KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

King County

Signature Report

December 16, 2014

Ordinance 17951

Proposed No. 2014-0463.1 **Sponsors** Dembowski

AN ORDINANCE adopting and ratifying Growth Management Planning Council Motion 14-4.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. **Findings:**

A. Growth Management Planning Council Motion 14-4 recommends approval of the 2014 King County Buildable Lands Report in accordance with RCW 36.70A.215, which requires six western Washington counties, including King County, and the cities within them, to measure their land supply and land capacity.

B. On July 23, 2014, the Growth Management Planning Council unanimously adopted Motions 14-4 recommending approval of the King County 2014 Buildable Lands Report.

SECTION 2. The 2014 King County Buildable Lands Report, as shown in

Attachment A to this ordinance, is hereby adopted by King County and ratified on behalf of the population of unincorporated King County.

Ordinance 17951 was introduced on 12/1/2014 and passed by the Metropolitan King County Council on 12/15/2014, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Lambert, Mr. Dunn, Mr. McDermott and Mr. Dembowski
No: 0
Excused: 1 - Mr. Upthegrove

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Larry Phillips, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this 24th day of December, 2014.

Rhonda G. Berry

for Dow Constantine, County Executive

Attachments: A. GMPC Motion 14-4

7/23/14

Sponsored By: Executive Committee

GMPC MOTION NO. 14-4

A MOTION recommending approval of the 2014 King County Buildable Lands Report to the King County Council.

WHEREAS, RCW 36.70A.215 requires six western Washington counties, including King County, and the cities within them to measure their land supply and land capacity; and

WHEREAS, the Growth Management Planning Council approved housing and employment targets for King County jurisdictions covering the 2006-2031 planning period in 2009; and

WHEREAS, the 2014 Buildable Lands Report (BLR) builds on and updates the strong work done in the 2007 BLR; and

WHEREAS, all King County jurisdictions contributed to the development of the 2014 BLR; and

WHEREAS, 2014 BLR documents that urban King County continues to have sufficient capacity for both housing and employment growth to 2031 and beyond; and

WHEREAS, King County submitted the 2014 Buildable Lands Report – Public Review Draft to the Washington State Department of Commerce on the deadline of June 30, 2014.

NOW THEREFORE BE IT RESOLVED that the Growth Management Planning Council of King County hereby recommends the 2014 King County Buildable Lands Report, included with this motion as Attachment A. The Interjurisdictional Staff Team is authorized to make technical changes to the policies, text, maps, and tables such as fixing grammatical errors, correcting spelling, or aligning policy references without changing the meaning.

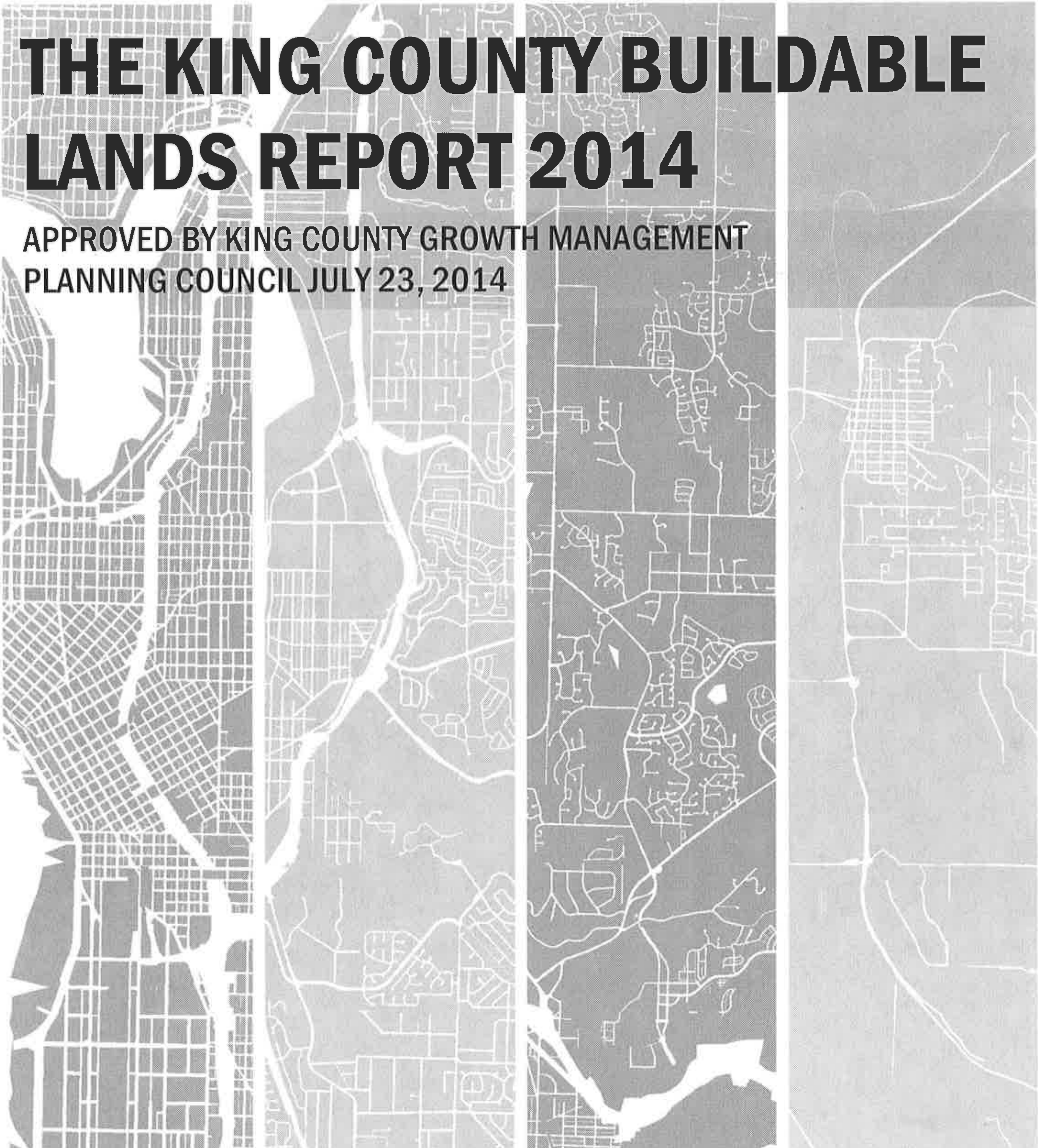
Dow Constantine, Chair, Growth Management Planning Council

Attachment A: 2014 King County Buildable Lands Report

17951

THE KING COUNTY BUILDABLE LANDS REPORT 2014

APPROVED BY KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL JULY 23, 2014



King County

17951

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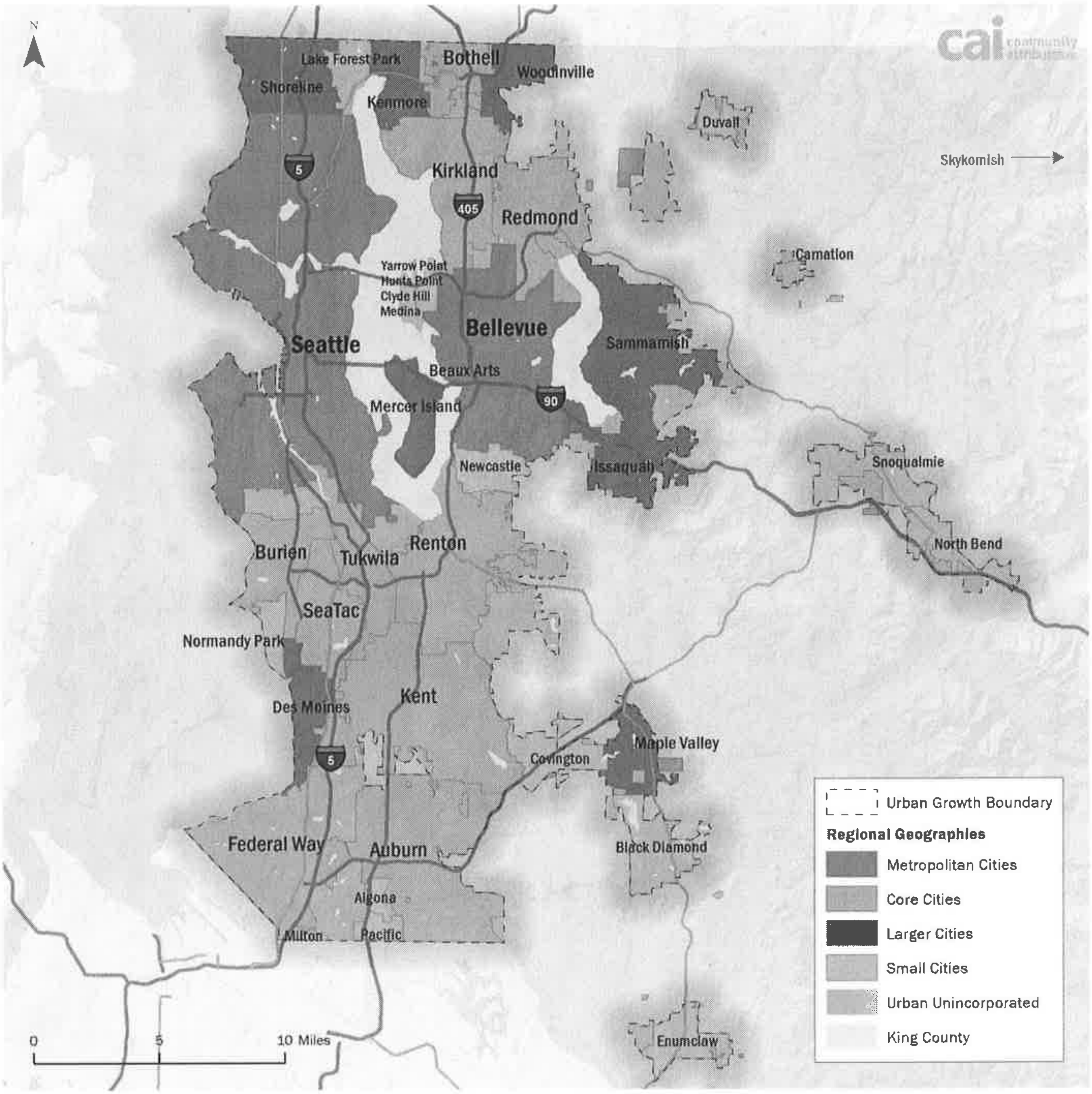
Exhibit 1. Map of Regional Geographies for the 2014 King County Buildable Lands Report



KING COUNTY BUILDABLE LANDS REPORT, JULY 2014

Acknowledgements:

This 2014 Buildable Lands Report was prepared by King County and its cities under RCW 36.70A.215 amendment to the Washington State Growth Management Act. Every jurisdiction in King County has participated in collecting and evaluating development information to prepare this Report. Thanks to the following cities and towns for participation:

City of Algona
City of Auburn
Town of Beaux Arts Village
City of Bellevue
City of Black Diamond
City of Bothell
City of Burien
City of Carnation
City of Clyde Hill
City of Covington
City of Des Moines
City of Duvall
City of Enumclaw
City of Federal Way
Town of Hunts Point
City of Issaquah
City of Kenmore
City of Kent
City of Kirkland
City of Lake Forest Park
City of Maple Valley
City of Medina
City of Mercer Island
City of Milton
City of Newcastle
City of Normandy Park
City of North Bend
City of Pacific
City of Redmond
City of Renton
City of Sammamish
City of SeaTac
City of Seattle
City of Shoreline
Town of Skykomish
City of Snoqualmie
City of Tukwila
City of Woodinville
Town of Yarrow Point

This Report was compiled by the King County Office of Performance, Strategy and Budget in collaboration with the City of Bellevue, the City of Seattle, and the Sound Cities Association of King County. Thanks to the following individuals and groups who contributed greatly to this effort.

City of Bellevue:	Nicholas Matz, Gwen Rousseau
City of Seattle:	Tom Hauger, Jennifer Pettyjohn
Sound Cities Association:	Doreen Booth
King County:	Chandler Felt, Karen Wolf, Lauren Smith, Nanette Lowe
Puget Sound Regional Council:	Michael Hubner
Community Attributes, Inc:	Chris Mefford, Mark Goodman, Elliot Weiss, Nan Darbous
Seaview Pacific Associates:	Steven Cohn

TABLE OF CONTENTS

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I. Executive Summary

The 2014 Buildable Lands Report

The 1997 Buildable Lands amendment to the Growth Management Act requires six western Washington counties and the cities within them, to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity – realistically measured – to accommodate forecasted growth. The amendment requires data on actual achieved densities during the preceding five years of development and a snapshot of land capacity.

This 2014 Buildable Lands Report (BLR) builds on and updates the strong work done in the 2007 BLR. It fulfills requirements of RCW 36.70A.215 to report on residential and job changes since the 2007 BLR and to provide an updated picture of the county's overall capacity to accommodate growth. The 2014 BLR reports on the six-year period from January 2006 to January 2012 for King County and each of the 39 cities. It measures each jurisdiction's land supply and land capacity and updates those capacities to 2012. The BLR then compares the jurisdiction's growth capacity to updated housing and job growth targets covering the period 2006 through 2031 that were adopted in 2009 and ratified in 2010. The BLR's comparison evaluates whether the jurisdiction has sufficient capacity to accommodate growth through 2031. This 2014 BLR demonstrates that King County continues to have sufficient capacity to accommodate targeted levels of growth of both housing units and jobs.

Context of Regional Plans

The BLR is one component of implementing the King County Countywide Planning Policies (CPPs), which in turn help to carry out VISION 2040. The VISION 2040 regional plan, adopted in 2008 by the assembled jurisdictions of the Puget Sound Regional Council, sets forth the region's Regional Growth Strategy (RGS). The RGS calls for growth to be focused in (1) the Urban Growth Areas of the Puget Sound counties; (2) the region's largest and most complete cities containing designated urban centers; and (3) within those designated urban centers. To further that goal, this BLR is structured into five "Regional Geographies" as outlined in VISION covering King County's Urban Growth Area. In the Regional Geography hierarchy, there are four types of cities: Metropolitan Cities, Core Cities with designated Urban Centers, Larger Cities, and Small Cities. A fifth Regional Geography is that part of unincorporated King County within the Urban Growth Area. The Rural Area and Natural Resource Lands outside the UGA are not intended to accommodate growth and are not analyzed in this Report.

This BLR covers a volatile and atypical period of growth (and in some regards, decline). Consequently, the 2014 BLR draws information from the 2007 BLR, which reported on a robust period of growth. Achieved densities and – for some cities – land capacity data are brought forward from the 2007 BLR into this 2014 BLR. Half of King County's jurisdictions reported sufficient housing and job capacity in 2007 to absorb even the higher numbers in the new 2006-31 targets. Those cities, including most of the Small Cities, carried forward their 2007 BLR density and capacity calculations into this 2014 BLR. The remaining cities required new analysis of land capacity to overcome a shortfall of capacity with respect to the new targets as part of their process of developing new comprehensive plans. The result of the new analysis prepared for this 2014 BLR was that all of the cities demonstrated that they now have sufficient capacity to accommodate their targets.

Summary of Findings – Development Activity

Development patterns changed during the 2006 – 2012 reporting period, including a shift of growth from unincorporated areas and Small and Larger Cities into the two Metro Cities. Multifamily and commercial development outside Seattle decreased significantly. This was especially true during 2009 and 2010, the worst of the Great Recession years that saw a precipitous fall-off of construction and shift out of multifamily construction. Single family construction fell off as well, but not as dramatically as apartment and condominium construction. Between 2008 and 2010, the number of wage and salary jobs decreased by 86,000 or 8%, which represented the biggest decline since the Boeing Bust of 1971. Recovery had been slow – even by 2012 - with only half of King County's 40 jurisdictions recovering to the number of jobs they had in 2006. It is clear that employment growth is still in transition out of the Great Recession. Office vacancy rates climbed as jobs disappeared in 2009, 2010 and 2011. By the end of the reporting period occupancy rates had not yet returned to pre-Recession levels, especially outside Seattle.

Residential growth during this volatile period occurred almost entirely within the Urban Growth Area, and to a large extent within designated urban centers, especially in Seattle. Job growth recovered later in this period, and was focused in Seattle and a few Core Cities.

Summary of Findings – Targets and Capacity

The research done for this 2014 BLR shows that Urban King County as a whole continues to have sufficient capacity for growth to 2031 and beyond. Each of the five urban Regional Geography groups has sufficient capacity for residential growth, and all but one (urban unincorporated King County) for employment growth. The King County UGA has a generous surplus of capacity to contain growth: more than double the housing target and more than 160% of the job target. King County also has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth. Most of the county's capacity is contained in the top two Regional Geographies – Metro and Core Cities. In fact, those two together have 82% of the county's housing capacity (342,000 out of an urban countywide total of 417,000 housing units). Metro and Core Cities also have 84% of the county's job-growth capacity (556,000 of 658,000 job capacity).

This increased capability of cities to absorb growth is occurring chiefly in designated urban centers that focus future employment with housing in mixed-use zones and districts. Cities are using a variety of planning tools to increase capacity and ensure that targets can be met. These tools, such as parcel-specific development agreements and encouragement of building with multiple uses, are creating dense, vibrant, walkable mixed-use districts in urban and suburban places formerly dominated by one-story buildings and parking lots.

On the employment side, all four city geographies (Metro, Core, Larger and Small) have sufficient capacity to meet their new job targets and each of the cities in those categories also has sufficient capacity. However, urban unincorporated King County currently has a minor shortfall of job capacity. The 2007 BLR reported that unincorporated areas together had plenty of job capacity but annexations over the succeeding six years took away more capacity than the associated job targets. In the countywide context, the shortfall in urban unincorporated King County is not a major issue. The vast majority of King County's capacity to accommodate employment growth is properly located in the Metro and Core cities.

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II. INTRODUCTION

Regulatory and Policy Framework

The Washington State Growth Management Act (GMA) requires the largest and fastest growing counties, and the cities within those counties, to prepare comprehensive plans that direct growth into urban areas, ensure protection of natural resource lands, and designate and protect critical areas. In 1997, the Buildable Lands amendment to the GMA was adopted. This provision, RCW 36.70A.215, requires a review and evaluation program to be implemented in six counties (King, Snohomish, Pierce, Thurston, Kitsap, and Clark) to ensure continued supply of urban land to accommodate projected growth. King County completed Buildable Lands Reports (BLR) in 2002 and 2007. In 2011, the GMA was amended to extend the reporting cycle from five to eight years. This, the third King County BLR, is due to the State Department of Commerce by June 30, 2014.

The 2012 King County Countywide Planning Policies (CPPs) establish the review and evaluation program for King County and guide the development of the BLR through policies DP-19 and DP-20. Components of the review and evaluation program include annual data collection, periodic evaluation reports, and adoption of measures, where needed, to ensure sufficient capacity to accommodate projected growth within the county's Urban Growth Area (UGA.)

The CPPs establish both the UGA and the growth projections, in the form of targets, for each jurisdiction. The purpose of the BLR is to provide a periodic evaluation to make sure that this projected growth can be accommodated within the UGA. The initial UGA, in accordance with GMA, was adopted in 1992 and then amended in 1994 with the passage of the first Countywide Planning Policies. The UGA has been amended only slightly in the intervening 20 years.

County housing growth targets stem from population projections released by the State Office of Financial Management (OFM). King County converted the OFM 2012 population forecast, and employment forecasts from the Puget Sound Regional Council, into projected housing and employment growth for the period 2006-2031, and allocated that growth by jurisdiction. Table DP-1, in the CPPs, identifies specific housing and job targets for each jurisdiction, sorted by Regional Geography, as specified in VISION 2040, adopted by the Puget Sound Regional Council in 2008. The targets are policy statements of each jurisdiction as to how they are expected to grow. The allocations of growth are consistent with VISION 2040 focusing growth primarily to the two "Metropolitan" cities (Seattle and Bellevue), within "Core" cities with designated Urban Centers, and within "Larger" cities. Job growth targets are based on employment forecasts prepared by the Puget Sound Regional Council.

Jurisdictions must plan and provide for both household and job growth to meet their targets through designation of sufficient land suitable for development in their comprehensive plans and regulations. The BLR analysis determines the capacity of land based on actual achieved densities in recent development activity. The BLR is a reporting and measurement tool to ensure that counties and cities can actually meet the adopted targets. Any deficiencies identified in the BLR must be addressed by the jurisdiction in their next comprehensive plan update. The 2014 BLR is to be completed one year prior to the mandated update of comprehensive plans to give jurisdictions the opportunity to quickly address any deficiencies.

Countywide Coordination

The 2014 BLR is a collaborative effort of King County and all of the cities with leadership provided by King County. The BLR program in King County is guided by the Growth Management Planning Council (GMPC.) The GMPC is chaired by the King County Executive and is a representative body of elected officials from King County, Seattle, Bellevue, and the Sound Cities Association of suburban cities. Oversight of the BLR approach and mechanics is provided the Inter-jurisdictional Staff Team, a group of senior planning staff that is facilitated by King County. Staff from each of the jurisdictions provided land development data to King County staff who then compiled and analyzed the data. King County staff provided monthly briefings to the Inter-jurisdictional Staff Team and periodic updates to the GMPC.

Staff from King County and the cities met periodically with stakeholder groups including representatives from the building association, the realtors, environmental organizations, and housing advocates.

King County retained the services of Community Attributes, Inc. to assist with the data collection, analysis, and report production.

Department of Commerce Approach

The Washington State Department of Commerce authorized a streamlined approach to the development of the 2014 BLR in counties where development activity fell off considerably or where there has been no major change in comprehensive plan policy in recent years. As these criteria apply to most King County jurisdictions, and definitely to the county as a whole, the GMPC approved the use of this streamlined approach. Under this approach, the 2014 BLR carries forward data from the 2007 BLR.

Changes from the 2007 Buildable Lands Report

Four important events resulted in a change in the format and content of the 2014 BLR compared to the 2007 BLR:

1. **VISION 2040 was adopted by the Puget Sound Regional Council in 2008:** The Regional Growth Strategy contained in VISION organized Puget Sound region jurisdictions into six "Regional Geographies" (four types of cities, urban and rural unincorporated areas) and specified housing and job growth targets for each Regional Geography.

2. **Updated CPPs and growth targets:** New housing-unit and job growth targets cover the period from 2006 to 2031.

3. **The Great Recession, legislative changes, and the Commerce memo:** Due to local impacts of the Recession, the state legislature changed the BLR

reporting period from five to eight years and the Department of Commerce authorized valid data from the 2007 BLR to be carried forward into the 2014 BLR.

4. **More information on existing housing units and jobs:** This 2014 BLR contains 2006 base-year and updated 2012 data on housing units and jobs in each jurisdiction to serve as a progress report on growth in the county and cities.

Report Components and Organization

This report is organized into the following components:

- **Chapter I. Executive Summary**

- **Chapter II. Introduction –** The Introduction sets the regulatory and policy framework for Buildable Lands reporting, and explains the Report's components and organization. It also identifies changes from the 2007 Buildable Lands Report.

- **Chapter III. Technical Framework and Methodology** – The 2014 BLR builds on the methodology in the 2007 BLR, as authorized by the Department of Commerce. This chapter describes the comprehensive methodology developed for the 2007 BLR and how it was used as the foundation for the 2014 BLR. The chapter further explains the methodology used by cities to calculate capacity within centers and mixed-use developments.

- **Chapter IV. Countywide Trends 2006-2011** – Following a drop-off in new construction during the years 2009-2010, growth has rebounded with changes in development patterns and housing preference. This chapter highlights the trends in housing and employment at the countywide level. There was a shift in growth to the largest cities in the county, Seattle and Bellevue. Employment growth is still in transition coming out of the Recession with 20 of the 40 jurisdictions losing jobs during the reporting period. There continues to be sufficient capacity for both housing and employment throughout King County. Further, this chapter outlines the shift in planning direction in King County jurisdictions to accommodate growth in urban centers and other major mixed-use areas.

- **Chapter V. Conclusions and Findings: Growth Targets and Capacity** – This chapter analyzes and summarizes the ability of jurisdictions – and the entire county UGA - to accommodate the adopted targets for both housing and employment as reported by Regional Geography. Regional Geographies are the organizing construct for the VISION 2040 Regional Growth Strategy, which categorize the urban area in a hierarchy: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Unincorporated Urban Growth Area. Capacity data for both housing and employment is aggregated to the Regional Geography level to demonstrate consistency with VISION 2040.

- **Chapter VI. Profiles of King County Jurisdictions** – This chapter contains the data tables that were used to calculate housing and employment capacity for each jurisdiction – the "show your work" section of the report. The three page data profile for each jurisdiction covers residential development and capacity and commercial-industrial activity and employment capacity. For each jurisdiction, sidebar boxes summarize the six-year change in housing units, jobs, updated targets and updated capacity to accommodate growth. This chapter also includes a summary of the development trends in the Rural Area and Resource Lands, although that is not a requirement of the Buildable Lands legislation.

III. Technical Framework and Methodology

The 1997 Buildable Lands amendment to GMA requires six western Washington counties to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity – realistically measured – to accommodate forecasted growth. The Buildable Lands amendment requires reporting on actual achieved densities during the preceding five years of development and a snapshot of capacity. Originally, reporting was to be completed every five years. This provision was subsequently amended to extend the reporting period to every eight years.

In collaboration with the cities, King County prepared a Buildable Lands Evaluation Report (BLR) in 2002 and again in 2007. The 2002 and 2007 BLRs were prepared jointly by King County, the [then] Suburban Cities Association, and the Cities of Seattle and Bellevue. The 2007 BLR evaluated housing and job capacity within the King County Urban Growth Area (UGA) compared with growth targets in place at the time that covered the period 2001 -2022. It divided King County into four geographic subareas (Seattle-Shoreline; East; South; and Rural Cities). The 2007 BLR reflected an increasing agreement among jurisdictions and stakeholders about the desired locations of growth within the county.

The 2007 BLR measured actual achieved densities of residential and employment growth during a period of strong growth in all sectors, 2001 through 2005. The BLR's robust data, carefully measured by all of the county's jurisdictions, found increasing densities and more efficient use of land than had been measured in 2002. The BLR concluded that each subarea and the entire King County UGA had sufficient capacity to accommodate growth through 2022 and beyond. Jurisdictions began gathering data for the next BLR, which was scheduled for 2012.

In 2008, the Puget Sound Regional Council (PSRC) adopted VISION 2040, a regionwide plan that strengthened the intended focus of Puget Sound area growth into the four counties' UGAs and especially into designated Urban Centers. In 2012, King County updated the Countywide Planning Policies to implement VISION 2040. This entailed re-structuring the BLR subarea breakdown into "Regional Geographies" as outlined in VISION 2040. There are four types of cities (Metropolitan, Core, Larger, and Small Cities) and two unincorporated subareas (Urban and Rural.) Following VISION 2040, King County adopted new growth targets in 2009 that were ratified by the cities in 2010. The new targets cover the 25-year period 2006 through 2031 and are organized by Regional Geography. VISION 2040 and the new targets guide the great majority of growth – both housing and employment – into the two biggest city categories, Metro and Core, which are characterized by designated Urban Centers.

Beginning in 2008, the Great Recession and its aftermath – including collapse of the housing market, extensive foreclosures, and major job losses – led to significant changes in King County's approach to this 2014 Buildable Lands Report. The state legislature changed the BLR schedule to be required every eight years, beginning in 2014 (for Puget Sound counties). Data from the BLR are more clearly intended to inform comprehensive plans, which are due one year after the BLR in June, 2015. In November 2012, the state Commerce Department issued a memo recognizing the impact of the Great Recession on development patterns, jobs, and funding. Commerce authorized a "scaled-back" edition of the 2014 BLR if development activity fell off considerably in recent years or if there had been few major changes in planning policy. These criteria certainly apply to most King County jurisdictions. If the development data during the Recession were determined to be unreliable, the Commerce memo allows counties to carry forward the more reliable data from the 2007 BLR.

All these changes and conditions called for a modified or streamlined approach to the 2014 BLR, carrying forward the best parts of the 2007 BLR but adding new data where necessary. Keys to this hybrid methodology include:

- Use of the achieved-density data from the 2007 BLR for most jurisdictions, which had been measured during a period of vigorous growth. Much of the recent growth had been spotty and atypical of long-range King County growth trends.

- Use of already-measured sufficient capacity where it exceeded the requirements of the new targets.

- Updates to housing and jobs data to ensure that the 2014 BLR is current. January 2012 was chosen as an update benchmark, entailing six years of trend data from the January 2006 benchmark of the 2007 BLR. (The year 2012 was chosen rather than 2013, because data for calendar 2012 were not available for all jurisdictions.)

- Recognition that the Recession is not over for much of King County: half of the county's jurisdictions have fewer jobs in 2012 than in 2006 complicating analysis of employment capacity and what constitutes "vacant" or "redevelopable" land.

- Undertaking a thorough analysis of revised capacity to analyze development patterns, permits and comprehensive plan changes since the 2007 BLR in cities with a shortfall of 2007-BLR capacity with respect to the new targets. Research has made it clear that cities are implementing more innovative and intensive efforts to encourage – and indeed ensure – more high-density development.

- Organizing by PSRC Regional Geographies to be consistent with VISION 2040 and the Countywide Planning Policies. The scope of this BLR is the Urban Growth Area within King County where growth is encouraged. The Report provides only minimal information about development in the county's Rural and Resource areas.

Methodological Approach

In order to operationalize the hybrid methodology, King County jurisdictions were divided into "Red" and "Green" categories. See Exhibit 2 on the following page. Green cities reported enough housing and job capacity in the 2007 BLR that they can absorb the new targets that extend out to 2031. About half of the jurisdictions qualified as Green jurisdictions – primarily the Small Cities. In this BLR, those cities carry forward both the achieved-density data and the capacity measurements from the 2007 BLR, updating only to account for housing unit and job changes. For these jurisdictions, there is no change in methodology and assumptions from the 2007 BLR.

Red cities reported insufficient capacity in 2007 to meet the new targets, so they required a new land capacity analysis. However, most Red cities did carry forward the achieved-density calculations from the robust 2007 BLR data. Red cities include most of the Core Cities, one Metro and several Larger cities. (Cities marked in yellow on Exhibit 2 had only a slight shortfall, but they were lumped in with the Red cities.)

Red cities – and a few Green cities that chose to undertake new analysis – used a variety of methods to re-measure their capacity. Several identified new centers with additional capacity that had been authorized by recent plan and zoning changes. Some cities re-analyzed their downtowns using an alternate method of measurement of mixed-use capacity, based on much taller buildings being allowed than the low buildings currently existing in mixed-use zones. This alternate method uses a ratio of FARs (floor area ratios), comparing allowed density – often multiple stories – to existing density of buildings in suburban downtowns. Based on actual redevelopment experience in Bellevue, Kent and other cities, the method allowed cities to tap the potential for intense mixed-use development and better capture the types of development that are happening in the marketplace.

Red cities submitted revised capacity analyses on table forms similar to those used for the 2007 BLR. Using these table forms, city staff reviewed and in some cases modified their assumptions regarding set-asides for right-of-way, public purpose lands, market factors, ratio of residential to commercial in mixed-use zones, residential densities and commercial-industrial FARs. City staff utilized density data from recent projects, development agreements and zoning changes in their jurisdiction. Data were compiled into 3-page profiles (see Chapter VI) and summary findings (see Chapter V).

In all jurisdictions, the emphasis is on an update of housing units and jobs from 2006 to 2012. In a refinement of the 2007 BLR, this BLR reports existing (2006) and current (2012) housing units and jobs in each jurisdiction. It reports changes in those measures due to growth, decline and annexation during the six-year measurement period.

King County's hybrid methodology was reviewed by stakeholder representatives and the State Department of Commerce.

Consistent with RCW 36.70A.215, the King County BLR is not intended to represent 1) a forecast of the amount or rate of future housing or economic growth in the county, 2) an analysis of the market feasibility, attractiveness or availability of any particular land parcel for development, 3) an assessment of the current or future affordability of land or housing, or 4) an evaluation of sufficiency of infrastructure capacity to support growth. Rather, the BLR provides broad technical data and analysis, at a countywide and jurisdiction level, to support policy review and potential action by the county and cities.

For more detail on methodology and assumptions in this analysis, the reader is referred to Chapter III, "Technical Framework and Methodology" of the 2007 BLR at http://your.kingcounty.gov/budget/buildland/bldlnd07.htm

Exhibit 2. King County Growth Targets (2006-2031) Compared to 2007 Capacity

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Housing Capacity	+/-?	Employment Target	PAA Emp. Target	Employment Capacity	+/-?
	Net New Units	Net New Units	Net New Units		Net New Jobs	Net New Jobs	Net New Jobs	
	2006-2031	2006-2031	2006, from BLR		2006-2031	2006-2031	2006, from BLR	
Metropolitan Cities								
Bellevue	17,000	290	13,670	X	53,000		49,100	-
Seattle	86,000		128,900	√	146,700		254,900	√
Total	**103,000**		**142,570**		**199,700**		304,000	
Core Cities								
Auburn	9,620		9,190	-	19,350	-	17,760	-
Bothell	3,000	810	2,860	-	4,800	200	6,040	√
Burien	4,440		3,170	X	4,960		3,260	X
Federal Way	8,100	2,390	5,670	X	12,300	290	8,860	X
Kent	9,270	90	9,080	-	13,280	210	12,540	-
Kirkland	8,570	-	6,380	X	20,850	-	12,600	X
Redmond	10,200	640	8,990	X	23,000		25,075	√
Renton	14,835	3,895	16,250	√	29,000	470	29,550	√
SeaTac	5,800		5,240	-	25,300		17,730	X
Tukwila	4,800	50	3,490	X	15,500	2,050	16,200	√
Total	**78,635**		**70,320**		**168,340**		149,615	
Larger Cities								
Des Moines	3,000		3,300	√	5,000		3,950	X
Issaquah	5,750	290	6,900	√	20,000		19,100	-
Kenmore	3,500		5,020	√	3,000		3,050	√
Maple Valley	1,800	1,060	2,380	√	2,000		3,770	√
Mercer Island	2,000		1,760	X	1,000		820	X
Sammamish	4,000	350	3,740	-	1,800		-	X
Shoreline	5,000		6,890	√	5,000		3,490	X
Woodinville	3,000		2,140	X	5,000		3,770	X
Total	**28,050**		**32,130**		**42,800**		37,950	
Small Cities								
Algona	190		320	√	210		580	√
Beaux Arts	3		5	√	3		-	?
Black Diamond	1,900		4,270	√	1,050		4,700	√
Carnation	330		800	√	370		1,570	√
Clyde Hill	10		25	√	-		-	√
Covington	1,470		3,300	√	1,320		3,330	√
Duvall	1,140		2,650	√	840		1,600	√
Enumclaw	1,425		3,250	√	735		1,790	√
Hunts Point	1		1	√	-		-	√
Lake Forest Park	475		675	√	210		380	√
Medina	19		40	√	-		-	√
Milton	50	90	420	√	160		2,470	√
Newcastle	1,200		1,500	√	735		870	√
Normandy Park	120		275	√	65		170	√
North Bend	665		1,600	√	1,050		7,760	√
Pacific	285	135	560	√	370		350	-
Skykomish	10		35	√	-		-	
Snoqualmie	1,615		3,480	√	1,050		900	X
Yarrow Point	14		35	√	-		-	
Total	**10,922**		**23,241**		**8,168**		26,470	
Urban Unincorporated								
Total	12,470		20,190	√	9,060		9,200	√
King County UGA Total	**233,077**		**288,451**		**428,068**		**527,235**	

The base year for these Targets is 2006. As cities annex territory, PAA targets shift into Targets column.

Adjustments to Burien, Kent & Kirkland targets have been made to account for 2010 and 2011 annexations.

King County Growth Targets Committee, Growth Management Planning Council, August 2009. Adjusted June2011

Key:

Sufficient capacity	√	capacity in 2007 BLR meets target
Slight shortfall	-	less than 10% short of target
Substantial shortfall		more than 10% short of target

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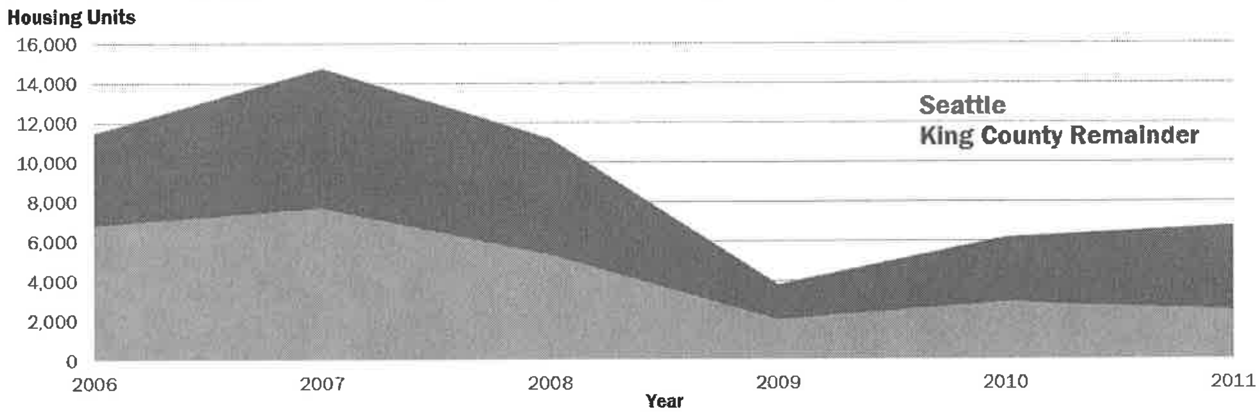
IV: Countywide Trends 2006-2011

Introduction

As background to the findings and data provided in Chapters 5 and 6, the following section discusses development and planning trends that have impacted both the real estate development and construction industries and the way in which municipalities are planning for growth. The section is split between a brief review of market indicators and trends as well as a summary of planning trends among various cities in King County. The time period analyzed generally reflects that of the rest of the report, 2006 through 2011. Two commonly referenced development indicators are housing and employment. **Exhibit 3** illustrates housing development in terms of building permits issued from 2006 through 2011. Housing development peaked in 2007 at almost 15,000 units in King County alone. Just two years later fewer than 4,000 housing permits were issued in King County.

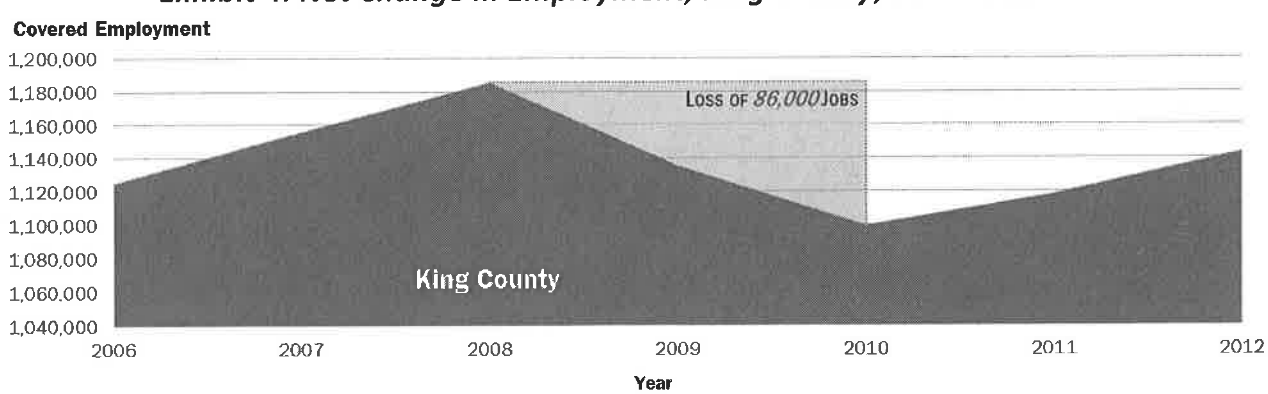
Exhibit 3. Housing Development, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

Mirroring the decline in housing development, covered employment figures estimated by the Puget Sound Regional Council illustrate a similar pattern (**Exhibit 4**). From 2008 to 2010 King County covered employment decreased by more than 80,000 jobs.

Exhibit 4. Net Change in Employment, King County, 2006-2012



Source: Puget Sound Regional Council, 2014.

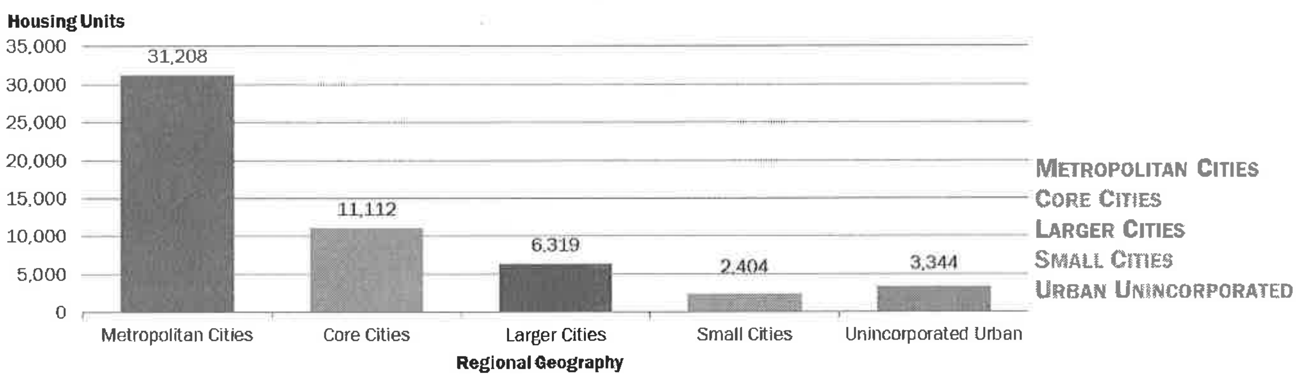
A. Development Trends

Housing

From 2006 through 2012 the Puget Sound housing market reflected trends nationally. In the years leading up to 2008 King County's housing market, much like the rest of the nation, experienced consistent growth. In addition to single family development, condominiums accounted for a notable portion of multifamily development through 2008. These trends impacted municipal planning policies, infrastructure investment and government finance.

Since the recession, there has been a realignment in terms of multifamily housing development. New condominium development in King County came to a halt after 2008. In addition, preferences evolved among home buyers and renters, reflected in the current development patterns in Seattle, where apartment development has gained traction and has catered to an influx of new renters. Preferences for housing and location have evolved, as evidenced by rapidly increasing demand for rental housing in dense walkable locations near job centers and/or amenities. **Exhibit 5** illustrates the relative concentration of development in Metropolitan and Core Cities from 2006 through 2011.

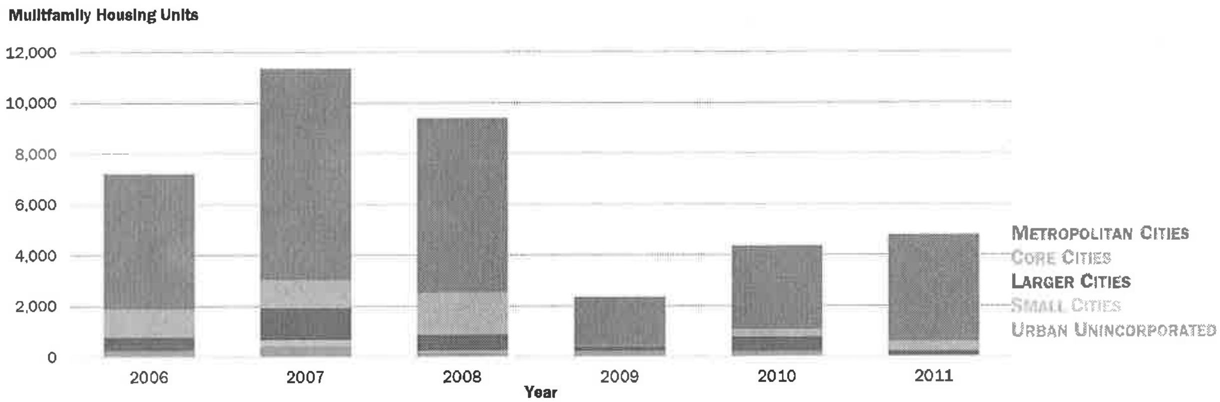
Exhibit 5. Net Permitted Housing Units, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

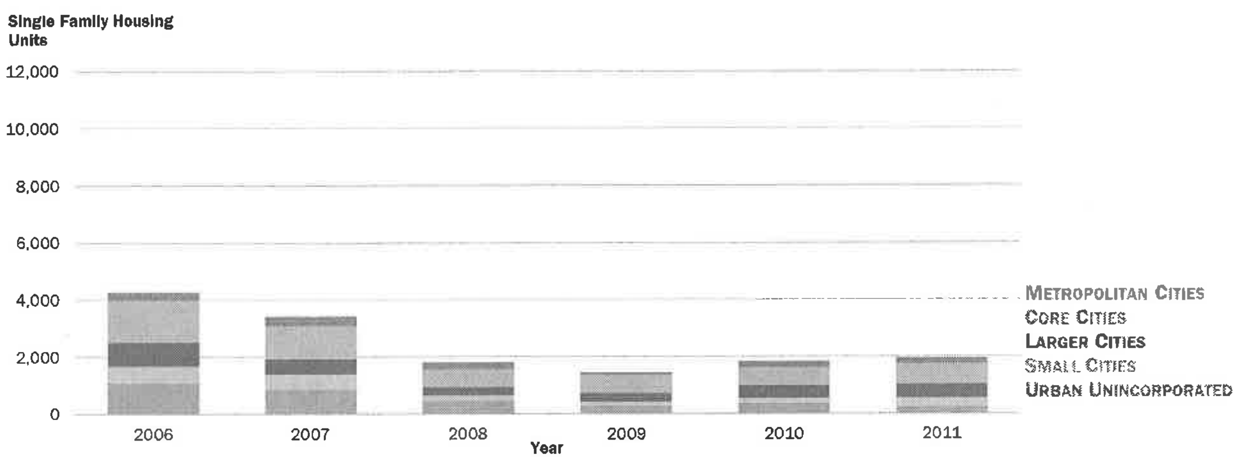
Exhibits 6 and 7 illustrate multifamily and single family housing permits issued from 2006 through 2011, segmented by regional geography. Development of multifamily housing units outpaced single family development in each year. Both housing types experienced substantial declines in 2007 through 2009, but the timing and overall recovery have varied not only between housing types but regional geography.

Exhibit 6. Multifamily Housing Permits, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

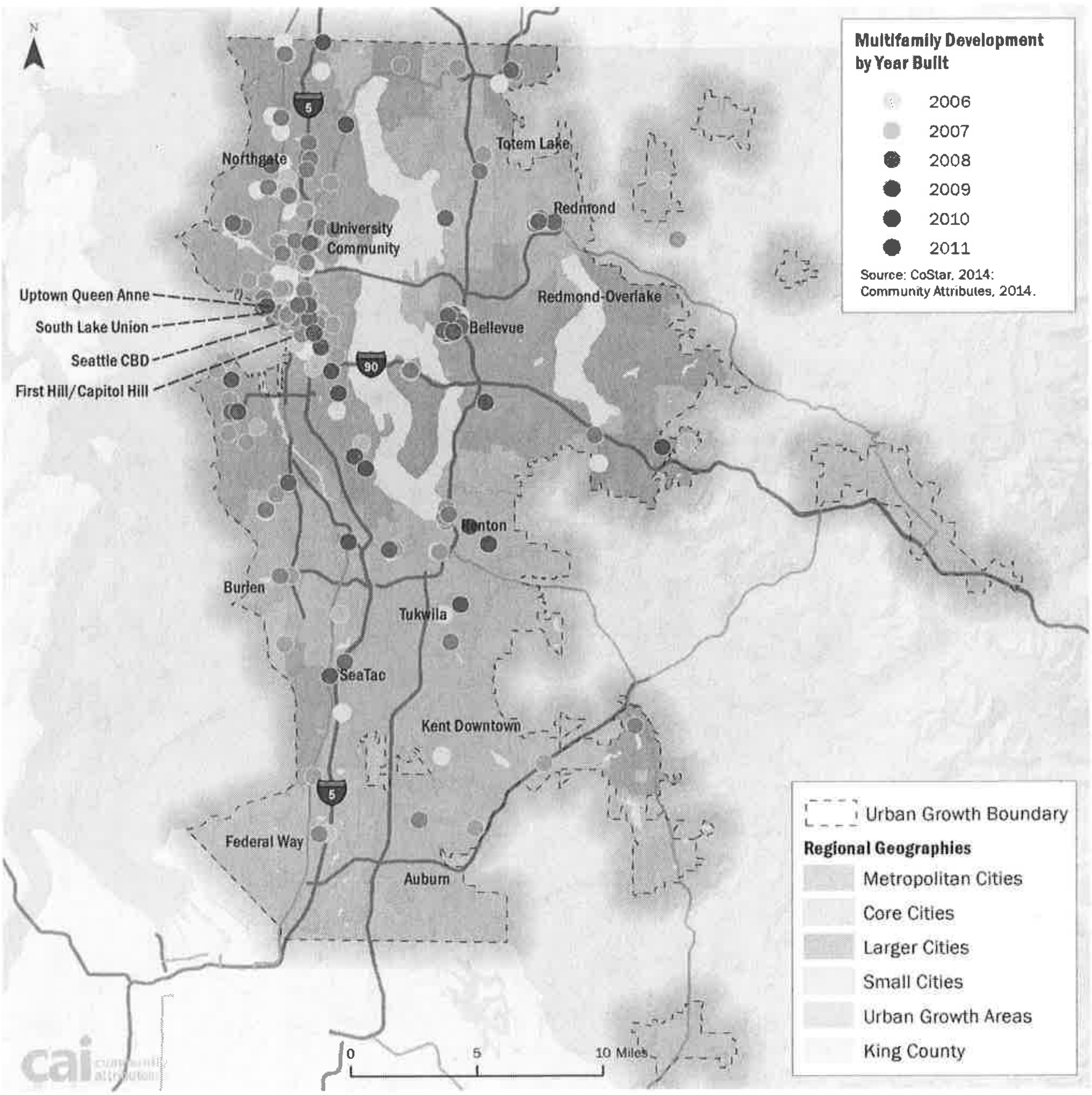
Exhibit 7. Single Family Housing Permits, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

Exhibit 8 emphasizes the geography of multifamily development from 2006-2011. The approximate locations and year of completion for multifamily developments in King County are shown, highlighting the concentration of development in existing urban centers. Expectedly, Seattle absorbed the bulk of multifamily units from 2006 to 2011 and a large majority of development occurred within incorporated areas.

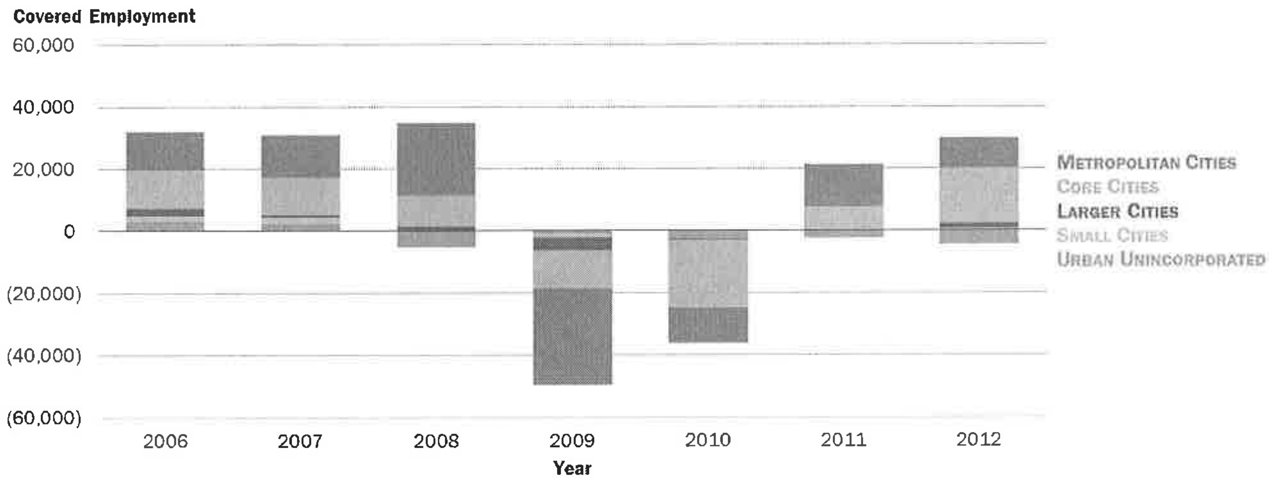
Exhibit 8. Apartment Development Activity, King County, 2006-2011



Commercial Development

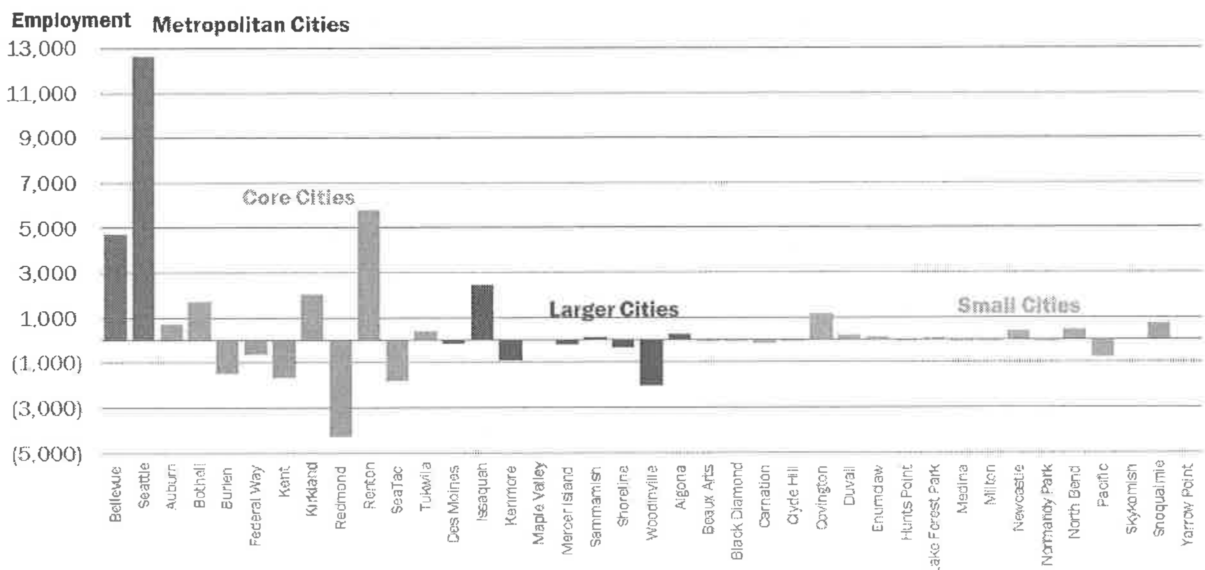
Commercial development, which includes nonresidential development such as office, industrial and retail uses, is in part driven by demand generated by employment. **Exhibits 9 and 10** illustrate the net change in covered employment from 2006-2011 segmented by regional geography. The sharp declines in employment impacted commercial real estate development across the region. The decline in employment in 2009 and 2010 not only resulted in declines in development activity but also an increase in vacant commercial square footage. King County also has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth.

Exhibit 9. Net Change in Employment by Year, King County, 2006-2012



Source: Puget Sound Regional Council, 2014.

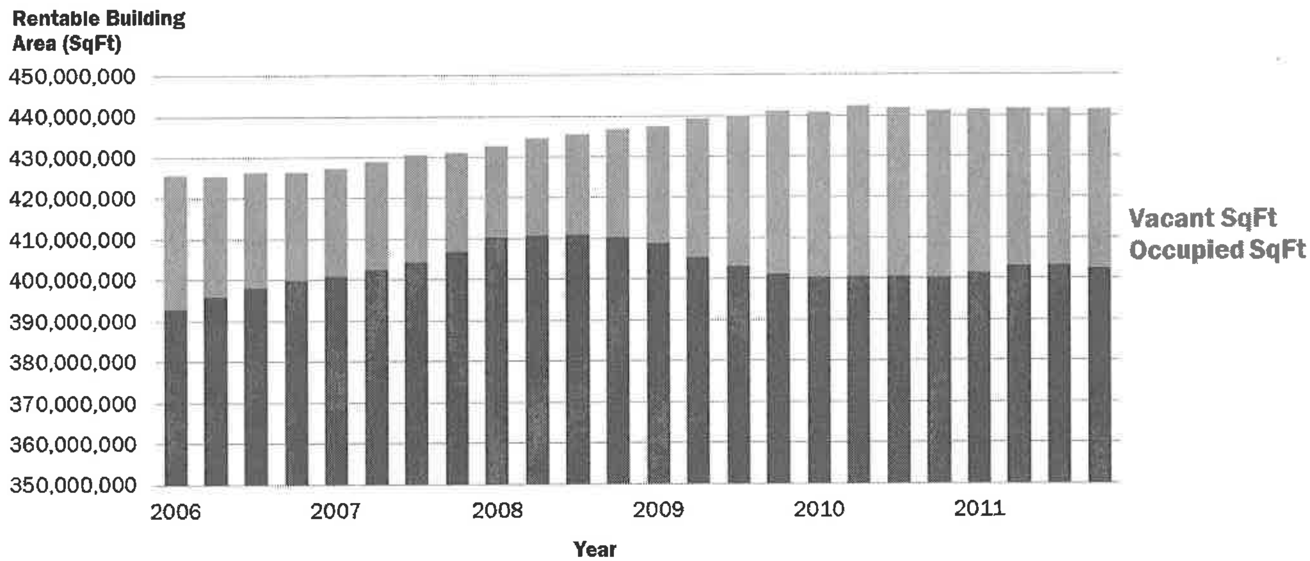
Exhibit 10. Net Change in Employment by Year, King County, 2006-2012



Source: Puget Sound Regional Council, 2014.

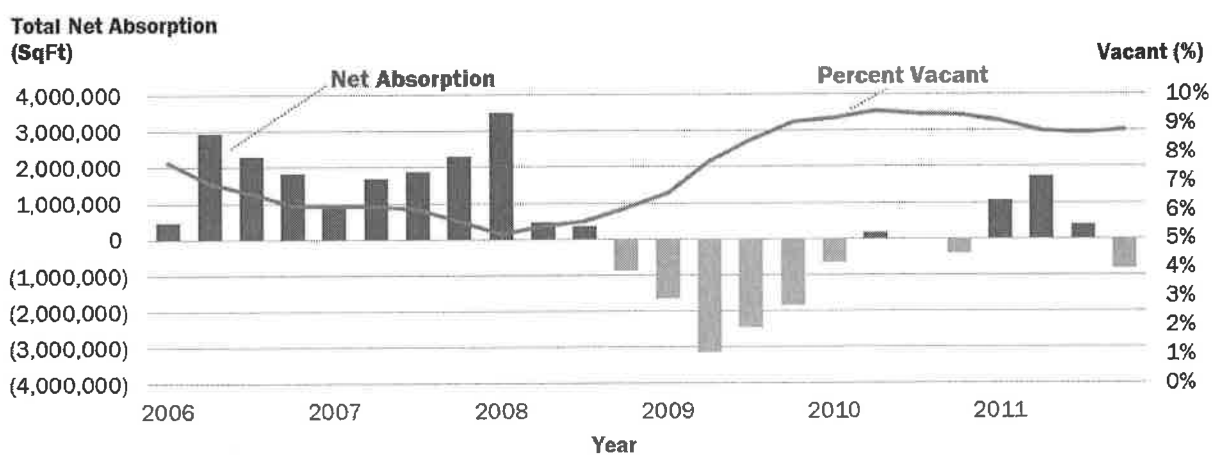
Exhibits 11 and **12** provide a cursory overview of the commercial real estate industry in King County from 2006 to 2011. Commercial construction activity in King County remained stagnant from 2010 through 2011, illustrated by the lack of growth in rentable building area during that time period. The decline in delivery of new commercial space coincided with a decline in net absorption of commercial space and increased vacancy rates, illustrating the challenges faced by the real estate and construction industry.

Exhibit 11. Commercial Rentable Building Area, King County, 2006-2011



Source: CoStar, 2014.

Exhibit 12. Commercial Absorption and Vacancy Rate, King County, 2006-2011

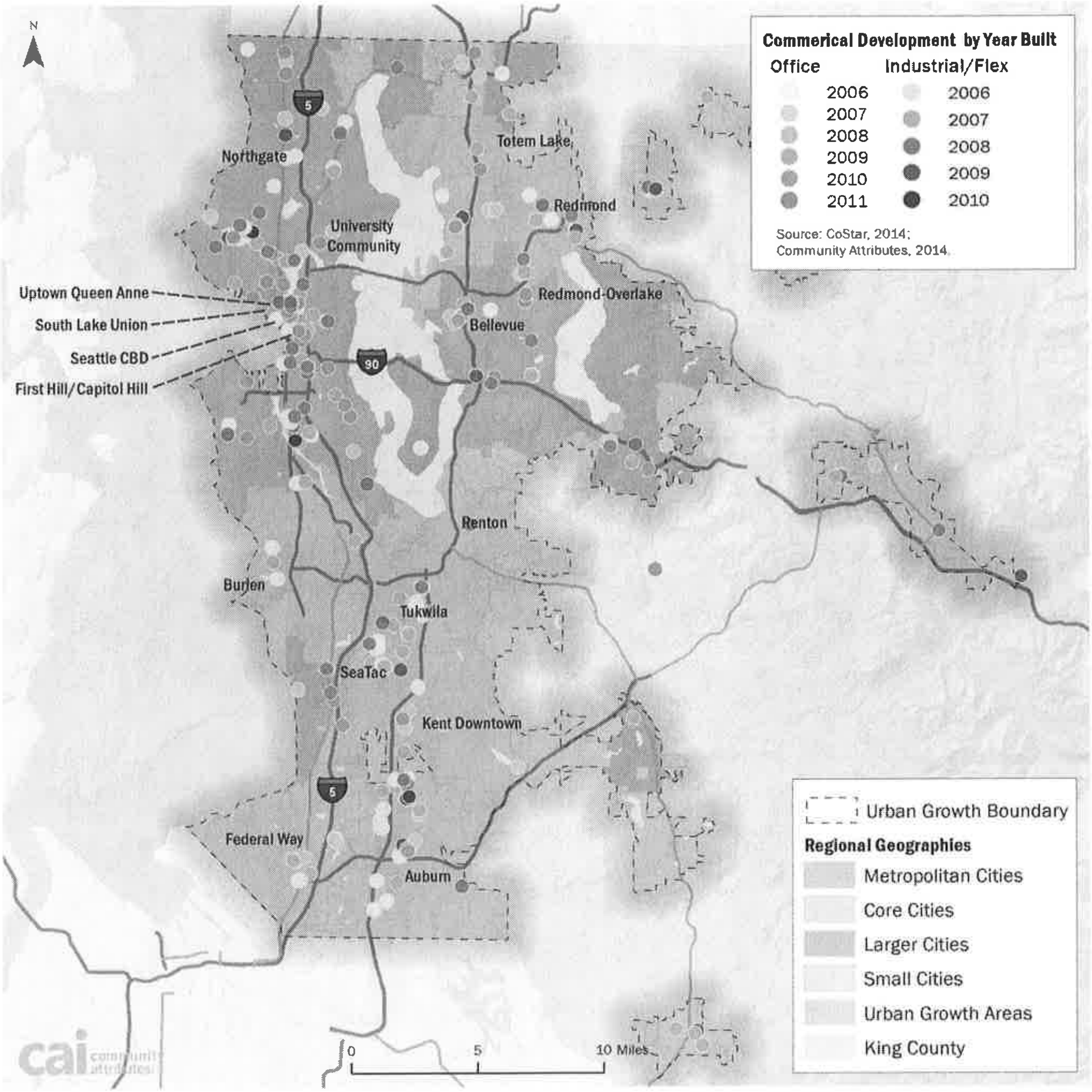


Source: CoStar, 2014.

Note: Commercial data for exhibits 10 and 11 based on CoStar building type categories consisting of office, flex, industrial, healthcare, retail, hospitality and specialty square footage.

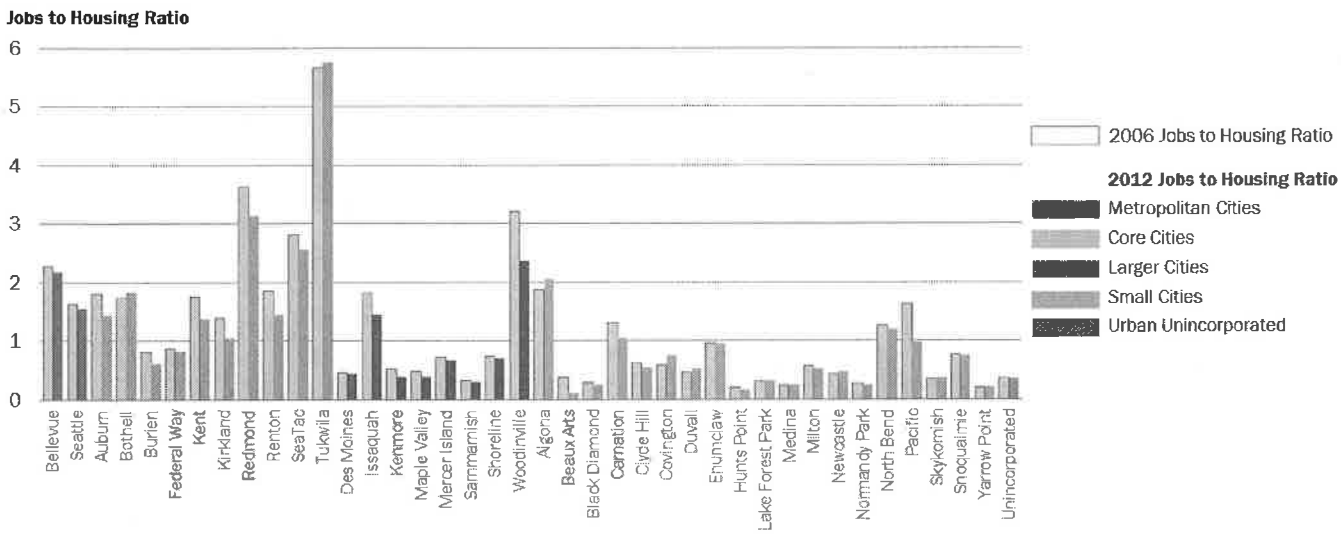
Exhibit 13 illustrates the approximate geography and timing of office and industrial development from 2006 through 2011. Much like multifamily development, office development was generally concentrated in and around urban centers.

Exhibit 13. Office and Industrial Development Activity, King County, 2006-2011



The ratio of a city's total employment to total housing units (jobs to housing ratio) provides a framework to better understand a City's role in the regional economy. The ratio also has implications for land use, transportation and future growth. **Exhibit 14** illustrates the jobs to housing ratio for each city within King County, segmented by regional geography. The exhibit includes the jobs to housing ratio from 2006 and 2012, providing further context for changes in the City's capacity and growth during that time period.

Exhibit 14. Jobs to Housing Ratio, King County, 2006-2012



Source: Puget Sound Regional Council, 2014; Washington Office of Financial Management, 2014.

Most of the Metro and Core cities have more jobs than housing units, in both 2006 and 2012. Alternatively, most of the Larger and Small cities have fewer jobs than housing units, in both measurement years. Many cities have a lower ratio of jobs to housing in 2012 than they did in 2006, reflecting job losses as much as housing gains.

B. Planning Direction in King County Jurisdictions

This chapter includes a description of some specific actions cities are taking to ensure that they have capacity for both housing and employment growth. Cities included in the review illustrate planning and policy trends that define the influence of the Growth Management Act as well as the vision set forth by the Puget Sound Regional Council. Cities across King County have adopted measures and strategies to help accommodate growth. In particular, cities are attempting to facilitate, and in some cases, establish mixed use neighborhoods to accommodate their growth targets.

> *The Growth Management Act identifies three distinct landscapes: urban lands, rural lands, and natural resource lands (i.e., agricultural, forest and mineral lands). The Act makes clear that the long-term sustainability of rural and resource land is dependent on accommodating development within the designated urban growth area.*
>
> -PSRC Vision 2040: Focusing Growth in the Urban Growth Area and in Centers

The methods utilized by various cities and the efforts contextualize the capacity figures detailed in Chapter 5. Key questions include:

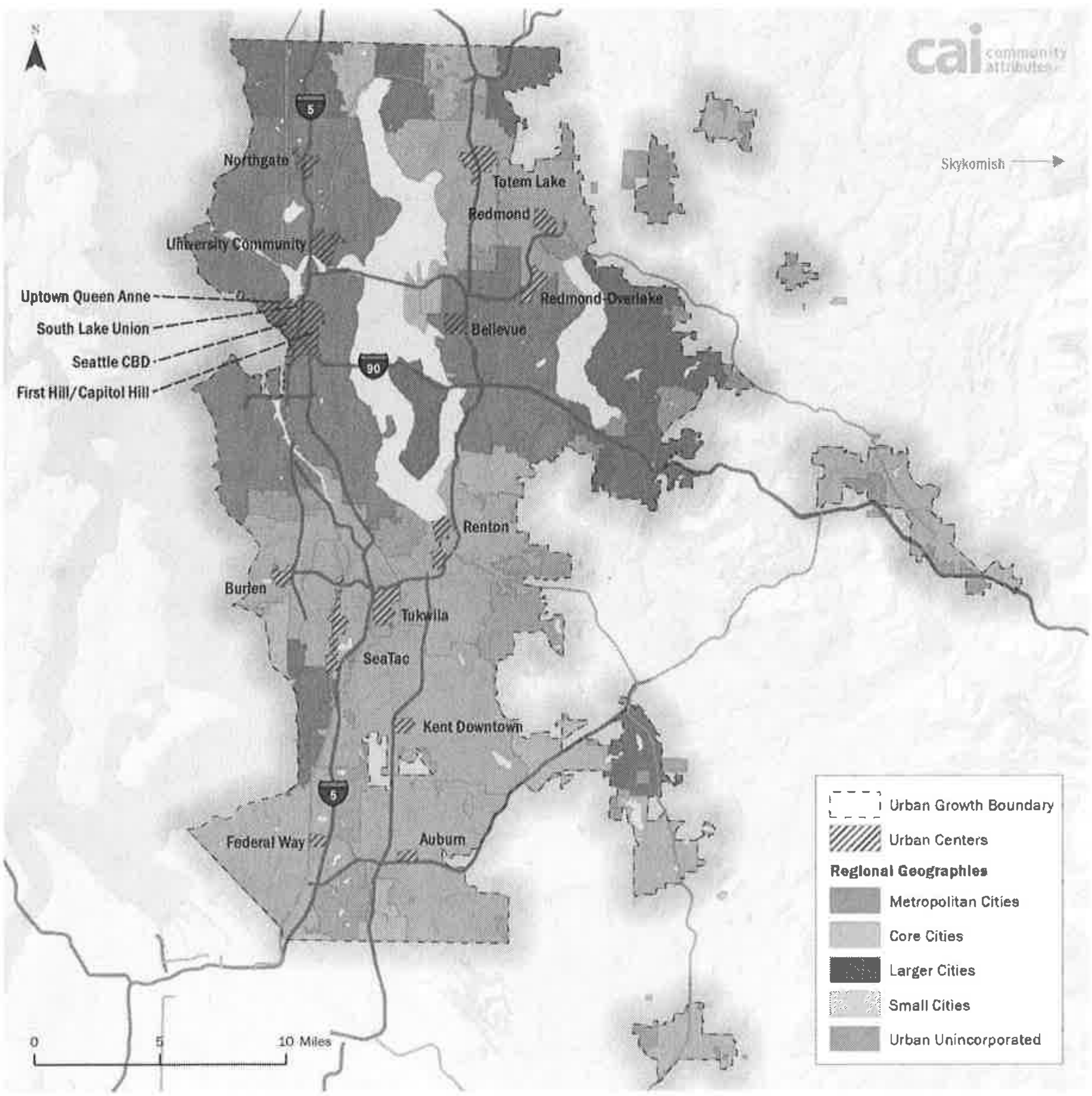
- Where is the City concentrating growth?
- What did they change? (allowed uses, density, etc…)
- What is the established vision for accommodating growth?
- What role is the city playing?
- What's been built since adoption?

Cities have utilized a number of tools at their disposal to address capacity shortfalls and/or anticipated growth. Such tools include the implementation of high density mixed used zoning districts that often include incentive zoning policies. Methods employed by cities for implementing such policy have included development agreement rezones, public private partnerships, infrastructure investment and incentive zoning, among others.

For reference, **Exhibit 15** illustrates the boundaries of PSRC defined regional geographies as well as the locations of designated urban centers throughout King County.

> *Concentrating growth in centers allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impact of urban growth. Centers create improved accessibility and mobility for walking, biking, and transit, and as a result play a key transportation role in the region.*
>
> -PSRC Vision 2040: Focusing Growth in the Urban Growth Area and in Centers

Exhibit 15. PSRC Regional Geographies and Urban Centers, King County, 2014



Capacity in Metropolitan and Core Cities

The following are examples of recent planning efforts related to increased land capacity in Metropolitan and Core Cities throughout King County.

- **Seattle: South Lake Union and Downtown** – South Lake Union is an approximately 340-acre neighborhood with anticipated growth of 12,000 households and 22,000 jobs by 2031. In 2013, the City of Seattle approved zone changes that allow for increased density and greater building heights in South Lake Union through incentive zoning. Under this program, property owners are required to provide public benefits such as affordable housing, child care, open space or historic preservation, to achieve additional building potential allowed through a rezone.

  As part of an inter-local agreement, the City of Seattle modified the new incentive zoning program for South Lake Union and the existing incentive zoning program for Downtown to ensure that a portion of the public benefits achieved through the program resulted in the preservation of regional farms and forest through the purchase of development rights.

  Within South Lake Union, commercial projects in areas with maximum heights taller than 85 feet, 75 percent of the extra floor area must be earned by providing affordable housing and child care benefits, while 25 percent must be earned by purchasing transferable development rights from farms. Residential developments in the same maximum height range must earn 60 percent of the extra floor area by providing affordable housing benefits and 40 percent by purchasing transferable development rights from farms. Within Downtown, each building must earn a first increment of the extra floor area equal to a floor area ratio of between 0.25 and 1 by purchasing transferable development rights.

  In exchange for Seattle's acceptance of rural development rights, King County will partner with the City on infrastructure investments and public improvements that will support the resulting new growth and increased density. The partnership agreement is the first under a 2011 state law that enables cities and counties to partner on a program that links transfers of development rights with a form of tax increment financing called a Landscape Conservation and Local Infrastructure Program (LCLIP).

  The City forecasts that these zoning ratifications in South Lake Union will generate $45 million of affordable housing, as well as $27 million of new infrastructure investments, and will preserve 25,000 acres of rural farm and forest land over the next 25 years.

- **Bellevue: Bel-Red Corridor** – In 2009, Bellevue adopted sweeping changes to the Bel-Red Subarea, a 912-acre area largely comprised of legacy light industrial and commercial lands. Comprehensive Plan and Land Use Code amendments will enable the creation of new, mixed use transit-oriented neighborhoods, focused around three light rail nodes. The area rezone allows for building intensities up to 4 FAR and building heights up to 150' in the core of the transit nodes, and helps to create new capacity for millions of additional square feet of office/commercial development and thousands of new housing units. Ten thousand new jobs and 5,000 housing units are forecast for the area by 2030, with its market location strategically positioned between Downtown Bellevue and Redmond's Overlake Urban Center. Sound Transit is considering two sites in the Bel-Red subarea as potential locations for a light-rail operations and maintenance satellite facility. Locating a facility of that type and size in the Bel-Red corridor would eliminate some redevelopment potential and ultimately reduce capacity for growth in the subarea. In the event Sound Transit selects either site, the capacity of the Bel-Red area should be recalculated.

An extensive system of transportation and parks infrastructure will support the planned growth, with a capital facilities financing plan adopted in conjunction with the rest of the Bel-Red amendments. Already the Bel-Red Plan is bearing results, with 2012 approval of the 4 million square foot master plan for the Spring District, and groundbreaking for its first phase in 2013. This large master plan is located at one of the three Bel-Red transit nodes. Other public infrastructure projects are moving forward, as are additional private sector investments in this major new development area.

- **Redmond: Overlake** – Overlake is the third largest employment center in the King County region, containing approximately 46,000 jobs. At present, the majority of employees in Overlake commute to work from outside the area. The City of Redmond wants to modify this reality by creating Overlake Village, a core neighborhood with mixed-use commercial and residential areas that the City hopes will encourage many employees to live significantly closer to where they work. The Overlake Urban Center is sectioned into three subareas: an employment area, a residential neighborhood, and the village portion itself. The City requires between twenty-five and fifty percent of new floor area in the Village to be used for residential, multi-family units. The City has also invested over $20 million in stormwater improvements to support development of the village area and has identified additional infrastructure totaling more than $170 million over the next twenty years. The planned development capacity of the neighborhood consists of almost twenty million square feet of retail, office, research and development and manufacturing space, and over 9,000 housing units. The City's efforts are already bearing fruit with the start of construction of Esterra Park on the Capstone site (former Group Health property). This project will contain approximately 1,400 housing units and 1.2 million square feet of office and retail space, and include a hotel and 2.67-acre park.

- **Auburn** – Since 2010, the City of Auburn has been in the process of developing an urban center in the downtown corridor. The zoning for this area was changed from a Central Business District to a Downtown Urban Center. Under this new code, FAR stipulations encourage residential uses south of Main Street and commercial uses north of Main Street, ground floor commercial storefronts are required for all buildings facing Main Street, and building heights may exceed restrictions if development bonuses are achieved by adding features that support pedestrian frequency in the area. In order to support this evolution, the City has invested over ten million dollars of

Federal and State funds into augmenting the infrastructure in Downtown. Modifications have included: upgrading the water, sewer, and storm systems to accommodate growth, street paving and implementation of pedestrian-friendly sidewalks, and construction or rehabilitation of Downtown open space.

- **Bothell** – The City's 2009 Downtown Plan seeks to stimulate revitalization of the community's original town center via ambitious public investments as well as form-based regulations promoting attractive mixed-use residential and commercial development. Key city investments include (1) the realignment of SR 522, to smooth traffic flow and enhance pedestrian connections to the riverfront Park at Bothell Landing; and (2) conversion of the former SR 527 (now City right of way) into a multi-way boulevard with cobbled side lanes and wide, tree-lined sidewalks. This will create a "seam" uniting the historic Main Street area east of the boulevard with redevelopment opportunities on former school district property to the west. The completed 522 realignment was partially funded through the pilot LIFT (Local Infrastructure Financing Tool) program, which is supported by incremental taxing at the state level. The west portion of the multi-way boulevard is nearing completion, and funding is being sought to construct the east and central portions. The form-based zoning is tailored specifically to Downtown Bothell, providing for intensive mixed-use development in the city center and tapering off in scale and density at the edges into single family neighborhoods. The market responded almost immediately to the Plan, and to date has invested over $100 million in creating lively and successful mixed use development Downtown.

- **Burien** – The Downtown Town Square in Burien is at the core of the City's efforts to revitalize the downtown area. Over $200 million from the City of Burien and its partners has been invested in the development. Phase one, completed in 2009, consisted of a condominium development as well as construction of a combined library, city hall and public park along with public infrastructure investments including enhancements to the existing street grid. The downtown area is zoned for mixed-use residential and commercial development, and the first phase of the Town Square development includes 124 for sale units, as well as 19,000 square feet of retail space. As of June 2014, 100 percent of all housing units within the first phase of the Town Square development had been sold. Reflecting the evolving real estate market, the next two phases of Town Square will consist of approximately 228 apartments and a 125 unit senior living facility. Both projects are anticipated to commence construction in October of 2014.

- **Kent: Midway** – The City of Kent is in the process of developing a transit-oriented community in Midway to support future plans for a Sound Transit light rail extension into the subarea that is tentatively scheduled for 2023 completion. Midway, which borders Des Moines, is less than five miles from SeaTac International Airport, and only a few minutes away from the Kent Industrial Valley. Additionally, the completion of the I-5/SR-509 connection will link the Port of Seattle to Midway. Another goal of the subarea plan is to reconcile development standards along the border of Kent and Des Moines. Both cities are hoping that a cohesive zoning code will foster the vision of

Midway with condensed mixed-use residential and commercial areas near rail stations, and a broader commercial corridor along the Pacific Highway. To date, the City of Kent has invested over $20 million in sidewalks and other infrastructure to support pedestrian safety along SR-99. Kent continues to encourage dense redevelopment in its designated downtown urban center.

- **Tukwila: Southcenter Urban Center** – After an extensive planning process Tukwila has adopted a subarea plan, design manual and new zoning code for its urban center at Southcenter. The new regulations are intended to foster denser housing, retail and office development in the northern third of the area while retaining the existing retail and light industrial employment base. To support this growth Tukwila is building a new bus transit center on the eastern edge of Southcenter Mall and designing a pedestrian bridge across the Green River to shorten the connection to the permanent Sounder station under construction at Longacres. Tukwila and a local developer have entered into a development agreement for a 19 story mixed use building with 189 hotel rooms and 370 apartments in the urban center. In addition Tukwila was granted state funding to evaluate development of a transfer of development rights program through the Landscape Conservation and Local Infrastructure Program (LCLIP).

Capacity in Larger Cities

Similarly, there are examples of recent planning efforts related to growth management in Larger Cities throughout King County.

- **Issaquah** – Major planning and development efforts in Issaquah have include the Issaquah Highlands development, amendments to the City's Cultural and Business District as well as the recently adopted Central Issaquah Plan. Issaquah focused on amending the zoning of Old Town, a 295-acre area that encompasses the City's cultural and business district (CBD) as well as mixed-use and residential zones. Issaquah invested in road widening, water main and sewer enlargement, and improved pedestrian walkways in the CBD prior to the increased development in Old Town. The Central Issaquah Plan encompasses an approximately 1,100 acre area surrounding Interstate 90 and includes a large majority of the City's commercially zoned properties and major employers. The transformative vision for the area consists of an evolution form auto oriented retail and office developments to a high density mixed use town center. The Central Issaquah area is a major component of the City's overall development capacity.

- **Kenmore** – The Kenmore Downtown Plan was adopted in 2003 and called for the creation of a vibrant pedestrian oriented city center. Moving towards this vision, between 2003 and 2005, the Kenmore City Council purchased 8.85 acres of central downtown property including a former park & ride lot and commercial property for the future Kenmore Village development. The acquired property was located adjacent to the City Hall (a 0.77 acre parcel acquired in 1999). A new City Hall (completed 2010), relocated Post Office in the former City Hall building (completed 2010), and new King County Library branch (completed 2011) surround the Kenmore Village site. The City sold 1.5 acres in 2012 to Kenmore Camera which renovated an existing building into a new retail store with classroom space. In 2013 the City sold 4.75 acres (former Park & ride lot) to Main Street Property Group LLC for development of up to 325 multi-family units in two phases (Spencer 68 project). Phase One includes 138 units with ground-breaking in 2014. The City is working toward a purchase and sale agreement for a portion of the remaining property where new commercial development is anticipated. The City also will develop a signature "Town Green" on the property (presently being designed).

- **Sammamish** – Sammamish began planning for its new commercial mixed use center, known as the Town Center, in 2006. The Sammamish Town Center Plan was adopted in 2006 and makes up a large majority of the City's overall capacity of commercial and residential development. Being more recently incorporated than most City's in King County, Sammamish lacked a historical main street or area for expansion of retail and office uses. The Town Center Plan provides the zoning framework for high density mixed used development in several concentrated pockets within the overall planning area. With planned capacity for over 600,000 square feet of commercial development and approximately 2,000 housing units, the Town Center Plan represents the majority of the City's capacity of housing and almost all of the City's planned capacity for commercial development.

- **Shoreline** – In 2013, the City of Shoreline completed its Town Center Plan after 15 years of planning. In this process, the City amended its commercial zoning considerably—eight commercial zones were consolidated into four, three separate Transition Areas were unified, and revised height and density requirements were adopted. In addition, parking standards were reduced consistent design guidelines were applied across the entire neighborhood. The adopted sub-area plan for the neighborhood calls for a mix of building typologies that includes allowances for six story mixed use buildings as well as smaller-scale one to three story buildings in mixed-use areas.

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V. Conclusions and Findings: Growth Targets and Capacity

This chapter analyzes and summarizes the ability of jurisdictions – and the entire county UGA - to accommodate the adopted targets for both housing and employment as reported by Regional Geography. Regional Geographies are the organizing construct for the VISION 2040 Regional Growth Strategy, which categorizes the urban area in a hierarchy: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Unincorporated Urban Growth Area. Capacity data for both housing and employment is aggregated to the Regional Geography level to demonstrate consistency with VISION 2040.

General Findings

King County has sufficient buildable land capacity to accommodate the forecasted residential and commercial-industrial growth through 2031 and further into the future. King County also has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth. Additionally, each of the 39 cities can accommodate their adopted target housing and employment growth through at least 2031. Urban unincorporated King County has sufficient housing capacity, but a small shortfall of employment capacity. Reassessment of land use plans and regulations will not be required for any jurisdiction in King County except unincorporated King County.

Expressed in terms of Regional Geography, 82 to 84% of all King County development capacity is in the top two categories: Metropolitan Cities and Core Cities. The emerging city comprehensive plan updates further focus development into Urban Centers in the Metropolitan and Core Cities. In contrast, the Small cities will take a modest share of projected growth. Unincorporated urban King County is changing from a trend of rapid single-family growth in the 1970s and 1980s to one of modest growth as it shifts to become a staging area for annexation to adjacent cities. These development trends are consistent with VISION 2040.

Growth Targets

In accordance with GMA (RCW 36.70A.110) King County and the cities must adopt comprehensive plans that can accommodate 20 years of anticipated population and employment growth. The state Office of Financial Management issues population projections for each county in the state as a basis for GMA planning while the Puget Sound Regional Council produces the employment forecasts. The first step in setting growth targets is to translate the population numbers into number of households. Based on these projections, counties and cities collaborate in determining the allocations of that growth. These allocations take the form of growth targets, which are statements of planning policy indicating the minimum number of households and jobs that each jurisdiction will accommodate during each 20-year period.

The most recent housing and employment growth targets for King County were adopted by the GMPC in 2009 and cover the period from 2006-2031. The allocation of population and employment growth to each Regional Geography was based closely on the percentage shares set forth in the VISION 2040 Regional Growth Strategy. The urban Regional Geography categories are: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Urban Unincorporated. However, VISION 2040 was not the sole determinant of the target allocations. Other factors were also considered including: recent growth trends, projected market demand, development opportunities and constraints, and the housing and employment capacity provided under existing plans and regulations.

Exhibit 16. Updated King County Growth Targets, Adopted 2009

Regional Geography City / Subarea	**Housing Target**	**PAA Housing Target**	**Employment Target**	**PAA Emp. Target**
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Metropolitan Cities				
Bellevue	17,000	290	53,000	
Seattle	86,000		146,700	
Total	**103,000**		**199,700**	
Core Cities				
Auburn	9,620		19,350	-
Bothell	3,000	810	4,800	200
Burien	3,900		4,600	
Federal Way	8,100	2,390	12,300	290
Kent	7,800	1,560	13,200	290
Kirkland	7,200	1,370	20,200	650
Redmond	10,200	640	23,000	
Renton	14,835	3,895	29,000	470
SeaTac	5,800		25,300	
Tukwila	4,800	50	15,500	2,050
Total	**75,255**		**167,250**	
Larger Cities				
Des Moines	3,000		5,000	
Issaquah	5,750	290	20,000	
Kenmore	3,500		3,000	
Maple Valley*	1,800	1,060	2,000	
Mercer Island	2,000		1,000	
Sammamish	4,000	350	1,800	
Shoreline	5,000		5,000	
Woodinville	3,000		5,000	
Total	**28,050**		**42,800**	

Exhibit continued on following page

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Small Cities				
Algona	190		210	
Beaux Arts	3		3	
Black Diamond	1,900		1,050	
Carnation	330		370	
Clyde Hill	10		-	
Covington	1,470		1,320	
Duvall	1,140		840	
Enumclaw	1,425		735	
Hunts Point	1		-	
Lake Forest Park	475		210	
Medina	19		-	
Milton	50	90	160	
Newcastle	1,200		735	
Normandy Park	120		65	
North Bend	665		1,050	
Pacific	285	135	370	
Skykomish	10		-	
Snoqualmie	1,615		1,050	
Yarrow Point	14		-	
Total	**10,922**		**8,168**	
Urban Unincorporated				
Potential Annexation Areas	12,930		3,950	
North Highline	1,360		2,530	
Bear Creek UrbanPlannedDev	910		3,580	
Unclaimed Urban Unincorp.	650		90	
Total	**15,850**		**10,150**	
King County UGA Total	**233,077**		**428,068**	

The base year for these Targets is 2006. As cities annex territory, PAA targets shift into Targets column.
* Placeholder for footnote conditioning PAA target on approval of city-county agreement (expected Sept 20(

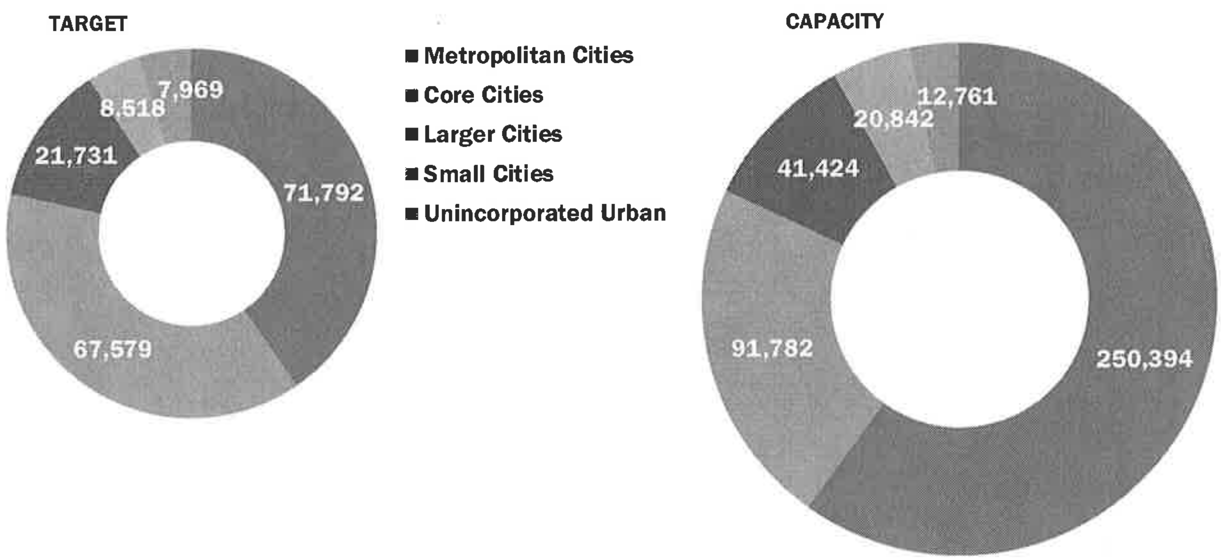
King County Growth Targets Committee, Growth Management Planning Council, August 2009

Findings by Regional Geography

In accordance with VISION 2040, growth should be allocated to Regional Geographies so that the cities with Urban Centers – the Metropolitan and Core cities - receive the majority of the county's growth. While each of the five Regional Geographies has sufficient capacity for growth, 81% of the county's capacity is in the Metropolitan and Core cities. Further, an additional 11% of capacity can be found in the Larger Cities.

Exhibit 17. Housing Capacity Summary, King County Regional Geographies

Geography	2012-2031 Housing Target	2012 Housing Capacity Count / Percentage		2012 Surplus/ Deficit
Metropolitan Cities	71,792	250,394	60%	178,602
Core Cities	67,579	91,782	22%	24,203
Larger Cities	21,731	41,424	10%	19,693
Small Cities	8,518	20,842	5%	12,324
Unincorporated Urban	7,969	12,761	3%	4,792
Urban King County Total	**177,589**	**417,203**	**100%**	**239,614**



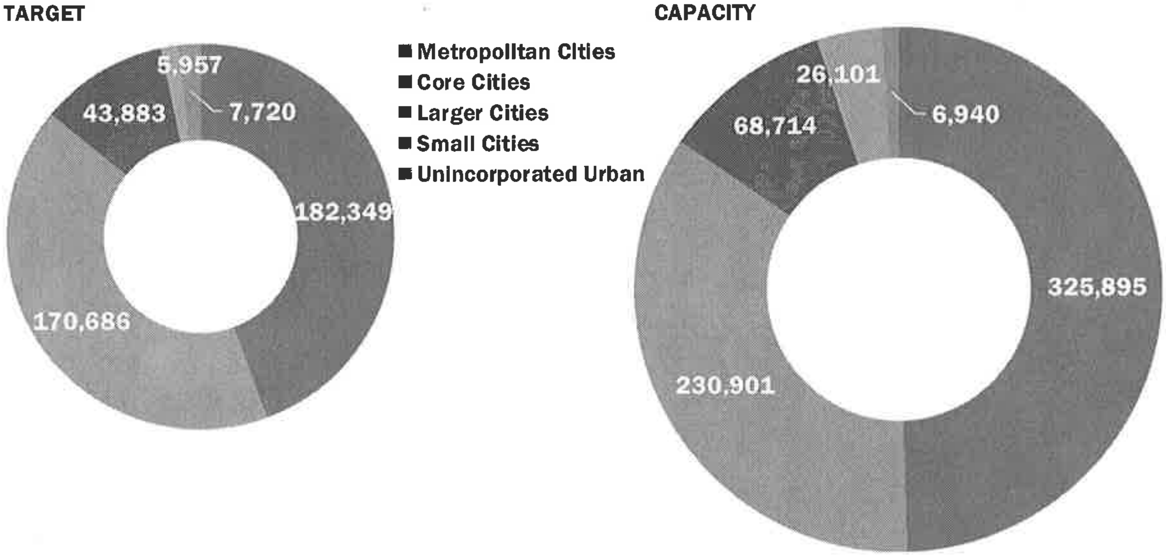
The employment capacity can also be found in the Metropolitan and Core cities at the 83% level. Again, an additional 11% of employment capacity can be found in the Larger Cities.

King County has an abundance of land capacity for both residential and employment growth through 2031. The surplus for housing capacity is 247,130 units and the surplus for employment capacity is 221,960 jobs. Further, the capacity calculations from which these totals were derived include set-asides for public purpose lands and rights-of-way acreage as detailed in Chapter III, Technical Framework and Methodology. Consequently, King County has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth.

For further detail, see Chapter III, Technical Framework and Methodology.

Exhibit 18. Employment Capacity Summary, King County Regional Geographies

Geography	2012-2031 Emp. Target	2012 Employment Capacity Count / Percentage		2012 Surplus/ Deficit
Metropolitan Cities	182,349	325,895	49%	143,546
Core Cities	170,686	230,901	35%	60,215
Larger Cities	43,883	68,714	10%	24,831
Small Cities	5,957	26,101	4%	20,144
Unincorporated Urban	7,720	6,940	1%	-780
Urban King County Total	**410,595**	**658,551**	**100%**	**247,956**



Metropolitan Cities

Metropolitan Cities include Seattle and Bellevue.

Metro Cities had 57% of county residential growth during 2006-2012. Seattle and Bellevue experienced continuing multifamily growth when it stopped elsewhere in the county. These two cities suffered major job losses, along with most of the county, but recovered during this period. Bellevue and Seattle are expected to assume 38% of the targeted residential growth. The two Metro Cities account for 59% of development capacity in the county and 52% of the employment capacity demonstrating substantial room to accommodate forecasted growth.

Core Cities

Core Cities include Auburn, Bothell, Burien, Federal Way, Kent, Kirkland, Redmond, Renton, SeaTac, and Tukwila.

In accordance with the Regional Growth Strategy, the ten Core Cities each possess one or more major designated Urban Centers. Most Core Cities either experienced redevelopment of their downtown or other center during this period or adopted plans to facilitate the redevelopment. The Core Cities absorbed 20% of recent residential growth during 2006-2012. The Core Cities are expected to accommodate 38% of targeted residential growth with 22% of development capacity and 31% of the employment capacity. While there is sufficient nominal residential capacity within the Core Cities to accommodate the targeted residential growth, when the numbers are viewed on a percentage basis, the result appears otherwise due to the very large capacity numbers within the City of Seattle.

Larger Cities

Larger Cities include Des Moines, Issaquah, Kenmore, Maple Valley, Mercer Island, Sammamish, Shoreline, and Woodinville.

The eight Larger Cities have substantial population but fewer jobs and do not have a designated Urban Center, although they may have a thriving downtown. Several are undergoing redevelopment similar to the Core cities.

Small Cities

Small Cities include Algona, Beaux Arts, Black Diamond, Carnation, Clyde Hill, Covington, Duvall, Enumclaw, Hunts Point, Lake Forest Park, Medina, Milton, Newcastle, Normandy Park, North Bend, Pacific, Skykomish, Snoqualmie, and Yarrow Point.

By count, nearly half of all King County cities are "Small Cities" although several have sizeable populations. Together these nineteen cities and towns have 106,600 people, only 5.4% of the county total, and 4% of recent growth. Together, their 2012-2031 growth target share is less than 5% of the countywide total with sufficient capacity.

Unincorporated UGA

The part of Unincorporated King County within the Urban Growth Area had historically taken a large share of growth – nearly half of countywide housing growth before passage of the GMA. With full implementation of the GMA, annexations and incorporations, and shifting development patterns, the urban unincorporated share has been reduced to 8% of recent growth and 5% of the residential target. Unincorporated urban King County has sufficient residential capacity to meet its target, but it has a shortfall of employment capacity. Annexations in recent years have removed more job capacity than the associated job targets. In a countywide context, this slight shortfall is not a major issue.

Rural

The purpose of the BLR is to analyze recent urban development and to determine whether King County and the cities have sufficient capacity with the UGA to accommodate forecasted population and job growth. In accordance with the GMA and the CPPs, the Rural Area and Natural Resource Lands do not have a growth target, but rather an assumption of minimal growth. Since 1995 when the first King County Comprehensive Plan was adopted to implement GMA, the Rural Area and Natural Resource Lands have experienced a decreasing share of countywide growth: down to less than 4% during the 2006-12 period from a high of approximately 15% in 1995.

The following table presents a summary of residential capacity data for all regional geographies.

Exhibit 19. Summary Capacity Update Data, King County

2006 Housing Status			2012 Housing Capacity and Status			
City Type	City	Housing Status	2012-2031 Housing Target	2012 Housing Capacity	2012 Surplus/ Deficit	2012 Hs'g Status
Metropolitan Cities	Bellevue	Red/Yellow	12,778	23,165	10,387	Green
Metropolitan Cities	Seattle	Green	59,014	227,229	168,215	Green
Subtotal			**71,792**	**250,394**	**178,602**	Green
Core Cities	Auburn	Red/Yellow	9,004	14,597	5,593	Green
Core Cities	Bothell	Red/Yellow	2,729	4,480	1,751	Green
Core Cities	Burien	Red/Yellow	4,163	4,910	747	Green
Core Cities	Federal Way	Red/Yellow	7,457	8,440	983	Green
Core Cities	Kent	Red/Yellow	7,236	10,730	3,494	Green
Core Cities	Kirkland	Red/Yellow	7,208	9,715	2,507	Green
Core Cities	Redmond	Red/Yellow	8,004	11,240	3,236	Green
Core Cities	Renton	Green	11,700	15,350	3,650	Green
Core Cities	SeaTac	Red/Yellow	5,305	6,545	1,240	Green
Core Cities	Tukwila	Red/Yellow	4,773	5,775	1,002	Green
Subtotal			**67,579**	**91,782**	**24,203**	Green
Larger Cities	Des Moines	Green	2,925	4,446	1,521	Green
Larger Cities	Issaquah	Green	3,916	11,312	7,396	Green
Larger Cities	Kenmore	Green	2,980	4,503	1,523	Green
Larger Cities	Maple Valley	Green	932	1,514	582	Green
Larger Cities	Mercer Island	Red/Yellow	1,314	2,005	691	Green
Larger Cities	Sammamish	Red/Yellow	3,379	5,465	2,086	Green
Larger Cities	Shoreline	Green	3,858	9,358	5,500	Green
Larger Cities	Woodinville	Red/Yellow	2,427	2,821	394	Green
Subtotal			**21,731**	**41,424**	**19,693**	Green
Small Cities	Algona	Green	133	264	131	Green
Small Cities	Beaux Arts	Green	1	4	3	Green
Small Cities	Black Diamond	Green	1,861	4,231	2,370	Green
Small Cities	Carnation	Green	331	800	469	Green
Small Cities	Clyde Hill	Green	10	23	13	Green
Small Cities	Covington	Green	1,096	2,928	1,832	Green
Small Cities	Duvall	Green	930	2,444	1,514	Green
Small Cities	Enumclaw	Green	1,283	3,107	1,824	Green
Small Cities	Hunts Point	Green	6	6	0	Green
Small Cities	Lake Forest Park	Green	431	631	200	Green
Small Cities	Medina	Green	23	46	23	Green
Small Cities	Milton	Green	18	388	370	Green
Small Cities	Newcastle	Green	975	1,278	303	Green
Small Cities	Normandy Park	Green	73	228	155	Green
Small Cities	North Bend	Green	649	1,582	933	Green
Small Cities	Pacific	Green	141	416	275	Green
Small Cities	Skykomish	Green	10	35	25	Green
Small Cities	Snoqualmie	Green	537	2,399	1,862	Green
Small Cities	Yarrow Point	Green	10	32	22	Green
Subtotal			**8,518**	**20,842**	**12,324**	Green
Unincorporated		Green	**7,969**	**12,761**	**4,792**	[illegible]
Total King County			**177,589**	**417,203**	**239,614**	[illegible]

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VI. PROFILES FOR KING COUNTY JURISDICTIONS

Organization of the Profiles –

These profiles are organized by regional geography, with a profile for each City in the following regional geography categories:

- **Metropolitan Cities** (2 cities)
- **Core Cities** (10 cities)
- **Larger Cities** (8 cities)
- **Small Cities** (19 cities)
- **Unincorporated UGA** (1 area, see profile)
- **Rural** – (not part of the UGA)

Each Metropolitan City, Core City and Larger City Profile has 3 pages of data:

- Page 1 – **Residential Development**
- Page 2 – **Residential Land Supply and Capacity**
- Page 3 – **Commercial-Industrial Development and Employment**

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Metropolitan Cities

Bellevue

Seattle

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1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Bellevue's housing grew by more than 4,000 units. Most of this was through redevelopment, with more than 90% of the residential redevelopment occurring in multifamily structures.

New residential capacity has been added by concentrating the majority of future Bel-Red growth into a series of mixed use, pedestrian-friendly and transit-oriented development nodes, with higher density and height in them, as enabled through a land use incentive system.

Achieved multifamily density data have been updated from 2007, based on recent multifamily in Downtown and other neighborhoods, but Downtown continues to receive the lion's share (88%) of multifamily growth. The City's mid-2012 South Bellevue annexations are not included.

Residential Development Activity: 2006-2012

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	43.8	13.5	1.5	3.2	25.6	65	2.5
3 - 5 du/acre	76.0	11.5	5.0	8.3	51.2	284	5.4
5 - 7 du/acre							
7 - 9 du/acre	5.4	0.7	0.6	0.7	3.4	27	8.1
> 9 du/acre							
Plats Total	**125.2**	**25.7**	**7.1**	**12.2**	**80.2**	**376**	**4.7**
Single-Family Permits Issued	Plat and SF data cover seven years through 2012.						
0 - 3 du/acre	Not Applicable				79.2	103	1.5
3 - 5 du/acre					75.5	361	4.7
5 - 7 du/acre							
7 - 9 du/acre					8.5	39	4.6
> 9 du/acre							
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**163.2**	**503**	**3.1**
Multifamily Permits Issued	New density data from 2006-12						
< 9 du/acre	0.3	0.0	0.0	0.0	0.3	6	20.7
9 - 13 du/acre	2.8	0.0	0.4	0.6	1.8	28	16.0
13 - 19 du/acre	1.9	0.0	0.0	0.0	1.9	28	14.9
19 - 31 du/acre	15.7	0.5	0.0	0.0	15.1	395	26.1
31 - 48 du/acre							
48 + du/acre	18.2	0.0	0.0	0.0	18.2	3,388	186.3
Other zones							
MF Pmts Total	**38.8**	**0.5**	**0.4**	**0.6**	**37.2**	**3,845**	**103.3**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	30,363	21,889	**52,252**
2006-12 Change**	305	3,917	4,222
= 2012 Units	30,668	25,806	56,474
Plus adjustmt (Census)	-340	130	-210
= 2012 Adj. H.Units	**30,328**	**25,936**	**56,264**

* single family includes mobile homes

** Six years of permit data - differs from tables to the left.

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**17,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-305	
Net New MF Units Permitted	-3,917	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-4,222**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-4,222**	
Net Adjustment to Target		**(4,222)**
Remaining Target (2012-2031)		**12,778**

Residential Land Supply and Dwelling Unit Capacity (2012)

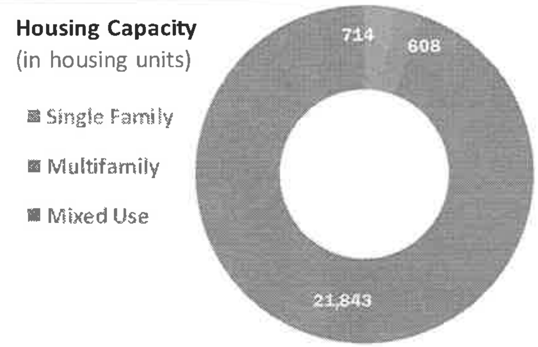
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	402.0	80.7	50.3	18%	222.7	2.5	430
	Redev Subtotal	250.6	37.5	32.0	19%	147.2	2.5	284
	Total	652.6	118.2			369.9		**714**
	Multifamily							
	Vacant Subtotal	41.0	2.8	1.0	13%	31.4	12.7	288
	Redev Subtotal	50.6	5.1	1.0	20%	35.6	12.5	320
	Total	91.6	7.9			67.0		**608**
	Neighborhood Total	**744.2**	**126.1**			**436.9**		**1,322**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	16.3	3.6	0.0	10%	11.9	75	346
	Redev Subtotal	563.1	27.8	19.5	0 - 20%	422.0	86.0 / 225.0	21,497
	Total	**579.4**	**31.4**			**433.9**		**21,843**
City Total	**All Housing**							
	Vacant Total	459.3	87.1	51.3	10%	266.0		1,064
	Redev Total	864.3	70.4	52.5	10% - 15%	604.8		22,101
	Total	**1323.6**	**157.5**	103.8		**870.8**		**23,165**

Note: pipeline development is included in numbers above

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	714
Single-Family Capacity in Pipeline	0
Multifamily Zones	608
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Downtown, Bel-Red	21,843
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**23,165**
Remaining Housing Target (2012-2031)	**12,778**
Surplus/Deficit Capacity	**10,387**

Almost all of Bellevue's substantial residential capacity is in mixed-use zones including Downtown and the Bel-Red area (of which Spring District is a part).



Note: Sound Transit is considering two sites in the Bel-Red subarea for a light-rail maintenance facility. Locating a facility of that type and size in Bel-Red would eliminate some redevelopment potential and reduce capacity for the subarea. If Sound Transit selects either site, growth targets can still be met, but Bel-Red capacity should be recalculated.

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

Bellevue added employment capacity by differentiating an economic niche for BelRed, retaining many existing businesses while attracting new businesses in a form not found elsewhere in Bellevue. Opportunities are afforded by BelRed's strategic location between Downtown Bellevue and Redmond's Overlake, as well as the opportunities brought about by light rail and high capacity transit coming through the area.

- Downtown Bellevue continues to have substantial capacity for job growth in its mixed-use zones. Together, Downtown, Bel-Red and other commercial centers contain capacity for more than 83,000 jobs, well above the remaining job target. If Sound Transit locates a light rail maintenance facility in Bel-Red, growth targets can still be met, but some redevelopment potential would be lost and capacity of the Bel-Red subarea should be recalculated.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	141.8	13.7	0.0	0.0	128.0	15%-20%	68.0
Mixed-Use	579.3	31.4	0.0	19.5	528.5	10%-20%	434.0
Industrial	45.1	5.9	0.0	0.0	39.2	15%-20%	21.1
Non-Res Land Total	**766.2**	**51.0**	**0.0**	**19.5**	**695.7**		**523.1**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	2.96	0.26/0.50	0.53	0.49	333 / 400	1,331
Industrial	0.92	0.45	0.03	0.39	600	644
Neighborhood Total	3.88		0.55	0.88		**1,975**
Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.52	0.5 / 2.0		0.32	333	961
Mixed Use Redev'able	18.38	0.50 / 7.76	5.42	24.65	300 / 400	80,378
Mixed-Use Total	18.91		5.42	24.97		**81,339**
City Total						
Commercial	2.96	0.26 / 0.50	0.53	0.49	333 / 400	1,331
Mixed-Use	18.91	0.50 / 7.76	5.42	24.97	300 / 400	81,339
Industrial	0.92	0.45	0.03	0.39	600	644
Jobs in Pipeline						0
City Total Capacity	**22.79**		5.98	**25.85**		**83,314**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	97,385	20,924	**118,309**
2006-12 Change	7,680	-2,968	4,712
= 2012 Jobs	105,065	17,956	**123,021**
Adjustments			0
= 2012 Job Total	**105,065**	**17,956**	**123,021**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**53,000**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-4712	
Net Adjustment to Target	**-4,712**	
Net Adjustment to Target		(4,712)
Remaining Target (2012-2031)		**48,288**
2012 Job Capacity [from table to left]		**83,314**
Adjustment to capacity		0
Final 2012 Job Capacity		**83,314**
Surplus/Deficit Capacity		**35,026**

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Seattle's housing stock grew by nearly 27,000 units, or 9%. Seattle had about 45% of the entire county's residential growth during the six-year period. Most of this was through redevelopment, with almost all occurring in multifamily structures.
An adjustment is necessary to reconcile permitted unit data with Census and state counts and estimates of 2012 housing units.

The 2006-2031 housing target for Seattle was 86,000, but the City has already realized more than one-quarter of the targeted growth. Seattle's remaining housing target is to plan for about 59,000 units between 2012 and 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	No plat data collected						
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0**	**n/a**
Single-Family Permits Issued	Plat and SF data are from 2007.						
0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					8.6	33	3.8
5 - 7 du/acre					68.4	382	5.6
7 - 9 du/acre					169.5	1,450	8.6
> 9 du/acre					12.7	198	15.6
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**259.2**	**2063**	**8.0**
Multifamily Permits Finaled	Multifamily density data from 2007						
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	23.8				23.8	548	23.0
31 - 48 du/acre	69.5				69.5	2,318	33.4
48 + du/acre	67.2				67.2	9,965	148.3
Other zones							
MF Pmts Total	**160.5**	**0.0**	**0.0**	**0.0**	**160.5**	**12,831**	**80.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	141,991	146,732	**288,723**
2006-12 Change	1,041	25,945	26,986
= 2012 Units	143,032	172,677	315,709
Plus adjustmt (Census)	-100	-2,700	-2,800
= 2012 Adj. H.Units	**142,932**	**169,977**	**312,909**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**86,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-1,041	
Net New MF Units Permitted	-25,945	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-26,986**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-26,986**	
Net Adjustment to Target		**(26,986)**
Remaining Target (2012-2031)		**59,014**

Residential Land Supply and Dwelling Unit Capacity (2012)

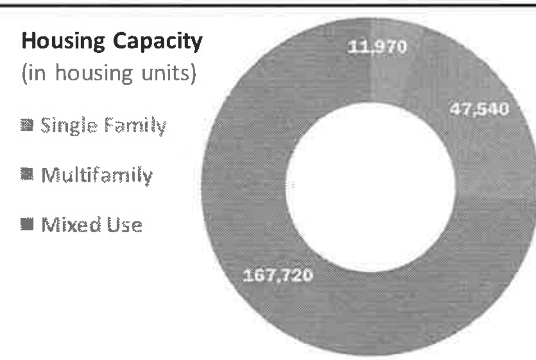
Note: critical area and market factor discounts are built in to parcel analysis.

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	593.5	n.a.	0.0	n.a.	593.5	avg. 7.8	4,350
	Redev Subtotal	1,447.6	n.a.	0.0	n.a.	1,447.6	avg. 7.8	7,620
	Total	2,041.1		0.0		2,041.1		**11,970**
	Multifamily							
	Vacant Subtotal	94.6	n.a.	0.0	n.a.	94.6	50 / 63	4,853
	Redev Subtotal	849.6	n.a.	0.0	n.a.	849.6	50 / 63	42,687
	Total	944.2				944.2		**47,540**
	Neighborhood Total	**2,985.3**	**0.0**			**2,985.3**		**59,510**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	101.0	n.a.	0.0		101.0		10,327
	Redev Subtotal	563.1	n.a.	0.0		563.1		157,393
	Total	**664.1**	**0.0**			**664.1**		**167,720**
City Total	**All Housing**							
	Vacant Total	789.1	n.a.	0.0		789.1		19,530
	Redev Total	2,860.3	n.a.	0.0		2,860.3		207,700
	Total	**3649.4**	**0.0**	0.0		**3649.4**		**227,230**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	11,970
Single-Family Capacity in Pipeline	0
Multifamily Zones	47,540
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - CBD, S Lk Union+	167,720
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**227,230**
Remaining Housing Target (2012-2031)	**59,014**
Surplus/Deficit Capacity	**168,216**

Three-fourths of Seattle's substantial residential capacity is in mixed-use zones including the Greater Downtown, South Lake Union and other designated centers.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

Seattle lost more than 12,000 industrial jobs over the six years, but gained 25,000 commercial jobs for a net gain overall of more than 12,000 jobs. The City's remaining job target is to plan for 134,000 added jobs by 2031. Seattle has capacity for almost twice that target - more than 240,000 jobs. The capacity is primarily in mixed use and commercial zones in designated centers and throughout the city.
- Most of Seattle's commercial activity is in mixed-use zones; all non-residential zones allow mixed uses. For this report, "commercial" is folded into "mixed use" even though it includes neighborhood business areas as well as major centers. Critical-area and market factor discounts are built in to the determination of which land parcels are eligible for development.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	n.a.	0.0	0.0	0.0	n.a.	0.0
Mixed-Use	1,601.2	n.a.	0.0	0.0	1,601.2	n.a.	1601.2
Industrial	416.0	n.a.	0.0	0.0	416.0	n.a.	416.0
Non-Res Land Total	**2017.2**	**0.0**	**0.0**	**0.0**	**2017.2**		**2017.2**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00		0.00	0.00		0
Industrial	18.12	1.0 / 3.5	3.75	17.72	450	39,365
Neighborhood Total	18.12		3.75	17.72		**39,365**
Mixed-Use and Urban Centers	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	4.40	0.5 / 3.5		4.12	250 / 300	14,503
Mixed Use Redev'able	65.35	0.5 / 20.0	26.12	54.31	250 / 300	188,713
Mixed-Use Total	69.75		26.12	58.43		**203,216**
City Total						
Commercial	0.00		0.00	0.00		0
Mixed-Use	69.75	0.5 / 20.0	26.12	58.43	250 / 300	203,216
Industrial	18.12	1.0 / 3.5	3.75	17.72	avg.450	39,365
Jobs in Pipeline						0
City Total Capacity	**87.87**		29.87	**76.14**		**242,581**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	387,195	83,486	**470,681**
2006-12 Change	25,200	-12,563	12,637
= 2012 Jobs	412,395	70,923	**483,318**
Adjustments			0
= 2012 Job Total	**412,395**	**70,923**	**483,318**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**146,700**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-12637	
Net Adjustment to Target	**-12,637**	
Net Adjustment to Target		(12,637)
Remaining Target (2012-2031)		**134,063**
2012 Job Capacity [from table to left]		**242,581**
Adjustment to capacity		0
Final 2012 Job Capacity		**242,581**
Surplus/Deficit Capacity		**108,518**

Core Cities

Auburn

Bothell

Burien

Federal Way

Kent

Kirkland

Redmond

Renton

SeaTac

Tukwila

Blank.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Auburn added more than 500 housing units through new construction. Two-thirds of the new units are single family houses. A larger impact to Auburn's housing stock was the result of annexation of two areas, Lea Hill and Auburn West Hill, in 2007. These annexations brought more than 5,000 new housing units into the City, most of which are single family homes.

- The new construction reduced Auburn's residential target by the number of new units permitted, but the annexations came with their own growth target. As a result, Auburn's 2012 - 2031 target, 9,000 housing units, is higher than the City's original 2006-31 target.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	26.4	13.3	1.2	1.6	9.8	22	2.2
7 - 9 du/acre	31.4	2.9	4.2	1.6	22.8	101	4.4
> 9 du/acre	23.2	0.0	4.7	3.2	15.3	127	8.3
Plats Total	**80.9**	**16.2**	**10.1**	**6.4**	**47.9**	**250**	**5.2**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				44.4	11	0.2
3 - 5 du/acre							
5 - 7 du/acre					11.0	29	2.6
7 - 9 du/acre					27.8	149	5.4
> 9 du/acre					4.2	22	5.2
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**87.4**	**211**	**2.4**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	12.1	0.0	2.1	4.3	5.7	73	12.9
13 - 19 du/acre	18.2	2.0	0.0	0.1	16.1	236	14.6
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**30.3**	**2.0**	**2.1**	**4.4**	**21.8**	**309**	**14.2**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	11,104	7,998	**19,102**
2006-12 Change	366	170	536
= 2012 Units	11,470	8,168	19,638
Plus anxtn, adjustmt	4,710	485	5,195
= 2012 Adj. H.Units	**16,180**	**8,653**	**24,833**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**8,400**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-366	
Net New MF Units Permitted	-170	
Net New Units, Annex Area	-80	
Net New Units (2006-2012)	**-616**	
Plus Annexat'n Area Target	1,220	
Net Adjustment to Target	**604**	
Net Adjustment to Target		**604**
Remaining Target (2012-2031)		**9,004**

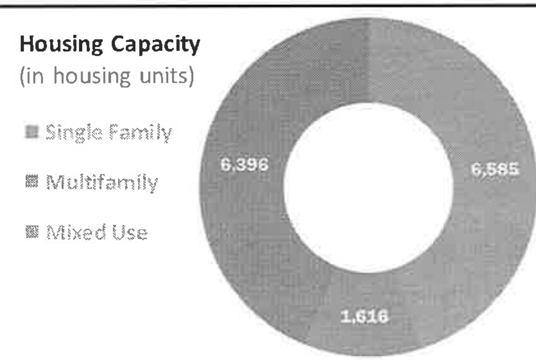
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	2,018.0	462.3	388.7	10%	1,050.1	1.0 / 7.0	3,477
	Redev Subtotal	1,507.0	226.1	256.1	15%	871.1	5.0 / 7.0	3,108
	Total	3,525.0	688.4			1,921.2		**6,585**
	Multifamily							
	Vacant Subtotal	120.0	8.4	16.7	10%	85.4	8.0 / 15.0	1,156
	Redev Subtotal	50.0	2.5	4.8	15%	36.3	15.0	460
	Total	170.0	10.9			121.7		**1,616**
	Neighborhood Total	**3,695.0**	**699.3**			**2,042.9**		**8,201**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	16.0	0.0	0.8	15%	12.9	188	1,822
	Redev Subtotal	117.2	0.0	5.9	15%	94.7	18 / 188	4,574
	Total	**133.2**	**0.0**			**107.6**		**6,396**
City Total	**All Housing**							
	Vacant Total	2,154.0	470.7	406.2	10%	1,148.4		6,455
	Redev Total	1,674.2	228.6	266.8	10% - 15%	1,002.1		8,142
	Total	**3828.2**	**699.3**	673.0		**2150.5**		**14,597**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	6,585
Single-Family Capacity in Pipeline	0
Multifamily Zones	1,616
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Urban Core, Village	6,396
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
	0
Total Capacity (units)	**14,597**
Remaining Housing Target (2012-2031)	**9,004**
Surplus/Deficit Capacity	**5,593**

Auburn has capacity for residential growth in all three types of zones: single family, multifamily and mixed use. The City's capacity of 14,600 housing units exceeds its growth target by 5,600 units.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

From 2006 to 2012, the City of Auburn had a net gain of jobs - accounting for the annexation of the Lea Hill area and strong commercial-sector growth. With adjustments for the annexation and moderate overall job growth, the City's target is now 18,600 jobs to be accommodated between 2012 and 2031. Auburn has substantial job capacity in its industrial and commercial zones, plus added capacity in its downtown urban center mixed-use zones.

Overall, the City has capacity for more than 19,000 jobs, sufficient to accommodate its 2031 target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	501.5	16.2	9.0	8.9	467.6	10% - 15%	412.4
Mixed-Use	133.2	0.0	0.8	5.9	126.6	15%	107.6
Industrial	533.0	115.2	5.3	10.3	402.6	10% - 15%	354.9
Non-Res Land Total	**1167.7**	**131.4**	**15.1**	**25.1**	**996.8**		**874.9**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	17.96	0.25 / 0.3	0.90	3.71	300 / 600	7,094
Industrial	15.46		0.00	0.00	460 / 700	9,417
Neighborhood Total						**16,511**
Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.28	1.5		0.43	400	1,076
Mixed Use Redev'able	2.25	0.3 / 1.5	0.68	0.71	400 / 545	1,449
Mixed-Use Total	2.53	0.30/1.53	0.68	1.14		**2,525**
City Total						
Commercial	17.96	0.25 / 0.3	0.90	3.71	300 / 600	7,094
Mixed-Use	2.53	0.3 / 1.5	0.68	1.14	400 / 545	2,525
Industrial	15.46		0.00	0.00	460 / 700	9,417
Jobs in Pipeline						0
City Total Capacity	**35.96**		1.58	**4.85**		**19,036**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	21,810	17,253	**39,063**
2006-12 Change	1,092	-341	751
= 2012 Jobs	22,902	16,912	**39,814**
Adjustments			0
= 2012 Job Total	**22,902**	**16,912**	**39,814**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**19,200**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	150	
Less Job Gain, 2006-2012	-750	
Net Adjustment to Target	**-600**	
Net Adjustment to Target		(600)
Remaining Target (2012-2031)		**18,600**
2012 Job Capacity [from table to left]		**19,036**
Adjustment to capacity		0
Final 2012 Job Capacity		**19,036**
Surplus/Deficit Capacity		**436**

CITY OF BOTHELL (King County portion)

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the King County portion of Bothell gained fewer than 300 new housing units, less than during preceding six-year periods.
With 7,700 existing housing units, the City has a remaining target of 2,700 added units by 2031.

Bothell's 2013 annexation of neighborhoods south and west of the City is not included in this Report, whose benchmark date is January 2012.

Residential** Development Activity: **2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	15.0	0.0	0.4	0.6	14.0	8	0.6
3 - 5 du/acre	22.0	0.0	2.4	0.6	19.0	74	3.9
5 - 7 du/acre							
7 - 9 du/acre	4.7		0.4	1.5	2.8	15	5.5
> 9 du/acre							
Plats Total	**41.6**	**0.0**	**3.3**	**2.6**	**35.7**	**97**	**2.7**

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				13.5	7	0.5
3 - 5 du/acre					21.6	67	3.1
5 - 7 du/acre					0.4	2	
7 - 9 du/acre					2.1	13	6.3
> 9 du/acre							
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**37.5**	**89**	**2.4**

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Multifamily Permits Issued							
< 9 du/acre	16.4	4.5	0.0	1.0	11.0	208	18.9
9 - 13 du/acre							
13 - 19 du/acre	3.4	0.0	0.0	0.0	3.4	53	15.4
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**19.9**	**4.5**	**0.0**	**1.0**	**14.5**	**261**	**18.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	4,106	3,312	**7,418**
2006-12 Change	248	23	271
= 2012 Units	4,354	3,335	7,689
Plus adjustment	50	-50	0
= 2012 Adj. H.Units	**4,404**	**3,285**	**7,689**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**3,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-248	
Net New MF Units Permitted	-23	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-271**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-271**	
Net Adjustment to Target		**(271)**
Remaining Target (2012-2031)		**2,729**

Residential Land Supply and Dwelling Unit Capacity (2006) *Updated 2012*

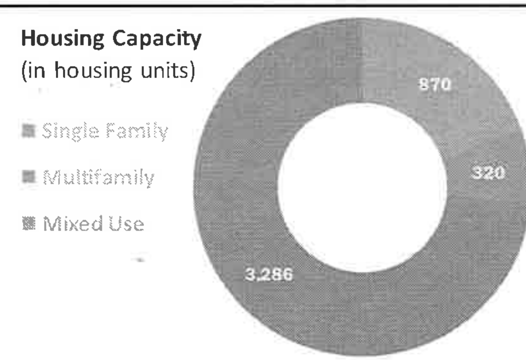
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	235	45	30	10%	147	0.6 / 7	558
	Redev Subtotal	235	43	35	15%	139	0.6 / 7	312
	Total	470	88			286		**870**
	Multifamily	NO DETAILED DATA AVAILABLE FOR THESE CELLS						
	Vacant Subtotal	20	7	1	10%	12	9 / 30	220
	Redev Subtotal	11	1	1	15%	6	9 / 30	100
	Total	31	8			18		**320**
	Neighborhood Total	**501**	**96**			**304**		**1,190**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	13	0	2	10%	11	50 / 80	656
	Redev Subtotal	42	7	0	15%	30	50 / 80	2,630
	Total	**55.0**	**7.0**			**41.0**		**3,286**
City Total	**All Housing**							
	Vacant Total	268	52	33	10%	170		1,434
	Redev Total	288	51	36	10% - 15%	175		3,042
	Total	**556.0**	**103.0**	69.3		**345.0**		**4,476**

Note: pipeline development is included in numbers above

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	870
Single-Family Capacity in Pipeline	285
Multifamily Zones	320
Multifamily Capacity in Pipeline	265
Mixed-Use Zones - Urban Core	2,736
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**4,476**
Remaining Housing Target (2012-2031)	**2,729**
Surplus/Deficit Capacity	**1,747**

The majority of Bothell's residential capacity is in mixed-use zones, in the CBD and adjoining areas such as Six Oaks.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

From 2006 to 2012, the City of Bothell in King County gained about 1,700 jobs, while nearby communities lost jobs.
In 2009, Bothell embarked on a major redevelopment of its downtown, potentially creating opportunities for hundreds of additional jobs. The downtown redevelopment is now underway.

- Including the downtown redevelopment, Bothell has capacity for about 6,000 additional jobs, twice the City's job target.

NOTE: The City of Bothell provided housing and job capacity totals; detailed calculations for residential and commercial lands are not available.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	28	5	2	1	21	10%	19
Mixed-Use	123	20	5	4	95	10%	85
Industrial	0	0	0	0	0		0
Non-Res Land Total	**151.0**	**24.5**	**6.5**	**4.5**	**115.5**		**104.0**

Employment Capacity (2012 est.)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.83	0.50	0.09	0.16	545	4,700
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**4,700**
		NO DETAILED DATA AVAILABLE FOR THESE CELLS				
Mixed-Use / Urban Center		in millions of square feet, non-residential uses only.				
Mixed Use Vacant	0.57	1.0 / 2.5		0.65	545	900
Mixed Use Redev'able	3.28	1.0 / 2.5	2.66	2.76	545	744
Mixed-Use Total	3.84	0.31/1.86	2.66	3.41		**1,644**
City Total						
Commercial	0.83	0.50	0.09	0.16	545	4,700
Mixed-Use	3.84	0.31/1.86	2.66	3.41	545	1,644
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	**4.67**		2.74	**3.57**		**6,344**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	8,855	2,226	**11,081**
2006-12 Change	1,235	468	1,703
= 2012 Jobs	10,090	2,694	**12,784**
Adjustments			0
= 2012 Job Total	**10,090**	**2,694**	**12,784**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	**4,800**	
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-1703	
Net Adjustment to Target	**-1,703**	
Net Adjustment to Target		(1,703)
Remaining Target (2012-2031)		**3,097**
2012 Job Capacity [from table to left]		**6,344**
Adjustment to capacity		0
Final 2012 Job Capacity		**6,344**
Surplus/Deficit Capacity		**3,247**

CITY OF BURIEN

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Burien issued permits for just over 200 new housing units, all single family.
- In 2010, the City annexed North Highline Area X, with about 5,500 additional housing units, and its own growth target of 540 units.
- Burien now has 19,800 housing units and a housing target to plan for 4,100 additional units by 2031.
- The City has begun redevelopment of its downtown area with city investment in a new city hall, library and public square to encourage private investment in downtown.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	2.0	0.0	0.0	0.0	2.0	8	4.0
5 - 7 du/acre	14.4	0.0	1.3	0.2	12.9	58	4.5
7 - 9 du/acre							
> 9 du/acre	1.1	0.0	0.1	0.0	1.1	13	12.2
Plats Total	**17.5**	**0.0**	**1.4**	**0.2**	**15.9**	**79**	**5.0**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					10.4	33	3.2
5 - 7 du/acre					16.9	77	4.6
7 - 9 du/acre							
> 9 du/acre					0.9	9	10.5
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**28.2**	**119**	**4.2**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	0.7	0.0	0.0	0.0	0.7	11	16.2
31 - 48 du/acre							
48 + du/acre	0.2	0.0	0.0	0.0	0.2	8	46.6
Other zones	2.7	0.0	0.0	0.0	2.7	101	36.8
MF Pmts Total	**3.6**	**0.0**	**0.0**	**0.0**	**3.6**	**120**	**33.4**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	8,386	5,530	**13,916**
+ 2006-12 Permits	212	0	212
= 2012 H.U. (old bdry)	8,598	5,530	14,128
Plus anxtn, adjustmt	3,800	1,900	5,700
= 2012 Adj. H.Units	**12,398**	**7,430**	**19,828**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**3,900**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-212	
Net New MF Units Permitted	0	
Net New Units, Annex Area	-89	
Net New Units (2006-2012)	**-301**	
Plus Annexat'n Area Target	540	
Net Adjustment to Target	**239**	
Net Adjustment to Target		**239**
Remaining Target (2012-2031)		**4,139**

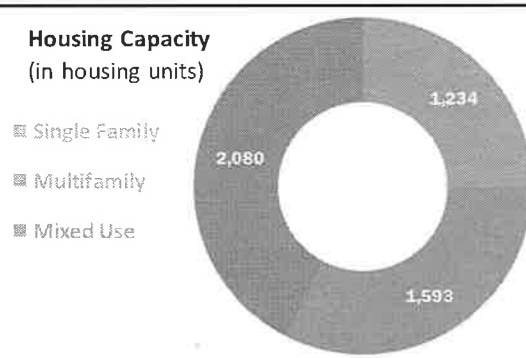
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	280.3	163.1	12.2	10%	94.5	4.5 / 5.5	436
	Redev Subtotal	696.4	197.8	52.3	15% / 25%	379.4	4.5 / 5.5	798
	Total	976.70	360.90	24%		473.9		**1,234**
	Multifamily							
	Vacant Subtotal	42.9	5.3	13.4	15% / 25%	21.8	11 / 35	640
	Redev Subtotal	105.1	8.5	12.4	15% / 25%	75.2	11 / 35	953
	Total	148.0	13.8			97.0		**1,593**
	Neighborhood Total	**1,124.7**	**374.7**			**570.9**		**2,827**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	4.8	0.0	0.0	25%	3.5	100	279
	Redev Subtotal	20.0	0.0	0.2	25%	14.8	100	1,185
	Mixed Use Total	**24.7**	**0.0**	3%		**18.3**		**2,080**
City Total	**All Housing**							
	Vacant Total	328.0	168.4	25.6	10%	119.8		1,355
	Redev Total	821.5	206.3	64.8	25%	469.4		2,936
	Total	**1,149.4**	**374.7**	**90.4**		**589.2**		**4,907**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,234
Single-Family Capacity in Pipeline	0
Multifamily Zones	1,593
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - downtown	1,464
Capacity in Pipeline	616
Other Adjustments	0
Total Capacity (units)	**4,907**
Remaining Housing Target (2012-2031)	**4,139**
Surplus/Deficit Capacity	**768**

Burien's residential capacity exceeds its remaining target by nearly 800 units. The City's capacity is evenly divided among single family, multifamily and mixed use.



- Burien lost both commercial and industrial jobs between 2006 and 2012, even accounting for the Area X annexation with about 2,000 jobs.
- The 2010 annexation of North Highline Area X had capacity for hundreds of added jobs.
- With adjustments for annexation and job losses during the reporting period, Burien's current target is just over 7,500 jobs to accommodate.
- The City's capacity is for more than 8,800 jobs, including refilling vacant spaces and new capacity in downtown and other developments.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	119.1	0.4	4	0.0	115.2	10%/25%	99.0
Mixed-Use	24.7	0.0	0	0.2	24.4	25%	18.3
Industrial	68.7	5.7	2	0.0	61.1	10%/15%	55.0
Non-Res Land Total	**212.5**	**6.0**	**5**	**0.2**	**200.8**		**172.3**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.31	0.32/0.99	0.28	2.41	250/450	5,952
Industrial	2.40	0.34	0.07	0.97	450/1000	176
Neighborhood Total						**6,128**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.15	2.50		0.08	293	253
Mixed Use Redev'able	0.65	2.50	0.15	0.15	300	509
Mixed-Use Total	0.80	2.50	0.15	0.23	296	**762**
City Total						
Commercial	4.31	0.30/0.31	0.28	2.41	250/450	5,952
Mixed-Use	0.80	0.30/2.00	0.15	0.23	296	762
Industrial	2.40	0.42/0.40	0.07	0.97	450/1000	176
Jobs in Pipeline						0
City Total	**7.51**		0.50	**3.61**		**6,890**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	12,026	1,993	**14,020**
2006-12 Change	-1,219	-738	-1,958
= 2012 Jobs	10,807	1,255	**12,062**
Adjustments			0
= 2012 Job Total	**10,807**	**1,255**	**12,062**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**4,600**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	1,010	
Plus Job Loss, 2006-2012	1958	
Net Adjustment to Target	**2,968**	
Net Adjustment to Target		2,968
Remaining Target (2012-2031)		**7,568**
2012 Job Capacity [from table to left]		**6,890**
Adjustment to capacity**		1,958
Final 2012 Job Capacity		**8,848**
Surplus/Deficit Capacity		**1,280**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Federal Way gained new housing units at a slower pace than in the preceding years; multifamily construction fell off.
- The City had about 35,500 housing units by 2012, and a remaining housing growth target of about 7,500 housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	58.5	28.7	5.9	6.8	17.2	55	3.2
3 - 5 du/acre	93.6	29.1	15.9	8.6	40.1	225	5.6
5 - 7 du/acre	62.0	3.9	12.1	9.5	36.5	209	5.7
7 - 9 du/acre	8.5	0.0	2.1	0.7	5.7	47	8.3
> 9 du/acre							
Plats Total	**222.7**	**61.7**	**35.9**	**25.6**	**99.5**	**536**	**5.4**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				56.3	88	1.6
3 - 5 du/acre					50.4	258	5.1
5 - 7 du/acre					62.3	291	4.7
7 - 9 du/acre					5.7	46	8.1
> 9 du/acre					0.7	4	6.2
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**175.2**	**687**	**3.9**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	2.3			1.1	1.2	9	7.5
13 - 19 du/acre							
19 - 31 du/acre	4.7	0.2	0.1	0.3	4.2	62	14.9
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**7.0**	**0.2**	**0.1**	**1.4**	**5.4**	**71**	**13.2**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	20,099	13,690	**33,789**
+ 2006-12 Permits	445	198	643
= 2012 H.U.	20,544	13,888	34,432
Plus adjustmt (Census)	670	390	1,060
= 2012 Adj. H.Units	**21,214**	**14,278**	**35,492**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**8,100**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	445	
Net New MF Units Permitted	198	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**643**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**643**	
Net Adjustment to Target		**(643)**
Remaining Target (2012-2031)		**7,457**

Residential Land Supply and Dwelling Unit Capacity (2012)

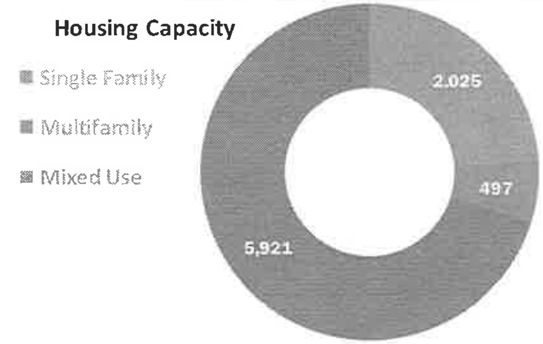
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	548.03	141.02	122.10	10%	256.42	0.62 / 8.18	888
	Redev Subtotal	904.53	82.08	246.73	15%	489.36	0.62 / 5.06	1,137
	Total	1,452.56	223.10	30%		745.78		**2,025**
	Multifamily							
	Vacant Subtotal	30.96	13.22	1.47	10%	14.65	11.5 / 23.0	221
	Redev Subtotal	37.64	4.90	2.58	15%	25.64	11.5 / 23.0	276
	Total	68.60	18.12	8%		40.29		**497**
	Neighborhood Total	**1,521.2**	**241.2**			**786.1**		**2,522**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	155.76	21.16	6.41	10%	115.37	12.0/75.0	506
	Redev Subtotal	438.63	21.14	28.82	15% / 25%	299.23	12.0/75.0	3,994
	Mixed Use Total	**594.4**	**42.3**	3%		**414.6**		**5,921**
City Total	**All Housing**							
	Vacant Total	734.75	175.40	129.98	10%	386.44		1,615
	Redev Total	1,380.80	108.12	278.13	25%	814.23		5,407
	Total	**2,115.6**	**283.5**	**408.1**		**1,200.7**		**8,443**

Note: numbers above include housing units in the pipeline.

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	2,025
Single-Family Capacity in Pipeline	387
Multifamily Zones	497
Multifamily Capacity in Pipeline	654
Mixed-Use Zones - Kent CBD +Midway	4,500
Mixed-Use Capacity in Pipeline	380
Other Adjustments	0
Total Capacity (units)	**8,443**
Remaining Housing Target (2012-2031)	**7,457**
Surplus/Deficit Capacity	**986**

Federal Way's residential capacity exceeds its remaining target by nearly 1,000 units. Two-thirds of the City's capacity is in mixed-use areas including downtown and other high-density areas.



Since 2006,
- the City of Federal Way has experienced a slight job loss, like many South KC cities.
- the loss occurred especially in commercial jobs; there was a very slight gain in industrial jobs during the period.
- the City has capacity for more than 17,000 additional jobs, primarily in mixed-use zones in downtown and adjoining areas. The capacity is sufficient to meet the City's remaining jobs target to plan for about 12,900 additioal jobs by 2031.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	149.8	35.5	2	2.3	109.8	10%/15%	97.5
Mixed-Use	594.4	42.3	30	5.2	516.9	10%/25%	414.6
Industrial	0.0	0.0	0	0.0	0.0	10%/15%	0.0
Non-Res Land Total	**744.2**	**77.8**	**32**	**7.5**	**626.7**		**512.1**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.25	0.25/0.38	0.01	1.51	250	6,025
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Neighborhood Total						**6,025**
Mixed-Use / Urban Center						
Mixed Use Vacant	4.36	0.50/1.50		1.41	400/800	2,175
Mixed Use Redev'able	9.75	0.50/1.50	2.39	3.80	400/800	8,349
Mixed-Use Total	14.11	0.30/2.00	2.39	5.21	296	**10,524**
City Total						
Commercial	4.25	0.25/0.38	0.01	1.51	250	6,025
Mixed-Use	14.11	0.50/1.50	2.39	5.21	400/800	10,524
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Jobs in Pipeline						916
City Total	**18.36**		2.40	**6.72**		**17,465**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	27,154	2,952	**30,106**
2006-12 Change	-690	61	-629
= 2012 Jobs	26,464	3,013	**29,477**
Adjustments			0
= 2012 Job Total	**26,464**	**3,013**	**29,477**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**12,300**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	629	
Net Adjustment to Target	**629**	
Net Adjustment to Target		629
Remaining Target (2012-2031)		**12,929**
2012 Job Capacity [from table to left]		**17,465**
Adjustment to capacity**		629
Final 2012 Job Capacity		**18,094**
Surplus/Deficit Capacity		**5,165**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Kent gained new housing units at a much slower pace than the preceding years; multifamily construction fell way off.

- The Panther Lake area annexed in 2010, adding 9,500 housing units and 25,000 people to the City.
- Designation of a new major center at Midway is adding capacity for thousands of additional housing units in mixed-use zoned areas.
- The City's remaining housing target is to plan for about 7,200 housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	**311.0**	**63.3**	**50.4**	**22.5**	**174.9**	**1,117**	**6.4**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				31.8	67	2.1
3 - 5 du/acre					14.4	59	4.1
5 - 7 du/acre					154.5	933	6.0
7 - 9 du/acre					5.7	57	9.9
> 9 du/acre					5.1	37	7.2
SF Pmts Total	n/a	n/a	n/a	n/a	**211.5**	**1,153**	**5.5**
Multifamily Permits Issued							
< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**122.0**	**52.8**	**5.2**	**3.2**	**60.7**	**706**	**11.6**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	18,279	16,761	**35,040**
+ 2006-12 Permits	1,164	64	1,228
= 2012 H.U. (old bdry)	19,443	16,825	36,268
Plus anxtn, adjustmt	7,680	1,910	9,590
= 2012 Adj. H.Units	**27,123**	**18,735**	**45,858**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**7,800**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-1,164	
Net New MF Units Permitted	-64	
Net New Units, Annex Area	-806	
Net New Units (2006-2012)	**-2,034**	
Plus Annexat'n Area Target	1,470	
Net Adjustment to Target	**-564**	
Net Adjustment to Target		**(564)**
Remaining Target (2012-2031)		**7,236**

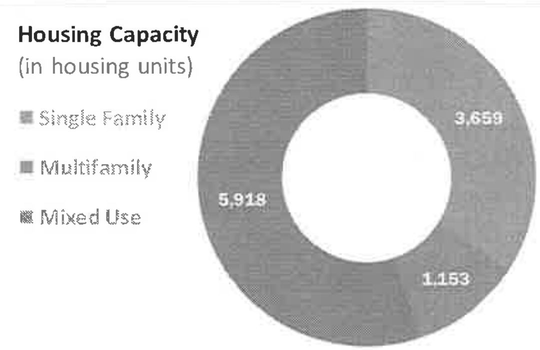
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	882.71	240.62	144.28	10%	448.03	4.79	2,148
	Redev Subtotal	810.65	109.05	176.59	25%	393.76	5.69	1,511
	Total	1,693.36	349.67	24%		841.79		**3,659**
	Multifamily							
	Vacant Subtotal	80.89	19.63	3.28	10%	52.18	16.37	854
	Redev Subtotal	61.78	5.46	2.09	25%	40.67	12.02	299
	Total	142.67	25.09	5%		92.85		**1,153**
	Neighborhood Total	**1,836.03**	374.76			**934.64**		**4,812**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	137.38	3.36	3.29	10%	117.66	30.0/112.0	2,854
	Redev Subtotal	105.07	2.16	3.25	25%	74.75	30.0/112.0	2,478
	Mixed Use Total	242.45	5.52	3%		192.41		**5,918**
City Total	**All Housing**							
	Vacant Total	1,100.98	263.61	150.85	10%	617.87		5,856
	Redev Total	977.50	116.67	181.93	25%	509.18		4,288
	Total	**2,078.5**	**380.3**	**332.8**		**1,127.1**		**10,730**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	3,659
Single-Family Capacity in Pipeline	0
Multifamily Zones	1,153
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Kent CBD +Midway	5,332
Mixed-Use Capacity in Pipeline	586
Other Adjustments	0
Total Capacity (units)	**10,730**
Remaining Housing Target (2012-2031)	**7,236**
Surplus/Deficit Capacity	**3,494**

Kent's residential capacity exceeds its remaining target by 3,500 units. More than half of the City's capacity is in mixed-use areas including downtown and Midway.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF KENT

Kent's employment picture has changed considerably in the years since 2006. Points include:
- 2010 annexation of Panther Lake area with 1,800 jobs in 2006;
- job loss in combined City of Kent (including annexation area) between 2006 and 2012, like many South King County cities;
- loss especially in industrial jobs; slight gain in commercial jobs during the period;
- few major changes in Kent's official Urban Center, downtown Kent, since 2006;
- designation of a new major center at Midway on western edge of City, with capacity for thousands of added jobs.

With capacity for 23,000 additional jobs, Kent has a surplus of capacity over its 14,900-job target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	166.4	32.4	0	1.5	132.5	10%/25%	113.2
Mixed-Use	242.5	5.6	0	6.5	230.4	10%/25%	192.4
Industrial	476.9	99.2	0	13.8	363.9	10%/25%	314.5
Non-Res Land Total	**885.8**	**137.2**	**0**	**21.8**	**726.8**		**620.1**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.94	0.30/0.31	0.22	1.28	335	3,831
Industrial	13.70	0.42/0.40	0.34	5.34	766	6,972
Neighborhood Total						**10,803**
Mixed-Use / Urban Center						
Mixed Use Vacant	2.68	0.35/2.00		1.66	293	5,653
Mixed Use Redevable	1.30	0.30/2.00	0.16	1.10	300	3,649
Mixed-Use Total	3.98	0.30/2.00	0.16	2.75	296	**9,302**
City Total						
Commercial	4.94	0.30/0.31	0.22	1.28	335	3,831
Mixed-Use	3.98	0.30/2.00	0.16	2.75	296	9,302
Industrial	13.70	0.42/0.40	0.34	5.34	766	6,972
Jobs in Pipeline						1,519
City Total	**22.62**		0.72	**9.38**		**21,624**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	29,016	35,735	**64,751**
2006-12 Change	843	-2,502	-1,659
= 2012 Jobs	29,859	33,233	**63,092**
Adjustments			0
= 2012 Job Total	**29,859**	**33,233**	**63,092**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**13,200**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	80	
Plus Job Loss, 2006-2012	1659	
Net Adjustment to Target	**1,739**	
Net Adjustment to Target		1,739
Remaining Target (2012-2031)		**14,939**
2012 Job Capacity [from table to left]		**21,624**
Adjustment to capacity**		1,659
Final 2012 Job Capacity		**23,283**
Surplus/Deficit Capacity		**8,344**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Kirkland issued permits for 1,216 new units in its original 2006 boundaries. In 2011, Kirkland annexed the Juanita-Finn Hill-Kingsgate area with 11,300 housing units, increasing the City's housing unit count by 50%. Accounting for both the annexation and the new construction, by 2012 Kirkland had more than 37,000 housing units, almost 60% more than in 2006. About 30% of the change in housing stock consisted of multifamily units, with the result that as of 2012, 43% of Kirkland's housing is multifamily.

Achieved single family densities average about 5 units per acre, and multifamily density is more than 46 du per acre.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	1.9	0.4	0.0	0.0	1.5	2	1.3
3 - 5 du/acre	5.9	0.5	0.4	0.0	5.0	17	3.4
5 - 7 du/acre	89.9	3.5	4.4	0.2	81.9	408	5.0
7 - 9 du/acre	1.1	0.1	0.1	0.0	0.9	8	8.8
> 9 du/acre	2.3	0.0	0.0	0.0	2.3	19	8.4
Plats Total	**101.1**	**4.5**	**4.8**	**0.2**	**91.6**	**454**	**5.0**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				3.1	4	1.3
3 - 5 du/acre					8.6	20	2.3
5 - 7 du/acre					112.3	542	4.8
7 - 9 du/acre					5.0	34	6.8
> 9 du/acre					5.7	64	11.3
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**134.6**	**664**	**4.9**
Multifamily Permits Issued							
< 9 du/acre	3.5	2.7	0.0	0.0	0.8	13	
9 - 13 du/acre	10.6	1.6	0.2	0.0	8.7	231	26.4
13 - 19 du/acre	0.5	0.0	0.0	0.0	0.5	10	21.7
19 - 31 du/acre	1.1	0.0	0.0	0.0	1.1	41	37.5
31 - 48 du/acre							
48 + du/acre	9.1	0.0	0.0	0.0	9.0	636	70.4
Other zones							
MF Pmts Total	**24.7**	**4.3**	**0.3**	**0.0**	**20.1**	**931**	**46.3**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	11,505	11,832	**23,337**
+ 2006-12 Permits	432	784	1,216
= 2012 H.U. (old bdry)	11,937	12,616	24,553
Plus anxtn, adjustmt	9,220	3,390	12,610
= 2012 Adj. H.Units	**21,157**	**16,006**	**37,163**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**7,200**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-432	
Net New MF Units Permitted	-784	
Net New Units, Annex Area	-146	
Net New Units (2006-2012)	**-1,362**	
Plus Annexat'n Area Target	1,370	
Net Adjustment to Target	**8**	
Net Adjustment to Target		**8**
Remaining Target (2012-2031)		**7,208**

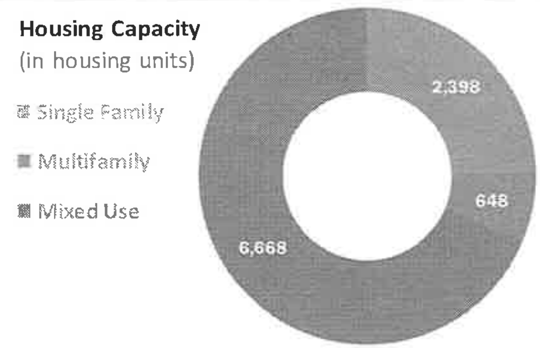
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	130.35	42.68	5.26	5%	78.40	4.02	315
	Redev Subtotal	787.71	112.38	67.53	10%	547.02	5.44	2,083
	Total	918.06	155.06	10%		625.42	5.26	**2,398**
	Multifamily							
	Vacant Subtotal	16.40	5.17	0.22	5%	10.46	13.30	139
	Redev Subtotal	57.23	5.21	1.04	10%	45.88	16.37	509
	Total	73.63	10.38	5%		56.34		**648**
	Neighborhood Total	**991.69**	165.44			**681.76**		**3,046**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	6.10	2.02	0.08	5%	3.80	7.0/135.0	206
	Redev Subtotal	152.54	7.58	2.91	10%	127.85	9.0/135.0	5,798
	Mixed Use Total	158.64	9.60	3%		131.65		**6,668**
City Total	**All Housing**							
	Vacant Total	152.85	49.87	5.56	5%	92.66		660
	Redev Total	997.48	125.17	71.48	10%	720.75		8,390
	Total	**1,150.3**	**175.0**	**77.0**		**813.4**		**9,714**

Capacity (2012) vs Housing Growth Target (2012-2031)

Capacity (units)	
Single-Family Zones	2,398
Single-Family Capacity in Pipeline	0
Multifamily Zones	648
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Totem Lake + CBD	6,004
Mixed-Use Capacity in Pipeline	664
Other adjustments	0
Total Capacity (units)	**9,714**
Remaining Housing Target (2012-2031)	**7,208**
Surplus/Deficit Capacity	**2,506**

Kirkland's residential capacity exceeds its remaining target by 2,500 units. More than two-thirds of the City's capacity is in mixed-use areas including downtown and Totem Lake.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

Between 2006 and 2012, the City of Kirkland had a slight overall gain in covered jobs, from 36,700 to 38,700. The six-year change included a substantial gain of commercial employment (including retail, services, government and education) while undergoing a loss of 2,200 industrial jobs (manufacturing, construction, wholesale, utilities, and transportation). These job changes account for the 2011 annexation of the Juanita-Finn Hill-Kingsgate area which had 4,500 jobs in 2006.
Kirkland's job capacity was re-measured for this Report, to fully account for the increased capacity for growth in the Totem Lake Urban Center and other mixed-use areas of the City. With capacity for more than 22,000 added jobs, Kirkland has a surplus over its 18,800 job target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	74.9	7.3	1.0	0.0	66.5	1%/10%	66.2
Mixed-Use	158.6	9.6	3.0	0.0	146.0	10%/25%	131.6
Industrial	21.1	1.1	0.4	0.0	19.0	1%/10%	18.9
Non-Res Land Total	**254.6**	**18.0**	**4.4**	**0.0**	**231.6**		**216.7**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	2.92	0.30/2.00	0.56	1.61	250/294	5,695
Industrial	0.83	0.65	0.08	0.22	250	867
Neighborhood Total						**6,562**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.07	0.65/2.50		0.12	250/313	403
Mixed Use Redev'able	2.56	0.65/2.50	1.56	1.92	250/500	6,780
Mixed-Use Total	2.63	0.65/2.50	1.56	2.03		**7,183**
City Total						
Commercial	2.92	0.30/0.31	0.56	1.61	250/294	5,695
Mixed-Use	2.63	0.65/2.50	1.56	2.03	250/500	7,183
Industrial	0.83	0.65	0.08	0.22	250	867
Jobs in Pipeline						8,686
City Total	**6.38**		2.19	**3.86**		**22,431**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	28,820	7,847	**36,667**
2006-12 Change	4,218	-2,172	2,046
= 2012 Jobs	33,038	5,675	**38,713**
Annexation accounted			0
= 2012 Adj. Jobs	**33,038**	**5,675**	**38,713**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**20,200**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	650	
Less Job Gain in 2006 bdy.	-1900	
Less Job Gain, Anxtn Area	-146	
Net Adjustment to Target	**-1,396**	
Net Adjustment to Target		**(1,396)**
Jobs Growth Target (2006-2031)		20,200
Remaining Target (2012-2031)		**18,804**
2012 Job Capacity [from table to left]		**22,431**
Surplus/Deficit Capacity		**3,627**

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Redmond gained about 2,100 housing units, more than half of which were multifamily.
- A small annexation added about 50 housing units to the City.
- Redmond adopted a new comprehensive plan in 2011, which included residential capacity in two Urban Centers, Downtown and Overlake.
- The City's remaining target under the Countywide Planning Policies is to plan for about 8,000 additional housing untis by 2031. In its new comprehensive plan, the City has adopted a revised, higher internal growth target.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	207.0	38.4	40.1	9.9	119.1	703	5.9
5 - 7 du/acre	29.6	8.4	4.5	1.6	15.2	121	8.0
7 - 9 du/acre							
> 9 du/acre	51.0	0.0	28.3	9.4	15.7	280	17.9
Plats Total	**287.5**	**46.8**	**72.9**	**20.9**	**149.9**	**1,104**	**7.4**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				1.7	3	1.8
3 - 5 du/acre					112.4	700	6.2
5 - 7 du/acre					8.2	62	7.6
7 - 9 du/acre							
> 9 du/acre					28.3	280	9.9
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**150.6**	**1,045**	**6.9**
Multifamily Permits Issued							
< 9 du/acre	7.5	3.0	0.3	0.0	4.1	143	34.5
9 - 13 du/acre	25.4	0.0	4.4	8.7	12.3	424	34.4
13 - 19 du/acre							
19 - 31 du/acre	7.0	0.0	0.0	0.6	6.4	134	21.0
31 - 48 du/acre							
48 + du/acre	7.0	0.0	0.2	0.0	6.8	456	66.9
Other zones	7.0	0.0	0.3	0.0	6.7	230	34.2
MF Pmts Total	**53.9**	**3.0**	**5.2**	**9.2**	**36.4**	**1,387**	**38.1**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	11,677	10,939	**22,616**
+ 2006-12 Permits	793	1,334	2,127
= 2012 H.U. unadjusted	12,470	12,273	24,743
Plus anxtn, adjustmt	69	0	69
= 2012 Adj. H.Units	**12,539**	**12,273**	**24,812**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**10,200**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-793	
Net New MF Units Permitted	-1,334	
Net New Units, Annex Area	-69	
Net New Units (2006-2012)	**-2,196**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-2,196**	
Net Adjustment to Target		**(2,196)**
Remaining Target (2012-2031)		**8,004**

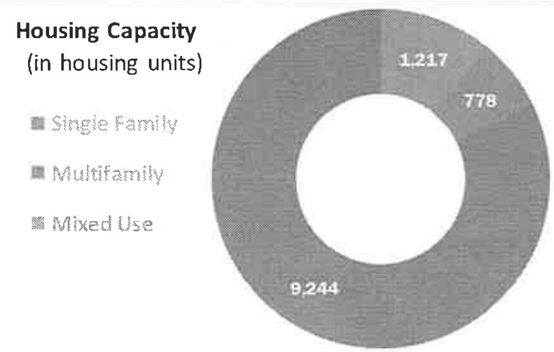
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	293.4	95.1	47.1	10%	136.1	3.68	501
	Redev Subtotal	314.1	60.5	69.3	15%	156.7	5.49	716
	Total	607.5	155.6	26%		292.8		**1,217**
	Multifamily							
	Vacant Subtotal	54.5	12.0	11.9	10%	27.6	21.5	592
	Redev Subtotal	17.6	4.3	0.0	15%	11.3	19.1	186
	Total	72.1	16.3	5%		38.9		**778**
	Neighborhood Total	**679.6**	**171.9**			**331.7**		**1,995**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	13.70	0.73	0.00	10%	7.68	62.0	476
	Redev Subtotal	197.18	3.05	0.00	15%	88.00	62.0/140.0	8,456
	Mixed Use Total	**210.9**	**3.8**	0%		**95.7**		**9,244**
City Total	**All Housing**							
	Vacant Total	361.60	107.83	59.00	10%	171.34		1,569
	Redev Total	528.88	67.85	69.25	25%	256.00		9,358
	Total	**890.5**	**175.7**	**128.3**		**427.3**		**11,239**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,217
Single-Family Capacity in Pipeline	211
Multifamily Zones	778
Multifamily Capacity in Pipeline	79
Mixed-Use Zones - CBD, Overlake	8,932
Mixed-Use Capacity in Pipeline	22
Other Adjustments	0
Total Capacity (units)	**11,239**
Remaining Housing Target (2012-2031)	**8,004**
Surplus/Deficit Capacity	**3,235**

Redmond's residential capacity exceeds its remaining target by 3,200 units. More than three-fourths of the City's capacity is in mixed-use areas including downtown and Overlake.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF REDMOND

The City of Redmond has sufficient capacity for targeted job growth, partly due to projects already underway. Details:

- State Employment Security job data, compiled by PSRC, shows a reported loss of about 4,300 jobs between 2006 and 2012. However, this apparent loss is overstated due to inaccuracies of reporting the location of some Microsoft jobs in 2006, compared to 2012 when job locations were identified more precisely. Redmond did lose some finance-insurance, manufacturing and construction jobs during the period.
- Redmond updated its comprehensive plan in 2007 to provide for more intensive mixed-use development in its Overlake center.
- About half of the City's commercial-industrial capacity consists of projects in the pipeline, including a recent development agreement for the Capstone site (former Group Health property).

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	6.9	0.8	0	0.0	6.1	10%/15%	5.8
Mixed-Use	210.9	3.8	0	0.0	207.1	10%/15%	179.9
Industrial	216.7	48.0	0	0.0	184.4	10%/15%	160.2
Non-Res Land Total	**434.4**	**52.5**	**0**	**0.0**	**397.5**		**345.8**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.25	0.27/0.30	0.01	0.06	300	203
Industrial	6.98	0.51/0.65	0.64	3.38	300/565	9,583
Neighborhood Total	7.23		0.64	3.44		**9,786**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.51	1.00/1.42		0.23	300	749
Mixed Use Redev'able	7.33	1.00/1.42	0.67	0.70	300/350	2,021
Mixed-Use Total	7.84	1.00/1.42	0.67	0.92	300/350	**2,770**
City Total						
Commercial	0.25	0.27/0.30	0.01	0.06	300	203
Mixed-Use	7.84	1.00/1.42	0.67	0.92	300/350	2,770
Industrial	6.98	0.51/0.65	0.64	3.38	300/565	9,583
Jobs in Pipeline						16,764
City Total	**15.06**		1.31	**4.37**		**29,320**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	64,915	17,014	**81,929**
2006-12 Change	-641	-3,674	-4,315
= 2012 Jobs	64,274	13,340	**77,614**
Adjustments			0
= 2012 Job Total	**64,274**	**13,340**	**77,614**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**23,000**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	4315	
Net Adjustment to Target	**4,315**	
Net Adjustment to Target		4,315
Remaining Target (2012-2031)		**27,315**
2012 Job Capacity [from table to left]		**29,320**
Adjustment to capacity**		4,315
Final 2012 Job Capacity		**33,635**
Surplus/Deficit Capacity		**6,320**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Renton issued permits for more than 3,000 new housing units, adding 11% to the city's housing stock. These new units were equally divided between single family and multifamily.

- In 2007, Renton annexed the Benson Hill area wtih an additional housing units, and there were other annexations as well.

After adjusting for annexations and new construction, Renton's remaining 2012 - 2031 housing target is to plan for 11,700 additional housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.4	0.7	0.7	0.0	3.0	4	1.3
3 - 5 du/acre	165.7	23.9	23.7	14.0	104.1	542	5.2
5 - 7 du/acre							
7 - 9 du/acre	220.9	19.1	25.7	13.6	162.7	1,095	6.7
> 9 du/acre	116.2	9.9	15.7	24.8	65.8	523	8.0
Plats Total	**507.3**	**53.6**	**65.8**	**52.4**	**335.6**	**2,164**	**6.4**
Single-Family Permits Issued							
0 - 3 du/acre					8.8	4	0.5
3 - 5 du/acre					89.4	478	5.3
5 - 7 du/acre	Not Applicable						
7 - 9 du/acre					189.3	1,225	6.5
> 9 du/acre					72.0	666	9.3
SF Pmts Total	n/a	n/a	n/a	n/a	**359.5**	**2,373**	**6.6**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	0.4	0.0	0.0	0.0	0.4	4	10.3
13 - 19 du/acre	32.5	11.3	0.5	0.4	20.4	262	12.8
19 - 31 du/acre	61.9	33.1	7.4	1.0	20.4	220	10.8
31 - 48 du/acre							
48 + du/acre	7.9	0.0	0.0	0.2	7.7	578	74.7
Other zones	7.5	0.0	1.3	0.3	5.8	193	
MF Pmts Total	**110.2**	**44.4**	**9.2**	**1.8**	**54.8**	**1,257**	**22.9**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	14,373	12,726	**27,099**
2006-12 Change	1,515	1,584	3,099
=2012 Units (old bdr	15,888	14,310	30,198
Plus anxtn, adjustm	6,300	3,870	10,170
= 2012 Adj. H.Units	**22,188**	**18,180**	**40,368**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**14,000**
Housing Units: 2006-2012		
Net New SF Units Permitted	-1,516	
Net New MF Units Permitted	-1,583	
Net New Units, Annex Area	-30	
Net New Units (2006-2012)	**-3,129**	
Plus Annexat'n Area Target	835	
Net Adjustment to Target	**-2,294**	
Net Adjustment to Target		**(2,294)**
Remaining Target (2012-2031)		**11,706**

Residential Land Supply and Dwelling Unit Capacity (2012)

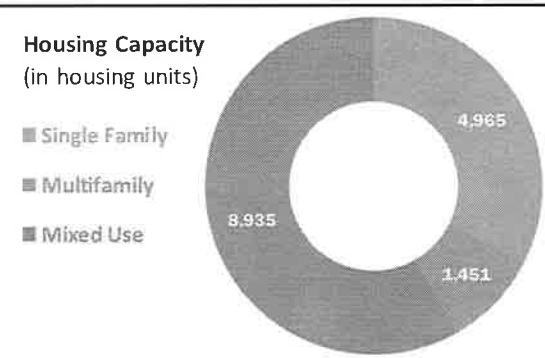
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	489.76	201.64	46.32	10%	217.62	1.33 / 8.44	1,229
	Redev Subtotal	1,602.57	308.60	267.80	15%	872.25	1.33 / 8.44	3,736
	Total	2,092.33	510.24			1,089.87		**4,965**
	Multifamily							
	Vacant Subtotal	11.38	9.74	0.04	10%	1.44	19.0 / 84.0	43
	Redev Subtotal	85.94	20.36	1.66	15%	54.33	19.0 / 84.0	1,408
	Total	97.32	30.10			55.77		**1,451**
	Neighborhood Total	**2,189.65**	**540.34**			**1,145.64**		**6,416**
Mixed Use	**Multifamily in Mixed-Use Zones**							
	Vacant Subtotal	52.36	8.69	0.04	10%	40.21	53.1 / 116.0	1,306
	Redev Subtotal	170.58	14.87	0.00	15%	132.35	44.5 / 116.0	5,177
	Total	222.94	23.56			172.56		**8,935**
City Total	**All Housing**							
	Vacant Total	553.50	220.07	46.40	10%	259.27		2,578
	Redev Total	1,859.09	343.83	269.46	15%	1,058.93		10,321
	Total	**2,412.59**	**563.90**			**1,318.20**		**15,351**

Note: pipeline development is embedded in mixed-use numbers above

Capacity (2012) vs Housing Growth Target (2012-2031)

Capacity (units)	
Single-Family Zones	4,965
Single-Family Capacity in Pipeline	745
Multifamily Zones	1,451
Multifamily Capacity in Pipeline	93
Mixed-Use Zones - Renton CBD +	6,483
Mixed-Use Capacity in Pipeline	1,614
Other adjustments	0
Total Capacity (units)	**15,351**
Remaining Housing Target (2012-2031)	**11,706**
Surplus/Deficit Capacity	**3,645**

Residential capacity in Renton exceeds the City's target by 3,600 housing units. More than half the capacity is in the downtown & other mixed-use areas.



From 2006 to 20012, the City of Renton gained jobs, in the face of job losses at nearby cities. In 2007, Renton annexed the Benson Hill area with about 3,000 jobs and capacity for more. As of 2012, Renton has capacity for more than 26,000 additional jobs, a surplus over its target of about 23,200 jobs. Nearly half of that capacity is in projects already in the pipeline, including redevelopment of the Longacres site for office development.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	258.5	63.6	0.0	0.0	194.9	10%/15%	168.5
Mixed-Use	196.1	20.9	1.4	0.0	175.0	10%/15%	150.4
Industrial	235.8	79.9	0.0	1.8	154.1	10%/15%	133.9
Non-Res Land Total	**690.3**	**164.4**	**1.4**	**1.8**	**524.0**		**452.9**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	7.34	0.15/0.38	0.69	0.82	250/400	2,473
Industrial	5.83	0.17/0.37	0.26	1.06	700	1,516
Neighborhood Total						**3,989**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.88	0.31/1.86		0.40	250/400	1,493
Mixed Use Redev'able	1.84	1.18/1.86	0.91	2.16	250/400	8,172
Mixed-Use Total	2.71	0.31/1.86	0.91	2.56	250/400	**9,665**
City Total						
Commercial	7.34	0.15/0.38	0.69	0.82	250/400	2,473
Mixed-Use	2.71	0.31/1.86	0.91	2.56	250/400	9,664
Industrial	5.83	0.17/0.37	0.26	1.06	700	1,516
Jobs in Pipeline						12,437
City Total	**15.89**		1.86	**4.45**		**26,090**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	29,716	22,773	**52,490**
2006-12 Change	5,462	336	5,798
= 2012 Jobs	35,178	23,109	**58,287**
Adjustments			0
= 2012 Adj. Jobs	**35,178**	**23,109**	**58,287**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**28,700**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	300	
Less Job Gain in 2006 bdy.	-5697	
Less Job Gain, Anxtn Area	-100	
Net Adjustment to Target	**-5,497**	
Net Adjustment to Target		(5,497)
Remaining Target (2012-2031)		**23,203**
2012 Job Capacity [from table to left]		**26,090**
Adjustment to capacity		0
Final 2012 Job Capacity		**26,090**
Surplus/Deficit Capacity		**2,887**

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, SeaTac added about 500 new housing units for a 2012 total of 10,500. Totals have been adjusted to account for Census measurement of number of housing units.
- SeaTac's housing target is to provide capacity for an additional 5,300 housing units between 2012 and 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	**311.0**	**63.3**	**50.4**	**22.5**	**174.9**	**1,117**	**6.4**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				31.8	67	2.1
3 - 5 du/acre					14.4	59	4.1
5 - 7 du/acre					154.5	933	6.0
7 - 9 du/acre					5.7	57	9.9
> 9 du/acre					5.1	37	7.2
SF Pmts Total	n/a	n/a	n/a	n/a	**211.5**	**1,153**	**5.5**
Multifamily Permits Issued							
< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**122.0**	**52.8**	**5.2**	**3.2**	**60.7**	**706**	**11.6**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,377	3,923	**10,300**
+ 2006-12 Permits	62	433	495
= 2012 H.U. (old bdry)	6,439	4,356	10,795
Plus anxtn, adjustmt	-300	0	-300
= 2012 Adj. H.Units	**6,139**	**4,356**	**10,495**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**5,800**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-62	
Net New MF Units Permitted	-433	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-495**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-495**	
Net Adjustment to Target		**(495)**
Remaining Target (2012-2031)		**5,305**

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF SEATAC

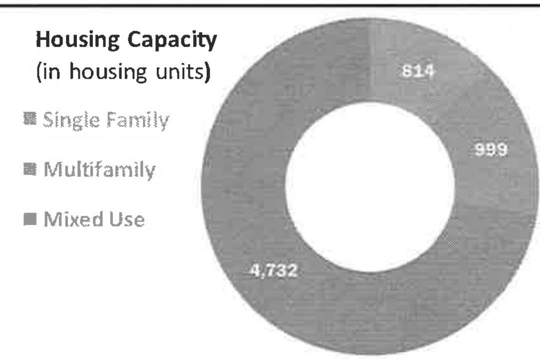
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	99.2	48.1	5.1	10%	41.4	2.1 / 4.7	173
	Redev Subtotal	396.4	45.8	35.1	15%	268.2	2.1 / 6.8	641
	Total	495.6	93.9	10%		309.6		**814**
	Multifamily							
	Vacant Subtotal	44.7	31.3	0.6	10%	11.5	13.3 / 70.0	193
	Redev Subtotal	42.8	3.2	0.2	15%	33.5	13.3 / 70.0	806
	Total	87.5	34.5	2%		45.0		**999**
	Neighborhood Total	**583.1**	**128.4**			**354.6**		**1,813**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	43.0	4.9	0.00	10%	34.3	15.0 / 100.0	537
	Redev Subtotal	342.4	45.8	0.00	15% - 30%	230.7	15.0 / 100.0	4,195
	Mixed Use Total	**385.4**	**50.7**	3%		**265.0**		**4,732**
City Total	**All Housing**							
	Vacant Total	186.9	84.3	5.7	10%	87.2		903
	Redev Total	781.6	94.8	35.3	25%	532.4		5,642
	Total	**968.5**	**179.1**	**41.0**		**619.6**		**6,545**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	814
Single-Family Capacity in Pipeline	0
Multifamily Zones	999
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Kent CBD +Midway	4,732
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**6,545**
Remaining Housing Target (2012-2031)	**5,305**
Surplus/Deficit Capacity	**1,240**

SeaTac's residential capacity exceeds its remaining target by 1,200 units. Most of the City's capacity is in mixed-use areas in and near the city's designated Urban Center.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SEATAC

In the years since 2006:
- SeaTac lost both commercial and industrial jobs during the 2006 - 2012 period, largely due to Recession job-losses at the Airport.
- SeaTac has about 27,000 jobs as of 2012, with capacity for an additional 34,500 jobs (including space to replace the 1,800 lost jobs).
- Most of SeaTac's capacity for additional jobs is contained in the City's designated Urban Center area.
- Some of the City's mixed-use zones are in areas outside the Urban Center, but were counted with the Center in this tabulation (CH zone).
- Similarly, some of the AVC zone within the downtown area is tabulated with industrial land in the "neighborhoods" ouside the Urban Center.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	3.0	0.4	0.1	0.0	2.5	15%	2.2
Mixed-Use	285.5	40.2	0.0	0.0	245.3	10%/30%	188.6
Industrial	213.5	42.6	1.5	1.5	167.9	10%/15%	151.2
Non-Res Land Total	**502.0**	**83.2**	**2**	**1.5**	**415.7**		**342.0**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed **FAR**	Existing Floor (s.f.)	**Floor Area Capac** (million sq.ft.)	Sq. ft. per Employee	**Job Capacity**
Neighborhoods						
Commercial	0.09	0.65		0.06	450	126
Industrial	6.59	0.33/0.35	0.04	2.42	550/800	4,291
Neighborhood Total						**4,417**
Urban Center & Mixed Use						
Mixed Use Vacant	1.20	0.4 / 3.0		1.66	450 / 800	3,617
Mixed Use Redev'able	5.58	0.4 / 3.0	1.41	14.41	450 / 800	24,701
Mixed-Use Total	6.78	0.4 / 3.0	1.41	16.07	450 / 800	**28,318**
City Total						
Commercial	0.09	0.65	0.00	0.06	450	126
Mixed-Use	6.78	0.4 / 3.0	1.41	16.07	450 / 800	28,318
Industrial	6.59	0.33/0.35	0.04	2.42	550/800	4,291
Jobs in Pipeline						0
City Total	**13.46**		1.46	**18.55**		**32,735**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	13,817	14,977	**28,794**
2006-12 Change	-812	-972	-1,784
= 2012 Jobs	13,005	14,005	**27,010**
Adjustments			0
= 2012 Job Total	**13,005**	**14,005**	**27,010**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**25,300**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	1784	
Net Adjustment to Target	**1,784**	
Net Adjustment to Target		1,784
Remaining Target (2012-2031)		**27,084**
2012 Job Capacity [from table to left]		**32,735**
Adjustment to capacity**		1,784
Final 2012 Job Capacity		**34,519**
Surplus/Deficit Capacity		**7,435**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Tukwila gained fewer than 100 new housing units, all single family. The annexation of the Tukwila South area in 2010 included a small increase in the City's residential target.

As of 2012 the City's remaining target is more than 4,700 housing units.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	23.8	2.1	2.2	0.7	18.8	107	5.7
7 - 9 du/acre							
> 9 du/acre							
Plats Total	**23.8**	**2.1**	**2.2**	**0.7**	**18.8**	**107**	**5.7**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					37.8	226	6.0
7 - 9 du/acre							
> 9 du/acre					1.9	2	1.0
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**39.7**	**228**	**5.7**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0**	**n/a**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	3,804	4,107	**7,911**
2006-12 Change	77	0	77
= 2012 Units	3,881	4,107	7,988
Plus anxtn, adjustm	-100	-100	-200
= 2012 Adj. H.Units	**3,781**	**4,007**	**7,788**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**4,800**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-77	
Net New MF Units Permitted	0	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-77**	
Plus Annexat'n Area Target	50	
Net Adjustment to Target	**-27**	
Net Adjustment to Target		**(27)**
Remaining Target (2012-2031)		**4,773**

Residential Land Supply and Dwelling Unit Capacity (2012)

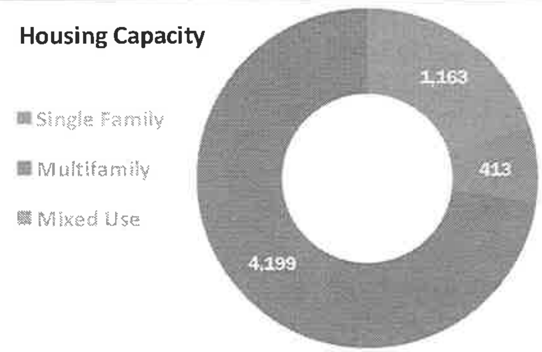
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	229.8	102.0	12.5	10%	103.6	5.7	590
	Redev Subtotal	386.8	145.5	24.1	15%	184.7	5.7	573
	Total	616.6	247.5			288.3		**1,163**
	Multifamily							
	Vacant Subtotal	6.3	0.4	0.00	10%	5.2	16.8	201
	Redev Subtotal	14.0	0.0	0.00	15%	13.6	16.8	212
	Total	20.2	0.4			18.8		**413**
	Neighborhood Total	**636.8**	**247.9**			**307.1**		**1,576**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	108.1	6.5	4.8	10%	87.7	21 / 67	561
	Redev Subtotal	87.9	3.1	4.2	15%	68.5	21 / 67	2,938
	Total	**196.0**	**9.6**			**156.2**		**4,199**
City Total	**All Housing**							
	Vacant Total	344.2	108.9	17.3	10%	196.5		1,352
	Redev Total	488.7	148.6	28.3	10% - 15%	266.8		3,723
	Total	**832.8**	**257.5**	45.6		**463.3**		**5,775**

Note: pipeline development is included in numbers above

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,163
Single-Family Capacity in Pipeline	0
Multifamily Zones	413
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Tukwila Urban Ctr	3,499
Capacity in Pipeline - Tukwila South	700
Other Adjustments	0
Total Capacity (units)	**5,775**
Remaining Housing Target (2012-2031)	**4,773**
Surplus/Deficit Capacity	**1,002**

Three-fourths of Tukwila's residential capacity is in mixed-use zones including the Tukwila Urban Center and the Tukwila South recent annexation area.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF TUKWILA

From 2006 to 2012, the City of Tukwila lost 1,800 industrial jobs but gained 2,200 commercial jobs for an overall slight net gain.

In 2010, Tukwila annexed 260 acres south of the city and began planning the Tukwila South development. This mixed-use development will add 700 housing units and up to 22,427 jobs in the area immediately south of Parkway Plaza. The annexation also came with a target of 2,050 additional jobs. Overall, the City has capacity for more than 38,000 jobs, a surplus of 21,000 over its updated target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	41.6	6.7	2.4	0.0	32.6	10%	29.7
Mixed-Use	195.9	9.5	9.1	0.0	177.3	12%	156.2
Industrial	344.6	35.3	16.6	0.0	293.4	10%	258.9
Non-Res Land Total	**582.1**	**51.5**	**28.1**	**0.0**	**503.3**		**444.8**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	1.29	0.50	0.09	0.64	545	1,800
Industrial	11.28	0.60	0.63	6.09		8,884
Neighborhood Total						**10,684**
Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	2.30	0.75		1.24	500	2,481
Mixed Use Redevable	2.39	0.5 / 0.75	0.79	0.82	500	1,667
Mixed-Use Total	4.68	0.31/1.86	0.79	2.06		**4,148**
City Total						
Commercial	1.29	0.50	0.09	0.64	545	1,800
Mixed-Use	4.68	0.31/1.86	0.79	2.06	545	4,148
Industrial	11.28		0.63	6.09		8,884
Jobs in Pipeline	Pipeline includes Tukwila South with potential for 22,427 jobs.					23,789
City Total Capacity	**17.25**		1.51	**8.79**		**38,621**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	24,411	19,704	**44,115**
2006-12 Change	2,196	-1,779	417
= 2012 Jobs	26,607	17,925	**44,532**
Adjustments			0
= 2012 Job Total	**26,607**	**17,925**	**44,532**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**15,500**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	2,050	
Less Job Gain, 2006-2012	-417	
Net Adjustment to Target	**1,633**	
Net Adjustment to Target		1,633
Remaining Target (2012-2031)		**17,133**
2012 Job Capacity [from table to left]		**38,621**
Adjustment to capacity		0
Final 2012 Job Capacity		**38,621**
Surplus/Deficit Capacity		**21,488**

Larger Cities

Des Moines

Issaquah

Kenmore

Maple Valley

Mercer Island

Sammamish

Shoreline

Woodinville

Blank.

1. RESIDENTIAL DEVELOPMENT

Between 2006 and 2012 the City of Des Moines issued 80 permits for single family houses, and no multifamily permits.

- The 2010 Census counted about 500 more housing units than had been estimated previously, so that adjustment was made. The City now has about 12,600 housing units, about 60% single family (incldduign mobile homes).
- The updated residential growth target for Des Moines is for the City to plan for about 2,900 additional housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	**311.0**	**63.3**	**50.4**	**22.5**	**174.9**	**1,117**	**6.4**

Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				31.8	67	2.1
3 - 5 du/acre					14.4	59	4.1
5 - 7 du/acre					154.5	933	6.0
7 - 9 du/acre					5.7	57	9.9
> 9 du/acre					5.1	37	7.2
SF Pmts Total	n/a	n/a	n/a	n/a	**211.5**	**1,153**	**5.5**

Multifamily Permits Issued							
< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**122.0**	**52.8**	**5.2**	**3.2**	**60.7**	**706**	**11.6**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	7,563	4,396	**11,959**
+ 2006-12 Permits	80	0	80
= 2012 HU (unadjusted)	7,643	4,396	12,039
Plus adjustmt (Census)	230	320	550
= 2012 Adj. H.Units	**7,873**	**4,716**	**12,589**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**3,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-80	
Net New MF Units Permitted	0	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-80**	
Plus Annexat'n Area Target		
Net Adjustment to Target	**-80**	
Net Adjustment to Target		**(80)**
Remaining Target (2012-2031)		**2,920**

Residential Land Supply and Dwelling Unit Capacity (2012)

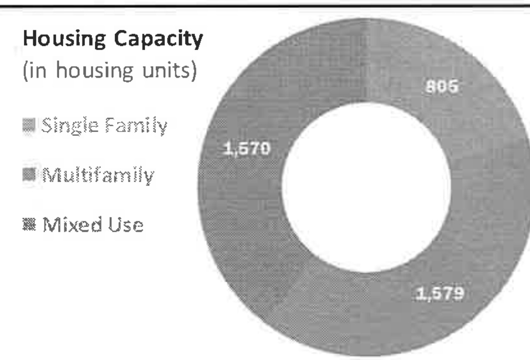
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	209.2	87.1	36.6	10%	76.9	2.50 / 6.50	368
	Redev Subtotal	381.0	161.8	65.8	15%	130.4	2.50 / 6.50	437
	Total	590.1	248.8	24%		207.3		**805**
	Multifamily							
	Vacant Subtotal	15.8	1.3	1.5	10%	11.80	12.7 / 50.0	169
	Redev Subtotal	52.5	5.9	4.7	15%	35.67	12.7 / 50.0	1,410
	Total	68.3	7.1	5%		47.47		**1,579**
	Neighborhood Total	**658.4**	**256.0**			**254.8**		**2,876**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	14.9	1.2	1.4	10%	11.1	30.0 / 34.0	255
	Redev Subtotal	65.8	3.2	6.3	15%	47.8	30.0 / 34.0	979
	Mixed Use Total	**80.7**	**4.4**	3%		**58.9**		**1,570**
City Total	**All Housing**							
	Vacant Total	239.9	89.5	39.5	10%	99.8		792
	Redev Total	499.2	170.9	76.7	25%	213.9		2,826
	Total	**739.1**	**260.4**	**116.1**		**313.7**		**4,446**

Note: data above include housing units in the pipeline.

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	805
Single-Family Capacity in Pipeline	424
Multifamily Zones	1,579
Multifamily Capacity in Pipeline	68
Mixed-Use Zones - CBD + Pac.Ridge	1,234
Mixed-Use Capacity in Pipeline	336
Other Adjustments	0
Total Capacity (units)	**4,446**
Remaining Housing Target (2012-2031)	**2,920**
Surplus/Deficit Capacity	**1,526**

Des Moines's residential capacity exceeds its remaining target by 1,500 units. The City's capacity is evenly split among neighborhood single family / multifamily and mixed-use areas.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

There have been changes since the 2007 Buildable Lands Report. Points include:

- Des Moines had a small loss of jobs between 2006 and 2012, but the City's job base is fundamentally sound.
- The City's job growth target is to plan for 5,000 additional jobs by 2031, almost doubling the number of jobs in the city.
- Des Moines has capacity to accommodate 15,000 jobs, almost triple the target.
- Des Moines has job capacity in commercial, industrial and mixed-use zones. The City's strongest potential for job growth is in the Pacific Ridge development near Pacific Highway South, with growth planned in both commercial and mixed-use zones.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	61.2	0.7	3	3.0	54.4	10%/15%	47.5
Mixed-Use	80.7	4.4	4	3.8	68.6	10%/15%	58.9
Industrial	169.1	13.4	8	7.8	140.1	10%/15%	122.7
Non-Res Land Total	**310.9**	**18.5**	**15**	**14.6**	**263.2**		**229.1**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	**Floor Area Capac** (million sq.ft.)	Sq. ft. per Employee	**Job Capacity**
Neighborhoods						
Commercial	2.07	0.15 / 4.0	0.13	3.17	350 / 450	7,148
Industrial	5.34	0.27	0.00	1.44	450	3,208
Neighborhood Total						**10,356**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.21	3.0 / 4.0		0.81	450	1,797
Mixed Use Redev'able	0.46	3.0 / 4.0	0.31	1.43	450	3,175
Mixed-Use Total	0.67	3.0 / 4.0	0.31	2.24	450	**4,972**
City Total						
Commercial	2.07	3.0 / 4.0	0.13	3.17	350 / 450	7,148
Mixed-Use	0.67	3.0 / 4.0	0.31	2.24	450	4,972
Industrial	5.34	3.0 / 4.0	0.00	1.44	450	3,208
Jobs in Pipeline						0
City Total	**8.09**		0.44	**6.85**		**15,328**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	5,120	597	**5,717**
2006-12 Change	-101	-58	-159
= 2012 Jobs	5,019	539	**5,558**
Adjustments			0
= 2012 Job Total	**5,019**	**539**	**5,558**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		5,000
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	159	
Net Adjustment to Target	**159**	
Net Adjustment to Target		159
Remaining Target (2012-2031)		**5,159**
2012 Job Capacity [from table to left]		**15,328**
Adjustment to capacity**		159
Final 2012 Job Capacity		**15,487**
Surplus/Deficit Capacity		**10,328**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Issaquah...
- had an increase of 4,800 housing units, through both new construction and small annexations;
- gained single family and multifamily units in approximately equal numbers;
- designated several new master plan developments;
- adopted the Central Issaquah Plan which now includes a designated Urban Center.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	**851.4**	**38.7**	**62.3**	**522.2**	**228.2**	**1,793**	**7.9**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				4.2	4	1.0
3 - 5 du/acre					8.8	26	3.0
5 - 7 du/acre					20.0	86	4.3
7 - 9 du/acre					4.5	22	4.9
> 9 du/acre					145.1	1,344	9.3
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**182.5**	**1,482**	**8.1**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	**56.0**	**1.4**	**3.0**	**4.5**	**47.1**	**1,225**	**26.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	4,729	4,708	**9,437**
2006-12 Change	774	1,060	1,834
= 2012 Units	5,503	5,768	11,271
Plus anxtn, adjustmt	1,860	1,120	2,980
= 2012 Adj. H.Units	**7,363**	**6,888**	**14,251**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**5,750**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-774	
Net New MF Units Permitted	-1,060	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-1,834**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-1,834**	
Net Adjustment to Target		**(1,834)**
Remaining Target (2012-2031)		**3,916**

Residential Land Supply and Dwelling Unit Capacity (2012)

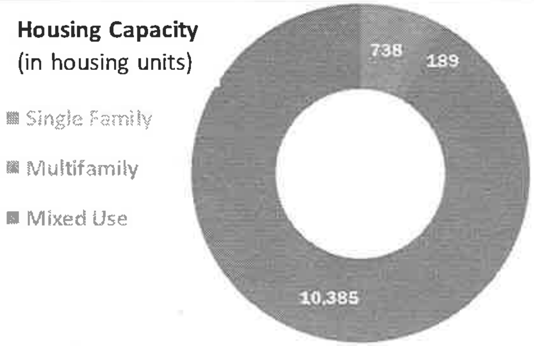
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	322.87	171.02	22.59	10%	116.34	3.3	382
	Redev Subtotal	294.21	92.83	27.48	15%	147.82	3.8	356
	Total	617.08	263.85			264.16		**738**
	Multifamily							
	Vacant Subtotal	24.65	4.43	3.03	10%	15.47	10.3	159
	Redev Subtotal	13.66	5.34	1.25	15%	6.01	10.3	30
	Total	38.31	9.77			21.48		**189**
	Neighborhood Total	**655.4**	**273.6**			**285.6**		**927**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	82.47	46.54	8.08	10%	25.07	35 / 85	574
	Redev Subtotal	265.53	68.42	45.81	10%	136.17	35 / 85	4,893
	Total	**348.0**	**115.0**			**161.2**		**10,385**
City Total	**All Housing**							
	Vacant Total	429.99	221.99	33.70	10%	156.88		1,115
	Redev Total	573.40	166.59	74.54	10% - 15%	290.00		5,279
	Total	**1003.4**	**388.6**	108.2		**446.9**		**11,312**

Note: pipeline development is included in numbers above

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	738
Single-Family Capacity in Pipeline	0
Multifamily Zones	189
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Urban Core, Village	5,467
Mixed-Use Capacity in Pipeline	4,918
Other Adjustments	0
Total Capacity (units)	**11,312**
Remaining Housing Target (2012-2031)	**3,916**
Surplus/Deficit Capacity	**7,396**

Almost all of Issaquah's substantial residential capacity is in mixed-use zones such as Downtown and Central Issaquah, and in pipeline projects.



From 2006 to 2012, the City of Issaquah gained commercial jobs, primarily in services, but lost some industrial jobs. The net gain of 2,500 jobs may be overstated because some 1,800 Microsoft jobs were properly counted in Issaquah in 2012 but not in 2006.
Issaquah is planning for a major development, Central Issaquah, with expanded capacity compared to that measured in the 2007 Buildable Lands Report. Other developments already approved and underway, including Issaquah Highlands, Rowley, and Costco, contribute to a pipeline capacity of more than 20,000 jobs occupying land that is not counted in this analysis.
Issaquah has a sizeable surplus of commercial-industrial capacity to accommodate job growth to and beyond 2031.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	15.3	2.3	0.4	0.2	12.5	10%	11.3
Mixed-Use	348.0	115.0	23.3	30.6	179.2	10%	161.2
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	**363.3**	**117.2**	**23.7**	**30.8**	**191.7**		**172.5**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.49	0.50	0.09	0.16	545	292
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**292**
Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.57	1.0 / 2.5		0.65	545	1,189
Mixed Use Redev'able	3.28	1.0 / 2.5	2.66	2.76	545	5,066
Mixed-Use Total	3.84	0.31/1.86	2.66	3.41		**6,255**
City Total						
Commercial	0.49	0.50	0.09	0.16	545	292
Mixed-Use	3.84	0.31/1.86	2.66	3.41	545	6,255
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						20,164
City Total Capacity	**4.33**		2.74	**3.57**		**26,711**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	13,949	4,330	**18,280**
2006-12 Change	3,652	-1,169	2,483
= 2012 Jobs	17,601	3,161	**20,762**
Adjustments			0
= 2012 Job Total	**17,601**	**3,161**	**20,762**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**20,000**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-2483	
Net Adjustment to Target	**-2,483**	
Net Adjustment to Target		(2,483)
Remaining Target (2012-2031)		**17,517**
2012 Job Capacity [from table to left]		**26,711**
Adjustment to capacity		0
Final 2012 Job Capacity		**26,711**
Surplus/Deficit Capacity		**9,194**

CITY OF KENMORE

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Kenmore had moderate growth of residential units, primarily single family. There were fewer new housing units than in the preceding 5-year period.
- The city had no annexations during this period.
- Kenmore reported sufficient residential capacity in the 2007 Buildable Lands Report to accommodate the newer 2009 growth target of 3,500 housing units and to carry over its capacity data from the 2007 BLR.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	8.6	4.5	0.1	0.0	4.1	4	1.0
3 - 5 du/acre	21.5	7.5	1.4	3.5	8.5	46	5.4
5 - 7 du/acre	91.8	21.2	12.7	3.3	54.4	386	7.1
7 - 9 du/acre							
> 9 du/acre	0.2				0.2	3	15.8
Plats Total	**122.1**	**33.3**	**14.2**	**6.9**	**67.2**	**439**	**6.5**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				14.8	11	0.7
3 - 5 du/acre					29.6	105	3.5
5 - 7 du/acre					62.2	356	5.7
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**106.5**	**472**	**4.4**
Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	4.4	1.1	0.1	0.0	3.2	58	18.0
13 - 19 du/acre	5.1	1.8	0.0	0.0	3.2	50	15.5
19 - 31 du/acre	0.4	0.0	0.0	0.0	0.4	10	23.8
31 - 48 du/acre	1.4	0.0	0.0	0.0	1.4	46	33.7
48 + du/acre	1.8	0.0	0.0	0.0	1.8	90	50.9
Other zones							
MF Pmts Total	**13.1**	**2.9**	**0.1**	**0.0**	**10.0**	**254**	**25.4**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,074	2,091	**8,165**
+ 2006-12 Permits	387	133	520
= 2012 H.U. (old bdry)	6,461	2,224	8,685
Plus OFM adjustmt	10	40	50
= 2012 Adj. H.Units	**6,471**	**2,264**	**8,735**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**3,500**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-387	
Net New MF Units Permitted	-133	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-520**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-520**	
Net Adjustment to Target		**(520)**
Remaining Target (2012-2031)		**2,980**

Residential Land Supply and Dwelling Unit Capacity (based on 2007)

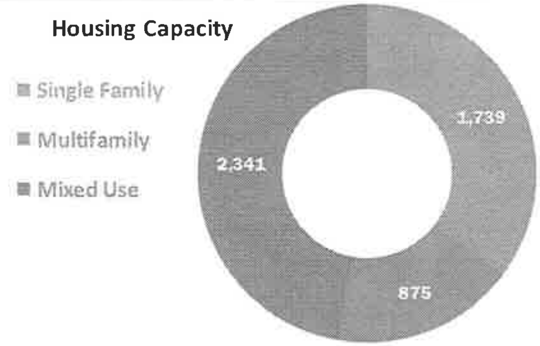
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	240.55	93.61	33.81	10%	101.82	1.24 / 7.00	592
	Redev Subtotal	601.86	213.14	92.72	15%	251.60	1.50 / 7.00	1,147
	Total	842.41	306.75	24%		353.42		**1,739**
	Multifamily							
	Vacant Subtotal	2.60	0.53	0.03	10%	1.84	15.0 / 23.8	34
	Redev Subtotal	51.32	12.34	0.46	15%	32.74	15.0 / 45.5	841
	Total	53.92	12.87	5%		34.58		**875**
	Neighborhood Total	**896.3**	**319.6**			**388.0**		**2,614**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	5.64	0.28	0.00	10%	4.83	24.0 / 45.0	94
	Redev Subtotal	59.16	7.04	0.00	15%	44.30	24.0 / 45.0	647
	Mixed Use Total	**64.8**	**7.3**	0%		**49.1**		**2,341**
City Total	**All Housing**							
	Vacant Total	248.79	94.42	33.84	10%	108.49		720
	Redev Total	712.34	232.52	93.18	25%	328.64		2,635
	Total	**961.1**	**326.9**	**127.0**		**437.1**		**4,955**

Note: development in the pipeline is included in numbers above.

Capacity (2006/2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,739
Single-Family Capacity in Pipeline	0
Multifamily Zones	875
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	741
Mixed-Use Capacity in Pipeline, other	1,668
Total Capacity, 2006 (units)	**5,023**
Less development, 2006 - 2012	-520
Total Capacity, 2012 (units)	**4,503**
Remaining Housing Target (2012-2031)	**2,980**
Surplus/Deficit Capacity	**1,523**

Kenmore's residential capacity exceeds its remaining target by 2,000 units. Nearly half of the City's capacity is in mixed-use areas near SR 522.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF KENMORE

Replace 2007 text with brief summary of changes since 2007 BLR and explanation of how additional job capacity was identified. Points include:

- Kenmore was hit hard by the Recession, losing more than 20% of the city's 2006 job base.
- Making up for the lost jobs adds to the City's target, but also adds to capacity (vacant job spaces to be refilled).
- Kenmore continues to have a slight surplus of job capacity over its updated target of 3,900 jobs.
- To ensure capacity for growth beyond 2031, the City may have to seek additional job-growth opportunities.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0	0.0	0.0	10%/15%	0.0
Mixed-Use	64.8	7.3	0	0.0	57.5	10%/15%	49.1
Industrial	10.5	0.0	0	0.0	10.5	10%/15%	8.9
Non-Res Land Total	**75.3**	**7.3**	**0**	**0.0**	**67.9**		**58.0**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	NA	0.00	0.00	NA	0
Industrial	0.39	0.35	0.10	0.04	800	46
Neighborhood Total	0.39		0.10	0.04		**46**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.11	0.50/1.00		0.09	350	257
Mixed Use Redev'able	0.96	0.30/1.00	0.22	0.39	350 / 500	1,112
Mixed-Use Total	1.07	0.30/1.00	0.22	0.48	350 / 500	**1,369**
City Total						
Commercial	0.00	NA	0.00	0.00	NA	0
Mixed-Use	1.07	0.30/1.00	0.22	0.48	350 / 500	1,369
Industrial	0.39	0.35	0.10	0.04	800	46
Jobs in Pipeline						1,633
City Total	**1.46**		0.32	**0.52**		**3,048**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	3,332	959	**4,291**
2006-12 Change	-584	-313	-897
= 2012 Jobs	2,748	646	**3,394**
Adjustments			0
= 2012 Job Total	**2,748**	**646**	**3,394**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**3,000**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	897	
Net Adjustment to Target	**897**	
Net Adjustment to Target		897
Remaining Target (2012-2031)		**3,897**
2012 Job Capacity [from table to left]		**3,048**
Adjustment to capacity**		897
Final 2012 Job Capacity		**3,945**
Surplus/Deficit Capacity		**48**

**capacity created by job loss: empty cubicles can be refilled.

CITY OF MAPLE VALLEY

1. RESIDENTIAL DEVELOPMENT

Maple Valley experienced a substantial amount of single-family growth during the six years, and a small increase in number of multiamily units, defraying its 2006-31 growth target by half.

In 2010, the City annexed Maple Ridge with about 600 housing units and nearly 2,000 people. The Maple Ridge area did not have a growth target.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	112.4	8.2	22.0	13.4	68.8	468	6.8
5 - 7 du/acre	179.9	1.2	37.9	36.2	104.7	807	7.7
7 - 9 du/acre	32.3	0.0	13.9	2.1	16.2	132	8.1
> 9 du/acre	10.0	0.4	1.6	0.8	7.2	69	9.5
Plats Total	**334.6**	**9.8**	**75.4**	**52.5**	**196.9**	**1,476**	**7.5**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				3.4	8	2.3
3 - 5 du/acre					73.7	468	6.3
5 - 7 du/acre					107.8	773	7.2
7 - 9 du/acre					17.7	201	11.4
> 9 du/acre					4.2	39	9.4
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**206.7**	**1,489**	**7.2**
Multifamily Permits Issued							
< 9 du/acre	5.0		1.1	0.2	3.6	53	14.6
9 - 13 du/acre	0.4	0.0			0.4	4	11.1
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	**5.3**	**0.0**	**1.1**	**0.2**	**4.0**	**57**	**14.3**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,307	463	**6,770**
+ 2006-12 Permits	804	64	868
= 2012 H.U. (old bdry)	7,111	527	7,638
Plus anxtn, adjustmt	650	0	650
= 2012 Adj. H.Units	**7,761**	**527**	**8,288**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**1,800**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-804	
Net New MF Units Permitted	-64	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-868**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-868**	
Net Adjustment to Target		**(868)**
Remaining Target (2012-2031)		**932**

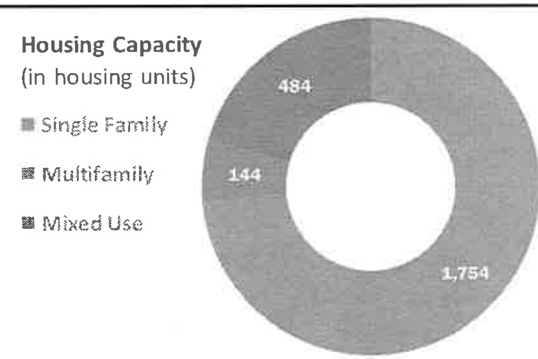
Residential Land Supply and Dwelling Unit Capacity (2006 and Update)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	177.7	12.7	49.5	15%	98.4	1.0 / 8.0	666
	Redev Subtotal	329.3	9.7	95.9	20%	179.0	6.0 / 8.0	1,088
	Total	507.0	22.4	30%		277.4		**1,754**
	Multifamily							
	Vacant Subtotal	16.8	0.0	3.4	15%	12.8	9.5	122
	Redev Subtotal	4.0	0.0	0.4	20%	2.9	9.5	22
	Total	20.8	0.0	5%		15.7		**144**
	Neighborhood Total	**527.8**	**22.4**			**293.1**		**1,898**
Mixed Use	**Development in Mixed Use**							
	Vacant Subtotal	28.7	0.0	1.2	15%	23.4	12.0	280
	Redev Subtotal	1.2	0.0	0.1	20%	0.9	12.0	11
	Mixed Use Total	**29.9**	**0.0**	4%		**24.3**		**484**
City Total	**All Housing**							
	Vacant Total	223.2	12.7	54.1	10%	134.6		1,068
	Redev Total	334.5	9.7	96.4	25%	182.8		1,121
	Total	**557.7**	**22.4**	**150.4**		**317.4**		**2,382**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units, 2006)	
Single-Family Zones	1,754
Single-Family Capacity in Pipeline	181
Multifamily Zones	144
Multifamily Capacity in Pipeline	12
Mixed-Use Zones	291
Mixed-Use Capacity in Pipeline	0
Less 2006 - 2011 Units Permitted	**-868**
Total Capacity (units, 2012)	**1,514**
Remaining Housing Target (2012-2031)	**932**
Surplus/Deficit Capacity	**582**

Maple Valley's residential capacity exceeds its remaining target by more than 500 units. Most of the City's capacity is in single family zones.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF MAPLE VALLEY

The City of Maple Valley had only modest changes in employment during the 2006 -2012 period. Points include:

- The City experienced very little net job change between 2006 and 2012; a slight gain of commercial jobs was countered by a slight loss of industrial jobs.
- As of 2012, Maple Valley has about 3,200 jobs and a remaining target for about 2,000 more jobs by 2031.
- The City's job capacity for 3,800 added jobs is essentially the same as reported in the 2007 BLR; the capacity exceeds Maple Valley's target by about 1,800 jobs.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	142.9	9.8	2.9	2.9	127.4	15%/20%	104.3
Mixed-Use	69.7	0.1	1.4	1.4	66.8	15%/20%	56.6
Industrial	44.5	0.0	0.9	0.9	42.8	15%/20%	35.1
Non-Res Land Total	**257.1**	**9.9**	**5.2**	**5.2**	**237.0**		**196.0**

Employment Capacity (2006)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.55	0.20/0.30	0.09	1.00	400/850	1,768
Industrial	1.53	0.2	0.07	0.24	850	277
Neighborhood Total						**2,045**
Mixed-Use Zones						
Mixed Use Vacant	2.38	0.35		0.83	500	1,662
Mixed Use Redev'able	0.09	0.35	0.00	0.03	500	65
Mixed-Use Total	2.47	0.30/2.00	0.00	0.86	296	**1,727**
City Total						
Commercial	4.55	0.30/0.31	0.09	1.00	400/850	1,768
Mixed-Use	2.47	0.30/2.00	0.00	0.86	500	1,727
Industrial	1.53	0.42/0.40	0.07	0.24	850	277
Jobs in Pipeline						0
City Total	**8.54**		0.16	**2.09**		**3,772**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	2,550	667	**3,217**
2006-12 Change	60	-44	16
= 2012 Jobs	2,610	623	**3,233**
Adjustments			0
= 2012 Job Total	**2,610**	**623**	**3,233**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**2,000**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	44	
Net Adjustment to Target	**44**	
Net Adjustment to Target		44
Remaining Target (2012-2031)		**2,044**
2012 Job Capacity [from table to left]		**3,772**
Adjustment to capacity**		44
Final 2012 Job Capacity		**3,816**
Surplus/Deficit Capacity		**1,772**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

Since the 2007 Buildable Lands Report, there have been changes in Mercer Island:

- From 2006 to 2012, Mercer Island permitted nearly 700 housing units. The 2010 Census resulted in an adjustment adding 250 units, for a 2012 total of nearly 10,000 housing units.
- Mercer Island's updated housing growth target is to plan for an additional 1,300 units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	3.0	0.3	0.4	0.0	2.3	7	3.1
3 - 5 du/acre	3.0	0.0	0.2	0.1	2.6	11	4.2
5 - 7 du/acre	3.5	0.8	0.0	0.0	2.6	8	3.1
7 - 9 du/acre							
> 9 du/acre							
Plats Total	**9.4**	**1.1**	**0.6**	**0.1**	**7.5**	**26**	**3.5**

Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				13.6	28	2.1
3 - 5 du/acre					12.2	36	3.0
5 - 7 du/acre					7.7	28	3.6
7 - 9 du/acre							
> 9 du/acre					1.7	11	6.7
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**35.2**	**103**	**2.9**

Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	0.7	0.2	0.0	0.0	0.5	23	48.5
31 - 48 du/acre	3.0	0.3	0.0	0.0	2.7	93	34.8
48 + du/acre	4.7	0.0	0.0	0.0	4.7	457	97.1
Other zones							
MF Pmts Total	**8.4**	**0.5**	**0.0**	**0.0**	**7.9**	**573**	**73.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,991	2,025	**9,016**
+ 2006-12 Permits	-12	698	686
= 2012 H.U. (old bdry)	6,979	2,723	9,702
Plus anxtn, adjustmt	400	-150	250
= 2012 Adj. H.Units	**7,379**	**2,573**	**9,952**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**2,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	0	
Net New MF Units Permitted	-698	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-698**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-698**	
Net Adjustment to Target		**(698)**
Remaining Target (2012-2031)		**1,302**

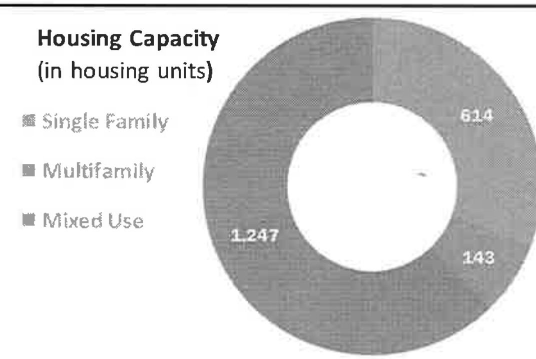
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	102.0	0.0	10.8	20%	73.0	2.0 / 4.0	213
	Redev Subtotal	263.3	0.0	29.0	20%	187.5	2.0 / 4.0	401
	Total	365.25	0.00			260.5		**614**
	Multifamily							
	Vacant Subtotal	1.2	0.2	0.0	20%	0.8	38.0	30
	Redev Subtotal	8.9	0.7	0.0	20%	6.6	14.3 / 38.0	107
	Total	10.1	0.9			7.4		**143**
	Neighborhood Total	**375.4**	**0.9**			**267.9**		**757**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	0.0	0.0	0.0	10%	0.0		0
	Redev Subtotal	19.4	0.0	0.0	20%	15.6	99.0	786
	Mixed Use Total	**19.4**	**0.0**			**15.6**		**1,247**
City Total	**All Housing**							
	Vacant Total	103.2	0.2	10.8	10%	73.8		243
	Redev Total	291.6	0.7	29.0	25%	209.7		1,294
	Total	**394.8**	**0.9**	**39.8**		**283.5**		**2,004**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	614
Single-Family Capacity in Pipeline	0
Multifamily Zones	137
Multifamily Capacity in Pipeline	6
Mixed-Use Zones - downtown	786
Mixed-Use Capacity in Pipeline	461
Other Adjustments	0
Total Capacity (units)	**2,004**
Remaining Housing Target (2012-2031)	**1,302**
Surplus/Deficit Capacity	**702**

Mercer Island's residential capacity exceeds its remaining target by 700 units. More than half of the City's capacity is in mixed-use areas in or near downtown.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

In the years between 2006 and 2012:
- Mercer lost about 200 jobs, and has about 6,600 jobs in 2012.
- Redevelopment has been underway in downtown Mercer Island.
- Several mixed-use projects are in the pipeline.
- The City has capacity for nearly 2,400 additional jobs, twice the remaining 2012-2031 job growth target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	6.0	0.0	0	0.0	6.0	20%	4.8
Mixed-Use	19.4	0.0	0	0.0	19.4	20%	15.6
Industrial	0.0	0.0	0	0.0	0.0		0.0
Non-Res Land Total	**25.4**	**0.0**	**0**	**0.0**	**25.4**		**20.4**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.21	0.50 / 0.55	0.01	0.10	400	245
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**245**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.00			0.00		0
Mixed Use Redev'able	0.33	2.66	0.15	0.73	400	1,833
Mixed-Use Total	0.33	0.30/2.00	0.15	0.73	296	**1,833**
City Total						
Commercial	0.21	0.50 / 0.55	0.01	0.10	400	245
Mixed-Use	0.33	2.66	0.15	0.73	400	1,833
Industrial	0.00		0.00	0.00	0	0
Jobs in Pipeline						67
City Total	**0.54**		0.16	**0.83**		**2,145**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	6,082	727	**6,809**
2006-12 Change	10	-238	-228
= 2012 Jobs	6,092	489	**6,581**
Adjustments			0
= 2012 Job Total	**6,092**	**489**	**6,581**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**1,000**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	228	
Net Adjustment to Target	**228**	
Net Adjustment to Target		228
Remaining Target (2012-2031)		**1,228**
2012 Job Capacity [from table to left]		**2,145**
Adjustment to capacity**		228
Final 2012 Job Capacity		**2,373**
Surplus/Deficit Capacity		**1,145**

**capacity created by job loss: empty cubicles can be refilled.

CITY OF SAMMAMISH

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Sammamish gained more than 600 housing units, almost all single family.

There were several small annexations that added about 400 housing units, and an adjustment was needed to correct old estimates, in order to reach the 2010 Census count and OFM estimate of housing units in the City - more than 16,000 in 2012.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	**851.4**	**38.7**	**62.3**	**522.2**	**228.2**	**1,793**	**7.9**

Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				4.2	4	1.0
3 - 5 du/acre					8.8	26	3.0
5 - 7 du/acre					20.0	86	4.3
7 - 9 du/acre					4.5	22	4.9
> 9 du/acre					145.1	1,344	9.3
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**182.5**	**1,482**	**8.1**

Multifamily Permits Issued							
< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	**56.0**	**1.4**	**3.0**	**4.5**	**47.1**	**1,225**	**26.0**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	13,057	1,258	**14,315**
2006-12 Change	611	10	621
= 2012 Units	13,668	1,268	14,936
Plus anxtn, adjustmt	1,700	-300	1,400
= 2012 Adj. H.Units	**15,368**	**968**	**16,336**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**4,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-611	
Net New MF Units Permitted	-10	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-621**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-621**	
Net Adjustment to Target		**(621)**
Remaining Target (2012-2031)		**3,379**

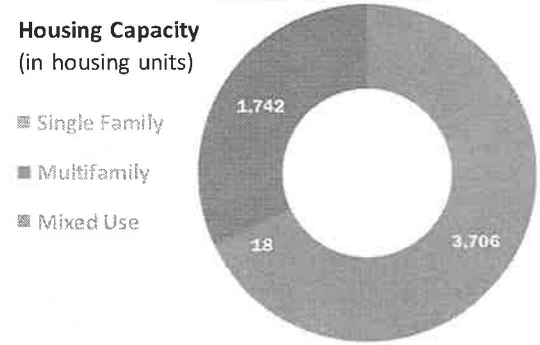
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	1,334.00	664.00	227.80	15%	375.87	1.0 / 8.0	1,375
	Redev Subtotal	2,211.00	746.00	498.10	20%	773.60	1.0 / 8.0	2,314
	Total	3,545.00	1,410.00			1,149.47		**3,706**
	Multifamily							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	8.00	4.00	1.36	20%	2.11	11.0	18
	Total	8.00	4.00			2.11		**18**
	Neighborhood Total	**3,553.0**	**1,414.0**			**1,151.6**		**3,724**
Mixed Use	**Multifamily in Mixed-Use**							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	229.00	74.00	35.70	10%	107.42	7.3 / 41.7	1,742
	Total	**229.0**	**74.0**			**107.4**		**1,742**
City Total	**All Housing**							
	Vacant Total	1,334.00	664.00	227.80	10%	375.87		1,375
	Redev Total	2,448.00	824.00	535.16	10% - 15%	883.13		4,074
	Total	**3782.0**	**1488.0**	763.0		**1259.0**		**5,466**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	3,706
Single-Family Capacity in Pipeline	0
Multifamily Zones	18
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Town Center	1,742
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**5,466**
Remaining Housing Target (2012-2031)	**3,379**
Surplus/Deficit Capacity	**2,087**

Most of Sammamish's residential capacity is in single family zones but also with a substantial number in the Town Center mixed-use area.



From 2006 to 2012, Sammamish lost about 300 industrial/construction jobs, but gained 400 commercial jobs for an overall slight net gain.
- The City has limited commercial areas, and limited growth potential.
- Town Center development proposal was approved in 2011 and is proceeding with development. Town Center will have capacity for nearly 2,000 jobs as well as multifamily housing in a mixed-use area. With the Town Center development in place, Sammamish's capacity exceeds its job target. Much of Sammamish's employment capacity and job growth is in the education sector.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	10%	0.0
Mixed-Use	64.0	11.0	5.8	6.4	40.8	10%	36.7
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	**64.0**	**11.0**	**5.8**	**6.4**	**40.8**		**36.7**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.50	0.00	0.16		0
Industrial	0.00		0.00	0.00		0
Neighborhood Total						**0**
Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.00			0.00		0
Mixed Use Redev'able	0.32	1.84	0.00	0.59	300	1,958
Mixed-Use Total	0.32	0.31/1.86	0.00	0.59		**1,958**
City Total						
Commercial	0.00	0.50	0.00	0.00		0
Mixed-Use	0.32	1.84	0.00	0.59		1,958
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	**0.32**		0.00	**0.59**		**1,958**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	4,213	683	**4,896**
2006-12 Change	387	-271	116
= 2012 Jobs	4,600	412	**5,012**
Adjustments			0
= 2012 Job Total	**4,600**	**412**	**5,012**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**1,800**
Jobs Change: 2006-2012		
Plus Annexat'n Area Target	0	
Less Job Gain, 2006-2012	-116	
Net Adjustment to Target	**-116**	
Net Adjustment to Target		(116)
Remaining Target (2012-2031)		**1,684**
2012 Job Capacity [from table to left]		**1,958**
Adjustment to capacity		0
Final 2012 Job Capacity		**1,958**
Surplus/Deficit Capacity		**274**

CITY OF SHORELINE

1. RESIDENTIAL DEVELOPMENT

During the six years from 2006 to 2012, the City of Shoreline issued permits for 1,100 net new residential units, almost all multifamily.

The City's remaining residential target for growth by 2031 has thus been reduced from 5,000 to fewer than 3,900 units.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	20.4	0.4	1.5	0.9	17.6	105	6.0
7 - 9 du/acre							
> 9 du/acre	4.1	0.0	0.1	0.3	3.8	45	11.9
Plats Total	**24.6**	**0.4**	**1.6**	**1.3**	**21.4**	**150**	**7.0**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					8.1	13	1.6
5 - 7 du/acre					38.7	222	5.7
7 - 9 du/acre					1.0	16	16.3
> 9 du/acre					2.0	15	7.6
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**49.8**	**266**	**5.3**
Multifamily Permits Issued							
< 9 du/acre	5.1	2.1	0.2	0.1	2.6	26	9.9
9 - 13 du/acre	2.9	0.0	0.0	0.0	2.9	33	11.3
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	17.4
19 - 31 du/acre	3.0	0.0	0.4	0.9	1.7	51	30.9
31 - 48 du/acre	0.6	0.0	0.0	0.0	0.6	17	27.3
48 + du/acre	1.1	0.0	0.0	0.0	1.1	109	101.8
Other zones	3.3	0.0	0.0	0.0	3.3	139	41.5
MF Pmts Total	**16.1**	**2.1**	**0.6**	**1.0**	**12.4**	**378**	**30.5**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	16,129	5,527	**21,656**
+ 2006-12 Permits	92	1,050	1,142
= 2012 H.U.	16,221	6,577	22,798
Plus adjustmt (Census)	180	-20	0
= 2012 Adj. H.Units	**16,401**	**6,557**	**22,958**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**5,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-92	
Net New MF Units Permitted	-1,050	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-1,142**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-1,142**	
Net Adjustment to Target		**(1,142)**
Remaining Target (2012-2031)		**3,858**

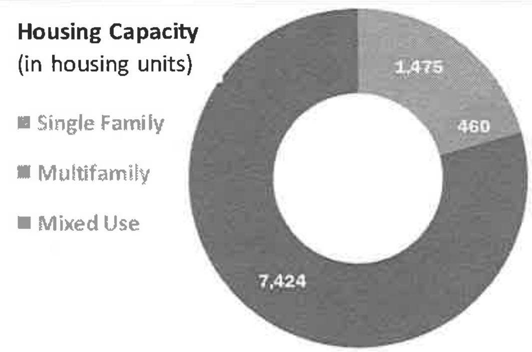
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	882.71	240.62	144.28	10%	448.03	4.79	222
	Redev Subtotal	810.65	109.05	176.59	25%	393.76	5.69	1,253
	Total	1,693.36	349.67	24%		841.79		**1,475**
	Multifamily							
	Vacant Subtotal	80.89	19.63	3.28	10%	52.18	16.37	76
	Redev Subtotal	61.78	5.46	2.09	25%	40.67	12.02	384
	Total	142.67	25.09	5%		92.85		**460**
	Neighborhood Total	**1,836.0**	**374.8**			**934.6**		**1,935**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	221.07	0.00	8.10	25%	160.34	40.0/96.0	7,424
	Mixed Use Total	**221.1**	**0.0**	3%		**160.3**		**7,424**
City Total	**All Housing**							
	Vacant Total	963.60	260.25	147.56	10%	500.21		298
	Redev Total	1,093.50	114.51	186.78	25%	594.77		9,061
	Total	**2,057.1**	**374.8**	**334.3**		**1,095.0**		**9,359**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,475
Single-Family Capacity in Pipeline	0
Multifamily Zones	460
Multifamily Capacity in Pipeline	0
Mixed-Use Zones-Aurora, N.City, other	7,424
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	**9,359**
Remaining Housing Target (2012-2031)	**3,858**
Surplus/Deficit Capacity	**5,501**

Shoreline's residential capacity exceeds its remaining target by 5,500 units. Most of the City's capacity is in mixed-use areas including the Aurora corridor and North City.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

The City of Sshoreline lost about 300 jobs during the 2006 -2012 reporting period.

- Commercial and residential capacity was added in Downtown by rezoning area along Aurora Ave to permit taller structures and greater FAR.
- The majority of commercial capacity increase occurred along Aurora, though smaller amounts of additonal capacity were added in commercial areas in the Ballinger, Richmond Beach, Ridgecrest and North City neighborhoods.
- With a capacity oformore than 7,200 jobs, Shoreline's capacity for employment growth exceeds its target by nearly 2,000 jobs.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0	0.0	0.0	10%/25%	0.0
Mixed-Use	221.1	0.0	8	0.0	213.0	10%/25%	160.3
Industrial	0.0	0.0	0	0.0	0.0	10%/25%	0.0
Non-Res Land Total	**221.1**	**0.0**	**8**	**0.0**	**213.0**		**160.3**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.30/0.31	0.00	0.00	-	0
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Neighborhood Total						**0**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.00			0.00	293	0
Mixed Use Redev'able	4.21	1.0	1.19	2.54	300	7,256
Mixed-Use Total	4.21	0.30/2.00	1.19	2.54	296	**7,256**
City Total						
Commercial	0.00	0.30/0.31	0.00	0.00	-	0
Mixed-Use	4.21	0.30/2.00	1.19	2.54	296	7,256
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Jobs in Pipeline						0
City Total	**4.21**		1.19	**2.54**		**7,256**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	15,213	1,123	**16,336**
2006-12 Change	-137	-192	-329
= 2012 Jobs	15,076	931	**16,007**
Adjustments			0
= 2012 Job Total	**15,076**	**931**	**16,007**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**5,000**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	329	
Net Adjustment to Target	**329**	
Net Adjustment to Target		329
Remaining Target (2012-2031)		**5,329**
2012 Job Capacity [from table to left]		**7,256**
Adjustment to capacity**		0
Final 2012 Job Capacity		**7,256**
Surplus/Deficit Capacity		**1,927**

**capacity created by job loss: empty cubicles can be refilled.

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Woodinville issued permits for about 570 new housing units. An adjustment based on the 2010 Census count added another 250 units for a total of about 5,000 housing units in 2012.
- Woodinville's achieved residential densities were updated for the 2006 -11 measurement period using GIS analysis.

Woodinville's housing target is to plan for about 2,400 housing units to be added by 2031.

Residential Development Activity: 2006-2011

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	21.0	0.0	2.9	0.0	18.2	17	0.9
3 - 5 du/acre	0.0	0.0	0.0	0.0	0.0	0	
5 - 7 du/acre	3.8	0.0	1.1	0.0	2.8	16	5.8
7 - 9 du/acre							
> 9 du/acre							
Plats Total	**24.8**	**0.0**	**4.0**	**0.0**	**21.0**	**33**	**1.6**

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				18.0	16	0.9
3 - 5 du/acre					3.5	43	12.4
5 - 7 du/acre					24.8	86	3.5
7 - 9 du/acre					0.7	5	7.1
> 9 du/acre					0.0	0	
SF Pmts Total	**n/a**	**n/a**	**n/a**	**n/a**	**47.0**	**150**	**3.2**

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Multifamily Permits Issued							
< 9 du/acre	0.0	0.0	0.0	0.0	0.0	0	
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre	22.6	15.6	0.0	0.0	7.0	458	65.4
48 + du/acre							
Other zones	0.3	0.0	0.0	0.0	0.3	9	29.0
MF Pmts Total	**22.9**	**15.6**	**0.0**	**0.0**	**7.3**	**467**	**63.9**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	2,903	1,276	**4,179**
+ 2006-12 Permits	98	475	573
= 2012 H.U. (old bdry)	3,001	1,751	4,752
Plus adjustment	40	210	250
= 2012 Adj. H.Units	**3,041**	**1,961**	**5,002**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**3,000**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-98	
Net New MF Units Permitted	-475	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-573**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-573**	
Net Adjustment to Target		**(573)**
Remaining Target (2012-2031)		**2,427**

Residential Land Supply and Dwelling Unit Capacity (2012)

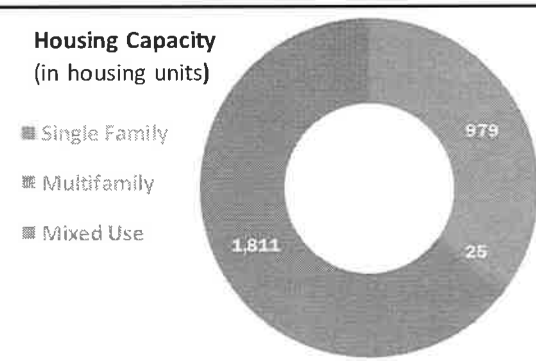
	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	217.1	74.6	29.9	14%	97.1	0.9 / 7.2	310
	Redev Subtotal	453.6	92.8	54.1	15%	260.7	0.9 / 7.2	669
	Total	670.7	167.4	24%		357.8		**979**
	Multifamily							
	Vacant Subtotal	0.0	0.0	0.0	10%	0.0		0
	Redev Subtotal	1.1	0.7	0.2	15%	0.2	10 / 65	25
	Total	1.1	0.7	5%		0.2		**25**
	Neighborhood Total	**671.8**	**168.1**			**358.0**		**1,010**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	0.0	0.0	0.0	10%	0.0		0
	Redev Subtotal	45.4	22.3	2.3	15%	17.7	36 / 90	1,592
	Mixed Use Total	**45.4**	**22.3**	3%		**17.7**		**1,811**
City Total	**All Housing**							
	Vacant Total	217.10	74.60	29.85	10%	97.10		310
	Redev Total	500.13	115.74	56.62	25%	278.61		2,286
	Total	**717.2**	**190.3**	**86.5**		**375.7**		**2,821**

Note: Numbers above include projects in the pipeline.

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	979
Single-Family Capacity in Pipeline	6
Multifamily Zones	25
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - downtown, others	1,592
Mixed-Use Capacity in Pipeline	219
Other Adjustments	0
Total Capacity (units)	**2,821**
Remaining Housing Target (2012-2031)	**2,427**
Surplus/Deficit Capacity	**394**

Woodinville's residential capacity exceeds its remaining target by 400 units. More than half of the City's capacity is in mixed-use areas including downtown.



Woodinville experienced a substantial job loss during the 2006 to 2012 period, almost entirely in industrial jobs. As of 2012, the City had about 11,800 jobs.

- As a result of the job loss, there are vacant work spaces that can accommodate about 2,000 workers to bring the City back to its 2006 job total. Together with Woodinville's 2006 job target, the City's current job target is to plan for 7,000 additional jobs.
- With downtown redevelopment planning underway, Woodinville has capacity for more than 7,100 new jobs, a slight surplus over the City's updated target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	59.3	20.5	0.3	1.9	33.3	15%	28.3
Mixed-Use	181.6	26.8	8.0	7.7	139.0	15%	118.4
Industrial	105.0	25.1	3.8	4.1	68.9	15%	58.5
Non-Res Land Total	**345.9**	**72.4**	**12.1**	**13.7**	**241.2**		**205.2**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	1.23	0.30	0.07	0.37	325 / 550	683
Industrial	2.55	0.30	0.14	0.62	700	909
Neighborhood Total	3.78		0.22	0.99		**1,592**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.13	0.60		0.07	400	172
Mixed Use Redev'able	3.75	0.60	1.10	1.15	400	2,608
Mixed-Use Total	3.87	0.48/0.60	1.10	1.22	400	**2,780**
City Total						
Commercial	1.23	0.30	0.07	0.37	325 / 550	683
Mixed-Use	3.87	0.48/0.60	1.10	1.22	400	2,780
Industrial	2.55	0.30	0.14	0.62	700	909
Jobs in Pipeline						772
City Total	**7.65**		1.32	**2.21**		**5,144**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	6,607	7,261	**13,868**
2006-12 Change	-7	-2,014	-2,021
= 2012 Jobs	6,600	5,247	**11,847**
Adjustments			0
= 2012 Job Total	**6,600**	**5,247**	**11,847**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**5,000**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	2021	
Net Adjustment to Target	**2,021**	
Net Adjustment to Target		2,021
Remaining Target (2012-2031)		**7,021**
2012 Job Capacity [from table to left]		**5,144**
Adjustment to capacity**		2,021
Final 2012 Job Capacity		**7,165**
Surplus/Deficit Capacity		**144**

**capacity created by job loss: empty cubicles can be refilled.

Small Cities and Urban Unincorporated Areas

Algona

Beaux Arts

Black Diamond

Carnation

Clyde Hill

Covington

Duval

Enumclaw

Hunts Point

Lake Forest Park

Medina

Milton

Newcastle

Normandy Park

North Bend

Pacific

Skykomish

Snoqualmie

Yarrow Point

Urban Unincorporated King County

Blank.

CITY OF ALGONA

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Algona gained an average of ten housing units per year. The City has sufficient capacity to accommodate its updated target of 133 additional housing units between 2012 and 2031.

- Algona reported sufficient job capacity in the 2007 BLR and gained more jobs than its 25-year target. It continues to have job capacity.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	946	39	985
+ 2006-12 Permits	48	9	57
= 2012 H.U.	994	48	1,042
Plus anxtn, adjustmt	0	0	0
= 2012 Adj. H.Units	994	48	1,042

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		190
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-48	
Net New MF Units Permitted	-9	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-57**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-57	
Net Adjustment to Target		(57)
Remaining Target (2012-2031)		133

Housing Capacity (units, 2006)	320
Less 2006 - 2011 Units Permitted	-57
Total Capacity (units, 2012)	263
Remaining Housing Target (2012-203	133
Surplus/Deficit Capacity	130

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	383	1,481	1,864
2006-12 Change	-237	500	263
= 2012 Jobs	146	1,981	2,127
Adjustments			0
= 2012 Job Total	146	1,981	2,127

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		210
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-263	
Net Adjustment to Target	**-263**	
Net Adjustment to Target		(263)
Remaining Target (2012-2031)		**(53)**
2006 Job Capacity (from 2007 BLR)		**580**
Six-year adjustment to capacity		(263)
Final 2012 Job Capacity		**317**
Surplus/Deficit Capacity		**370**

JOB CAPACITY SUMMARY:

Algona has already met its 2031 job target, but continues to have additional job-growth capacity.

TOWN OF BEAUX ARTS VILLAGE

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was little change in the housing stock of Beaux Arts Village. Beaux Arts has capacity to accommodate its modest remaining housing target. The Town lost a few jobs during the 2006 - 2012 reporting period.

- Beaux Arts nominally has a growth target of 3 jobs, but with no commercial zoning, a target of zero jobs would be appropriate.

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	124	0	124
+ 2006-12 Permits	0	2	2
= 2012 H.U.	124	2	126
Plus anxtn, adjustmt	0	0	0
= 2012 Adj. H.Units	124	2	126

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		3
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	0	
Net New MF Units Permitted	-2	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-2**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-2	
Net Adjustment to Target		(2)
Remaining Target (2012-2031)		1

Housing Capacity (units, 2006)	5
Less 2006 - 2011 Units Permitted	-2
Total Capacity (units, 2012)	3
Remaining Housing Target (2012-2031)	1
Surplus/Deficit Capacity	2

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	19
2006-12 Change	n.a.	n.a.	-6
= 2012 Jobs	n.a.	n.a.	13
Adjustments			0
= 2012 Job Total	-	-	13

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		See Note
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	6	
Net Adjustment to Target	**6**	
Net Adjustment to Target		6
Remaining Target (2012-2031)		
2006 Job Capacity (from 2007 BLR)		0
Six-year adjustment to capacity***		6
Final 2012 Job Capacity		6
Surplus/Deficit Capacity		6

***capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Beaux Arts has no commercial zoning and no formal capacity for job growth.

CITY OF BLACK DIAMOND

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Black Diamond issued permits for about 40 housing units.
- Black Diamond has capacity for more than 4,000 housing units, primarily in two master-planned developments.
- The City lost industrial jobs during the 2006 - 2012 reporting period. There is sufficient remaining capacity for job growth.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,541	37	**1,578**
+ 2006-12 Permits	32	7	39
= 2012 H.U.	1,573	44	1,617
Plus anxtn, adjustmt	70	0	70
= 2012 Adj. H.Units	**1,643**	**44**	**1,687**

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		**1,900**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-32	
Net New MF Units Permitted	-7	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-39**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-39**	
Net Adjustment to Target		**(39)**
Remaining Target (2012-2031)		**1,861**

Housing Capacity (units, 2006)	**4,270**
Less 2006 - 2011 Units Permitted	**-39**
Total Capacity (units, 2012)	**4,231**
Remaining Housing Target (2012-2031)	**1,861**
Surplus/Deficit Capacity	**2,370**

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	317	163	**480**
2006-12 Change	11	-82	-71
= 2012 Jobs	328	81	**409**
Adjustments			0
= 2012 Job Total	**328**	**81**	**409**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		**1,050**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	71	
Net Adjustment to Target	**71**	
Net Adjustment to Target		71
Remaining Target (2012-2031)		**1,121**
2006 Job Capacity (from 2007 BLR)		**4,700**
Six-year adjustment to capacity**		71
Final 2012 Job Capacity		**4,771**
Surplus/Deficit Capacity		**3,650**

**capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Black Diamond continues to have sufficient job capacity to meet the updated job target.

CITY OF CARNATION

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Carnation had no net change in housing units. Its residential target remains the same at 330 units.
- Carnation continues to have sufficient residential capacity - 800 housing units - to meet the updated target.
- Exact data on jobs by type are not available, but Carnation had a substantial job loss between 2006 and 2012.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	595	63	**658**
+ 2006-12 Permits	0	0	0
= 2012 H.U.	595	63	658
Plus anxtn, adjustmt	10	0	10
= 2012 Adj. H.Units	**605**	**63**	**668**

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		**330**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	0	
Net New MF Units Permitted	0	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**0**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**0**	
Net Adjustment to Target		**0**
Remaining Target (2012-2031)		**330**

Housing Capacity (units, 2006)	**800**
Less 2006 - 2011 Units Permitted	**0**
Total Capacity (units, 2012)	**800**
Remaining Housing Target (2012-2031)	**330**
Surplus/Deficit Capacity	**470**

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	641	222	**863**
2006-12 Change	-19	-142	-161
= 2012 Jobs	622	80	**702**
Adjustments			0
= 2012 Job Total	**622**	**80**	**702**

* industrial = manufacturing, construction, wholesale, transp.

**2006 employment numbers by type are approximate.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		**370**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	161	
Net Adjustment to Target	**161**	
Net Adjustment to Target		161
Remaining Target (2012-2031)		**531**
2006 Job Capacity (from 2007 BLR)		**1,570**
Six-year adjustment to capacity***		161
Final 2012 Job Capacity		**1,731**
Surplus/Deficit Capacity		**1,200**

***capacity created by job loss: empty cubicles can be refilled.

JOB CAPACITY SUMMARY: Carnation continues to have sufficient job capacity to meet its updated target. Some of the City's job capacity is in its UGA outside city limits.

CITY OF CLYDE HILL

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was no change in the City of Clyde Hill's housing stock.
- Clyde Hill has capacity to accommodate its modest housing target.
- The City lost jobs during the 2006 - 2012 reporting period. Clyde Hill has no job target, but has capacity to replace lost jobs.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,065	2	**1,067**
+ 2006-12 Permits	-2	2	0
= 2012 H.U.	1,063	4	1,067
Plus anxtn, adjustmt	30	0	30
= 2012 Adj. H.Units	**1,093**	**4**	**1,097**

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		**10**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	2	
Net New MF Units Permitted	-2	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**0**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**0**	
Net Adjustment to Target		**0**
Remaining Target (2012-2031)		**10**

Housing Capacity (units, 2006)	**25**
Less 2006 - 2011 Units Permitted	**0**
Total Capacity (units, 2012)	**25**
Remaining Housing Target (2012-2031)	**10**
Surplus/Deficit Capacity	**15**

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	600	84	**684**
2006-12 Change	-32	-53	-85
= 2012 Jobs	568	31	**599**
Adjustments			0
= 2012 Job Total	**568**	**31**	**599**

* industrial = manufacturing, construction, wholesale, transp.

** 2006 employment numbers by type are approximate.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		**0**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	85	
Net Adjustment to Target	**85**	
Net Adjustment to Target		85
Remaining Target (2012-2031)		**85**
2006 Job Capacity (from 2007 BLR)		**0**
Six-year adjustment to capacity***		85
Final 2012 Job Capacity		**85**
Surplus/Deficit Capacity		**0**

***capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Clyde Hill has no job target; empty job space in existing buildings can be refilled.

CITY OF COVINGTON

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Covington added nearly 400 housing units to reach a 2012 total of about 6,200 units. Covington continues to have sufficient residential capacity to meet and exceed its 2031 housing target.
The City had substantial growth of commercial jobs during the 2006 - 2012 period.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	5,567	243	**5,810**
+ 2006-12 Permits	248	126	374
= 2012 H.U.	5,815	369	6,184
Plus anxtn, adjustmt	100	-120	-20
= 2012 Adj. H.Units	**5,915**	**249**	**6,164**

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		**1,470**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-248	
Net New MF Units Permitted	-126	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-374**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-374**	
Net Adjustment to Target		**(374)**
Remaining Target (2012-2031)		**1,096**

Housing Capacity (units, 2006)	**3,300**
Less 2006 - 2011 Units Permitted	**-374**
Total Capacity (units, 2012)	**2,926**
Remaining Housing Target (2012-2031)	**1,096**
Surplus/Deficit Capacity	**1,830**

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	2,969	479	**3,448**
2006-12 Change	1,110	38	1,148
= 2012 Jobs	4,079	517	**4,596**
Adjustments			0
= 2012 Job Total	**4,079**	**517**	**4,596**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		1,320
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-1148	
Net Adjustment to Target	**-1,148**	
Net Adjustment to Target		(1,148)
Remaining Target (2012-2031)		**172**
2006 Job Capacity (from 2007 BLR)		**3,330**
Six-year adjustment to capacity**		(1,148)
Final 2012 Job Capacity		**2,182**
Surplus/Deficit Capacity		**2,010**

JOB CAPACITY SUMMARY:

Covington continues to have sufficient job capacity to accommodate job growth.

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Duvall issued permits for about 200 new housing units, mostly single family.
- Duvall reported sufficient residential capacity in the 2007 BLR; it continues to have sufficient capacity to meet the updated housing target.
- Between 2006 and 2012, Duvall gained commercial jobs and lost a few industrial jobs. The City continues to have capacity to accommodate targeted job growth.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,977	139	**2,116**
+ 2006-12 Permits	191	19	210
= 2012 H.U.	2,168	158	2,326
Plus anxtn, adjustmt	70	0	70
= 2012 Adj. H.Units	**2,238**	**158**	**2,396**

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		**1,140**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-191	
Net New MF Units Permitted	-19	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-210**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-210**	
Net Adjustment to Target		**(210)**
Remaining Target (2012-2031)		**930**

Housing Capacity (units, 2006)	**2,650**
Less 2006 - 2011 Units Permitted	**-210**
Total Capacity (units, 2012)	**2,440**
Remaining Housing Target (2012-2031)	**930**
Surplus/Deficit Capacity	**1,510**

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	853	180	**1,033**
2006-12 Change	285	-66	219
= 2012 Jobs	1,138	114	**1,252**
Adjustments			0
= 2012 Job Total	**1,138**	**114**	**1,252**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		**840**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-219	
Net Adjustment to Target	**-219**	
Net Adjustment to Target		(219)
Remaining Target (2012-2031)		**621**
2006 Job Capacity (from 2007 BLR)		**1,600**
Six-year adjustment to capacity		(219)
Final 2012 Job Capacity		**1,381**
Surplus/Deficit Capacity		**760**

CAPACITY SUMMARY:

Duvall continues to have sufficient job capacity to meet its updated target, 600 jobs.

CITY OF ENUMCLAW

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Enumclaw gained about 140 housing units and about 140 jobs.

- Enumclaw reported sufficient residential capacity in the 2007 BLR; it continues to have sufficient capacity to meet the updated target.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	3,351	1,241	**4,592**
+ 2006-12 Permits	122	20	142
= 2012 H.U.	3,473	1,261	4,734
Plus anxtn, adjustmt	80	20	100
= 2012 Adj. H.Units	**3,553**	**1,281**	**4,834**

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		**1,425**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-122	
Net New MF Units Permitted	-20	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-142**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-142**	
Net Adjustment to Target		**(142)**
Remaining Target (2012-2031)		**1,283**

Housing Capacity (units, 2006)	3,250
Less 2006 - 2011 Units Permitted	-142
Total Capacity (units, 2012)	3,108
Remaining Housing Target (2012-2031)	1,283
Surplus/Deficit Capacity	1,825

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	3,762	649	**4,411**
2006-12 Change	-45	187	142
= 2012 Jobs	3,717	836	**4,553**
Adjustments			0
= 2012 Job Total	**3,717**	**836**	**4,553**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		735
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-142	
Net Adjustment to Target	**-142**	
Net Adjustment to Target		(142)
Remaining Target (2012-2031)		**593**
2006 Job Capacity (from 2007 BLR)		**1,790**
Six-year adjustment to capacity		(142)
Final 2012 Job Capacity		**1,648**
Surplus/Deficit Capacity		**1,055**

CAPACITY SUMMARY:

Enumclaw continues to have sufficient job capacity to meet its updated job target.

TOWN OF HUNTS POINT

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was little change in the housing stock of Hunts Point. The Town has capacity to accommodate its modest remaining housing target. Hunts Point lost a few jobs during the 2006 - 2012 reporting period.
- Hunts Point has no commercial zoning and no job target.

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	192	0	192
+ 2006-12 Permits	-5	0	-5
= 2012 H.U.	187	0	187
Plus anxtn, adjustmt	-10	0	-10
= 2012 Adj. H.Units	177	0	177

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		1
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	5	
Net New MF Units Permitted	0	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**5**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	5	
Net Adjustment to Target		**5**
Remaining Target (2012-2031)		**6**

Housing Capacity (units, 2006)	1
Less 2006 - 2011 Units Permitted	5
Total Capacity (units, 2012)	6
Remaining Housing Target (2012-2031)	6
Surplus/Deficit Capacity	0

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	36
2006-12 Change	n.a.	n.a.	-7
= 2012 Jobs	n.a.	n.a.	29
Adjustments			0
= 2012 Job Total	-	-	29

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**0**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	7	
Net Adjustment to Target	**7**	
Net Adjustment to Target		7
Remaining Target (2012-2031)		
2006 Job Capacity (from 2007 BLR)		**0**
Six-year adjustment to capacity***		7
Final 2012 Job Capacity		**7**
Surplus/Deficit Capacity		**7**

*** capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Hunts Point has no commercial zoning and no formal capacity for job growth.

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Lake Forest Park had slight gains in housing units and jobs.
- Lake Forest Park reported sufficient residential capacity in the 2007 BLR; it continues to have sufficient capacity to meet the updated targets.

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	4,449	778	**5,227**
+ 2006-12 Permits	36	8	44
= 2012 H.U.	4,485	786	5,271
Plus adjustment	10	0	10
= 2012 Adj. H.Units	**4,495**	**786**	**5,281**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		475
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-36	
Net New MF Units Permitted	-8	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-44**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-44	
Net Adjustment to Target		**(44)**
Remaining Target (2012-2031)		**431**

Housing Capacity (units, 2006)	675
Less 2006 - 2011 Units Permitted	-44
Total Capacity (units, 2012)	631
Remaining Housing Target (2012-2031)	431
Surplus/Deficit Capacity	200

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	1,339	282	**1,621**
2006-12 Change	197	-102	95
= 2012 Jobs	1,536	180	**1,716**
Adjustments			0
= 2012 Job Total	**1,536**	**180**	**1,716**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		210
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-95	
Net Adjustment to Target	**-95**	
Net Adjustment to Target		(95)
Remaining Target (2012-2031)		**115**
2006 Job Capacity (from 2007 BLR)		**380**
Six-year adjustment to capacity**		(95)
Final 2012 Job Capacity		**285**
Surplus/Deficit Capacity		**170**

**capacity created by job loss: empty cubicles can be refilled.

CAPACITY SUMMARY:

Lake Forest Park continues to have sufficient job capacity for its updated job target.

CITY OF MEDINA

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Medina had very little change in housing stock. It continues to have sufficient capacity to accommodate its small residential growth target.

- Medina had essentially no net change in jobs during the reporting period, and a commercial-industrial breakdown was not available in 2006.

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,169	0	1,169
+ 2006-12 Permits	-6	2	-4
= 2012 H.U.	1,163	2	1,165
Plus adjustment	10	0	10
= 2012 Adj. H.Units	1,173	2	1,175

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		19
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	6	
Net New MF Units Permitted	-2	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**4**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	4	
Net Adjustment to Target		**4**
Remaining Target (2012-2031)		**23**

Housing Capacity (units, 2006)	40
Plus 2006 - 2011 Units net change	4
Total Capacity (units, 2012)	44
Remaining Housing Target (2012-2031)	23
Surplus/Deficit Capacity	21

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	n.a.	n.a.	283
2006-12 Change	n.a.	n.a.	-1
= 2012 Jobs	265	17	282
Adjustments			0
= 2012 Job Total	265	17	282

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		0
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	1	
Net Adjustment to Target	**1**	
Net Adjustment to Target		1
Remaining Target (2012-2031)		**1**
2006 Job Capacity (from 2007 BLR)		**0**
Six-year adjustment to capacity**		1
Final 2012 Job Capacity		**1**
Surplus/Deficit Capacity		**0**

**capacity created by job loss: empty cubicles can be refilled.

CAPACITY SUMMARY:

Medina has no job target, and no reported job-growth capacity in 2007 or at present.

CITY OF MILTON (King County portion)

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, Milton gained about 30 multifamily housing units. The City has capacity to accommodate its King County housing target. There are very few jobs in the King County portion of Milton.
- Milton has a sizeable job capacity, more than enough to accommoate its 2031 job target.

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	339	2	**341**
+ 2006-12 Permits	2	30	32
= 2012 H.U.	341	32	373
Plus anxtn, adjustmt	10	-10	0
= 2012 Adj. H.Units	**351**	**22**	**373**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**50**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-2	
Net New MF Units Permitted	-30	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-32**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-32	
Net Adjustment to Target		**(32)**
Remaining Target (2012-2031)		**18**

Housing Capacity (units, 2006)	420
Less 2006 - 2011 Units Permitted	-32
Total Capacity (units, 2012)	388
Remaining Housing Target (2012-2031)	18
Surplus/Deficit Capacity	370

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	**24**
2006-12 Change	n.a.	n.a.	-17
= 2012 Jobs	n.a.	n.a.	7
Adjustments			0
= 2012 Job Total	-	-	7

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**160**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	17	
Net Adjustment to Target	**17**	
Net Adjustment to Target		17
Remaining Target (2012-2031)		**177**
2006 Job Capacity (from 2007 BLR)		**2,470**
Six-year adjustment to capacity***		17
Final 2012 Job Capacity		**2,487**
Surplus/Deficit Capacity		**2,310**

JOB CAPACITY SUMMARY:

Milton has sufficient employment capacity to accommodate its job target.

CITY OF NEWCASTLE

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Newcastle issued permits for 225 additional housing units. Accounting for a Census adjustment, the City now has more than 4,200 housing units. It continues to have sufficient capacity to meet its updated housing target.
- During the reporting period, Newcastle gained about 400 jobs, to a total of more than 2,000.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	2,850	943	3,793
+ 2006-12 Permits	163	62	225
= 2012 H.U.	3,013	1,005	4,018
Plus anxtn, adjustmt	130	120	250
= 2012 Adj. H.Units	3,143	1,125	4,268

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		1,200
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-163	
Net New MF Units Permitted	-62	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-225**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-225	
Net Adjustment to Target		**(225)**
Remaining Target (2012-2031)		**975**

Housing Capacity (units, 2006)	1,500
Less 2006 - 2011 Units Permitted	-225
Total Capacity (units, 2012)	1,275
Remaining Housing Target (2012-2031)	975
Surplus/Deficit Capacity	300

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	1,386	242	1,628
2006-12 Change	469	-66	403
= 2012 Jobs	1,855	176	2,031
Adjustments			0
= 2012 Job Total	1,855	176	2,031

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		735
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-403	
Net Adjustment to Target	**-403**	
Net Adjustment to Target		(403)
Remaining Target (2012-2031)		**332**
2006 Job Capacity (from 2007 BLR)		**870**
Six-year adjustment to capacity		(403)
Final 2012 Job Capacity		**467**
Surplus/Deficit Capacity		**135**

JOB CAPACITY SUMMARY:

Small City continues to have sufficient job capacity to meet the updated job target.

CITY OF NORMANDY PARK

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Normandy Park had a small increase in housing stock, primarily multifamily.
- Normandy Park continues to have sufficient residential capacity to meet the updated target.
- The City had a slight job loss during the reporting period.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	2,238	545	2,783
+ 2006-12 Permits	17	30	47
= 2012 H.U.	2,255	575	2,830
Plus adjustment	10	10	20
= 2012 Adj. H.Units	2,265	585	2,850

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		120
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-17	
Net New MF Units Permitted	-30	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-47**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-47	
Net Adjustment to Target		**(47)**
Remaining Target (2012-2031)		**73**

Housing Capacity (units, 2006)	275
Less 2006 - 2011 Units Permitted	-47
Total Capacity (units, 2012)	228
Remaining Housing Target (2012-2031)	73
Surplus/Deficit Capacity	155

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	608	139	747
2006-12 Change	31	-90	-59
= 2012 Jobs	639	49	688
Adjustments			0
= 2012 Job Total	639	49	688

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		**65**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	59	
Net Adjustment to Target	**59**	
Net Adjustment to Target		59
Remaining Target (2012-2031)		**124**
2006 Job Capacity (from 2007 BLR)		**170**
Six-year adjustment to capacity**		59
Final 2012 Job Capacity		**229**
Surplus/Deficit Capacity		**105**

**capacity created by job loss: empty work spaces can be refilled.

JOB CAPACITY SUMMARY:

Normandy Park continues to have sufficient job capacity to meet the updated job target.

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, North Bend issued permits for 17 new houses, and annexed about 480 housing units for a 2012 total of 2,400 units.
- The City of North Bend continues to have sufficient capacity to meet the updated residential target.
- Exact data on jobs by type are not available, but the City had a job gain between 2006 and 2012.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,325	581	**1,906**
+ 2006-12 Permits	17	0	17
= 2012 H.U.	1,342	581	1,923
Plus anxtn, adjustmt	440	40	480
= 2012 Adj. H.Units	**1,782**	**621**	**2,403**

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		**665**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-17	
Net New MF Units Permitted	0	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-17**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-17	
Net Adjustment to Target		**(17)**
Remaining Target (2012-2031)		**648**

Housing Capacity (units, 2006)	**1,600**
Less 2006 - 2011 Units Permitted	**-17**
Total Capacity (units, 2012)	**1,583**
Remaining Housing Target (2012-2031)	**648**
Surplus/Deficit Capacity	**935**

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	1,968	475	**2,443**
2006-12 Change	243	198	441
= 2012 Jobs	2,211	673	**2,884**
Adjustments			0
= 2012 Job Total	**2,211**	**673**	**2,884**

* industrial = manufacturing, construction, wholesale, transp.

**2006 employment numbers by type are approximate.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		**1,050**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-441	
Net Adjustment to Target	**-441**	
Net Adjustment to Target		(441)
Remaining Target (2012-2031)		**609**
2006 Job Capacity (from 2007 BLR)		**7,760**
Six-year adjustment to capacity**		(441)
Final 2012 Job Capacity		**7,319**
Surplus/Deficit Capacity		**6,710**

JOB CAPACITY SUMMARY:

North Bend has a substantial job capacity, more than enough for its updated job target. Some of North Bend's job capacity is in its UGA outside the city limits.

CITY OF PACIFIC

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Pacific issued permits for 144 housing units during the 2006-12 reporting period, halfway to the City's 2031 residential target.
 - Pacific continues to have sufficient capacity to accommodate its housing target.
Between 2006 and 2012, the City of Pacific lost many wholesale/transportation jobs (may be a geographic location data error).

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,386	830	**2,216**
+ 2006-12 Permits	115	29	144
= 2012 H.U.	1,501	859	2,360
Plus anxtn, adjustmt	40	-20	20
= 2012 Adj. H.Units	**1,541**	**839**	**2,380**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**285**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-115	
Net New MF Units Permitted	-29	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-144**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	**-144**	
Net Adjustment to Target		**(144)**
Remaining Target (2012-2031)		**141**

Housing Capacity (units, 2006)	**560**
Less 2006 - 2011 Units Permitted	**-144**
Total Capacity (units, 2012)	**416**
Remaining Housing Target (2012-2031)	**141**
Surplus/Deficit Capacity	**275**

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	488	1,113	**1,601**
2006-12 Change	11	-799	-788
= 2012 Jobs**	499	314	**813**
Adjustments			0
= 2012 Job Total	**499**	**314**	**813**

* industrial = manufacturing, construction, wholesale, transp.

** 2012 employment numbers by type are approximate.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		**370**
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Plus Job Loss, 2006-2012	788	
Net Adjustment to Target	**788**	
Net Adjustment to Target		788
Remaining Target (2012-2031)		**1,158**
2012 Job Capacity (from City of Pacific)		**400**
Six-year adjustment to capacity***		788
Final 2012 Job Capacity		**1,188**
Surplus/Deficit Capacity		**30**

***capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

With zoning changes in 2011, Pacific now has sufficient capacity to meet job target.

TOWN OF SKYKOMISH

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was no change in the housing stock of Skykomish. The Town has capacity to accommodate its modest remaining housing target. Skykomish gained a few jobs during the 2006 - 2012 reporting period.
- Although Skykomish has commercial uses and zoning, it has no formal job target.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	159	3	162
+ 2006-12 Permits	0	0	0
= 2012 H.U.	159	3	162
Plus anxtn, adjustmt	5	0	5
= 2012 Adj. H.Units	164	3	167

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		10
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	0	
Net New MF Units Permitted	0	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	0	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	0	
Net Adjustment to Target		0
Remaining Target (2012-2031)		10

Housing Capacity (units, 2006)	35
Less 2006 - 2011 Units Permitted	0
Total Capacity (units, 2012)	35
Remaining Housing Target (2012-2031)	10
Surplus/Deficit Capacity	25

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	56
2006-12 Change	n.a.	n.a.	7
= 2012 Jobs	n.a.	n.a.	63
Adjustments			0
= 2012 Job Total	-	-	63

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		0
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	7	
Net Adjustment to Target	7	
Net Adjustment to Target		7
Remaining Target (2012-2031)		
2006 Job Capacity (from 2007 BLR)		0
Six-year adjustment to capacity***		7
Final 2012 Job Capacity		7
Surplus/Deficit Capacity		7

JOB CAPACITY SUMMARY:

Skykomish has commercial zoning, but no formal capacity for job growth.

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, Snoqualmie issued permits for 1,078 new housing units, more than any other Small City, to a total of 4,000 units.

- With a remaining capacity for 2,400 units, Snoqualmie continues to have sufficient capacity to meet the updated housing target.
- Snoqualmie gained more than 700 jobs during the 2006 - 2012 reporting period.

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	2,407	490	2,897
+ 2006-12 Permits	1,020	58	1,078
= 2012 H.U.	3,427	548	3,975
Plus anxtn, adjustmt	20	0	20
= 2012 Adj. H.Units	3,447	548	3,995

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		1,615
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-1,020	
Net New MF Units Permitted	-58	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-1,078**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-1,078	
Net Adjustment to Target		**(1,078)**
Remaining Target (2012-2031)		**537**

Housing Capacity (units, 2006)	3,480
Less 2006 - 2011 Units Permitted	-1,078
Total Capacity (units, 2012)	2,402
Remaining Housing Target (2012-2031)	537
Surplus/Deficit Capacity	1,865

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	1,663	600	2,263
2006-12 Change	341	396	737
= 2012 Jobs	2,004	996	3,000
Adjustments			0
= 2012 Job Total	2,004	996	3,000

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)		1,050
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-737	
Net Adjustment to Target	**-737**	
Net Adjustment to Target		(737)
Remaining Target (2012-2031)		**313**
2012 Job Capacity (from City, 2014)		**1,993**
Six-year adjustment to capacity		0
Final 2012 Job Capacity		**1,993**
Surplus/Deficit Capacity		**1,680**

JOB CAPACITY SUMMARY:

Snoqualmie had sufficient job capacity in 2012 to accommodate updated job target.
(Later in 2012, the City annexed Mill Site with capacity for additional 1,089 jobs.)

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was little change in the housing stock of Yarrow Point. The Town has capacity to accommodate its modest remaining housing target. Yarrow Point gained a few jobs during the 2006 - 2012 reporting period.
- Yarrow Point has no commercial zoning and no job target.

Housing Unit Update, 2006 to 2012	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	385	3	388
+ 2006-12 Permits	4	0	4
= 2012 H.U.	389	3	392
Plus anxtn, adjustmt	40	0	40
= 2012 Adj. H.Units	429	3	432

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		14
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-4	
Net New MF Units Permitted	0	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-4**	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-4	
Net Adjustment to Target		**(4)**
Remaining Target (2012-2031)		**10**

Housing Capacity (units, 2006)	35
Less 2006 - 2011 Units Permitted	-4
Total Capacity (units, 2012)	31
Remaining Housing Target (2012-2031)	10
Surplus/Deficit Capacity	21

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	80
2006-12 Change	n.a.	n.a.	11
= 2012 Jobs	n.a.	n.a.	91
Adjustments			0
= 2012 Job Total	-	-	91

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		0
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	11	
Net Adjustment to Target	**11**	
Net Adjustment to Target		11
Remaining Target (2012-2031)		
2006 Job Capacity (from 2007 BLR)		**0**
Six-year adjustment to capacity		0
Final 2012 Job Capacity		**0**
Surplus/Deficit Capacity		**0**

JOB CAPACITY SUMMARY:

Yarrow Point has no commercial zoning and no formal capacity for job growth.

UNINCORPORATED KING COUNTY (Urban)

1. RESIDENTIAL DEVELOPMENT

Between 2006 and 2012, about 4,500 new housing units were authorized in urban unincorporated King County. Most of that construction occurred in 2006 and 2007, then development fell off with the Recession.

- More important during the 2006 to 2012 period were five major annexations, to Auburn, Renton, Burien, Kent and Kirkland (and some small annexations), subtracting 43,000 housing units, more than 45% of the housing stock.
- Unincorporated housing growth target was reduced by both residential construction and shifting annexation-area targets into annexing cities.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre-R1	366.7	207.8	22.5	29.6	106.8	346	3.24
3 - 5 du/acre-R4	460.8	56.3	75.4	69.8	259.4	1,579	6.09
5 - 7 du/acre-R6	343.3	40.0	55.2	38.2	209.8	1,528	7.28
7 - 9 du/acre-R8	103.7	10.6	18.1	2.0	63.9	607	9.50
Other (UPDs)	663.4	269.0	72.0	110.5	211.8	1,619	7.64
Plats Total	**1,937.9**	**583.7**	**243.2**	**250.1**	**851.7**	**5,679**	**6.67**
Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				173.6	353	2.03
3 - 5 du/acre					410.2	1,773	4.32
5 - 7 du/acre					343.1	2,169	6.32
7 - 9 du/acre					95.2	785	8.25
> 9 du/acre					262.3	1,795	6.84
SF Pmts Total	n/a	n/a	n/a	n/a	**1,284.4**	**6,875**	**5.35**
Multifamily Permits Issued							
< 9 du/acre	14.1	6.7	0.8	0.1	6.5	74	11.38
9-13 du/acre-R12	48.9	8.7	3.1	2.4	34.8	656	18.85
13-19 du/acre-R18	33.7	3.6	2.5	0.6	26.8	767	28.62
19-31 du/acre-R24	42.4	11.9	0.7	2.8	27.1	709	26.16
31-48 du/acre-R48	2.7	0.0	0.1	0.1	2.5	94	37.60
48 + du/acre							
Other (UPDs)	20.9	0.0	0.0	0.0	20.9	281	13.44
MF Pmts Total	**162.7**	**30.9**	**7.2**	**6.0**	**118.6**	**2,581**	**21.76**

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	70,160	19,540	**89,700**
+ 2006-12 Permits	3,234	1,267	4,501
= 2012 H.U. ('06 bdry)	73,394	20,807	94,201
Minus annexations	-32,100	-10,840	-42,940
= 2012 Adj. H.Units	**41,294**	**9,967**	**51,261**

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)		**17,905**
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-3,234	
Net New MF Units Permitted	-1,267	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	**-4,501**	
Minus Annexat'n Area Target	-5,435	
Net Adjustment to Target	**-9,936**	
Net Adjustment to Target		**(9,936)**
Remaining Target (2012-2031)		**7,969**

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

UNINCORPORATED KING COUNTY (Urban)

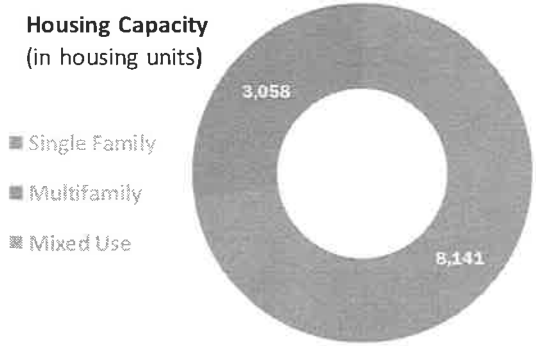
Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	**Single Family**							
	Vacant Subtotal	2,049.26	457.27	579.50	10%	1,012.50	3.24 / 9.50	5,768
	Redev Subtotal	733.64	65.63	233.80	10%	403.78	3.24 / 9.50	2,372
	Total	2,782.90	522.90	36%		1,416.28		**8,141**
	Multifamily							
	Vacant Subtotal	160.84	28.18	15.92	18%	108.60	18.8 / 37.6	2,708
	Redev Subtotal	18.89	1.59	0.90	18%	13.37	18.8 / 37.6	350
	Total	179.73	29.77	5%		121.97		**3,058**
	Neighborhood Total	**2,962.6**	**552.7**			**1,538.2**		**11,198**
Mixed Use	**Multifamily in Mixed Use**							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00	30.0/112.0	0
	Redev Subtotal	0.00	0.00	0.00	25%	0.00	30.0/112.0	0
	Mixed Use Total	**0.0**	**0.0**	3%		**0.0**		**0**
City Total	**All Housing**							
	Vacant Total	2,210.10	485.45	595.42	10%	1,121.10		8,476
	Redev Total	752.53	67.22	234.70	25%	417.14		2,722
	Total	**2,962.6**	**552.7**	**830.1**		**1,538.2**		**11,198**

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	8,140
Single-Family Capacity in Pipeline	701
Multifamily Zones	3,058
Multifamily Capacity in Pipeline	230
Mixed-Use Zones - Greenbridge	0
Mixed-Use Capacity in Pipeline	632
Other Adjustments	0
Total Capacity (units)	**12,761**
Remaining Housing Target (2012-2031)	**7,969**
Surplus/Deficit Capacity	**4,792**

The residential capacity of unincorporated Urban King County exceeds its remaining target by 4,800 units. Most of its capacity is in single family zones, with 1,500 units in the pipeline at Greenbridge and Redmond Ridge.



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

UNINCORPORATED KING COUNTY (Urban)

Unincorporated urban King County lost about 1,100 jobs during the Recession.

- 2007 and 2010 annexations removed 12,400 jobs and capacity for some thousands of jobs, but only a job target of 3,980. Therefore, the unincorporated areas together have a shortfall of job capacity - the only jurisdiction in King County with such a shortfall. Most of the job capacity reported in 2007 was annexed away during the reporting period.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	66.1	7.9	0	1.5	56.7	10%/25%	48.2
Mixed-Use	0.0	0.0	0	0.0	0.0		0.0
Industrial	163.8	44.6	0	12.0	107.2	10%/25%	91.1
Non-Res Land Total	**229.9**	**52.5**	**0**	**13.5**	**163.9**		**139.3**

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	2.10	0.30/0.31	0.00	0.63	350	1,800
Industrial	3.97	0.10/0.20	0.00	0.79	450	1,760
Neighborhood Total						**3,560**
Mixed-Use / Urban Center						
Mixed Use Vacant	0.00	0.35/2.00		0.00		0
Mixed Use Redev'able	0.00	0.30/2.00	0.00	0.00		0
Mixed-Use Total	0.00	0.30/2.00	0.00	0.00	296	**0**
Jurisdiction Total						
Commercial	2.10	0.30/0.31	0.00	0.63	350	1,800
Mixed-Use	0.00	0.30/2.00	0.00	0.00	296	0
Industrial	3.97	0.42/0.40	0.00	0.79	450	1,760
Jobs in Pipeline						2,280
Jurisdiction Total	**6.07**		0.00	**1.42**		**5,840**

Employment Update, 2006 to 2012	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	21,300	6,900	**28,200**
2006-12 Change	-9,100	-4,400	-13,500
= 2012 Jobs	12,200	2,500	**14,700**
Changes include job losses & annexations			0
= 2012 Job Total	**12,200**	**2,500**	**14,700**

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		**10,600**
Jobs Changes, 2006-2012:		
Minus Annexat'n Area Target	-3,980	
Plus Job Loss, 2006-2012	1,100	
Net Adjustment to Target	**-2,880**	
Net Adjustment to Target		(2,880)
Remaining Target (2012-2031)		**7,720**
2012 Job Capacity [from table to left]		**5,840**
Adjustment to capacity**		1,100
Final 2012 Job Capacity		**6,940**
Surplus/Deficit Capacity		**-780**

**capacity created by job loss: empty cubicles can be refilled.

Rural Areas and Resource Lands

The purpose of the Buildable Lands Report is to analyze recent urban development and to determine whether King County and its cities have sufficient capacity within Urban Growth Areas (UGA) to accommodate the county's forecasted population and job growth. In addition, RCW 36.70A.215 (2) requires some information about land uses and development outside the UGA. Such information can be useful in analysis of residential trends and to assist the County in directing its programs such as the Rural Economic Strategies to areas of greatest need. It is also helpful in analyzing linkages between urban and rural growth trends. The 2002 and 2007 Reports included data on 5 years of residential permits in Rural areas. This 2014 Report expands on this work to include a limited measurement of developable lots in rural areas and resource lands.

Rural Areas and Resource Lands in King County

The landscape of King County's Rural and Resource areas is characterized by extensive forests, small-scale farms, free-flowing streams, and a wide variety of residential housing mostly at very low densities. There is no growth target for rural or resource areas. Their role is as supplier of resources including timber and agricultural products.

- Rural areas cover approximately 290 square miles of King County (13% of the land area) including all of Vashon Island and a band of territory east of the contiguous Urban Growth Area.

- Resource lands, including designated Forest and Agricultural Production Districts and Mineral Lands, cover about 1,380 square miles or nearly 65% of King County's total land area.

- The entire King County UGA, by contrast, covers 460 square miles, less than 22% of the county's land area.

- Together, the rural- and resource-designated areas cover more than three-fourths of the county's land area but contain only 140,000 people, less than 8% of the county's total population.

- The Countywide Planning Policies (CPPs) assume only a small fraction of King County's residential growth will occur in rural- and resource areas; staff projected about four percent of countywide growth for the 2001 – 22 planning period.

Growth Trends outside the UGA

A major goal of the King County Comprehensive Plan and the Countywide Planning Policies is to focus growth into the UGA. As Chapter V demonstrates, King County's UGA does have sufficient capacity to accommodate its entire growth target based on OFM's 2012 population forecast. During the 1980s, prior to the adoption of the Growth Management Act, about 10% to 14% of each year's new residential units were built outside the UGA. Following adoption of the Comprehensive Plan in 1994, the percent of growth in rural areas has generally declined each year; since 2005, less than four percent of new units have been developed outside the UGA, as shown in Table 6.1 below. Together, these findings demonstrate that King County is succeeding in directing growth to, and accommodating growth within, the Urban Growth Areas.

Major Findings

The major findings regarding land uses and activities in the rural areas and on resource lands are as follows:

- The total number of existing housing units is approximately 51,800 (46,100 in rural areas, 5,700 in resource lands).
- The number of permits for new residential units in rural and resource areas has declined to a steady average of about 500 houses per year since 2000, and fewer after 2007.
- This small amount of growth is expected to continue, consistent with the assumption in the CPPs of a small fraction of residential growth occurring in rural areas and resource lands.
- Of approximately 63,000 total parcels in rural and resource areas, about 52,000 are developed with residential, commercial, public or open space use. Another 11,000 parcels are vacant or could be subdivided under existing county zoning regulations.
- Many parcels in rural areas are smaller than the minimum lot size, because they were created long ago, before current zoning was in place.
- Approximately 14,300 additional housing units could be developed in rural and resource areas if all theoretically possible development occurred.
- The maximum number of housing units that could be built on vacant parcels is about 12,400, and there is potential for a maximum of 1,900 housing units on parcels that could be subdivided.
- In the five years since this analysis was done in 2007, fewer than 1,000 new housing units have been added in rural and resource areas, leaving a remaining potential for about 13,300 additional housing units as of 2012.
- At current rates of residential permitting, the rural area will still have undeveloped lots at the end of the planning period in 2031.

With regard to commercial and industrial uses, the major finding was as follows:

- Rural and resource areas have approximately 215 vacant parcels zoned for commercial or industrial uses, covering 3,200 acres. More than half of those parcels are in the "M" Mining zone classification, covering about 2,500 acres.

No data are available on commercial construction potential or employment potential of the rural and resource areas at this time.

Methodology and sources

The measurement of rural and resource land-uses relies on the same data sources as the Urban capacity analysis, but uses a different approach that reflects the unique development pattern and different policy expectations in rural areas. Land records and critical areas data are maintained at a finer level of detail in urban areas; data on rural and resource lands are sometimes incomplete. While every attempt was made to produce the most accurate information possible, the precision of the rural lot estimate reflects the limitations of the data sources available.

This measurement began with geographic information system (GIS) files from the King County Assessor's land records. GIS layers included Assessor real property and building files, zoning and UGA files from the Department of Development and Environmental Services (DDES), and critical areas files from the Department of Natural Resources and Parks (DNRP). Government-owned parcels (including US Forest Service), utilities and community open space parcels were removed. Critical areas were identified from DNRP slope and wetland files taken from the National Wetland Inventory, and appropriate buffers were applied. The analysis did not account for DDES's authority to reduce critical area buffers in certain circumstances. However, the analysis did recognize that vacant parcels below the minimum lot size could be allowed one housing unit; on parcels more than twice the minimum, the lot size factor was applied. Parcels with a housing unit were identified as subdividable if they were more than twice the minimum lot size. The maximum number of housing units was tallied for both vacant and subdividable parcels.

Exhibit 18. Residential Building Permits in Rural and Resource Areas, 1996 – 2011

Year	Rural Areas	Resource Lands	Total Residential Permits (Outside UGA)	Percent of King County Total
1996	878	37	915	8.0%
1997	886	33	919	7.6%
1998	829	38	867	6.1%
1999	705	25	730	5.0%
2000	549	29	578	3.9%
2001	476	37	513	4.3%
2002	453	20	473	4.1%
2003	451	30	481	4.2%
2004	484	43	527	4.6%
2005	412	31	443	3.5%
2006	423	20	443	3.7%
2007	392	19	411	2.7%
2008	n.a.	n.a.	213	1.9%
2009	n.a.	n.a.	153	3.9%
2010	n.a.	n.a.	108	1.7%
2011	n.a.	n.a.	103	1.5%

Source: King County, 2014