

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

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

Countywide Planning Policy Rationale

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

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

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

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

Figure 31.1

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

source: Puget Sound Regional Council

* 2003 reflects PSRC revisions made in January 2006.

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Figure 31.2

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

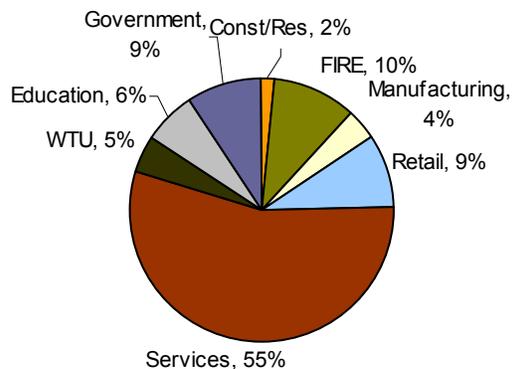
source: Puget Sound Regional Council

*Auburn and Totem Lake were designated as urban centers in 2002. Burien and South Lake Union were designated in 2003 and 2005 respectively. ** Redmond Overlake was originally designated as a Manufacturing and Industrial Center. It's designation was changed as an Urban Center in 2006.

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

Figure 31.3

2006 Urban Center Employment by Sector



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

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

Metropolitan King County Countywide Planning Policies Benchmark Program

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

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

Figure 31.4

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

source: Puget Sound Regional Council

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

Figure 31.5

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

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

2006 Manufacturing and Industrial Center Employment by Sector

