41,400	42,500	43,700	44,600	27.1%
Pop.per sq.mi.	170	255	300	308	320	326	
HOUSEHOLDS							
Total	7,800	11,600	13,900	14,400	14,800	15,300	31.9%
Household Size	3.13	3.01	2.96	2.94	2.94	2.90	
HOUSING UNITS							
Total	8,250	12,100	14,680	15,280	15,700	16,200	33.9%
Single Family	7,320	10,500	12,530	13,070	13,450	13,660	30.1%
Mobile Homes	740	1,400	1,740	1,800	1,840	1,980	41.4%
Multifamily	190	200	410	410	410	560	180.0%
1990 Median House Value:	\$136,900						
1990 Median Rental:	\$490						

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	227
Single Family**	227
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	3 / 61
Total Formal Plats/Lots Recorded in 1997:	3 / 75
Total Short Plats/Lots Applied for in 1997:	6 / 24
Total Short Plats/Lots Recorded in 1997:	4 / 8

Sources: 1990 Census of Population and Housing

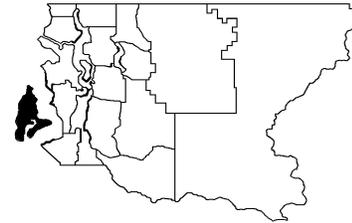
* Persons of Hispanic Origin can be of any race.

**Single Family includes mobile homes.

Unincorporated Area: **VASHON**

POPULATION

	Incorp.	Unincorp.	TOTAL
Population, 1970	0	6,500	6,500
Population, 1980	0	7,400	7,400
Population, 1990	0	9,300	9,300
Population, 1997 (Est.)	0	10,500	10,500
Population Forecast, 2000	0	10,800	10,800
Population Forecast, 2010	0	11,000	11,000
Population Growth, 1980 - '90	26%		
Population Growth, 1990 - '97	13%		
1990 Age Structure:			
17 and under	2,430	26%	
18 - 64	5,720	62%	
65 and over	1,150	12.4%	
Race and Ethnic Categories, 1990:			
White	9,030	97%	
African American	40	0.4%	
Asian	140	1.5%	
Hispanic*	160	1.7%	



Vashon Community Planning Area is the only area that does not contain any incorporated cities. The total acreage for this island is 23,680 or 37 square miles.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	% Change 1990-1997
POPULATION							
Unincorp. Area	7,400	9,300	10,200	10,300	10,400	10,500	12.9%
Pop.per sq.mi.	200	250	276	278	281	284	
HOUSEHOLDS							
Total	2,890	3,800	4,270	4,330	4,400	4,460	17.4%
Household Size	2.53	2.43	2.36	2.36	2.34	2.33	
HOUSING UNITS							
Total	3,100	4,500	5,000	5,080	5,140	5,220	16.0%
Single Family	2,650	4,000	4,420	4,480	4,520	4,570	14.3%
Mobile Homes	150	200	240	260	280	310	55.0%
Multifamily	300	300	340	340	340	340	13.3%
1990 Median House Value:	\$151,700						
1990 Median Rental:	\$400						

DEVELOPMENT ACTIVITY

Total New Residential Permits/Units, 1997:	83
Single Family**	83
Multifamily	0
Total Formal Plats/Lots Applied for in 1997:	0
Total Formal Plats/Lots Recorded in 1997:	0
Total Short Plats/Lots Applied for in 1997:	0
Total Short Plats/Lots Recorded in 1997:	0

Sources: 1990 Census of Population and Housing

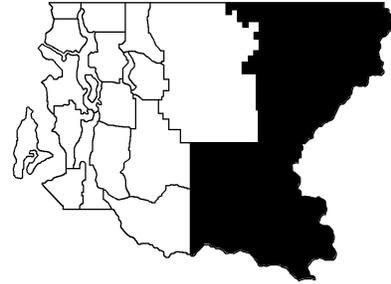
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **OTHER AREAS**

East King County

	Incorp.	Unincorp.	TOTAL
Population, 1970	300	500	800
Population, 1980	200	400	600
Population, 1990	250	700	950
Population, 1997 (Est.)	300	800	1,100
Population Forecast, 2000	400	900	1,300
Population Forecast, 2010	400	900	1,300
Population Growth, 1980 - '90	58%		
Population Growth, 1990 - '97	16%		



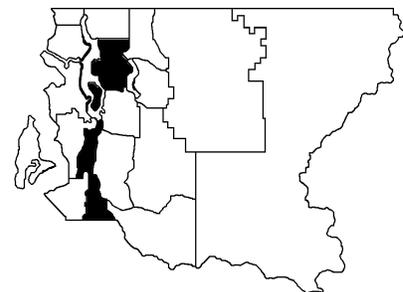
The three remaining planning areas have unincorporated populations that are too small to provide reliable demographic detail. This profile displays only total population for East King County, Eastside, and Green River Valley.

Eastside

	Incorp.	Unincorp.	TOTAL
Population, 1970	111,900	8,000	119,900
Population, 1980	136,450	8,300	144,750
Population, 1990	162,500	1,300	163,800
Population, 1997 (Est.)	174,200	1,500	175,700
Population Forecast, 2000	179,000	2,000	181,000
Population Forecast, 2010	197,000	2,000	199,000
Population Growth, 1980 - '90	13%		
Population Growth, 1990 - '97	7%		

Green River Valley

	Incorp.	Unincorp.	TOTAL
Population, 1970	45,300	3,000	48,300
Population, 1980	51,250	2,950	54,200
Population, 1990	68,100	2,500	70,600
Population, 1997 (Est.)	77,100	1,900	79,000
Population Forecast, 2000	81,500	2,500	84,000
Population Forecast, 2010	100,000	3,000	103,000
Population Growth, 1980 - '90	30%		
Population Growth, 1990 - '97	12%		



Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

