



Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

**Click here to view
Parks, Rural and Resource Lands Map**



LAND USE INDICATORS

Introduction

I. Purpose of Land Use Indicators

The intended outcomes of the Countywide Planning Policies' (CPPs) land use policies are to direct the majority of growth into the Urban Areas of the County, particularly in Urban Centers, and to limit growth in Rural and Resource Areas.

The Land Use Indicators will monitor land development trends in King County that support or undermine these outcomes. Over time, the trends established will help the Growth Management Planning Council (GMPC) evaluate the success of the Countywide Planning Policies in achieving their desired outcomes.

II. Key Observations^{*}

The Countywide Planning Policies were adopted in 1994, and most local Comprehensive Plans were adopted in 1994 or later. For most of these Indicators, we are just beginning to observe the effects of growth management plans and regulations.

Indicator #30 New housing units in Urban Areas and Rural/Resource Areas, and in Urban Centers.

- An estimated 12,278 new residential units were added in King County in 1997. The number of new units normally varies widely from year to year. In order to accommodate the County's 20 year target of 172,000 to 223,000 new households, an average of 8,600 to 11,150 units should be permitted to be built each year.
- 91% of King County's new housing units were permitted in Urban Areas in 1997. 9%, or 1,081 units, were permitted in Rural and Resource Areas. This is part of a declining rural trend since 1992. In order to achieve the 20 year target growth of only 6,000 to 8,000 new units in rural areas, the annual growth rate would need to fall further, to an average of approximately 350 units per year.
- Eight Cities have designated a total of 12 Urban Centers. 1,761 new housing units were permitted in the Urban Centers in 1997. This represents 14% of the County's total new units for 1997. The Countywide Planning Policy household targets call for 25% of new housing units to be in Urban Centers over the 20 year planning period. This translates to an average of between 2,200 and 2,800 new units in the Centers per year.
- Of the approximately 700,000 existing housing units in the County as a whole, 93% are in Urban Areas. An estimated 61,333 existing housing units are in the Urban Centers. This represents 9% of King County's total housing stock.

Indicator #31 Employment in Urban Areas, Rural/Resource Areas, Urban Centers and Manufacturing/Industrial Centers.

- 98.6% of King County's jobs are located in Urban Areas, and 1.4% are located in Rural or Resource Areas.
- 30% of jobs countywide are located within the designated Urban Centers.

Indicator #32 New housing units permitted to be built through redevelopment.

- In 1997, the cities' redevelopment rate (excluding Seattle) was 15%.
- Over 25% of new units were built through redevelopment in Unincorporated King County. The overall redevelopment rate, which includes Unincorporated King County and all the cities except Seattle, was 19%.

^{*} For definitions of terms, see section V.

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- Redevelopment is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land. The 1998 Benchmark Report measures only residential units in redevelopment, not employment opportunities.
- This Indicator is important because up to half of King County’s remaining land capacity is expected to come from redevelopment. In less urbanized portions of the County, where more vacant land is currently available, it is likely that vacant land will be used before new development occurs on already developed land.

Indicator #33 **Ratio of land consumption to population growth.**

- Puget Sound Regional Council’s analysis found that a 19% increase in population between 1980 and 1990 was accompanied by a 37% increase in developed land.

Indicator #34 **Ratio of achieved density to allowed density of residential development.**

- Thirteen cities reported on achieved density for new housing during 1997. Depending on the zone type, these cities are achieving from 66% to 91% of maximum allowed density (based on aggregated data).
- Since high density development helps cities to achieve their housing targets without using up all available land, reaching maximum density in the zones with higher allowed density is particularly desirable.
- We expect more jurisdictions to produce this data as they develop systems to comply with the Washington State “buildable lands” amendment to the GMA.

Indicator #37 **Acres of urban parks and open space.**

- Together, City and County owned urban parks and open space provide nearly 22,275 acres, or over 15 acres per thousand urban residents. This exceeds the national norm of 10.5 acres per person of “close to home” open space.
- In addition to City and County-owned Urban parks and open space, King County residents have access to an estimated 110 miles of County-owned trails, over 550 acres of rural local parks, and over 8,000 acres of rural regional parks and open space, including some city-owned parks and watersheds.
- King County also contains thousands of acres of state parks and forest land, and hundreds of thousands of acres of federally owned National Forest and Wilderness Areas. Policymaking on the city or county level can do little to affect the management of state and federal lands.

Indicator #38 **Ratio of jobs to housing in Central Puget Sound counties, and King County subregions.**

- A balance of jobs and housing within a community has been associated with shorter and faster commutes and more use of alternatives to the single occupancy vehicle. Future work for this Indicator will identify the jobs/housing balance in subareas of King County, including the ratio of new jobs to new housing.

Indicator #39 **Acres in forest land and farm land.**

- King County has over 931,000 acres in Forest Production Districts (FPDs) and over 37,500 acres in Agricultural Production Districts (APDs). As a proportion of King County’s land area, approximately 68.2% is in FPDs and 2.75% is in APDs. See map in this document.
- Future work for this Indicator will focus on those lands deemed most vulnerable to development pressure and will measure acres leaving and acres coming into forest and farm use.

Indicator #40 **Number and average size of farms.**

- The total number of farms in King County declined between 1982 and 1992 from 1,719 to 1,221, a loss of nearly 30%. Total acres in farms also declined 30% from 59,813 to 42,290.
- The average size farm in King County is small: 35 to 36 acres, compared with a statewide average farm size of over 500 acres. Forty-two percent of King County farms are 9 acres or less.

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III. Discussion

The reader should use caution in drawing conclusions about land development trends from the limited data provided here, because of the absence of historical data that could establish identifiable trends. In broad terms, however, the Indicators have brought into focus some issues that may deserve special attention over the next few years.

Although the Indicators are reported separately, many linkages can be drawn between the Land Use Indicators and other Indicators in the Benchmark Report. Success in concentrating housing and employment in already urbanized areas will help minimize adverse impacts on King County's natural environment, in areas as diverse as air quality (due to fewer vehicle miles traveled), surface water management, and wetlands and habitat preservation. In addition, increased urban densities will allow people more diverse transportation choices and more use of existing infrastructure.

Urban Areas

The Urban Growth Area

The Countywide Planning Policies (CPP's) call for King County to designate a permanent Urban Growth Area (see map in this document), where most future housing and employment growth will occur. The purpose of the Urban Growth Area is to reduce urban sprawl, make efficient use of infrastructure and services, and at the same time protect natural resources, open space and rural areas.

The Urban Growth Area builds on established land use patterns and encompasses all cities, including rural cities and their designated expansion areas. It also includes urbanized portions of unincorporated King County. The CPPs require the Urban Growth Area to contain enough land to accommodate at least 20 years of new population and employment growth through at least the year 2012. In order to plan for this new population and employment, King County's cities and unincorporated King County have adopted household and job growth targets for the 20 year planning period. The targets describe the amount of growth being planned for in urban and rural areas, and in each city.

By designating an Urban Growth Area, the Countywide Planning Policies in effect confine most of the anticipated population and job growth over the 20 year planning period to already urbanized areas, and limit the supply of vacant land available for urban development. Consequently, up to half the remaining land capacity for job and household growth inside the Urban Growth Area is expected to be from redevelopment -- new development on land that has been previously developed for residential or commercial purposes. Examples of redevelopment range from adding an accessory dwelling unit in an existing single family home to developing a former industrial site into a mixed use residential community. In less urbanized portions of the County, where more vacant land is currently available, it is likely that vacant land will be used before redevelopment occurs on already developed land.

The redevelopment rate is the percent of new housing units that are built on redeveloped rather than vacant land. The redevelopment rate in 1997 was estimated at 15% in the cities outside of Seattle. Half the cities reported no redevelopment at all. Unincorporated King County's redevelopment rate was 25%. The redevelopment rate is a measure of how efficiently we are using our remaining urban land. It is also a measure of the extent to which market conditions continue to favor the use of vacant land. Building on vacant land is often simpler than building on a parcel that already contains a viable use, because of demolition costs, contamination of former industrial sites, and higher land prices compared with vacant land prices.



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Urban Centers

Urban Centers are a cornerstone of King County's growth management strategy. Urban Centers are defined as designated areas of concentrated employment and housing with direct service by high-capacity transit and a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and open spaces. To achieve the goals of the CPPs, Urban Centers will need to increase their densities, achieve a mix of jobs and housing, and make efficient use of urban infrastructure, services and land.

Eight cities have designated a total of twelve Urban Centers. The intent of the Countywide Planning Policies is to encourage the growth of each Urban Center as an attractive place to live and work, that will support efficient public services including transit, and that responds to local needs and markets for jobs and housing.

Each Urban Center is expected to provide the infrastructure and zoning necessary to meet the residential criteria of 15 households per acre, and the employment density criteria of 50 jobs per acre. Together the Centers are expected to accommodate half of the County's total job growth and one quarter of the County's total household growth over 20 years.

Meeting residential density criteria

The Countywide Planning Policies establish the household density needed to achieve the benefits of an Urban Center. Some Urban Centers will reach the density targets over the next 20 years, while for others the criteria set a path for growth over a longer term and provide capacity to accommodate growth beyond the 20-year horizon.

Eventually, each Urban Center should attempt to achieve the residential density criterion of 15 households per gross acre. For a 1 square mile Urban Center, this translates to 9,600 households, and for a 1.5 square mile center, 14,400 households. For many Urban Centers, partial achievement of this density may still produce substantial benefits of urban interaction and commute reduction.

Urban Centers vary substantially in the number of households and jobs they contain today. Some of the smaller cities are starting out with a disadvantage in this regard, with no households in their Center. Cities are making progress in providing greater support for residential development in their Centers. For example, although there were only eleven units in the Tukwila Urban Center as of 1997, the city has made land use provisions and infrastructure commitments to support future residential development. Tukwila's location at the nexus of several major highways may provide an advantage in attracting new housing to their Center. Federal Way had no housing units in its Urban Center as of 1997, but had over 350 existing units and almost 400 units in progress in its Urban Center Frame, immediately adjacent to the Urban Center.

Meeting household targets in Urban Centers

Overall, the Countywide Planning Policies call for 25% of King County's new housing in the 20 year planning period to go into the Urban Centers. This means that 44,000 to 56,000 new units should be built in the Centers by 2012. In order to meet this target, an average of 2,200 to 2,800 should be built each year.

Rural and Resource Areas

Limiting residential growth in Rural and Resource Areas

King County's Rural and Resource Areas consist primarily of agricultural and natural resource land, and land designated for rural (very low density) residential uses. The Rural and Resource Areas contain over 41,000 acres of farm land and over 823,000 acres of forest land. The Urban Growth Area is intended to preserve these economic uses and maintain rural community character, by focusing most of King County's job and housing growth in Urban Areas.

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The number of residential units built in Rural Areas has been declining since 1992. Nonetheless, development has been occurring at nearly three times the rate anticipated in the King County Comprehensive Plan. In fact, 46% of the number of units targeted for rural and resource areas have already been built. Monitoring this key outcome of the Countywide Planning Policies over the next few years will reveal whether the policies are having their desired effect.

IV. General Information About Indicators and Data Sources

Many of the Land Use Indicators rely on information collected from unincorporated King County and the 37 cities about new dwelling units, redevelopment, achieved densities, and parks and open space resources.

1997 data for Maple Valley and Covington is not available since both cities were incorporated only in mid-1997. However, the 1999 Benchmark Report will include land use, housing and transportation data for these cities.

Indicator #31 *Employment in Urban and Rural/Resource Areas, Urban and Manufacturing/Industrial Centers* relies on employment information from the Washington State Employment Security Department.

V. Definition of Terms

- **Employment** shown in Indicator #31 is covered wage and salary employment (jobs covered by state unemployment insurance). Covered employment represents over 90% of all employment. Employment figures used for Indicator #38 are based on non-agricultural wage and salary employment. This count of employment is more complete than covered employment.
- **Manufacturing/Industrial Centers** are areas designated to accommodate a concentration of manufacturing and industrial employment. Jurisdictions with Manufacturing/Industrial Centers have adopted zoning and detailed plans to preserve and encourage the aggregation of land parcels sized for manufacturing and industrial uses, discourage land uses that are not compatible with manufacturing, industrial and advanced technology uses, and accommodate a minimum of 10,000 jobs.
- **Redevelopment** is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land. The 1998 Benchmark Report measures only residential units in redevelopment, not employment opportunities.
- **Rural and Resource Areas** are located outside the Urban Growth Boundary (see map, page v) and are intended primarily to promote agriculture and resource extraction. They may also accommodate limited rural residential development and commercial development predominantly related to agriculture, forestry, recreation and other compatible uses.
- **Rural Cities** and their unincorporated Urban Growth Areas are considered Urban Areas (see below).
- **Urban Areas** include all cities, and the urbanized portions of Unincorporated King County that lie inside the Urban Growth Boundary (see map, page v). Rural cities and their unincorporated Urban Growth Areas are considered Urban Areas.
- **Urban Centers**, as adopted in the Countywide Planning Policies and in Cities' Comprehensive Plans, are designated to be areas of up to 1.5 square miles with concentrated housing and employment, supported by high capacity transit and a wide range of other land uses such as retail, recreational, public facilities, parks and open space. Each Urban Center has planned land uses to accommodate: a) a minimum of 15,000 jobs within 1/2 mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre. **Urban Growth Area** is the land inside the **Urban Growth Boundary** (see map, page v); the Urban Growth Area is designated to accommodate most of the County's population and employment growth over the next 20 years.

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Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers;
Limit Growth in Rural/Resource Areas

INDICATOR 30: Percent of new housing units in Urban Areas and Rural/Resource Areas, and in Urban Centers.

Percent of New Housing in Urban vs. Rural/Resource Areas			
	1995	1996	1997
Urban	87.4%	92.0%	91.2%
Rural /Resource	12.6%	8.0%	8.8%

New Housing Units Permitted In Urban Centers					
	1995 New Housing Units Permitted in Urban Centers	1996 New Housing Units Permitted in Urban Centers	1997 New Housing Units Permitted in Urban Centers	1995 - 1997 Total New Housing Units Permitted in Urban Centers	Total of Existing & New Housing Units Permitted in Urban Centers through 1997
Total for Cities with Centers	406	819	1,761	2,986	61,333
Bellevue	0	375	623	998	1,844
Federal Way	0	0	0	0	200
Kent	100	113	0	213	715
Redmond	0	119	0	119	949
Renton	7	0	11	18	1,106
SeaTac	0	47	0	47	3,941
Seattle	299	165	1,127	1,591	52,567
<i>Downtown</i>	15	18	465	498	
<i>1st Hill/Cap. Hill</i>	237	80	136	453	
<i>Univ. District</i>	-10	32	168	190	
<i>Northgate</i>	32	17	212	261	
<i>Seattle Center</i>	25	18	146	189	
Tukwila	0	0	0	0	11

Notes:

1. The figures reported are estimates, based on a count of building permits issued, except in the case of Seattle where it is based on final building inspection.
2. Federal Way has built no new housing units in its urban center. However, 300 new units have been built in the "urban fringe" adjacent to the "core" or urban center area.

Definitions:

- "New 1997 Housing Units" is a count of units authorized by building permits during 1997. For a few cities, including Seattle, the count represents completed units, not building permits.
- Urban Areas are located inside the Urban Growth Boundary. They are primarily in the western third of King County, and include cities and a portion of unincorporated King County. Rural cities and their unincorporated Urban Growth Areas are also considered part of the Urban Area.
- Rural and Resource Areas are located outside the Urban Growth Boundary, and include Vashon Island and the eastern two-thirds of the County.

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- *Urban Centers, as adopted in the Countywide Planning Policies and in Cities' Comprehensive Plans, are "areas of up to 1.5 square miles, with concentrated housing and employment, supported by high capacity transit and a wide range of other land uses such as retail, recreational, public facilities, parks and open space." Each Urban Center has planned land uses to accommodate a) a minimum of 15,000 jobs within 1/2 mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre.*

Observations

- An estimated 12,278 new residential units were added in King County in 1997. The number of new units normally varies widely from year to year. In order to accommodate the County's 20 year target of 172,000 to 223,000 new households, a yearly average of 8,600 to 11,150 units need to be built.
- Housing units are being built in Rural/Resource areas at twice the target household growth rate recommended by the Countywide Planning Policies. The proportion of King County's *total* existing dwelling units located in Rural and Resource Areas in 1997 was 8.8%.
- 14% or 1,761 of King County's overall new housing units for 1997 were added in Urban Centers. The Countywide Planning Policies call for 25% of King County's new housing units in the 20 year planning period to be built in the Urban Centers. This means that 44,000 to 56,000 new units should be built in the Centers. In order to meet this target, an average of 2,200 to 2,800 units need to be built in the Urban Centers each year.
- Two of the eight cities with designated Urban Centers have added no new housing units from 1995 through 1997. However, the number of new housing units is expected to vary widely from year to year.
- The *total* estimated number of dwelling units located in Urban Centers (61,333) is shown in the table to provide context for the *new* housing unit numbers reported.
- Building new housing units in Urban Centers is dependent on market conditions that are not present in all Centers at this time. Some Centers are expected to meet their household targets and density criteria within the 20 year planning horizon; others may take longer.
- This Indicator, combined with Indicator #31, will help monitor cities' progress in achieving a mix of jobs and housing in their Urban Centers. The Background Information sheets following this Indicator show the number of housing units added by each jurisdiction, and the 20-year household and job growth targets for each jurisdiction.

Data Sources: Benchmark Data from Cities, King County Department of Development and Environmental Services, *King County Annual Growth Report*, 1997, published by the King County Office of Budget and Strategic Planning.

Policy Rationale: The policy rationale stems from Countywide Planning Policies: FW-9, LU-67,C. Urban Areas, FW-11, FW-12, 1. Urban Growth Area and LU-26. The Countywide Planning Policies provide a strong basis for this Indicator by calling for up to one quarter of household growth over the next 20 years to go into Urban Centers and for a substantial majority of new residential units to go into urban residential areas. This Indicator shows the location of new housing growth on an annual basis.



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Indicator #30 Background Information 1995 - 1997 New Housing Units and Percentage of Housing Target Achieved

Percentage of New Housing Units in Urban Areas, Rural and Resource Areas, and Urban Centers						
	1995 New Housing Units	1996 New Housing Units	1997 New Housing Units	1995 - 1997 Total New Units	Overall 20 Year Household Target	20 Year Target Met*
Algona	10	18	13	41	450	9%
Auburn	200	310	375	885	7,030	13%
Beaux Arts	0	3	1	4	0	na
Bellevue	157	506	1406	2,069	8,600	24%
Black Diamond	46	39	68	153	2,045	7%
Bothell	145	449	256	850	1,700	50%
Burien	24	32	67	123	1,596	8%
Carnation	13	20	27	60	404	15%
Clyde Hill	3	2	6	11	13	85%
Covington			na	na	na	na
DesMoines	34	17	47	98	2,335	4%
Duvall	54	51	126	231	2,044	11%
Enumclaw	53	114	28	195	2,700	7%
Federal Way	214	232	507	953	13,425 to 16,556	6%
Hunts Point	0	1	2	3	4	75%
Issaquah	187	151	140	478	2,940	16%
Kent	365	906	502	1,773	7,520	24%
Kirkland	323	534	615	1,472	5328 to 6346	25%
Lake Forest Park	17	15	0	32	153	21%
Maple Valley			na	na	na	na
Medina	na	9	11	20	17	118%
Mercer Island	44	69	68	181	1,610	11%
Milton	24	51	3	78	18	433%
Newcastle	47	68	45	160	na	na
Normandy Park	114	7	7	128	181	71%
North Bend	69	105	114	288	1,527	19%
Pacific	38	0	4	42	606 to 1,818	3%
Redmond	433	581	457	1,471	9,878	15%
Renton	151	319	912	1,382	7,925	17%
SeaTac	25	73	35	133	5,789	2%
Seattle*	1567	2,706	2587	6,860	50,000 to 60,000	12%
Shoreline	113	42	154	309	na	na
Skykomish	2	2	0	4	17	24%
Snoqualmie	16	10	71	97	2450 to 3100	3%
Tukwila	12	49	48	109	4,791 to 6,014	2%
Woodinville	35	192	140	367	1,800	20%
Yarrow Point	2	4	1	7	18	39%
All Cities	4537	7,687	8843	21,067	144,914 - 162,148	14%
All Uninc. KC	2480	3,562	3435	9,477	40,048 - 50,000	21%
Urban Unincorporated King County	1,680	2,663	2,354	6,697	34,200 -41,800	18%
Rural King County	800	899	1,081	2,780	5,800 -8,200	40%
Total	7,017	11,249	12,278	30,544	184,962 - 212,148	15%

Notes:

1. Seattle's 1995 - 1997 data has been updated since the 1997 Benchmark Report. The numbers here represent units permitted.
2. When the 20 year target is given as a range, the "Percentage of the 20 Year Target Met" is calculated using the middle of the range. In three years a jurisdiction would be expected to have met approximately 15% of its 20 year target. Rural should not exceed its target.



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The following links replace pages 95-99 of the printed King County Benchmark Report.

- 1. Bellevue Urban Center**
- 2. Federal Way Urban Center**
- 3. Kent Urban Center**
- 4. Redmond Urban Center**
- 5. Renton Urban Center**
- 6. SeaTac Urban Center**
- 7. Seattle Urban Centers**
- 8. Seattle Northgate Urban Center**
- 9. Seattle University District Urban Center**
- 10. Tukwila Urban Center**

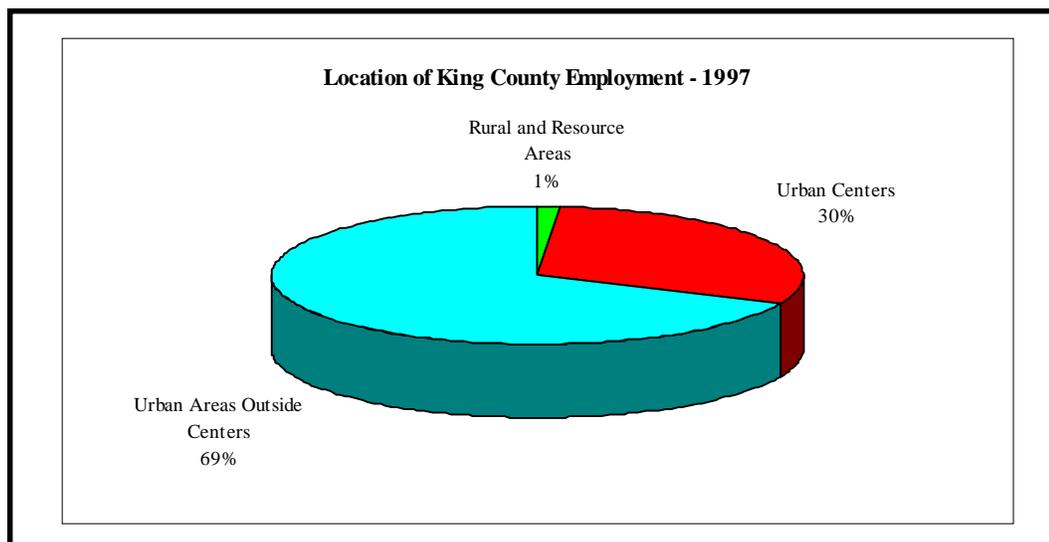
LAND USE INDICATORS

*Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers;
Limit Growth in Rural/Resource Areas*

INDICATOR 31: Employment in Urban Areas, Rural/Resource Areas, Urban Centers and Manufacturing/Industrial Centers.

1997 County Baseline Employment in Urban Areas and Rural/Resource Areas		
Urban Areas	987,700	(98.6%)
Rural and Resource Areas	14,200	(1.4%)
Total	1,002,000	

1997 County Baseline Employment in Urban Centers				
	Total Employment	Manufacturing Employment	All Other Employment	% of King County Employment in Urban Centers
Urban Centers	304,100	22,400	281,700	30%



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INDICATOR 31:

(continued from previous page)

Definitions:

- *Employment figures are estimates of jobs covered by state unemployment insurance, as of March 1997. Covered employment represents over 90% of all employment. These employment figures should be interpreted as estimates, due to the greater level of uncertainty involved in small area analysis of employment data.*
- *Urban Areas are located inside the Urban Growth Boundary. They are primarily in the western third of King County, and include cities and a portion of unincorporated King County. Rural cities and their unincorporated Urban Growth Areas are also considered Urban Areas.*
- *Rural and Resource Areas are located outside the Urban Growth Boundary, and include Vashon Island and the eastern two-thirds of the County.*
- *Urban Centers, as adopted in the Countywide Planning Policies and in Cities' Comprehensive Plans, are "areas of up to 1.5 square miles, with concentrated housing and employment, supported by high capacity transit and a wide range of other land uses such as retail, recreational, public facilities, parks and open space."*
- *Each Urban Center has planned land uses to accommodate a) a minimum of 15,000 jobs within 1/2 mile of a transit center; b) at a minimum, an average of 50 employees per acre; and c) 15 households per gross acre.*
- *Manufacturing/Industrial Centers are key components of the regional economy. Jurisdictions with Manufacturing/Industrial centers have adopted zoning and detailed plans to preserve and encourage the aggregation of land parcels sized for manufacturing and industrial uses; discourage land uses that are not compatible with manufacturing, industrial and advanced technology uses; and accommodate a minimum of 10,000 jobs. Updated information on employment in manufacturing/industrial centers is not available for 1997.*

Observations:

- The CPPs call for half of King County's employment growth in the 20 year planning period to be located in Urban Centers.
- 98.6% of King County's total employment was located in Urban Areas in 1997: 30% in Urban Centers and 68.6% in other urban areas. Total employment in Urban Centers was 304,100. In 1994, 98.5% of total employment was in the Urban Areas, and 1.5% was in rural or resource areas.
- Only 1.4% of King County's jobs were located in rural or resource areas.
- This Indicator combined with Indicator #30 (Percent of New Housing Units in Urban Centers, Urban Areas and Rural/Resource Areas) helps to monitor cities' progress in achieving a mix of jobs and housing in their Urban Centers.
- Total employment was 914,500 in 1994 and 1,002,000 in 1997.

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

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-14, LU-51 through LU 59 and LU-68. The Countywide Planning Policies provide a strong basis for this Indicator by calling for up to one-half of employment growth over the next 20 years to go into Urban Centers, a 10 percent increase in manufacturing jobs over this period, and by specifying job growth target ranges for each jurisdiction in King County. This Indicator shows the location of new employment growth on an annual basis. When combined with baseline data on the number of jobs and land area in specified geographic subareas, this Indicator also will allow tracking of commercial density trends toward the policy goal for Urban Centers contained in CPP policy LU-40 (i.e., 50 jobs per gross acre).

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Outcome: Make Efficient Use of Urban Land.

INDICATOR 32: Percent of new residential units identified as redevelopment.

Percent of New Residential Units Built Through Redevelopment									
	1995			1996			1997		
	New Units	Units Redeveloped	Percent Redeveloped	New Units	Units Redeveloped	Percent Redeveloped	New Units	Units Redeveloped	Percent Redeveloped
Cities (outside Seattle)	2,970	239	8%	4,981	1001	20%	6,250	943	15%
Unincorp. King Cty.	2,480	360	15%	3,562	997	28%	3,435	872	25%
Overall (excl. Seattle)	5,450	599	11%	8,543	1,998	23%	9,685	1,815	19%

Definitions:

- *New residential units are residential units for which building permits were approved during 1997.*
- *Redevelopment is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land. The 1998 Benchmark Report measures only residential units in redevelopment, not employment opportunities.*
- *Because Seattle's accounting methods have not been designed to track redevelopment, no numbers for redeveloped units in Seattle are available at this time. It is estimated that 60% of Seattle's new units are on redeveloped land. The totals in this table **do not include any Seattle units.***

Observations:

- Up to half the land capacity for new dwelling units in Cities is estimated to come from re-use of already developed land as opposed to use of vacant land.
- The County's overall redevelopment rate was 11% in 1995, 23% in 1996 and 19% in 1997.
- The redevelopment rate for unincorporated King County was 25% in 1997.
- Future work for this Indicator may distinguish and track urban infill as well as redevelopment rates.

Data Source: Benchmark Data for King County Cities, King County Office of Budget and Strategic Planning.

Policy Rationale: The policy rationale stems from Countywide Planning Policy LU-69. The share of new development sited on land which is already at least partially developed is an important measure, because approximately half of the land capacity for new dwelling units in cities is estimated to come from re-use of already developed lands as opposed to use of vacant land. This Indicator will provide ongoing validation of these estimates and establish a baseline for monitoring trends over time. Framework policy FW-1, Step 8 (please refer to Indicator #33), which calls for assessment of the adequacy of the Urban Growth Area ten years after adoption of the CPP Amendments, requires consideration of the development trends, including growth occurring by redevelopment.



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Indicator # 32 Background Information Percent of New Housing Units Built through Redevelopment

Percent of New Housing Units Built Through Redevelopment									
	1995			1996			1997		
	Total Units	Estimated Units in Redevelopment*	% in Redevelopment	Total Units	Estimated Units in Redevelopment*	% in Redevelopment	Total Units	Estimated Units in Redevelopment*	% in Redevelopment
Algona	10	0	0%	18	0	0%	13	0	0%
Auburn	200	17	9%	310	5	2%	375	7	2%
Beaux Arts	0	0	0%	3	0	0%	1	na	na
Bellevue	157	0	0%	506	280	55%	1406	623	44%
Black Diamond	46	0	0%	39	1	3%	68	0	0%
Bothell	145	7	5%	449	3	1%	256	2	1%
Burien	24	0	0%	32	3	9%	67	13	19%
Carnation	13	0	0%	20	0	0%	27	0	0%
Clyde Hill	3	3	100%	2	2	100%	na	na	na
Covington							na	na	na
DesMoines	34	4	12%	17	0	0%	47	2	4%
Duvall	54	3	6%	51	1	2%	126	0	0%
Enumclaw	53	1	2%	114	na	na	28	0	0%
Federal Way	214	0	0%	232	0	0%	507	0	0%
Hunts Point	0	na		1	0	0%	2	na	na
Issaquah	187	0	0%	151	0	0%	140	0	0%
Kent	365	0	0%	906	113	12%	502	0	0%
Kirkland	323	171	53%	534	526	99%	615	215	35%
Lake Forest Park	17	3	18%	15	0	0%	0	0	0%
Maple Valley							na	na	na
Medina	na	na		9	0	0%	11	10	91%
Mercer Island	44	3	7%	69	7	10%	68	6	9%
Milton	24	0	0%	51	0	0%	3	0	0%
Newcastle	47	0	0%	68	0	0%	45	0	0%
Normandy Park	114	0	0%	7	0	0%	7	1	14%
North Bend	69	0	0%	105	0	0%	114	0	0%
Pacific	38	0	0%	0	na	na	4	na	na
Redmond	433	1	0%	581	na	na	457	40	9%
Renton	151	5	3%	319	0	0%	912	0	0%
SeaTac	25	0	0%	73	47	64%	35	2	6%
Seattle	na	na	na	na	na	na	na	na	na
Shoreline	113	7	6%	42	5	12%	154	15	10%
Skykomish	2	0	0%	2	0	0%	0	0	0%
Snoqualmie	16	0	0%	10	0	0%	71	0	0%
Tukwila	12	6	50%	49	0	0%	48	na	na
Woodinville	35	8	23%	192	6	3%	140	7	5%
Yarrow Point	2	0	0%	4	2	50%	1	0	0%
Cities	2970	239	8%	4,981	1,001	20%	6,250	943	15%
Unincorporated King County	2,480	360	15%	3,562	997	28%	3,435	872	25%
Total	5,450	599	11%	8,543	1,998	23%	9,685	1815	19%

Notes:

1. Because Seattle's accounting methods have not been designed to track redevelopment, no numbers for redeveloped units in Seattle are available at this time. It is estimated that 60% of Seattle's new units are on redeveloped land. The totals at the bottom of this table **do not include any Seattle units**.
2. Redevelopment is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land. The 1998 Benchmark Report measures only residential units in redevelopment, not employment opportunities.
3. Definitions of vacant land and new units in redevelopment may vary slightly between jurisdictions.
4. For 1996 and 1997 redevelopment data for Unincorporated King County has been estimated based on a 10% sample. In 1996 redevelopment accounted for 27.9% of all permits. In 1997 it accounted for 25.4% of those permits.

LAND USE INDICATORS

Outcome: Make Efficient Use of Urban Land.

INDICATOR 33: Ratio of land consumption to population growth.

Percent Increase in Population and Developed Land			
	Increase in Developed Land	Increase in Population	Ratio
1980-1990	37%	19%	1.95 : 1

Observations:

- The study concluded that between 1980 and 1990 King County experienced a 19% increase in population and a 37% increase in developed land. Most of the population growth, and almost all of the land development, occurred outside Seattle.
- The PSRC forecasts a slowing of land consumption between 1990 and 2020 as density is increased in the Urban Growth Area.

Data Sources: Puget Sound Regional Council..

Policy Rationale: The policy rationale stems from *Countywide Planning Policies: FW-1 Step 8 and FW-2. Policy FW-2b* of the CPP Amendments calls for jurisdictions to adopt minimum density ordinances for lands within the urban area on an interim basis. The *Countywide Planning Policy Amendments* and growth management policies call for an efficient use of urban land. This Indicator tracks land use density and land use efficiency over time and examines the ratio of land being consumed to households being added.

LAND USE INDICATORS

Outcome: Make Efficient Use of Urban Land.

INDICATOR 34: Ratio of achieved density to allowed density of residential development.

Average Density Achieved in New Projects in 1997, as a Percent of Expected Density		
Expected Density for Zone (in Dwelling Units/Acre)	Number of Units Reported On	Achieved Density as Percent of Maximum Allowable Density
0 to 4	1330	91%
4.01 to 6	1582	66%
6.01 to 8	734	81%
8.01 to 12	1455	79%
12.01 to 18	1475	75%
18.01 to 30	880	91%
30.01 and up	1201	no maximum density

Notes:

1. Cities were asked to report achieved densities for all zones where development occurred in 1997. A city may have reported achieved density for more than one zone within the range, and for several projects within each zone.
2. The *number of units reported on* is the total units reported by several jurisdictions for the zone type.

Definitions:

- *Achieved Density means the density in dwelling units per acre that is achieved by subdividing parcels into building lots or by building housing units. For units that were platted but not yet built in 1997, the number of units projected by the developer is used to determine the density that will be achieved.*
- *Expected Density means the density allowed by the zone, in dwelling units per acre. Cities were allowed to report their results in terms of density per gross acre, or in terms of density per net acre. Hence the Expected Density categories in the table above are a blend of numbers reported in net or gross terms. It was recommended that cities use the maximum theoretical density allowed by the zone in determining the Expected Density.*

Observations:

- These calculations are based on thirteen cities which reported achieved density during 1997. Seattle is not included since it does not have any new formal plats. Nearly all of the larger suburban cities are included.
- Large, high density developments in a few cities can significantly affect the average achieved density for one zone type. This is the case for the 0 - 4 d.u. per acre zone type and the 18 - 30 d.u. per acre zone type.
- Since areas zoned for more than 30 d.u. per acre generally have no maximum limit, it is not possible to calculate achieved density in those areas, but all of the reporting cities reached densities over 35 dwelling units per acre in those zones.
- Overall, the suburban cities appear to be achieving about 80% of expected density.
- Since high density development helps cities to achieve their housing targets without using up all available land, reaching maximum density in the higher density zones is particularly desirable. It appears possible to approach maximum density in any zone type.

Data Source: King County cities.

Policy Rationale: The policy rationale stems from Countywide Planning Policy FW-2. This Indicator measures how efficiently urban land is being used. Policy FW-2b of the CPP Amendments calls for jurisdictions to adopt minimum density ordinances for lands within the urban area on an interim basis. The indicator gives information about the reliability of density assumptions used in estimating development capacity. Over time, this Indicator also could provide a measure of the effectiveness of zoning policy such as minimum density zoning.



Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Indicator #34 Background Information
Ratio of Actual Density to Achieved Density in New Projects
1997

Ratio of Actual Density to Achieved Density in New Projects: 1997					
Zone Type in DU/acre	City	Expected Density in DU/acre	Actual Density in DU/Acre	Ratio of Actual to Expected Density in DU/acre	Average for Zone Type
0-4 du/acre	Federal Way	2.9	0.53	18.3%	91%
	Kent	2.5	1.7	66.8%	
	Redmond	3.2	2.2	68.8%	
	Woodinville	4.0	9.3	232.5%	
	Unincorp KC	2.2	1.1	50.0%	
	Bellevue	2.5	2.6	104%	
	Duvall	3.0	3.0	99%	
4.01-6 du/acre	Federal Way	4.5	4.3	94.5%	66%
	Issaquah	4.5	1.0	21.8%	
	Kent	4.5	3.9	87.0%	
	Redmond	4.5	3.4	74.4%	
	Unincorp KC	6.0	1.6	26.7%	
	Bellevue	5.5	5.4	98.2%	
	Duvall	4.6	2.6	57.0%	
6.01-8 du/acre	Auburn	7.3	5.5	75.8%	81.3%
	Federal Way	6.1	6.0	99.0%	
	Kent	6.1	4.4	72.4%	
	Kirkland	5.5	3.9	71.6%	
	Unincorp KC	8.0	5.4	67.5%	
	Bellevue	7.5	7.8	104.0%	
	Duvall	8.0	6.3	79.0%	
8.01-12 du/acre	DesMoines	no max.	10.0		78.9%
	Issaquah	no max.	8.5		
	Kent	8.7	6.1	69.6%	
	Kirkland	12.0	8.6	71.4%	
	Redmond	12.0	13.5	112.2%	
	Woodinville	12.0	8.9	74.2%	
	Unincorp. KC	12.0	7.2	60.0%	
	Bellevue	10.0	8.6	86.0%	
12.01-18 du/acre	Des Moines	no max.	18.0		75.3%
	Issaquah	14.5	12.9	88.8%	
	Kent	16.0	11.9	74.4%	
	Kirkland	16.0	13.5	84.1%	
	Redmond	17.9	10.1	56.4%	
	Renton	18.0	13.4	74.4%	
	Bellevue	15.0	11.0	73.3%	
18.01-30 du/acre	Burien	24.0	20.4	85.0%	91.4%
	Redmond	30.0	33.9	113.0%	
	Unincorp. KC	21.0	16.7	79.5%	
	Bellevue	25.0	22.9	91.6%	
	Renton	20.0	17.6	88.0%	
30-01 and up du/acre	Des Moines	no max.	60.0		
	Federal Way	60	35	58.3%	
	Kirkland	no max.	77.2		
	Bellevue	no max.	98.0		



Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 35: Land capacity as a Percent of 20 year household and job targets.

Land Capacity as a Percent of 20 Year Household Targets

City	Estimated Remaining Household Targets, 1996 - 2012	Capacity in Jurisdiction*	Capacity as Percent of Remaining Target
Algona	385	428	111%
Auburn	6,442	7,109	110%
Beaux Arts	0	8	-
Bellevue	7,179	18,800	over 200%
Black Diamond	1,765	2,275	129%
Bothell	1,210	1,705	141%
Burien	1,534 to 1,933	6,200	over 400%
Carnation	345	848	over 200%
Clyde Hill	4	13	over 300%
Covington*			-
DesMoines	2,197	2,194	100%
Duvall	1,874	1,664	89%
Enumclaw	2,335	2,345	100%
Federal Way	12,761 to 15,892	13,968	88% to 109%
Hunts Point	0	3	-
Issaquah	2,291	1,165	51%
Kenmore*			
Kent	6,468	12,990	200%
Kirkland	4,376 to 5,394	5,609	104% to 128%
Lake Forest Park	131	205	156%
Maple Valley*			
Medina	0	0	-
Mercer Island	1,423	400	28%
Milton	12	420	over 3500%
Newcastle*		1,030	-
Normandy Park	156	181	116%
North Bend	1,309	2,137	163%
Pacific	519	1,075	over 200%
Redmond	8,837	11,314	128%
Renton	7,220	15,606	over 200%
SeaTac	5,702	5,890	103%
Seattle	44,994 to 54,944	124,418	over 200%
Shoreline*		1,616	-
Skykomish	14	39	over 200%
Snoqualmie	2,448 to 3,098	4,034	130% to 165%
Tukwila	4,743 to 5,966	5,697	95% to 120%
Woodinville	1,760	1,487	84%
Yarrow Point	3	20	over 600%
Cities Total	130,437 to 146,858	252,893	169% to 190%
<i>Unincorp. Urban Areas*</i>	27,361 to 34,961	49,850	143% to 182%
<i>Unincorp. Rural Areas</i>	2,900 to 5,300	14,997	over 500%
<i>Total Unincorp. K.C.</i>	30,261 to 40,261	64,847	173% to 230%
King County Total	160,698 to 187,119	317,740	170% to 198%

See Notes on following page.

LAND USE INDICATORS

INDICATOR 35:

(continued from previous page)

Notes:

1. Targets are those adopted in Comprehensive Plans. In cases where cities have not yet adopted a target, or where target information is not available, the recommended target from the Countywide Planning Policies is used. Shoreline, Newcastle, Covington, Maple Valley, and Kenmore do not have targets since they were incorporated after 1995.
2. Estimates of new units added are taken from the 1996 King County Annual Growth Report.
3. The estimated remaining household target for the period 1996-2012 is equal to the 1992-2012 target minus the new units added from 1993 to 1995. This differs from Indicator 30 where the target is reduced by new units built from 1995 on.
4. Rural cities' targets are based on their entire Urban Growth Areas. Land capacity given for Carnation, Duvall, Enumclaw, and Snoqualmie includes the capacity (a total of 4700 units) in their adjacent UGAs. Redmond's target and land capacity assumes an annexation area. The total land capacity reported for the Unincorporated Urban Areas does not include the capacity in the urban growth areas of these five cities.

Definitions:

- *Twenty year targets are expressed in terms of households, not housing units. Due to vacancies, a count of housing units is greater than a count of households. A normal residential vacancy rate is roughly 5%.*

Observations:

- This Indicator includes the percent of land capacity in relationship to 20 year household targets only, and does not yet report on the percent of land capacity to job targets.
- The residential capacity figures Issaquah prepared for this report include only residentially zoned land (single family and multi family), and are based on 1995 zoning. A large portion of Issaquah's housing target anticipates mixed use residential development in CBD and retail zones, which were not included in the 1995 analysis for this report. Legislative rezones increasing the dwelling unit capacity were adopted in January 1996. The potential housing unit capacity under the 1995 Comprehensive Plan and 1996 legislative rezoning is reported as 2,940 units on vacant or redevelopable land. Although the Comprehensive Plan did not project dwelling units in the Office zone, there have been several residential development projects, suggesting that additional capacity exists in that zone in addition to the CBD and retail zones.
- The Cities of Shoreline, Newcastle, Maple Valley, Covington and Kenmore were not incorporated when the CPPs targets were developed, and they have not yet adopted their own targets in their Comprehensive Plans. The target for unincorporated King County includes the areas that became those cities; the capacity for unincorporated King County does not include Shoreline or Newcastle areas.
- Redmond's household target includes the ten year annexation areas of North Redmond and along 132nd Avenue. Redmond's capacity estimates were based on city limits and do not include these two areas. The capacity for these unincorporated areas is estimated to be 1,227 additional single family units.
- The capacity figures Woodinville prepared for this report are as of 1995, prior to adoption of their Comprehensive Plan in June 1996. The land capacity study included in the 1996 Comprehensive Plan shows enough residential capacity for 1940 new dwelling units, or 108% of the 1992-2012 Comprehensive Plan Target. Redmond's household target includes the ten year annexation areas.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-1 Step 4 and LU-66 through LU 68. Land capacity estimates play a critical role in the CPPs. Under the state Growth Management Act, jurisdictions are required to ensure that their Urban Growth Areas have sufficient capacity for 20 years of growth (RCW 36.70a.110). This requirement is addressed directly in the steps outlined in framework policy FW-1. Step 4 of FW-1 calls for regular monitoring to ensure capacity sufficient to accommodate growth for the six and 20-year periods. Policy FW-1 also highlights the importance of land capacity by calling for an 18-month work program to revisit the methods and data which comprise the jurisdictions' baseline land capacity estimates (Step 5 and Appendix 4 of the CPP Amendments). In the CPP Amendments ordinance, the Growth Management Planning Council established a Land Capacity Task Force to undertake this review.



Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Outcome: Accommodate Residential and Job Growth in Urban Areas

INDICATOR 36: Land with 6 years of infrastructure capacity.

Data for this Indicator will be collected in the future.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-1 Step 4 and FW 38-through FW 39. This Indicator is based on the Growth Management Act (GMA) principle of linking growth with available infrastructure, especially transportation and represents an important potential Indicator in the long term. The 20-year comparison of capacity with targeted growth in dwelling units and jobs approaches conditions at buildout for some communities. The six year comparison is designed to ensure that zoning capacity is supportable with public infrastructure commitments made in six-year capital improvement programs, as required by the CPPs (FW-1, Step 4a) and the concurrency principle of the GMA (RCW 36.70A.020(12)). Adjustments of capacity measurements may be required when jurisdictions implement plan phasing that brings new capacity on line.



LAND USE INDICATORS

Outcome: Encourage Livable, Diverse Communities

INDICATOR 37: Acres of urban parks and open space.

Acres of Urban Parks and Open Space per Thousand Persons			
	1995	1996	1997
Acres per Thousand Urban Residents	15.34	14.82	15.05
Acres in Urban City Parks and Open Space	15,651	16,727	17,295
Acres in Urban County Owned Parks and Open Space	7,096	5,440	5,430
Total Acres	22,747	22,167	22,725

Notes:

1. The acres of parks and open space may differ from 1996 and 1997 Benchmark Reports due to changed accounting methods.
2. King County Park System has an additional 13,950 acres of park in rural areas.
3. As new areas become incorporated, ownership and management of some King County parks have been transferred to the urban jurisdiction in which they are located. This accounts for most of the decline in acreage in county parks, and for some of the increase in city-owned parks.

Definitions:

- *Cities were asked to report their acreage in city-owned parks and open space. Definitions of parks, open space and recreational land may vary between cities.*
- *County parks and open space includes King County urban regional and urban local parks and waterways. Trails are excluded from the total.*

Observations:

- The National Recreation and Park Association (NRPA) recommends the following Recreation and Open Space standards:

Close to Home Space: 6.25 - 10.5 acres per 1000 persons

Regional Space: 15.20 acres per 1000 persons

- King County's cities provide an average of 15.05 acres of city parks and open space per thousand city residents.
- In addition to City and County-owned Urban parks and open space, King County residents have access to:
 - an estimated 110 miles of County-owned trails
 - over 550 acres of rural local parks and over 8,000 acres of rural regional parks and open space, including some city-owned parks and watersheds.
 - thousands of acres of state parks and state forest land, and hundreds of thousands of acres of federally owned National Forest and Wilderness Areas. Policymaking on the city or county level can do little to affect the management of state and federal lands.

Data Sources: Cities' Benchmark Data; King County Parks and Cultural Resources Department.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-27 and CC-6 through CC-13. This Indicator calls for protection, stewardship, management and enhancement of open space as defined in Countywide Planning Policies.



Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

INDICATOR 37:

(continued from previous page)

Acres of Urban Open Space and Recreational Land per Thousand Persons				
	Acres Added in 1997	Acres in Parks/Open Space in 1997	1997 Population (Est.)	1997 Acres in Parks/Open Space per Thousand Persons
Algona*	0.0	4.3	2,070	2.10
Auburn	0.0	621.0	36,720	16.91
Beaux Arts	na	4.7	288	16.39
Bellevue	19.0	2,213.0	104,800	21.12
Black Diamond	0.0	51.0	2,085	24.46
Bothell	0.0	205.9	13,850	14.87
Burien	0.0	112.2	27,930	4.02
Carnation	0.0	12.7	1,650	7.70
Clyde Hill	na	0.9	3,019	0.30
DesMoines	13.5	69.6	27,030	2.58
Duvall	na	73.0	3,813	19.15
Enumclaw	na	34.0	10,484	3.24
Federal Way	6.3	817.8	75,960	10.77
Hunts Point	na	7.3	523	14.02
Issaquah	14.5	659.5	9,610	68.63
Kent	15.2	1,131.9	62,006	18.26
Kirkland	8.9	452.0	43,720	10.34
Lake Forest Park	na	13.3	12,521	1.07
Medina	0.0	26.7	3,082	8.66
Mercer Island	0.0	258.5	21,550	11.99
Milton	2.0	3.0	845	3.59
Newcastle	75.4	271.4	8,485	31.99
Normandy Park	0.0	93.5	7,122	13.12
North Bend	0.0	227.5	3,280	69.36
Pacific	na	0.0	5,445	0.00
Redmond**	16.2	1,220.4	42,230	28.90
Renton	na	1,173.0	45,920	25.54
SeaTac	0.0	393.0	23,320	16.85
Seattle	62.0	6,251.0	536,600	11.65
Shoreline	331.0	331.0	50,380	6.57
Skvkomish	na	7.0	239	29.29
Snoqualmie	na	319.0	1,610	198.14
Tukwila	na	202.8	14,930	13.58
Woodinville	4.1	13.1	9,980	1.31
Yarrow Point***	0.0	19.6	1,019	19.23
Total - Cities	568.1	17,294.7	1,214,116	
King Ctv.'s Urban Parks	-10	5430		
Urban Unincorp. Pop.			296,000	
Total - Urban	558.1	22,724.7	1,510,116	15.05

Notes:

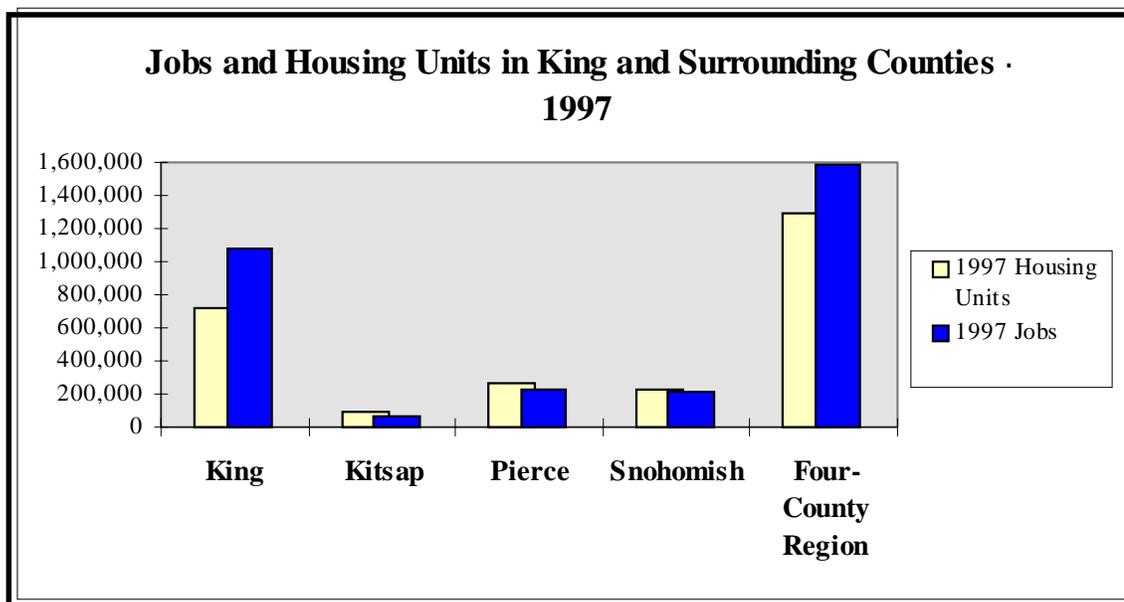
1. Algona also has about 18 acres of open space in the form of an urban trail along the former RR right-of-way.
2. Redmond's total includes 803 acres of city-owned watershed which has bike and bridle trails, and 68 acres of regional park. Both of these are outside Redmond's urban growth boundary but they are maintained by the city.
3. Issaquah's total includes the 463 acre Tradition Lake reserve which lies within its incorporated area.
4. Yarrow Point's total includes 11.43 acres of nature reserve owned by a private trust but open to the public. The city contributes to its maintenance.

LAND USE INDICATORS

Outcome: Balance Jobs and Household Growth

INDICATOR 38: Ratio of jobs to housing in King and surrounding Counties, and in King County sub-regions.

Jobs per Housing Unit in King and Surrounding Counties, 1995 and 1997						
	1995			1997		
	Housing Units	Jobs	Jobs/Housing Ratio	Housing Units	Jobs	Jobs/Housing Ratio
King	699,240	979,900	1.40	713,773	1,074,000	1.50
Kitsap	88,960	69,600	0.78	92,775	70,100	0.76
Pierce	260,681	217,500	0.83	270,615	228,800	0.85
Snohomish	211,175	187,200	0.89	220,438	210,050	0.95
Four-County Region	1,260,056	1,454,200	1.15	1,297,601	1,582,950	1.22



Definitions:

- The count of housing units includes occupied and vacant units. This count is from the Washington State Office of Financial Management as of April 1995 and 1997, and may differ from calculations by counties.
- The number of jobs is a count of non-agricultural wage and salary workers employed in each county. It excludes active-duty military personnel and agricultural workers.

Observations:

- Future work for this Indicator will use GIS analysis to measure jobs/housing balance in King County sub-regions, and in designated Urban Centers. Measuring the ratio of *new* jobs to *new* housing will provide a critical additional level of information.

LAND USE INDICATORS

INDICATOR 38:

(continued from previous page)

Observations (continued):

- This Indicator is intended to measure the balance of jobs to housing, and a county or subregion's propensity to import or export commuters to jobs in neighboring counties or subregions. Among the goals of the Growth Management Act are to promote complete communities with jobs and housing, and to reduce commute trips.
- A large scale look at jobs/housing balance within the region shows that King County is a job center which draws commuters from the neighboring counties. In both 1995 and 1997, over two-thirds of the four-county region's jobs were in King County. Snohomish, Pierce and Kitsap Counties are net exporters of commuters.*
- There is a demonstrated correlation between jobs-housing balance and commute trips. A study based on Census tracts indicated that jobs-housing balanced census tracts in the Puget Sound region generated work trips that were about 30% shorter in time and distance than those generated by unbalanced tracts.
- Other future research may include the balance of jobs to *affordable* housing across an income spectrum. King County's average home prices are higher than in the surrounding counties, and are increasing more quickly. Home prices also vary geographically within King County. People may move to outlying communities or neighboring counties to find housing opportunities, and find themselves facing longer, cross-county commutes.
- This Indicator will not be able to measure whether people actually live close to where they work, it can only measure the extent to which people have that option.

Data Sources: *Washington State Employment Security Department; 1995 and 1997 Population Trends, Washington State Office of Financial Management, 1995 and 1997.*

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-14, LU-34 and LU-67 through LU-68. The description of the Growth Management Act states that the countywide vision "includes balancing growth, economics, land use, infrastructure, and finance." Among the premises of the GMA are to promote complete communities with jobs and housing, and to reduce commute trips. The text preceding FW-14 points out that urban centers are designed to "promote housing opportunities close to employment." The urban centers criteria under LU-39 specify that each urban center be "a unique vibrant community that is an attractive place to live and work,...and responds to local needs and markets for jobs and housing."

* *The extent to which Kitsap County and Pierce County export commuters is somewhat exaggerated due to inconsistency in the housing unit count and the jobs count where military bases are a major component.*

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LAND USE INDICATORS

Outcome: Maintain Natural Resource Lands Quality and Quantity

INDICATOR 39: Acres in forest land and farm land.

Note: Tables and Observations for this indicator have been corrected and updated since the publication of the printed version of the 1998 Benchmark Report.

Total Acres in Forest and Farm Land in King County, 1995 -		
Year	Forest Land	Farm Land
1995	869,000	50,200

Acres of Forest Land in Various Categories in King County							
Year	Forest Production District: Federal Ownership	Forest Production District: State Ownership	Forest Production District: Municipal and County Ownership	Forest Production District: Private Ownership	Forest Production District: Total	Rural Forest District*	Total Forest Areas
1995	337,000	83,000	94,000	310,000	824,000	45,000	869,000

* This figure is corrected to exclude lands in other uses or overlapping zoning. It includes 19,000 acres of forest under current use taxation. The map shows a total of 58,000 acres in rural forest districts.

Acres of Farm Land in Various Categories in King County		
Year	Agricultural Production District: Total	Not in Agricultural Production District*
1995	41,000	9,200

*Includes total in Farmland Preservation Program , Current Use Taxation Program, and non-APD agricultural zones.

Definitions:

- All figures used are approximate and are based on the Geographic Information System Data Layers as depicted on the 'Parks, Rural and Resource Lands' map on page 85 in this document.
- The Forest Production District (FPD) is a King County designation for forest lands of long term commercial significance as required by the Growth Management Act. Not all areas within the FPD are in timber production; for example some are in use as wilderness areas or parks.
- The Agricultural Production District (APD) is a King County designation for agricultural lands of long term commercial significance as required by the Growth Management Act. The purpose of the APDs is to preserve commercial farming long term and to attempt to exclude incompatible uses such as most industrial activities. Not all parcels in the Agricultural Production District are in production.
- Rural Forest Districts are clusters of large forested parcels that are in areas zoned rural residential (1 d.u./2.5-10 acres). Rural Forest Districts were identified as study areas in the 1994 King County Comprehensive Plan. The initial Rural Forest Districts were mapped in the 1995 amendments to the Comprehensive Plan. Those areas are being evaluated, and significant revisions to the current designations are anticipated.
- Rural Farm Districts are clusters of farm properties within unincorporated King County that have been identified as study areas in the 1994 King County Comprehensive Plan. Those areas are zoned rural residential (1 d.u./2.5-10 acres) and are currently being evaluated.

LAND USE INDICATORS

INDICATOR 39:

(continued from previous page)

- *The King County Farmland Preservation Program was passed by King County voters in a bond measure in 1979, which allowed King County to purchase development rights for 12,600 acres of land. There are several deed restrictions placed on the properties, including a limited ability to subdivide and a limit on the number of houses that can be placed on the property. The County purchased the development rights to the properties in perpetuity so they cannot be resold. Parcels in the Farmland Preservation Program are not required to be farmed.*
- *Current Use Taxation (CUT) refers to four current use taxation programs. Their purpose is to provide incentives for landowners to preserve forest, farm and open space lands by allowing them substantial tax relief in exchange for participating in the program. Land is assessed property tax according to the land's current use, rather than its potential use(s). In order to participate, landowners must practice farming or forestry or preserve open space. If landowners decide to leave the program, they are required to pay backtaxes and penalties.*
- *RCW 84.34 created an open space, timber and farming current use taxation program for parcels of varying sizes.*
- *RCW 84.33 created a current use taxation program for forested land 20 acres or larger.*

Observations:

- Land classified under RCW 84.33 is unlikely to be converted to other uses in the short term, because owners are subject to paying penalties and backtaxes when they leave the program.
- Timber lands classified under RCW 84.34 (for parcels of varying sizes) have increased more than twelve-fold between 1982 and 1996 due to reclassification from forest land and increased awareness of the general public about the Current Use Taxation program.
- The number of acres in farmland classified under 84.34 has increased 32% between 1982 and 1996.
- The Farmland Preservation Program provides protection to land in perpetuity and does not allow development on the land. However, since farming is not required on those parcels, properties in the program may be used for open space purposes other than farming.
- Land within the Forest Production District (FPD) generally is less vulnerable to development pressure than forest land outside the FPD, although conversions to other uses do occur. Federal, state and county parks are unlikely to be converted to other uses. Land in Current Use Taxation is not likely to be converted in the short term, but the program provides no guarantee for permanent protection.
- Properties in the Lower Green River and the Sammamish Agricultural Production Districts (APDs) have faced increasing pressure by surrounding urban uses and there have been proposals for some parcels to be converted to uses other than farming.
- Land within Rural Forest Districts and Rural Farm Districts that are not in current use taxation and/or the Farm Preservation Program (FPP), and forest and farm lands that are not represented in any programs or districts, are more likely to be vulnerable to development pressure.

Data Sources: King County Assessor's Office, 1996; King County Natural Resources Division, 1996, King County Department of Development and Environmental Services (DDES) GIS, 1996.

Policy Rationale: The policy rationale stems from Countywide Planning Policies FW-36, LU-1, LU-2, LU-4, LU-8, LU-12 and FW-9. Countywide Planning Policies call for the protection of existing resource lands that have long-term commercial significance for resource production. Most long-term commercial forest land and agricultural land lies within the designated Forest Production Districts (FPD) or Agricultural Production Districts (APD). These are not expected to change over the 20 year planning period. However, there is a significant amount of land in timber production outside of the FPD. These rural forest lands are vulnerable to being subdivided into residential lots of approximately 5 acres, a size that is generally considered too small for forest production. The Countywide Planning Policies are also concerned with the protection of agricultural lands as a regional resource



Metropolitan King County *Countywide Planning Policies* Benchmark Program

LAND USE INDICATORS

Outcome: Maintain Natural Resource Lands Quality and Quantity

INDICATOR 40: Number and average size of farms.

Total Number and Average Size of Farms in King County				
	1978	1982	1987	1992
Number of Farms	1,187	1,719	1,498	1,221
Average Farm Size, in Acres	36	35	36	35

Observations:

- Please refer to the ‘Parks, Rural and Resource Lands’ map in this document.
- The number of farms in King County has declined from 1,719 in 1982 to 1,221 in 1992, a loss of nearly 500 farms.
- The average farm size in King County is small: 35 to 36 acres, compared with a statewide average farm size of over 500 acres. 42% (518) of King County’s farms are 9 acres or less.
- The market value of products sold by King County’s farms was \$84.5 million in 1992. The average per farm was \$69,250, but almost half (49%) of King County’s farms had a market value of less than \$2,500 for their products.

Data Source: *U. S. Census of Agriculture.*

Policy Rationale: The policy rationale stems from Countywide Planning Policies LU-1, LU-8, LU-9, LU-12, LU-22 and LU-23. The Countywide Planning Policies recognize the regional importance of protecting agricultural lands for their long-term commercial significance. The average farm and parcel size has decreased since 1978 which reduces the ability for commercial production.