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

King County Benchmarks 2005 Land Use

Highlights

Growth Management Efforts Focus on Density and Urban Centers

Since 1994 the King County Countywide Planning Policies have directed the county's land use planning under the Washington State Growth Management Act. This report highlights the success of many of our land use policies to encourage urban development and preserve our natural environment over the last 10 years.

Directing Growth to the UGA and Increasing Density

The King County Countywide Planning Policies (CPPs) call for development to occur within the Urban Growth Area (UGA) to promote efficient use of land. Growth is to be directed first to urban centers, then to areas already urbanized, and lastly to areas requiring major infrastrastructure improvements.

The CPPs call for the accommodation of future urban development within the Urban Growth Area. Approximately 95% of overall growth in the county is going to the UGA. Four years into this 22-year planning period, indicators suggest that only 50% of the existing capacity is needed to accommodate current population estimates for the year 2022.

As shown in Indicator 34, plat densities increased throughout the urban area, increasing to 6.4 lots per acre in 2004 from an average of 4.6 lots per acre from 1996 to 2000. During this same time period, densities achieved by new permits in single family zones increased from 3.8 dwelling units (DU) per acre in the 1996-2000 period to 5.3 DU in 2004.

By promoting more efficient use of land within the Urban Growth Area, King County has successfully preserved farms and forestland while also maintaining close to 25,000 acres of urban parks and open space in the Urban Growth Area.

Developing Urban Centers

The urban center strategy- whose goal is to attract employment and housing in the county's urban centers- is an important element of the Countywide Planning Policies. On the whole, the strategy has been successful, even in the face of recession, but growth has not been evenly distributed among the centers.

As employment centers, the urban centers have been particularly susceptible to the recession, losing 11% of their jobs since 2000. Despite these setbacks, the urban centers have accommodated nearly 25% of the job growth throughout King County over the last 10 years. Combined, the urban centers and manufacturing centers have accommodated almost 40% of King County's job growth.

Though the rate of housing growth slowed in 2004, the urban centers have attracted close to 20% of all housing permitted in King County over the last 10 years. The urban centers in Seattle and Bellevue have supported the majority of this urban center growth.

Though King County's urban centers have accommodated some job and housing growth, concerted efforts are needed to encourage greater growth in these important centers of economic and residential development. These efforts should be supported by sound zoning and the development of transportation systems that allow the centralization of employment and housing in these centers.

Indicator Flags

- ↑ There has been a long-term trend in a positive direction, or most recent data shows a market improvement
- ↔ There has been little significant movement in this Indicator, or the trend has been mixed
- ↓ There has been a long-term negative trend, or the most recent data shows a significant downturn
- ? There is insufficient reliable data for this Indicator

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Indicator 30: 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.)*

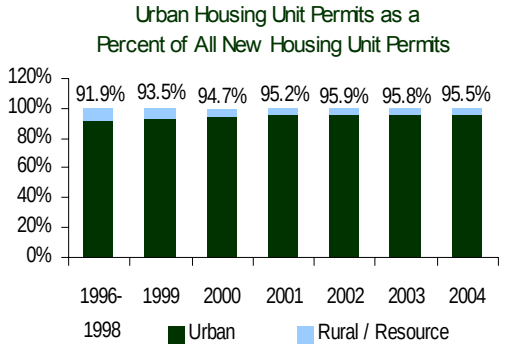
Indicator 30 measures King County's progress in increasing the proportion of new housing that is built within urban areas, and reducing the proportion in rural areas. It also monitors residential development in the 14 designated urban centers of the County, two of which were designated in the past year. Please see Indicator 38 for the ratio of jobs to housing in the urban centers.

Key Trends

Rural vs. Urban Growth *(Fig 30.1)*

- 95.5% of King County's residential growth occurred in the urban growth area, while just 4.5% occurred in the rural area in 2004.
- Between 1996 and 2002, the percent of residential growth located in the rural areas was cut in half- from 8% to 4%. This rate of rural development has risen only slightly since 2002.

Fig. 30.1



Growth in Urban Centers *(Fig 30.2)*

- Over the last 10 years, the urban centers attracted about 19% of all housing permitted in King County. Out of a total of 94,000 new units permitted throughout King County, almost 18,000 have been in urban centers.
- In 2004, new residential permits in urban centers accounted for 4.4% of all new residential units permitted in King County.
- Though urban centers only accommodated 4.4% of new housing growth, several cities showed strong housing growth within their urban centers. One half of Auburn's housing permits were in the city's urban center. Likewise, 25% of Bellevue's 119 permits and 17% of Seattle's 2,395 permits were in their urban centers.
- The rate of housing growth in urban centers decreased in the last year. Urban centers accommodated 1,042 net new permits in 2003 but only 450 net new permits in 2004.
- Urban centers in Seattle and Bellevue permitted 435 net new units, accommodating 97% of the housing growth in King County's urban centers. There was an additional net gain of 15 units in other suburban cities.
- Seattle's urban center in lower Queen Anne experienced the greatest rate of housing growth in 2004. With a net gain of 111 units, lower Queen Anne's housing units grew by 2.4% from 2003. Seattle gained an additional 214 net new units downtown.
- Since 1995, the urban centers have added over 17,800 housing units. This is 15% below a target of about 21,100 units.

Fig. 30.2

Net New Units Permitted in 2004 and Total Existing Units in Urban Centers

	Total Existing Units at end of 2003 (Corrected by Cities)*	New Units Permitted in 2004	Units Demolished in 2004	Existing Units + Net New Permits 2004
Seattle	**55,223**	**419**	**(14)**	**55,628**
First Hill/ Capitol Hill	*23,587*	*81*	*(6)*	*23,662*
Downtown	*16,056*	*218*	*(4)*	*16,270*
Northgate	*3,667*	-	-	*3,667*
University	*7,213*	*9*	*(4)*	*7,218*
Seattle Center/ Lower Queen Anne	*4,700*	*111*	-	*4,811*
Auburn	**1,063**	**24**	**0**	**1,087**
Bellevue	**3,569**	**30**	**-**	**3,599**
Burien	**1,076**	**2**	**(1)**	**1,077**
Federal Way	**846**	**-**	**-**	**846**
Kent	**710**	**-**	**(2)**	**708**
Kirkland/ Totem Lake	**2,944**	**-**	**-**	**2,944**
Redmond	**1,276**	**-**	**(1)**	**1,275**
Renton	**1,045**	**2**	**-**	**1,047**
SeaTac	**4,082**	**-**	**(9)**	**4,073**
Tukwila	**2**	**-**	**-**	**2**
Total	**71,836**	**477**	**(27)**	**72,286**
Net New Housing Units in King County:				**10,278**
Housing Growth Accommodated by Urban Centers as percentage of countywide growth:				**4.4%**

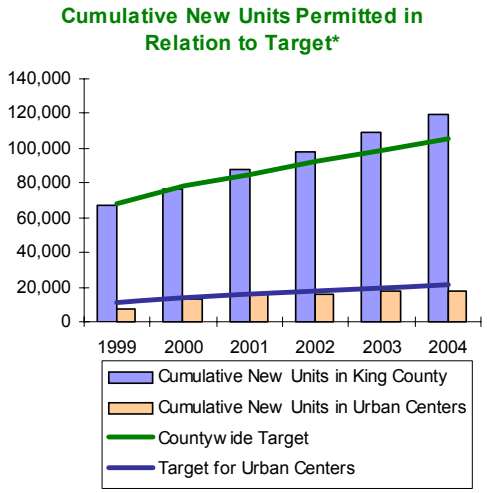
**The "existing" total includes all units in the center completed prior to or during 2003 plus units still in process of completion, but permitted in previous years. Corrections include withdrawn or expired permits or miscounts from previous years.*

(continued on page 3)

Indicator 30 (continued from page 2)

- In 2001, the urban center housing target was lowered from 2,318 units to 1,795 units per year. Over the last 10 years, the actual growth has averaged 1,787 new units per year.

Fig. 30.3



** An overestimate of 1,750 housing units was reported in 2002. The correction was made in 2002 though the actual misreporting likely occurred between 2000 and 2001, resulting in a spike in 2000 and artificially low growth in 2002.*

Cumulative Countywide Growth *(Figs 30.4)*

- The 22-year target calls for approximately 158,000 new housing units. After four years, jurisdictions have added 42,377 new units, or 27% of the target. This rate is considerably higher than needed to meet the 2022 housing unit target.
- An average of 10,600 units have been added per year since 2001 when the new housing target of about 7,200 units per year was established.
- As shown in Fig 30.4, the sub-regions have met from 23% to 31% of their respective targets for the 22-year period. Since 2001, south King County has added more housing units than any other sub-region, with an additional 3,174 new units in 2004. The sub-region has now achieved 31% of its 22-year target of 42,355 units.
- SeaShore has added 12,809 units since 2001. The sub-region currently accommodates more housing units and higher housing density than any other sub-region in King County.
- There is wide variation among the cities in attracting new housing development. Covington, Maple Valley and Renton in the South sub-region; Issaquah, Newcastle and Sammamish in the East sub-region; and Snoqualmie all had high growth in proportion to their targets in 2004.
- In four years, unincorporated King County has added 9,951 units and met 51% of its 22-year growth target.

Fig. 30.4

Net New Housing Units Permitted in King County, 2001 - 2004

	Net New Units in 2001*	Net New Units in 2002*	Net New Units in 2003*	Net New Units in 2004*	SUM 2001-2004	2001 - 2022 Adopted Target	Percent of Target Achieved 2001-2004 (18% of period)
SEA-SHORE SUB-REGION							
Lake Forest Park	9	11	8	42	70	538	13%
Seattle**	3,824	3,261	2,554	2,395	12,034	51,510	23%
Shoreline	63	104	135	72	374	2,651	14%
UKC - SS (N. Highline)	94	74	69	94	331	1,670	20%
Total for SeaShore	3,990	3,450	2,766	2,603	12,809	56,369	23%
SOUTH SUB-REGION							
Algona	16	41	28	11	96	298	32%
Auburn	165	78	127	50	420	5,928	7%
Black Diamond	7	4	12	6	29	1,099	3%
Burien	17	27	37	(6)	75	1,552	5%
Covington	222	353	352	259	1,186	1,173	101%
DesMoines	26	8	29	60	123	1,576	8%
Federal Way	32	201	123	119	475	6,188	8%
Kent	457	347	241	292	1,337	4,284	31%
Maple Valley	166	341	381	343	1,231	300	410%
Milton	1	-	-	9	10	50	20%
Normandy Park	5	91	6	6	108	100	108%
Pacific	14	99	20	40	173	996	17%
Renton	658	619	738	593	2,608	6,198	42%
SeaTac	20	35	186	36	277	4,478	6%
Tukwila	42	51	29	35	157	3,200	5%
UKC - South	697	1,112	1,886	1,321	5,016	4,935	102%
Total for South	2,545	3,407	4,195	3,174	13,321	42,355	31%
EAST SUB-REGION							
Beaux Arts	2	-	-	(1)	1	3	33%
Bellevue	509	381	249	119	1,258	10,117	12%
Bothell	26	121	13	139	299	1,751	17%
Clyde Hill	-	-	1	3	4	21	19%
Hunts Point	(1)	2	-	-	1	1	100%
Issaquah	499	200	468	807	1,974	3,993	49%
Kenmore	32	138	213	155	538	2,325	23%
Kirkland	225	195	116	349	885	5,480	16%
Medina	*(2)*	*(3)*	-	-	(5)	31	-16%
Mercer Island	63	82	7	302	454	1,437	32%
Newcastle	67	109	130	136	442	863	51%
Redmond	694	465	446	342	1,947	9,083	21%
Sammamish	465	528	495	409	1,897	3,842	49%
Woodinville	51	134	29	177	391	1,869	21%
Yarrow Point	-	-	-	1	1	28	4%
UKC - East	540	743	701	687	2,671	6,801	39%
Total for East	3170	3095	2,868	3,625	12,758	47,645	27%
RURAL CITIES SUB-REGION							
Carnation	0	1	0	0	1	246	0%
Duvall	208	86	36	33	363	1,037	35%
Enumclaw	28	59	28	9	124	1,927	6%
North Bend	7	-1	5	3	14	636	2%
Skykomish	0	0	0	1	1	20	5%
Snoqualmie	136	291	307	359	1,093	1,697	64%
UKC/ Rural City UGA's		7	11	6	24		
Total for Rural Cities	379	443	387	411	1,620	5,563	29%
TOTALS							
All Current Cities	8,753	8,459	7,549	7,705	32,466	138,526	23%
Urban Unincorp KC	1,331	1,936	2,667	2,108	8,042	13,406	60%
TOTAL URBAN AREA	**10,084**	**10,395**	**10,216**	**9,813**	**40,508**	**151,932**	**27%**
Rural KC***	513	441	450	465	1,869	6,000	31%
All Unincorp KC	1,884	2,377	3,117	2,573	9,951	19,406	51%
TOTAL	**10,597**	**10,836**	**10,666**	**10,278**	**42,377**	**157,932**	**27%**

**The numbers in these columns are the numbers reported by the jurisdiction for buildable lands data tracking. They may differ slightly from the sum of the numbers reported for the Annual Growth Report. **Seattle reports net permits finaled, rather than net permits issued. ***There is no stated target for Rural King County. The number given is the difference between the urban area target and the overall County target.*

Indicator 30 (continued from page 3)

What We Are Doing

- Encouraging redevelopment and higher density development throughout the urban area.
- Allowing the development of cottage housing in the unincorporated urban areas. These small detached units around a common green could be built at twice the underlying density up to a maximum of 16 units per acre.

Indicator 31: 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)*

Indicator 31 looks at the proportion of our new employment that is located in the urban area rather than the rural area, and at the proportion of new employment that is located in urban centers and manufacturing / industrial centers.

The intent is to foster employment growth in the urban areas, particularly the centers, rather than having it widely dispersed in more remote suburban and rural areas. This provides for a more effective public transportation system and better proximity of jobs to population centers. Residential growth in these same urban centers also brings people, jobs and commercial life closer together. Please see Indicator 38 for the ratio of jobs to housing in the urban centers.

Key Trends

Employment in Urban vs. Rural Areas

(Figs. 31.1, 31.2)

- In 2003 there were approximately 4,500 more jobs in rural King County than in 1995. Though there have been fluctuations in the past four years, rural King County has provided an average of 18,300 jobs since 2000.
- About 1.7% of county employment is located in the rural and resource areas, a slightly higher share than in 1995.
- Though urban and manufacturing centers have accommodated a substantial share of King County's employment growth since 1995, total employment *decreased* by 12,065 jobs from 2002 to 2003 in long-term urban centers. The urban center employment decrease represents 74% of the countywide employment decrease of 16,401 jobs.

Fig. 31.1

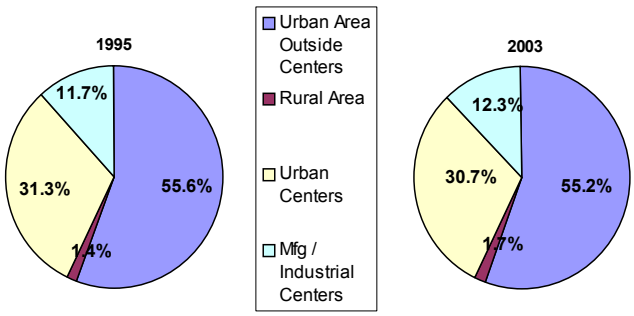
Total Employment in Urban Centers

	March 1995	March 2000	March 2002	March 2003	Net Change in Jobs: 3/95 - 3/03
Auburn*	See note below		3,102	2,801	na
Bellevue	23,088	31,221	27,914	27,341	4,253
Burien*	See note below			4,420	na
Federal Way	3,186	3,870	3,886	3,816	630
Kent	3,100	3,085	3,302	4,052	952
Kirkland/Totem Lake*	See note below		12,634	12,035	na
Redmond**	4,025	10,417	12,845	13,576	9,551
Renton	14,006	16,452	14,327	11,498	-2,508
SeaTac	7,064	8,589	8,631	8,723	1,659
Tukwila	17,047	20,366	18,590	18,324	1,277
Seattle	226,913	271,674	254,016	244,116	17,203
1st Hill/Cap. Hill	*32,028*	*36,096*	*38,619*	*39,454*	*7,426*
Downtown	*139,954*	*174,028*	*156,473*	*147,937*	*7,983*
Northgate	*9,467*	*11,063*	*10,638*	*10,843*	*1,376*
Seattle Center/Lower Queen Anne	*16,726*	*16,890*	*15,536*	*12,450*	*-4,276*
Univ. District	*28,738*	*33,597*	*32,750*	*33,432*	*4,694*
Total Employment in Long-Term Urban Centers*	**298,429**	**365,674**	**343,511**	**331,446**	**33,017**
Total Employment Outside Urban Centers	642,454	785,543	750,902	746,566	104,112
Total Employment in King County	940,883	1,151,217	1,094,413	1,078,012	137,129
Total Employment in All Current Centers	**298,429**	**365,674**	**359,247**	**350,702**	**na**
Percent of All Jobs that are currently in Urban Centers:				**33%**	
Percent of New Jobs Created from 1995-2003 that are in Long-Term Urban Centers:					**24%**

**Long-term centers exclude Auburn Downtown, Totem Lake-Kirkland, and Burien Downtown, which were designated as Urban Centers during the past two years. They are excluded because there is insufficient data to determine change in employment since 1995. Auburn had a baseline of approximately 3,200 jobs at the end of 2002, Totem Lake had approximately 12,600, and Burien Downtown had 4,420 when it was designated as an Urban Center at the end of 2004. **A major employment center moved into Redmond Urban Center between 1995 and 2000.*

Fig. 31.2

Location of Jobs in King County



(continued on page 5)

Indicator 31 (continued from page 4)

- The number of jobs both countywide and in urban centers is now higher than in 1995.
- The Countywide Planning Policies specify that urban centers should accommodate up to 50% of new employment. 24% of all jobs created in King County from 1995 through 2002 were in urban centers. Another 15% were in Manufacturing/ Industrial Centers. Together these centers have accommodated almost 40% of job growth during this time period.
- In 2003, the urban area accommodated 85.9% of King County's total jobs, down one percentage point from 1995.

Fig. 31.3

Total Employment in Manufacturing Centers

	1995	2000	2001	2002	2003	Net Change in Jobs 2000 - 2003	Net Change in Jobs: 1995 - 2003
Kent	13,924	16,203	15,146	14,576	14,030	(2,173)	106
Redmond: *Overlake*	10,308	20,144	26,087	29,310	31,046	10,902	20,738
Seattle	72,864	83,952	81,518	75,653	77,100	(6,852)	4,236
Duwamish	*58,700*	*69,601*	*66,372*	*60,814*	*60,664*	*(8,937)*	*1,964*
Interbay/Ballard	*14,164*	*14,351*	*15,146*	*14,839*	*16,436*	*2,085*	*2,272*
Tukwila	14,482	11,814	11,160	11,042	10,653	(1,161)	(3,829)
Total Jobs in Manufacturing Centers and Net Chg in Jobs	**111,578**	**132,113**	**133,911**	**130,581**	**132,829**	**716**	**21,251**
Total Jobs in King County	940,883	1,151,217	1,155,530	1,094,431	1,078,012	-73,205	137,129
Percent of New Jobs Created from 1995 - 2002 that were in Manufacturing Centers							**15%**

Indicator 32: Percent of New Residential Units Built Through Redevelopment

OUTCOME: *Make Efficient Use of Urban Land*

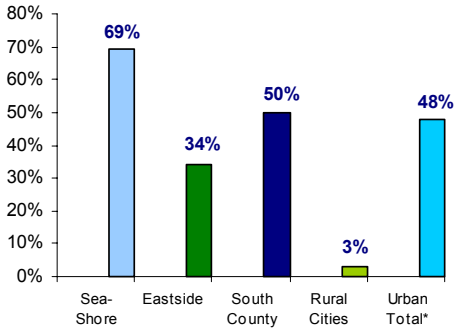
Countywide Planning Policy Rationale

"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)*

- In 2004, about 46% of all new residential units were permitted on land that had a pre-existing use. In the urban area, the proportion was about 48%. Because it is not always easy to trace a pre-existing use on land, these figures should be considered a conservative estimate.

Fig. 32.1

Percent of New Residential Units Built Through Redevelopment in 2004 by Sub-Region



One way to achieve efficient use of urban land is to redevelop urban land that had a pre-existing use. Often the pre-existing use was less than optimal for the location - such as a large, underused warehouse in a busy commercial area. In the residential context, the efficiency is gained by building at a higher density than the pre-existing use.

The 2002 King County Buildable Lands Report found that approximately 57% of the residential land supply in King County is redevelopable land, rather than vacant land. Inevitably, the supply of vacant land within the urban area will continue to shrink. Indicator 32 monitors the percent of our new housing that is actually being built on redevelopable land rather than vacant land.

Developers sometimes find vacant land more attractive because there are no demolition costs associated with it, but redevelopable land can also be attractive because of a prime location, or because infrastructure is likely to be in place already.

Fig. 32.2

Percent of New Housing Units Built Through Redevelopment by Sub-Area

	2000	2001	2002	2003	2004
Seattle-Shoreline	71%	81%	77%	72%	69%
Greater East Side	20%	9%	44%	28%	34%
South King County	36%	12%	34%	37%	50%
Rural Cities	0%	0%	8%	12%	3%
Urban Total*	**51%**	**46%**	**53%**	**44%**	**48%**
Unincorp KC*	na	29%	23%	17%	26%
Total County	**46%**	**44%**	**52%**	**43%**	**46%**

**For 2000, the Urban Total includes just the Cities and Unincorp. KC refers to both urban and rural Unincorp. KC. Beginning in 2002, the urban areas of Unincorp. KC are included in the urban sub-regions, and the Urban Area Total refers to both cities and unincorporated areas within the Urban Growth Boundary. Unincorporated KC includes the rural area and urban unincorporated KC.*

(continued on page 6)

Indicator 32 (continued from page 5)

- The proportion of redevelopment was lower than the 2002 estimate of 52%, but in line with the previous 5-year period.
- As would be expected the highest rate of redevelopment is in the older and more densely-populated SeaShore sub-region, while the rural cities have a relatively low redevelopment rate.
- This relatively high rate of development on previously-used land is a positive sign that urban land is being used efficiently as vacant land becomes more scarce.

Indicator 33: 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)*

Indicator 33 compares the rate of population growth to the consumption of new 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: 1) it is not easy to define what constitutes "consumption" of land (if a large wetland is preserved as part of a new plat, is that acreage "consumed" or "preserved" from development?); 2) 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".

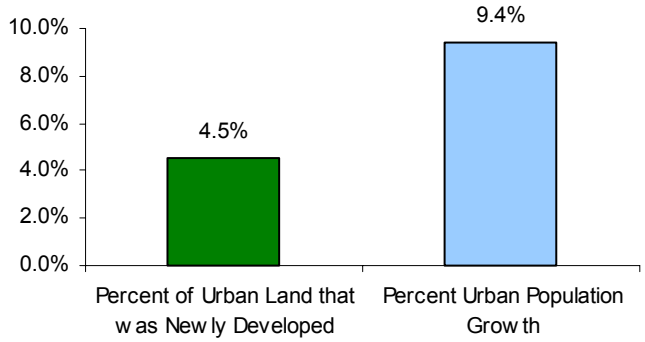
The best surrogate measure for newly-developed land is the net acreage of land that is formally-platted during a given period. Some multi-family and commercial-industrial development also takes place on vacant land, without a formal platting process. Much multi-family and commercial development occurs on redeveloped land. We have included 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.

Key Trends

- During the nine years from 1996 through 2004, King County's urban population has grown 9.4%, averaging about 1% per year. Growth was rapid from 1999-2001 but then slowed through 2003. In 2004, urban population grew to about 1,651,300, an increase of 9,000 from 2003.
- In this same nine-year period, about 4.5% of urban land was newly-developed. This amounts to about 0.5% per year. Not surprisingly, urban land consumption also occurred at the greatest rate from 1999-2001.
- The ratio of land consumption to population growth was approximately 1:2, meaning that population grew at twice the rate than the rate at which land was consumed.
- While this trend meets the policy goal of using urban land more efficiently, even greater efficiencies will be needed in the long run, as the available supply of vacant land in King County continues to diminish.
- As the supply of vacant land is reduced, it is likely that a greater proportion of development will take place on land with existing uses and at higher densities.

Fig 33.1

Residential Land Development and Population Growth in Urban King County: 1996 - 2004



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Outcome: Make Efficient Use of Urban Land

Indicator 34: Trend in Achieved Density of Residential Development

Another way to monitor the efficient use of urban land is to measure how well we are achieving the densities in residential zones that our plans call for. 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.

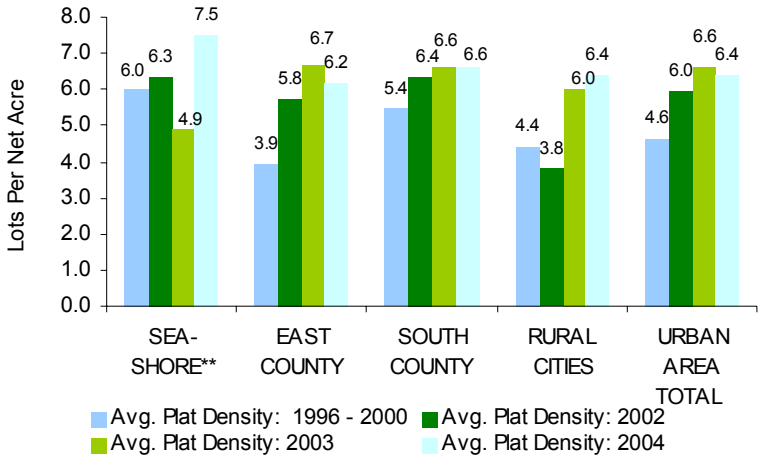
While building more densely does use land more efficiently, high density neighborhoods, especially in and around urban centers, have a number of other advantages. They support more frequent public transportation, and more local stores and shops; they encourage pedestrian activity to and from local establishments; and they create lively (and sometimes safer) street life.

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)*

Fig 34.1

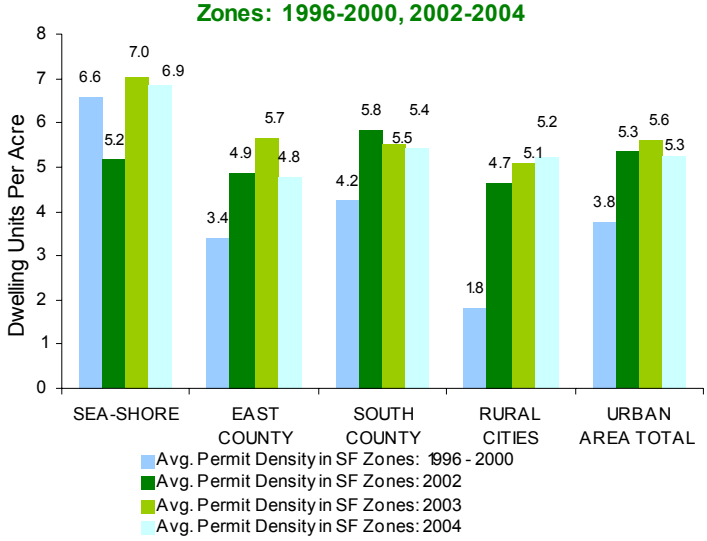
Change in Achieved Densities on Plats: 1996-2000*, 2002-2004



**Blue columns represent average densities achieved over the five-year period from 1996 - 2000. **SeaShore had just 3 plats in 2003, on a total of 5.36 acres. 26 new lots were created.*

Fig 34.2

Change in Achieved Densities for Permits in Single Family Zones: 1996-2000, 2002-2004



Key Trends

- Six dwelling units per acre is considered a benchmark of urban density for single family lots. Densities achieved in new subdivisions are a good predictor of the trend in single-family densities because the number and size of lots determines how many units per acre will eventually be built.
- Throughout King County, 599 acres were divided into 3,848 new lots for single-family homes in 2004. This corresponds to a density of 6.4 lots per acre and exceeds the benchmark of six lots per acre.
- South King County and the rural cities increased density from 2003 with 6.6 lots per acre and 6.4 lots per acre respectively.
- Excluding the city of Seattle, the Sea-Shore sub-area created new lots for single-family homes at the overall rate of 7.5 lots per acre. In 2004, the city of Shoreline recorded 24 lots on 2.9 acres. Initiated in 2002 and 2003, these lots were not recorded until 2004. This contributed to unusually low density in 2003 and high density in 2004.
- Only east King County did not improve its density from 2003 to 2004. However, it has made a marked improvement from the 1996-2000 period, increasing density from 3.9 single-family home lots to 6.2 lots per acre in 2004.
- Throughout King County, densities achieved by new permits in single family zones have increased from 3.8 dwelling units (DU) per acre in the 1996-2000 period to 5.3 DU in 2004.

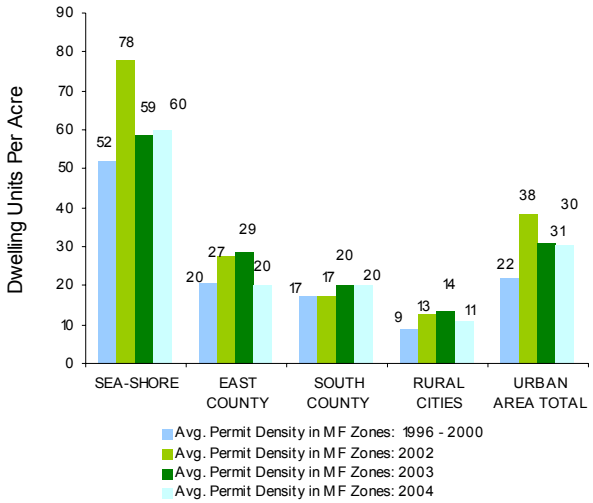
(continued on page 8)

Indicator 34 (continued from page 7)

- Permit densities increased in every sub-area from 1996-2000 levels though fluctuations were seen throughout the county in the intervening years.
- South King County permitted 5.4 dwelling units in 2004, down from a high of 5.8 units in 2002.
- After making a marked increase in density from 1996-2000 levels in 2002, the rural cities have made steady increases in density. In 2004, 385 dwelling units were permitted on almost 74 acres.
- Both the SeaShore sub-area and the Eastside attained their highest densities in 2003. SeaShore permitted 6.9 units per acre in 2004, still slightly higher than 1996-2000 levels. Though density on the Eastside decreased from a 2003 high, the current density of 4.8 units per acre is markedly higher than the 3.4 units per acre permitted during 1996-2000.
- Multi-family unit densities decreased throughout the county from 2002, likely as a result of historical lows in mortgage interest rates. As home-ownership became more affordable, the demand for apartments decreased and the building community responded with fewer permit requests after 2002.

Fig 34.2

Change in Achieved Densities in Multifamily Zones: 1996-2000, 2002-2004



- Despite fluctuations over the last three years, multi-family densities are now higher than during the 1996-2000 period throughout the county.

Indicator 35: Comparison of Remaining Land Capacity to Household and Job Targets

OUTCOME: *Accommodate Residential and Job Growth in Urban Areas*

The concern of Indicator 35 is whether King County has sufficient remaining land capacity to accommodate the residential and job growth that is projected to occur over the next 20 years.

For the 2002 King County Buildable Lands Report, jurisdictions studied their remaining land supply and calculated the number of housing units and jobs that could be accommodated on that land.

Discounts were applied for sensitive areas and for other land constraints, including a market factor.

New targets for housing and jobs were established to extend from 2000 to 2022, a twenty-two year planning period. These targets supplant the original targets for 1993 - 2012.

We have now completed the first four years of the new 22 year planning horizon. Fig. 35.1 shows 1) the number of housing units built during these four years, 2) the remaining target for 2022. It also shows 3) the estimated remaining residential capacity as of the end of 2004, and 4) the percent of the current capacity needed to meet the remaining 2022 target. It is likely that more capacity will become available between 2012 and 2022, but that is not included in this measure.

Fig. 35.3 shows the new employment targets established for the 2022 planning horizon, by sub-region. It also shows the job capacity by sub-region, as determined for the 2002 Buildable Lands Report. There has been a net loss of jobs in King County from 2000 - 2004, so overall capacity has increased.

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)*

Key Trends

Residential Capacity (*Figs. 35.1, 35.2*)

- King County continues to experience rapid housing unit growth, despite the fact that population increase has slowed.
- In 2000, King County had the capacity to build at least 263,280 new units, based on current zoning and land supply.
- Given population estimates for the year 2022, the County has set a target of 151,932 new units to be built in its urban area by that year. After four years, we have permitted 40,508 units, or 27% of the total target.

(continued on page 9)

(Indicator 35 - continued from page 8)

- 111,424 more units are needed by 2022 to meet the countywide target. After building 40,508 units, there is still capacity for 222,772 units in the urban area.
- Currently the pace of creation of new units is ahead of schedule. Once the 2022 target is met, there will still be a surplus capacity of over 111,000 units in King County. 50% of the countywide existing residential capacity is needed to meet the 2022 target.
- Though SeaShore's residential capacity target exceeds all other regions in the county, it has added fewer units than south King County. However, SeaShore needs only 40% of its existing capacity to meet its 2022 target of 56,369 units.

Employment Capacity (*Figs. 35.3, 35.4*)

- Employment (or job) capacity refers to the number of new jobs that can be accommodated on available commercial and industrial land in King County. It is a measure of potential, not actual, jobs.
- Since there was a net job loss from 2000-2003, the current (2003) job capacity is the sum of the job capacity in 2000 and of jobs that were lost from 2000-2003. Thus, it is higher than the job capacity in 2000.
- Jobs that are lost ordinarily leave commercial/ industrial "space" behind, adding to current job capacity (available space for new jobs).
- The 2022 job target is the NET number of new jobs that are expected by 2022. To meet that target, subareas will need to regain lost jobs AND add the target number of new jobs.
- King County's job target for 2022 is to add 289,000 jobs to the 2000 baseline of 1.1 million jobs. Having lost nearly 70,000 jobs from 2000 to 2003, the county needs to add 359,000 new jobs to meet its target.

Fig. 35.1

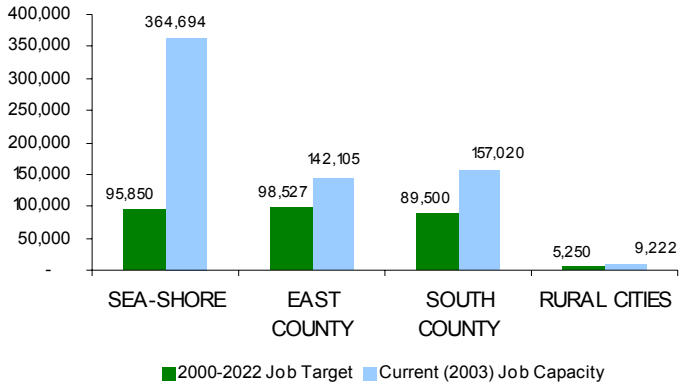
Residential Capacity in Relation to Target

Sub-Area	Net New Units: 2001-2004	Target Still to be Achieved by 2022	Estimated Remaining Residential Capacity at end of 2004*	Percent of Current Capacity Needed to Meet Remaining 2022 Target
SEA-SHORE	12,809	43,560	109,531	40%
EAST COUNTY	12,758	34,887	50,013	70%
SOUTH COUNTY	13,321	29,034	55,670	52%
RURAL CITIES	1,620	3,943	7,558	52%
Urban Area Total	**40,508**	**111,424**	**222,772**	**50%**

** Residential capacity as of the end of 2000 was calculated by each city for the 2002 Buildable Lands Report. The estimated remaining capacity is arrived at by subtracting the new units permitted during 2001 to 2004 from the capacity reported at the end of 2000. However, zoning changes and other events may affect the actual capacity of each jurisdiction as time goes on. The "remaining capacity" will necessarily be an estimate until a new study of capacity is undertaken.*

Fig. 35.2

Sub-Regional Job Capacity in Relation to Job Target: 2003 Status

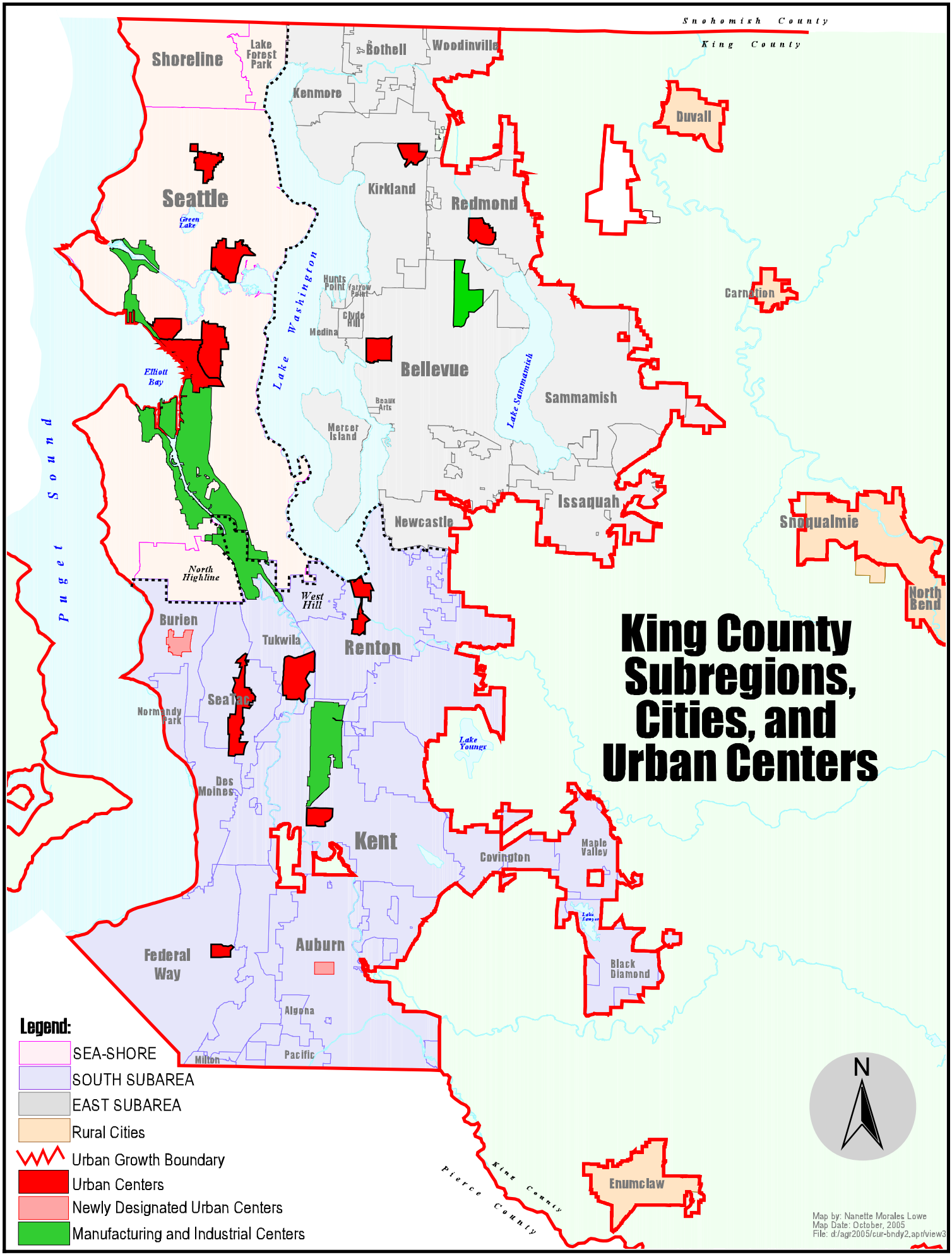


- Since 2000, the south county subarea has lost over 32,000 jobs, which was a 10% reduction. Both the SeaShore and east county subareas have also lost jobs. Only the rural cities have added new jobs, with an increase of almost 2,000 jobs since 2000. There are currently 6% fewer jobs in the King County urban area than in 2000.
- Less than 50% of King County's job capacity will be needed to meet the 2022 employment target. The SeaShore subarea alone has almost 4 times as much job capacity as its 2022 target.

Fig. 35.3

2000 - 2022 Job Capacity In Relation to Target

Sub-Area	2000 Job Capacity (NEW job capacity)	Existing Jobs in 2000	Existing Jobs in 2003	Net Change in Jobs 2000 - 2003	Percent Change 2000 - 2003	2000-2022 Job Target	2003 Job Capacity (NEW job capacity)
SEA-SHORE	330,125	525,585	491,016	(34,569)	-6.6%	95,850	364,694
EAST COUNTY	136,989	289,201	284,085	(5,116)	-1.8%	98,527	142,105
SOUTH COUNTY	124,748	306,303	274,031	(32,272)	-10.5%	89,500	157,020
RURAL CITIES	11,200	8,460	10,438	1,978	23.4%	5,250	9,222
Urban Area Total	**603,062**	**1,129,549**	**1,059,570**	**(69,979)**	**-6.2%**	**289,127**	**673,041**


Snohomish County
King County
Shoreline
Lake Forest Park
Bothell
Woodinville
Kenmore
Duvall
Kirkland
Redmond
Seattle
Green Lake
Hunts Point
Yarrow Point
Clyde Hill
Medina
Lake Washington
Carnation
Elliott Bay
Bellevue
Beaux Arts
Mercer Island
Lake Sammamish
Sammamish
Puget Sound
Issaquah
Newcastle
Snoqualmie
North Bend
North Highline
West Hill
Burien
Tukwila
Renton
Seatac
Normandy Park
Lake Youngs
Des Moines
Kent
Covington
Maple Valley
Lake Lawrence
Federal Way
Auburn
Black Diamond
Algona
Pacific
Milton
Enumclaw
King County
Pierce County
King County Subregions, Cities, and Urban Centers
Legend:
SEA-SHORE
SOUTH SUBAREA
EAST SUBAREA
Rural Cities
Urban Growth Boundary
Urban Centers
Newly Designated Urban Centers
Manufacturing and Industrial Centers
N
Map by: Nanette Morales Lowe
Map Date: October, 2005
File: d:/agr2005/cur-bndy2.apr/view3

Outcome: Accommodate Residential and Job Growth in Urban Areas

Indicator 36: Land With Six Years of Infrastructure Capacity

Countywide Planning Policy Rationale

"All jurisdictions shall develop growth phasing plans consistent with...adequate public facilities and services to meet at least the six-year intermediate household and employment target ranges." *(CPP LU-29)* "Jurisdictions shall adopt regulations to and commit to fund infrastructure sufficient to achieve the [20-year] target number." *(CPP LU-66, see also LU-28 and LU 67-68).*

A meaningful measurement of land with adequate infrastructure is not currently feasible. Different ways of approaching this issue are being explored. Indicator 36 arises from the "concurrency" requirement of the Washington State Growth Management Act, which requires that jurisdictions provide adequate infrastructure facilities to serve new development. It stipulates that any needed infrastructure improvements or programs be in place at the time of development, or that there be a financial commitment to complete the improvement or strategies within six years.

Infrastructure capacity can mean a variety of public facilities, including sewer, water, parks or schools, as well as transportation infrastructure. However, thefocus of discussion has usually been on transportation, and specifically, on whether an acceptable level of service (LOS) can be maintained on local roads when new development takes place. Cities are expected to incorporate level of service standards for transportation facilities as part of their comprehensive planning.

If traffic impacts of new development are such that the current infrastructure is inadequate, then the city can: 1) plan for the financial resources to improve the current transportation facilities; 2) encourage new development in areas where plenty of transportation capacity is already in place; 3) adapt the LOS standard to a lower level in areas where growth is desirable, while pursuing ways to mitigate travel demand and expand public transit opportunities.

Indicator 37: 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)*

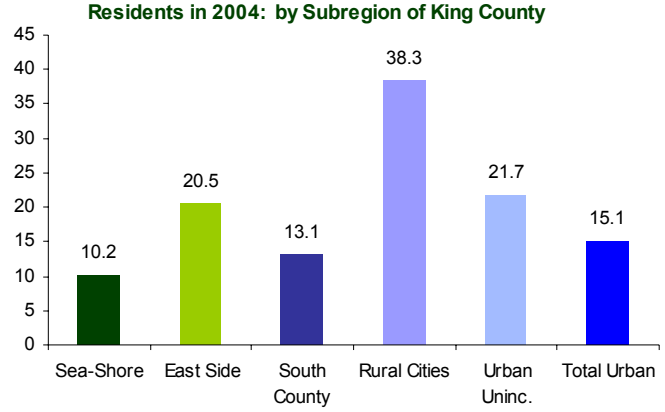
The parks and open space indicator measures the change in parks acreage over time. It also measures whether we are increasing our parks and open space in proportion to the growth in our population. The National Recreation and Park Association (NRPA) recommends a ratio of 6 - 10 acres per thousand residents for "close to home" park space, and a ratio of 15.2 acres per thousand for "regional space".

Key Trends

- In 2004, King County owned 24,455 acres of parks and open space throughout the county. This acreage includes Couger Mountain Regional Wildland Park, Marymoor Park, and Tolt McDonald Park among others.

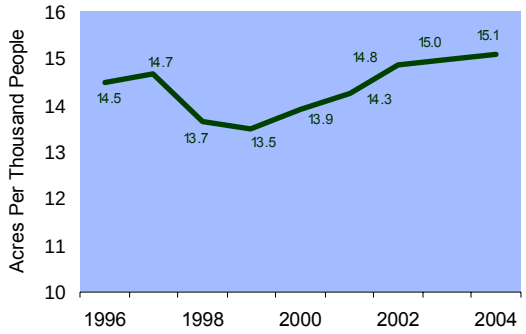
Fig. 37.1

Acres of Parks and Open Space Per Thousand Residents in 2004: by Subregion of King County



- There are now over 15 acres of parks and open space per one thousand urban residents.

Fig. 37.2 **Acres of Urban Park and Open Space Per Thousand Residents**



- The rapid increase in population during the late 1990s caused a temporary decline in the number of acres per thousand residents, but as population growth has leveled off, the urban region has regained a healthy ratio of parks to residents.
- The sub-areas differ considerably in the amount of parks and open space per resident.
- The rural cities have an abundance of park land per resident. The Eastside and unincorporated urban areas also have generous amounts of parkland.
- SeaShore and South County have considerably less acreage in parks and open space than the east and rural areas. This is not unexpected with the high densities seen in SeaShore and South County.

Fig. 37.3

	Total Parks and Open Space Reported at end of 2003	Corrected Total for 2003*	New acres created, acquired or annexed in 2004	Acres transferred from King County in 2004**	Acres removed from park usage in 2004	Total Parks and Open Space at end of 2004
SEA-SHORE						
Lake Forest Park	34.6	29.1	3.2	0.0	0.0	32.3
Seattle	6,139.0	6,092.0	30.6	-8.7	0.0	6,113.9
Shoreline	345.3	347.3	0.0	0.0	0.0	347.3
Sea-Shore Total	**6,518.9**	**6,468.3**	**33.8**	**-8.7**	**0.0**	**6,493.4**
EAST						
Beaux Arts	0.0	0.0	0.0	0.0	0.0	0.0
Bellevue	2,320.7	2,320.7	25.8	0.0	0.0	2,346.5
Bothell	200.6	196.6	4.7	0.0	0.0	201.3
Clyde Hill	0.9	1.0	0.0	0.0	0.0	1.0
Hunts Point	10.0	2.8	0.0	0.0	0.0	2.8
Issaquah	1,358.4	1,368.6	7.4	0.0	0.0	1,376.0
Kenmore	112.2	112.2	0.0	0.0	0.0	112.2
Kirkland	509.0	509.7	8.7	0.0	0.0	518.5
Medina	26.7	26.7	0.0	0.0	0.0	26.7
Mercer Island	355.3	355.3	0.0	0.0	0.0	355.3
Newcastle	351.8	351.8	1.2	0.0	0.0	353.0
Redmond	1,283.7	1,283.7	7.2	0.0	0.0	1,290.9
Sammamish	374.5	374.5	0.0	0.0	0.0	374.5
Woodinville	66.2	66.2	0.3	0.0	0.0	66.5
Yarrow Point	19.9	19.9	0.0	0.0	0.0	19.9
East Total	**6,989.7**	**6,989.7**	**55.3**	**0.0**	**0.0**	**7,045.0**
SOUTH						
Algona	3.6	3.6	0.0	0.0	0.0	3.6
Auburn	696.3	696.3	0.0	0.0	0.0	696.3
Black Diamond	51.0	51.0	0.0	0.0	0.0	51.0
Burien	303.1	320.1	0.0	0.0	0.0	320.1
Covington	80.2	80.2	0.0	-1.2	0.0	79.0
Des Moines	130.6	128.5	0.0	0.0	0.0	128.5
Federal Way	855.1	855.1	85.4	-47.5	0.0	893.0
Kent	1,343.6	1,343.6	0.2	0.0	0.0	1,343.8
Maple Valley	139.6	196.4	0.0	0.0	0.0	196.4
Milton	5.0	5.0	5.0	0.0	0.0	10.0
Normandy Park	99.4	99.4	0.0	0.0	0.0	99.4
Pacific	44.2	39.0	0.0	0.0	0.0	39.0
Renton	1,135.4	1,141.7	17.9	0.0	0.0	1,159.6
SeaTac	311.0	392.4	0.0	-81.4	0.0	311.0
Tukwila	201.3	196.9	0.0	0.0	0.0	196.9
South Total	**5,399.3**	**5,549.2**	**108.4**	**-130.2**	**0.0**	**5,527.4**
RURAL						
Carnation	105.7	105.7	0.0	0.0	0.0	105.7
Duvall	268.8	147.0	0.0	0.0	0.0	147.0
Enumclaw	115.9	115.9	115.0	-187.2	0.0	43.7
North Bend	241.1	241.1	0.0	0.0	0.0	241.1
Skykomish	7.0	7.0	0.0	0.0	0.0	7.0
Snoqualmie	550.2	550.2	1.0	0.0	0.0	551.2
Rural Cities Total	**1,288.7**	**1,166.9**	**116.0**	**-187.2**	**0.0**	**1,095.7**
Total Cities	**20,196.6**	**20,174.2**	**313.5**	**-326.1**	**0.0**	**20,161.6**
Urban Uninc. KC	**4,372.6**	**4,892.0**	**44.0**	-	**-187.2**	**4,748.8**
All Urban Area	**24,569.2**	**25,066.2**	**357.4**	**-326.1**	**-187.2**	**24,910.3**

**Total parks acreage in 2003, as reported in 2004, was confirmed or corrected by the jurisdictions for this report.*

***King County transferred a number of parks and pool sites in 2004. These included 187.21 acres (Enumclaw Golf Course) to Enumclaw, 47.51 acres (Hylebos Wetlands) to Federal Way, and a number of smaller sites. Numbers in blue italics indicate data supplied by the County rather than by the city. In some cases the cities did include the transferred acreage. This table distinguishes transferred acreage from parks acreage acquired in other ways.*

Outcome: Balance Jobs and Household Growth

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties

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. This year data is also included on the jobs-housing balance in the King County sub-regions, and in the Urban Centers of King County. The four-county comparison uses "non-agricultural employment" figures which are available at the County level for 2004. The data internal to King County uses "covered employment" figures which are available for local geographic units for 2003.

There is no benchmark target for the "right" ratio of jobs to housing. For the U.S., the average in 2002 was about 1.3 jobs per housing unit. An acceleration in either housing growth or employment growth in a particular area could signal that the current balance is changing, and should be closely monitored.

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. However, when job growth occurs it often takes several years for sufficient housing to be built in the growing area.

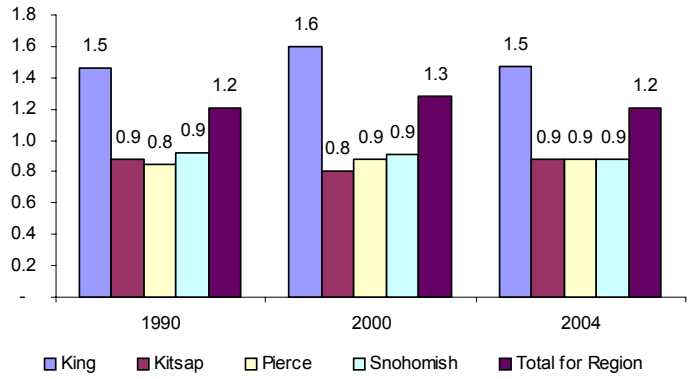
Key Trends

Four County Region

- King County currently has just over 1.5 jobs per housing unit and continues to be the job center for the four-county region.
- Throughout the four-county region, the ratio of jobs to housing units has returned to 1990 levels after peaking in 2000. Only Kitsap County shows a marked increase in the ratio of jobs to housing units from 2000 as job growth outpaced its increase in housing units.

Fig. 38.1

Number of Jobs Per Housing Unit in the Four-County Region: 1990, 2000, and 2004

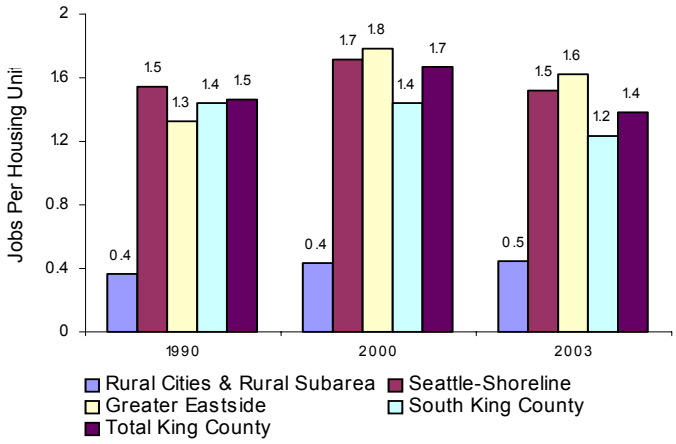


Sub-Areas of King County

- While King County has seen an overall reduction in the ratio of jobs to housing from 2000 to 2003, there were disparate changes among the sub-county regions. The rural cities and rural sub-area saw an increase in the jobs to housing ratio where all other sub-areas saw a reduction, with the largest in south King County.
- All of the changes from 2000 to 2003 reflect the countywide trend of job reductions during the recession while housing growth continued unabated.
- The jobs to housing ratio in all of the urban centers exceed the countywide ratio in 2003. Since the urban centers are intended to be centers of commercial activity and employment, this is not unexpected.
- Some significant shifts in the ratio of jobs to housing among the four King County sub-regions occurred from 1990 to 2003.

Fig. 38.2

Ratio of Jobs to Housing Units in the Sub-County Areas



(continued on page 14)

(Indicator 38 - continued from page 13)

- The Eastside saw the greatest growth, from a ratio of 1.3 to 1.6 jobs per housing unit, while the SeaShore sub-area returned to 1990 levels. Having outpaced growth in the SeaShore sub-region, the greater Eastside jobs to housing ratio now exceeds all other King County sub-areas.
- The decrease in the jobs to housing ratio in south King County from 1990 to 2003 is indicative of recent layoffs in the sub-area.
- Urban centers are also meant to have a significant residential component. While the average jobs to housing ratio in the urban centers is larger than the aggregate county ratio, there is substantial disparity among the centers. While the First Hill/ Capital center shows a ratio of 1.7, the Tukwila center has 9,162 jobs per housing unit.

Fig. 38.3

Jobs-Housing Ratio in Urban Centers

	Housing Units in 2004	Employment: March 2003	Jobs/Housing Ratio
Auburn*	1,087	2,801	2.6
Bellevue	3,599	27,341	7.6
Burien	1,077	-	-
Federal Way	846	3,816	4.5
Kent	708	4,052	5.7
Kirkland/Totem Lake*	2,944	12,035	4.1
Redmond	1,275	13,576	10.6
Renton	1,047	11,498	11.0
SeaTac	4,073	8,723	2.1
Seattle	55,628	244,116	4.4
1st Hill/Cap. Hill	*23,662*	*39,454*	*1.7*
Downtown	*16,270*	*147,937*	*9.1*
Northgate	*3,667*	*10,843*	*3.0*
Seattle Center/Lower Queen Anne	*4,811*	*12,450*	*2.6*
Univ. District	*7,218*	*33,432*	*4.6*
Tukwila	2	18,324	9162.0
Total	**72,286**	**346,282**	**4.8**

**Auburn Downtown, Totem Lake-Kirkland, and Burien Downtown were designated as Urban Centers during the past two years. Burien is not included in these calculations as jobs were not counted in the Urban Center from 2003 to 2004.*

Outcome: Maintain the Quality and Quantity of Natural Resource Lands

Indicator 39: Acres in Forest 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)*

Measuring the number of acres in forest and farmland is a way to monitor any change in our natural resource lands over time. There are technical and definitional challenges in counting forest acreage that may cause minor differences in acreage from year to year. Despite these minor discrepancies, Indicator 39 will detect if there are any major declines in forest land that would be cause for concern.

It is not only the amount of land that is at stake, but the maintenance of its quality as a significant resource. Forest production is an important economic resource of the County, while the preservation of forest land provides many other benefits. It provides continuous habitat for many species of wildlife, it protects stream quality for salmon habitat, it improves air quality, and it provides aesthetic and recreational opportunities.

Key Trends

- King County has maintained its forest land with very little change in the total acreage of forest since 1995. Changes in the total are mainly due to more accurate measurement.
- This is a reversal of the trend set between 1972 and 1996 when King County forest land decreased by 33%.
- The acreage changes between private and industrial ownership are due to changes in the way non-public forest land is categorized (e.g. "industrial" now includes rail and mining companies, as well as forest product companies).
- Overall, there has been some increase in government ownership due to transfer of ownership from private and industrial.

Fig. 39.1

Acres of Forest Land in Various Categories

	1995	2000	2002	2005
Forest Production District (FPD)				
Federal Ownership	337,000	336,000	351,000	352,600
State Ownership	83,000	89,000	90,400	92,800
Municipal/County Ownership	94,000	118,000	117,000	118,300
Industrial Ownership (Prvt)	310,000	281,000	236,000	235,900
NIPF* Ownership			21,000	14,600
Other			9,200	10,400
FPD Total	824,000	824,000	824,600	824,600
Rural Forest Focus Areas (RFFA)				
Federal Ownership			70	80
State Ownership			4,800	4,760
Municipal/County Ownership			7,400	8,500
Industrial Ownership (Prvt)			4,800	8,380
NIPF* Ownership			33,800	29,290
Other			1,430	1,890
RFFA Total**	45,000	53,000	52,300	52,900
	869,000	**877,000**	**876,900**	**877,500**
Proportion of County Land Area in Forestland	**64%**	**64%**	**64%**	**64%**

**NIPF = Non-Industrial Private Forest land reported in the "Industrial Ownership (Prvt)" category prior to 2002. Nearly all of industrial and NIPF ownership changes in 2005 due to changes in classification rather than actual changes in ownership. **Total RFFA increase from 1995 to 2000 due to improved G.I.S. measurement.*

(Indicator 39 - continued from page 14)

What We Are Doing

- Encouraging forest stewardship by residential forest landowners. Providing forest stewardship workshops in cooperation with other agencies.
- Working to prevent the parcelization of large industrial forests.
- Encouraging Community Wildfire Protection Planning in 2005.
- Offering financial incentives that can benefit forest landowners, such as the Current Use Taxation Program.
- In 2005, King County purchased development rights on 90,000 acres of Snoqualmie Forest to ensure that it will remain in permanent forest use. The County also coordinated the conservation of over 2,000 acres of forestland near Black Diamond.

Indicator 40: 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)*

Indicator 40 monitors how well we are maintaining our agricultural resource land, in the same way that Indicator 39 monitors forest land. Fig. 40.3 looks at whether there has been any significant change in the total amount of agricultural land. Note that the minor changes in acreage are due to measurement differences rather than genuine change in the amount of farmland.

As with forest land, it is the quality of the land use that is at stake as well as the quantity. King County's Agriculture Program aims to support sustainable farming, as well as to preserve and protect our remaining agricultural land.

Key Trends

- Decreases in farmland acreage during the 1980's leveled out by 1992 and have remained relatively constant since that time.
- The proportion of the total county land that is in farmland has remained at about 3% over the last 25 years.

Fig. 40.1

Distribution of Farms by Size (1997 and 2002)

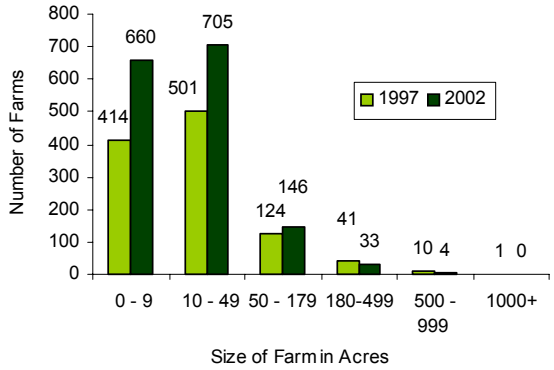


Fig. 40.2

Total Number and Average Size of Farms in King County					
	1982	1987	1992	1997	2002*
Acres in Farms	59,813	54,172	42,290	41,653	41,769
Number of Farms	1,719	1,498	1,221	1,091	1,548
Average Farm Size, in Acres	35	36	35	38	27
Proportion of County Land Area in Farms	4%	4%	3%	3%	3%

**There is a U.S Dept. of Agriculture Census taken every 5 years. One was completed in 2002, but the methodology was changed from previous years. The higher number of farms with smaller average size is consistent with a King County survey completed in 2004.*

- There are over 66,000 acres of farmland in King County, most of which is currently farmed. This has remained constant over the last 25 years.
- From 1997 to 2002, there has been an increase in the number of farms in King County and a decrease in their size. Large farms have split land into smaller acreages to allow for higher value direct-market animal and horticultural operations, which are more successful on fewer acres. These operations have become increasingly popular in King County.

Fig. 40.3

Acres of Farm Land in Various Categories			
	2000	2002	2005
Agricultural Production District (APD)	41,210	40,560	40,560
Agricultural Zoned Land outside of APDs	647	740	740
Acres Farmed in Rural Areas (outside APDs or other Ag. Zones)	8,675	8,775	25,352
Total Farm Land	**50,532**	**50,075**	**66,652**

Acres Farmed in Rural Areas was obtained from a 2004 King County Dept. of Natural Resources survey of active farms. This is not new farmland but newly captured farmland due to changes in surveying operations. Some (but not all) of this land is enrolled in the Current Use Taxation Program.

(continued on page 16)

Data Sources for Land Use Indicators

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

Data Source: King County Jurisdictions, Buildable Lands data collection for 1996 - 2000 and 2001 - 2003. Puget Sound Regional Council.

Indicator 31: Employment in Urban and Rural Areas and Urban Centers.

Data Source: Washington State Employment Security Department, reported by the Puget Sound Regional Council.

Indicator 32: Redevelopment

Data Source: King County Jurisdictions.

Indicator 33: Ratio of Land Consumption to Population Growth

Data Source: King County Buildable Land Report, King County Jurisdictions, U.S Census 2000, the Washington State Office of Financial Management.

Indicator 34: Trend in Achieved Density of Residentia Development

Data Sources: King County Buildable Lands Report (2002), King County Jurisdictions, and the Suburban Cities Association.

Indicator 35: Land Capacity as a Percent of Twenty-Year Household andJob Targets

Data Source: 2002 King County Buildable Lands Report, King County Jurisdictions and the Suburban Cities Association.

Indicator 36: Land with Six Years of Infrastructure Capacity

Data Source: No consistent data available. Puget Sound Regional Council is studying this issue, and their reports are available at www.psrc.org/projects/ growth/concur/ concurrency.htm

Indicator 37: Acres of Urban Parks and Open Space

Data Source: King County Jurisdictions, King County Parks and Recreation; National Park and Recreation Association; the Washington State Office of Financial Management.

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties.

Data Source: Washington State Employment Security Department; Puget Sound Regional Council; Washington State Office of Financial Management. U.S. Census 1980, 1990 and 2000.

Indicator 39: Acres in Forest Land

Data Sources: King County Department of Natural Resources.

Indicator 40: Acres in Farmland, and Number and Average Size of Farms

Data Sources: U.S. Census of Agriculture, King County Department of Natural Resources, Office of Rural and Resources Programs Farm Survey (2004).

Indicator 40 (continued from page 15)

What We Are Doing

- Preserving farm land and the viability of farms by allowing more flexibility for small-scale processing, storage and sales.
- Providing marketing assistance through Puget Sound Fresh.
- Through FarmLink, working to ensure that farms remain in agricultural production and to facilitate the transition of farms to the next generation.
- Providing assistance to help farmers with drainaged livestock management.
- Partnering with the Office of Business Relations and Economic Development (BRED) to develop strategies that will enhance and support agricultural business opportunities.
- Working directly with chefs and food store operators to encourage the sale of local farms products.
- Working with farmers to help make agriculture both viable and environmentally friendly.

The **King County *Countywide Planning Policies* Benchmark Program** is a program of the Metropolitan King County Growth Management Planning Council. Reports on the 45 Benchmark Indicators are published annually by the King County Office of Budget. The annual reporting is accomplished through five bi-monthly publications, of which the Land Use Report is the first. It will be followed by reports on Economic, Housing, Transportation and Environmental Indicators. A companion to these reports is the **King County Annual Growth Report.** All reports are available on the Internet at http:// www.metrokc.gov/budget/. For information about the **Benchmark Program**, please contact Lisa Voight, Program Manager (206) 296-3464, FAX (206) 296-3462; e-mail: lisa.voight@metrokc.gov. The Benchmark Program address is King County Office of Management and Budget, 701 5th Ave, Seattle, WA 98104.

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