

Appendix F. Population and Household Projections: Comprehensive Plan Table L-3



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Table L-3 Population and Household Projection

OFM Average				Current Population ¹ and Households (HH)			Estimated Population & Household Growth ^{2,3,4,5} - April 2, 2017, to April 1, 2031 (current growth target)								
				As of April 1, 2017			Estimated April 1, 2020			Estimated April 1, 2025			Estimated April 1, 2031		
Area	Occup. Rate	Persons/HH	Acreage ⁵	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population
					Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH
Issaquah minus Villages & CI Area ⁶	0.95	2.31	5,093	9,130	8,695	20,082	9,547	9,092	20,999	10,132	9,650	22,288	11,245	10,710	24,736
Central Issaquah Outside Urban Core	0.95	2.31	383	1,094	1,042	2,406	1,751	1,668	3,852	1,896	1,805	4,170	2,085	1,986	4,586
Central Issaquah Urban Core and Rowley ^{4,7}	0.95	2.31	1,154	0	0	0	0	0	0	100	95	220	200	190	440
Highlands ²	0.95	2.31	78	4,287	4,083	9,430	4,518	4,303	9,938	4,837	4,607	10,640	4,837	4,607	10,640
Talus ³	0.95	2.31	918	1,394	1,328	3,066	1,394	1,328	3,066	1,581	1,506	3,478	1,581	1,506	3,478
Lakeside ⁹	0.95	2.31	116	298	284	656	298	284	656	323	307	710	355	338	781
Issaquah Total	0.95	2.31	7,742	16,203	15,431	35,640	17,508	16,674	38,511	18,869	17,971	41,505	20,303	19,337	44,660
Estimated Group Quarters ⁸				390			396			429			511		
Total Estimate				36,030			38,511			41,505			44,660		
2017 Official OFM Population				36,030											
Population History / Projection															
OFM & Census	1995	2000	2010	2010 - 2017		2018 - 2020			2020 - 2025			2025 - 2031			
	9,530	11,212	30,434	Approx. % increase	18.39%	6.88%			7.77%			7.60%			
				Avg. yearly %change	5.79%	3.39%			1.51%			0.67%			
Potential Annexation Areas (PAAs)															
PAA'S	Occup. Rate	Persons/HH	Acreage	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population
					Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH
East Cougar Mtn.	0.95	2.31	588	89	85	195	90	86	198	93	88	204	98	93	215
PAA Subtotal	--	--	588	89	85	195	90	86	198	93	88	204	98	93	215
Issaquah and the PAAs				16,292	15,516	36,225	17,598	16,760	38,708	18,962	18,059	41,709	20,401	19,430	44,875

1. The Washington State Office of Financial Management (OFM) provided the 2017 Population figures as of July 1, 2017, including the estimated Occupancy Rate and Persons/Household.

2. Issaquah Highlands includes the WSDOT TDR (excluding Bellevue College), Zero Energy (Z-home), TOD (YWCA) Development Agreement areas. Unit numbers for 2017 are based on existing conditions. Unit projections after 2017 are based on unbuilt residential entitlement that will be developed after the Development Agreement is terminated.

3. Talus units numbers for 2017 are based on existing conditions. The Development Agreement is slated to be terminated in 2017. Unit projections after 2017 are based on unbuilt residential entitlement that will be developed after the Development Agreement is terminated.
4. Rowley unit projections are for planning purposes only and may not reflect the intentions of Rowley Properties, Inc. The entitled total is 1,060 units over the 30-year buildout (2043). The minimum number of units is 500, required if a certain amount of commercial is developed, and is forecasted to be built between 2025 and 2031, near the end of the build out period. There are no units projected for Rowley.
5. Citywide Right-of-way areas are not included in the acreage calculations. Recent annexations of McCarry Woods, Issaquah Middle School, Lake Sammamish State Park, Bellevue Utility Island and King County Island are included.
6. Group Quarters include facilities such as dormitories, nursing homes etc. Estimate is updated annually and includes the Urban Villages. Projections are based on an average 1.6 % yearly increase.
7. 6,900 dwelling units needed for Regional Growth Center Designation (15 DU/acre). Central Issaquah Planned Action EIS assumes 6,125 units in Urban Core, outside Rowley DA. Rowley DA is allocated approximately 1,060 units. Approximately 7,185 total dwelling units allocated to the Urban Core and 1,315 outside the Urban Core in Central Issaquah.
8. Future estimates reflects a rate of growth in Issaquah (minus Central Issaquah and the Urban Villages) and in Central Issaquah outside the Urban Core of 1.6% per year. There are no units currently in Central Issaquah Urban Core and Rowley and no units are in the pipeline, so projections are based on the assumption that there could be 100 units by 2025 and 200 units by 2031. Refer to footnote 2 for information regarding Issaquah Highlands projections. Refer to footnote 3 for information regarding Talus projections. Refer to foot note 4 for informaiton regarding Rowley projections.
9. Lakeside unit projections are forecasted to grow by 1.6% beginning 2025. The entitled number of units is a maximum of 1,200 units over the 30-year buildout (2043).