



Growth in the Puget Sound Region

King County Planning Council

March 30, 2016



Puget Sound Regional Council

Growth in the Puget Sound Region

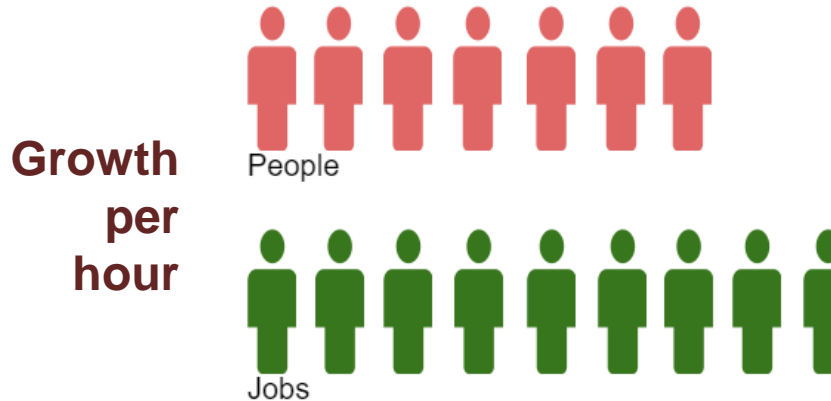
- Regional growth – strongest since 2005
- National comparisons
- Where within the region
- King County specifics
- Where within King County



We've Been Growing

The region grew by **63K people** and **76K jobs** last year (2014-15)

- That's more than 7 people per hour
- Nearly 9 jobs per hour



Another Tacoma

Since 2010 the region has grown by 208,000 people
...or the equivalent of a Tacoma



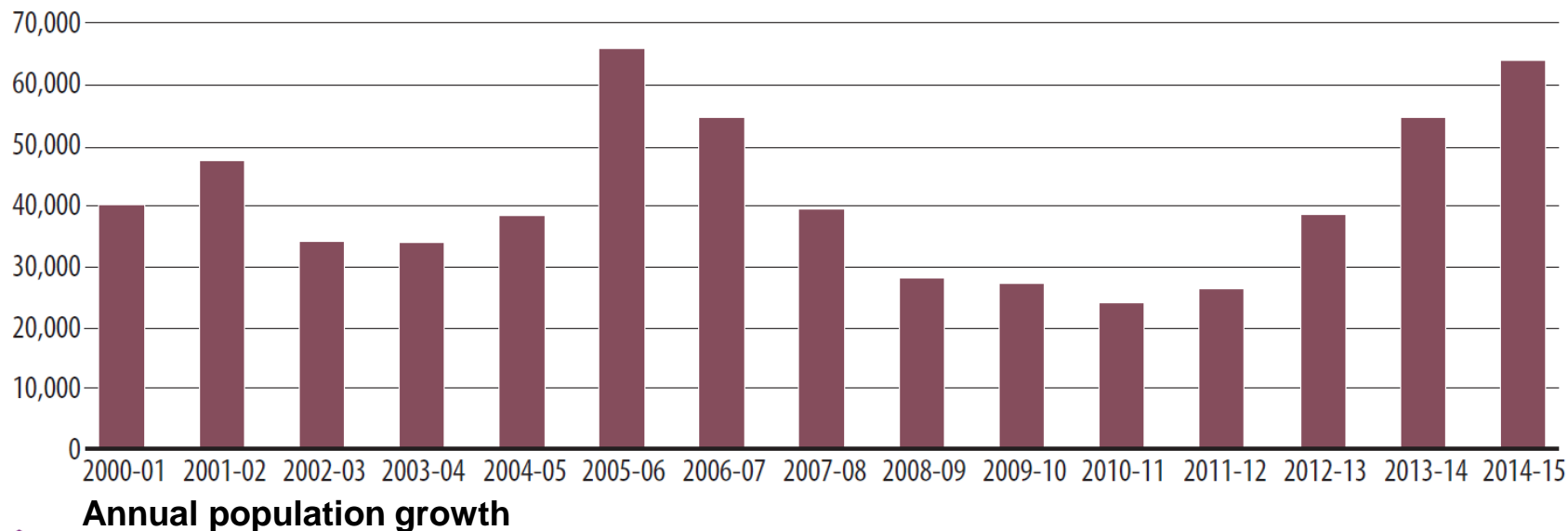
this Tacoma

not this Tacoma



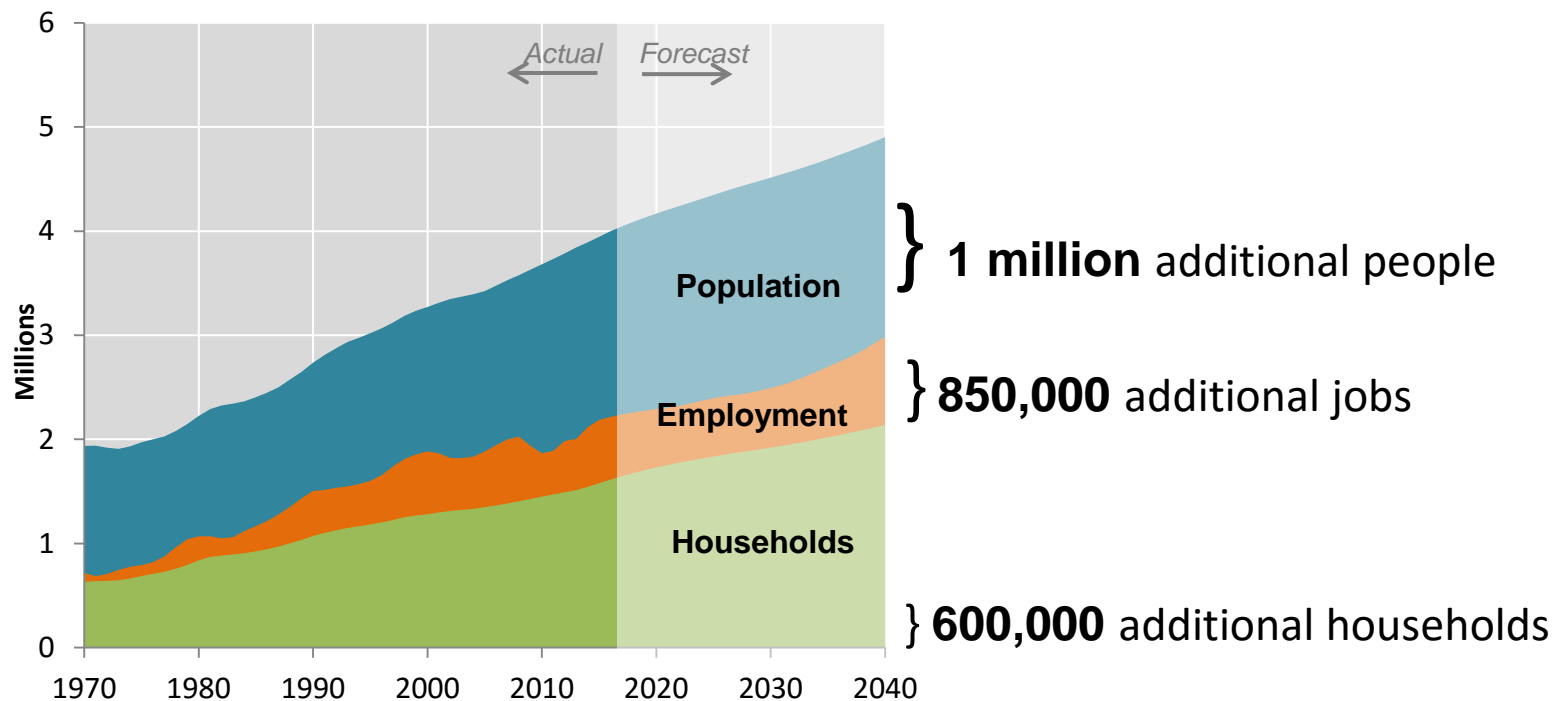
Strongest Growth Since 2005

- **Population growth slowed during recessions**
- **Accelerated in recent years**

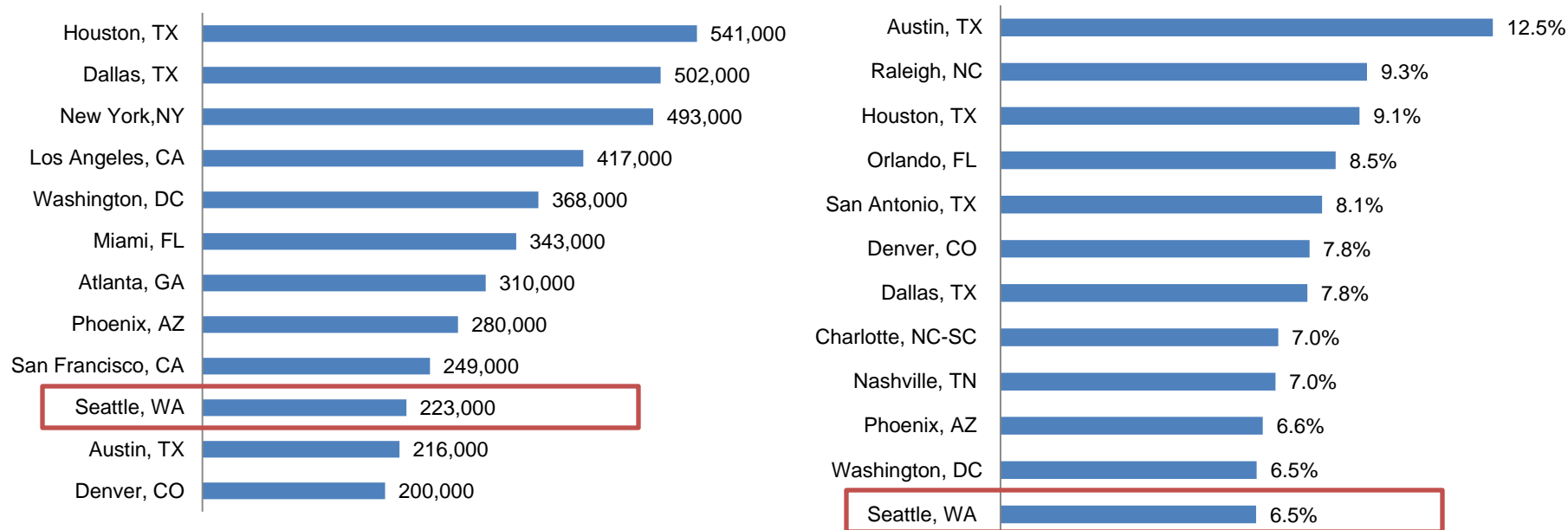


Puget Sound Population: 3.9 Million

- Expected to hit 4 million in 2017
- Nearly 5 million by 2040 – on track with VISION forecast



One of the Fastest Growing Regions in U.S.



Major U.S. Metro Areas Population Growth – Nominal and Percent Growth 2010-2014



But Not As Fast as Some Places

people/
hour:



7 Puget Sound



9 London Metro, UK



18 Houston Metro, TX
Sao Paulo, Brazil



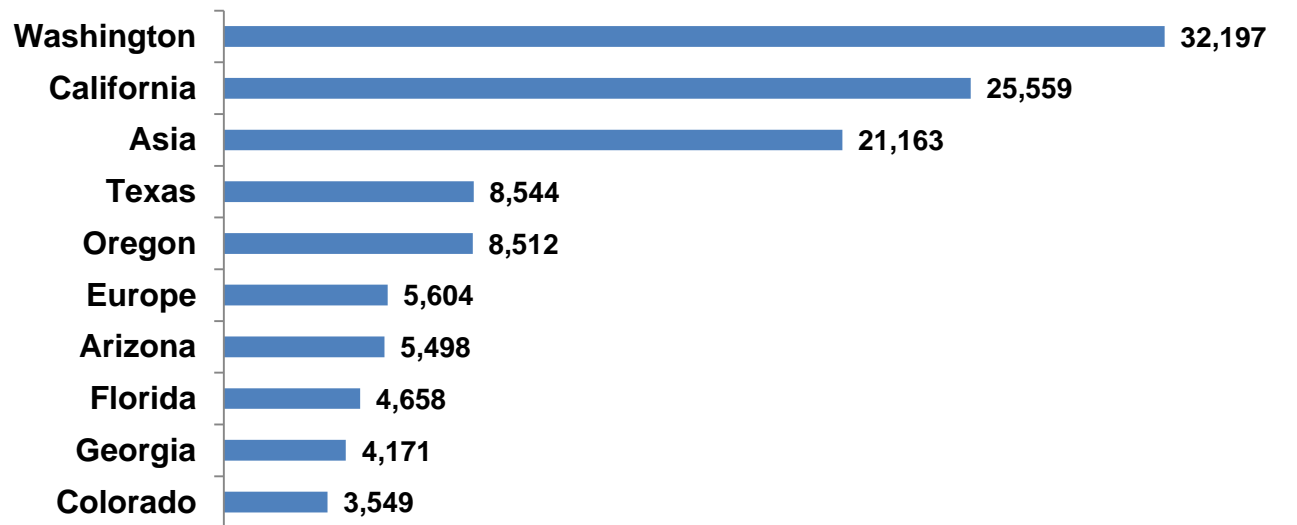
85 Lagos, Nigeria

Rate of population growth



Where are people from?

In-state relocation tops migration



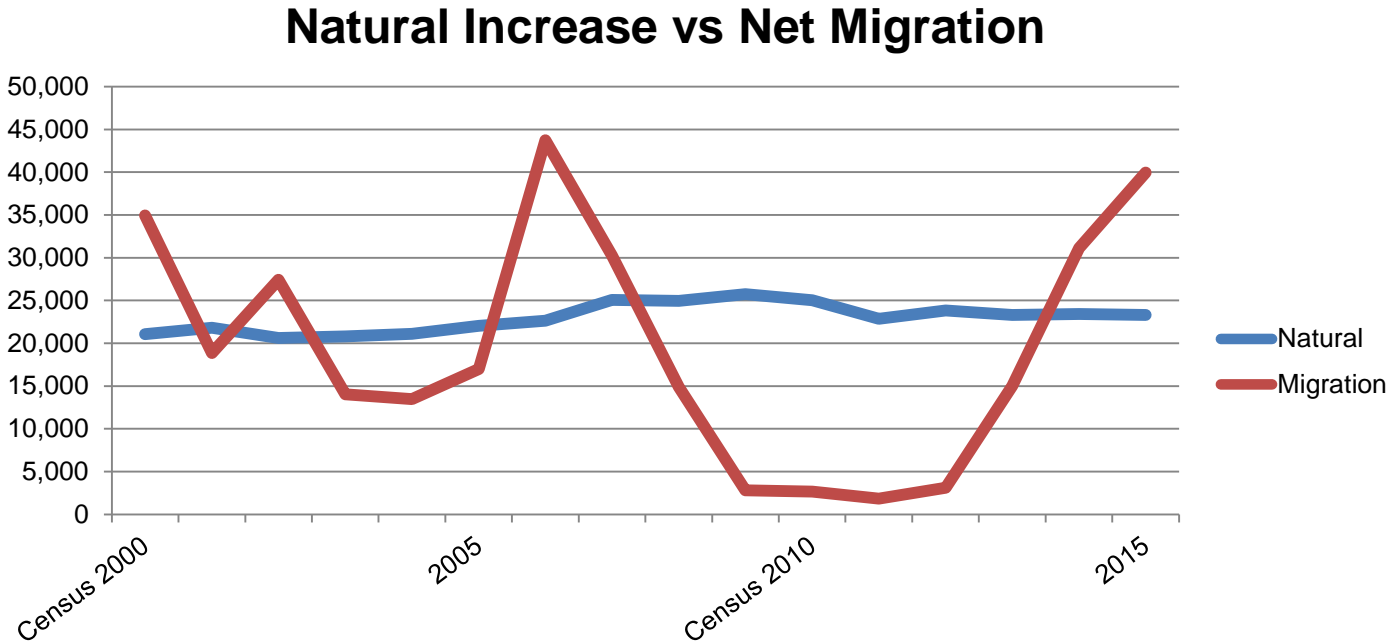
Place of prior year residence
Census ACS 2009-2013

Total from other
countries: **35,084**



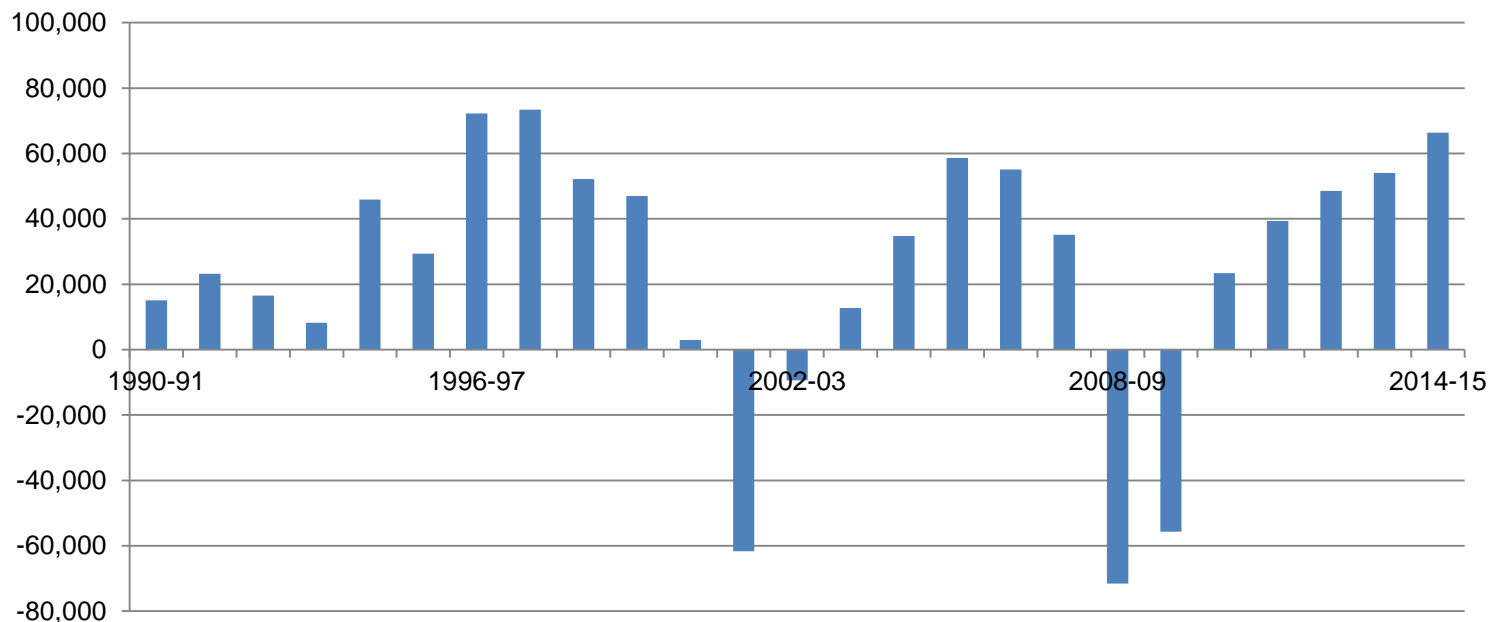
Migration Follows the Economy

Natural increase is a constant



Largest Annual Job Increase Since 1997-98

Annual Change in Wage & Salary Employment

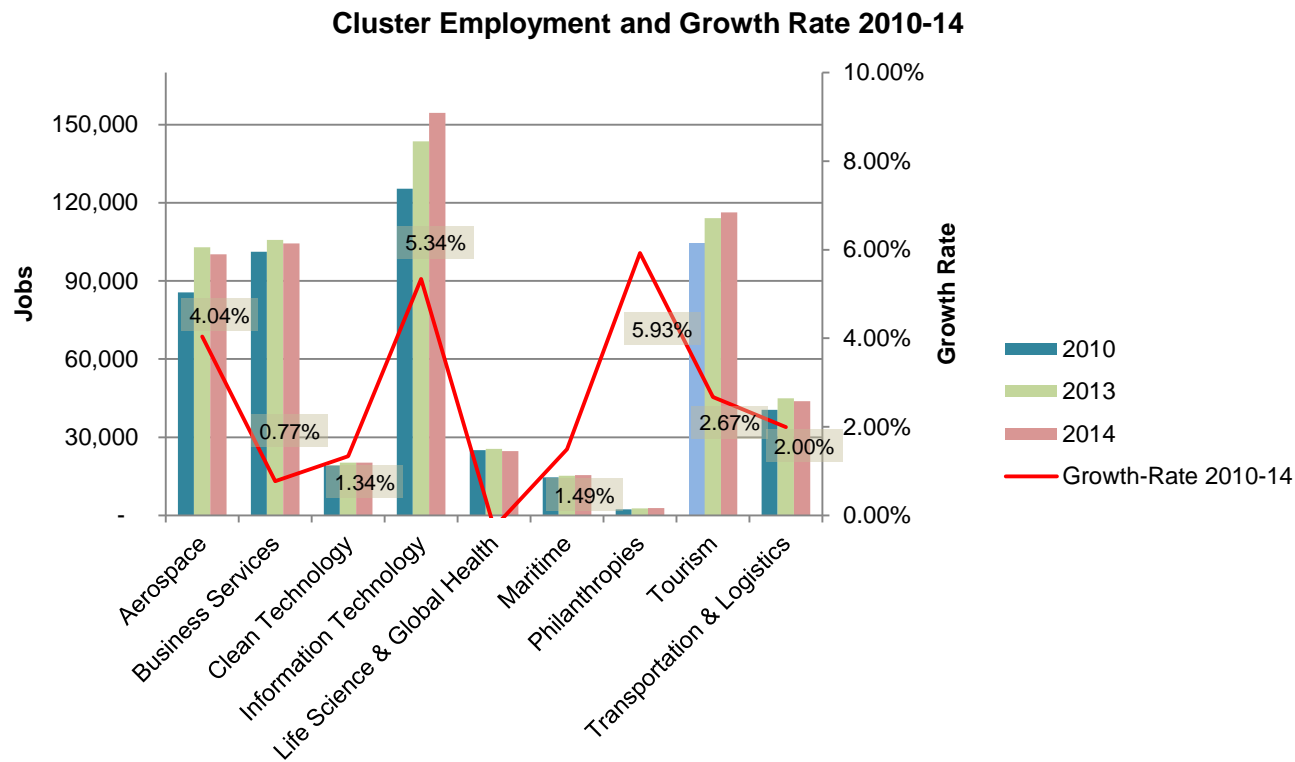


- **Recession lost over 120,000 jobs regionally; recovered from job losses in 2013**
- **In 2014-15 grew by about 66,000 wage & salary employment jobs, or about 76,000 total jobs**



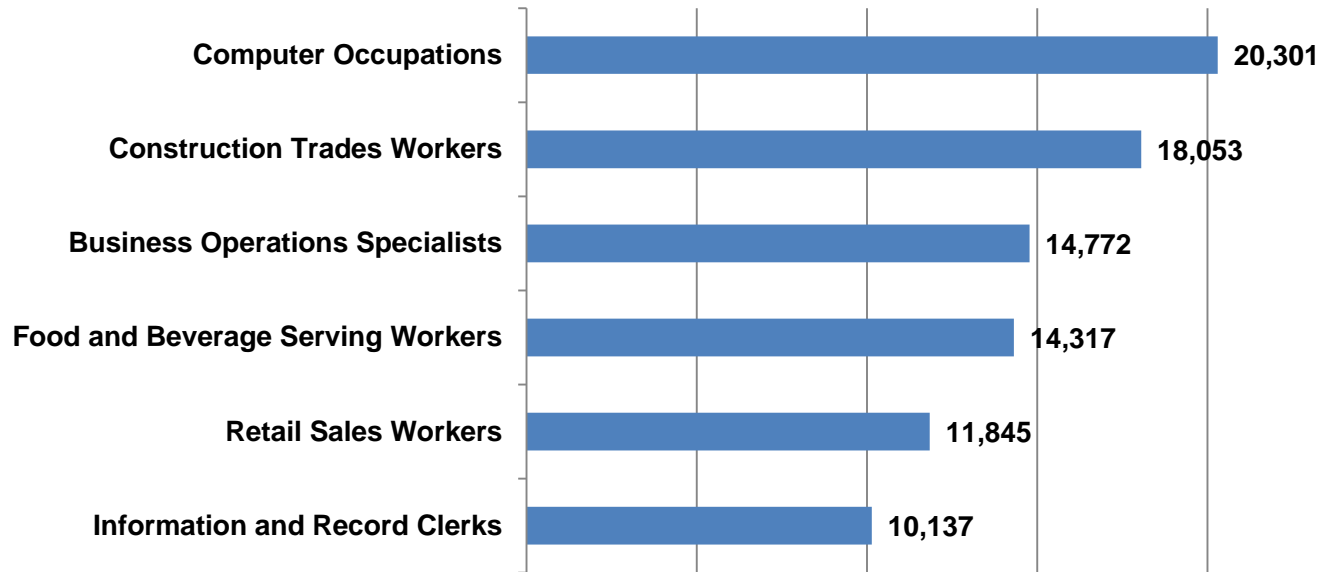
2 Million Total Jobs in the Region

Strong growth in our IT and aerospace industry clusters



Tech is Hot

Computer jobs have led growth for past 5 years

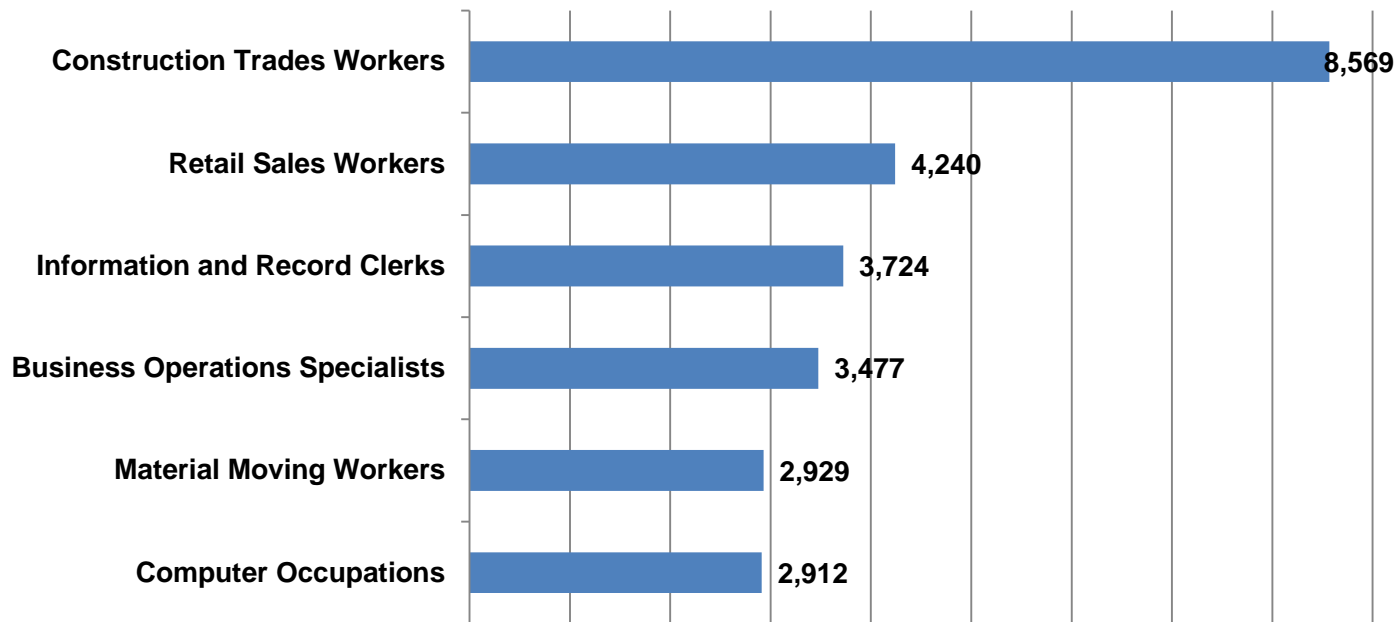


2010-15 employment growth for top categories



Growth = Construction Jobs

Construction jobs saw greatest gain last year

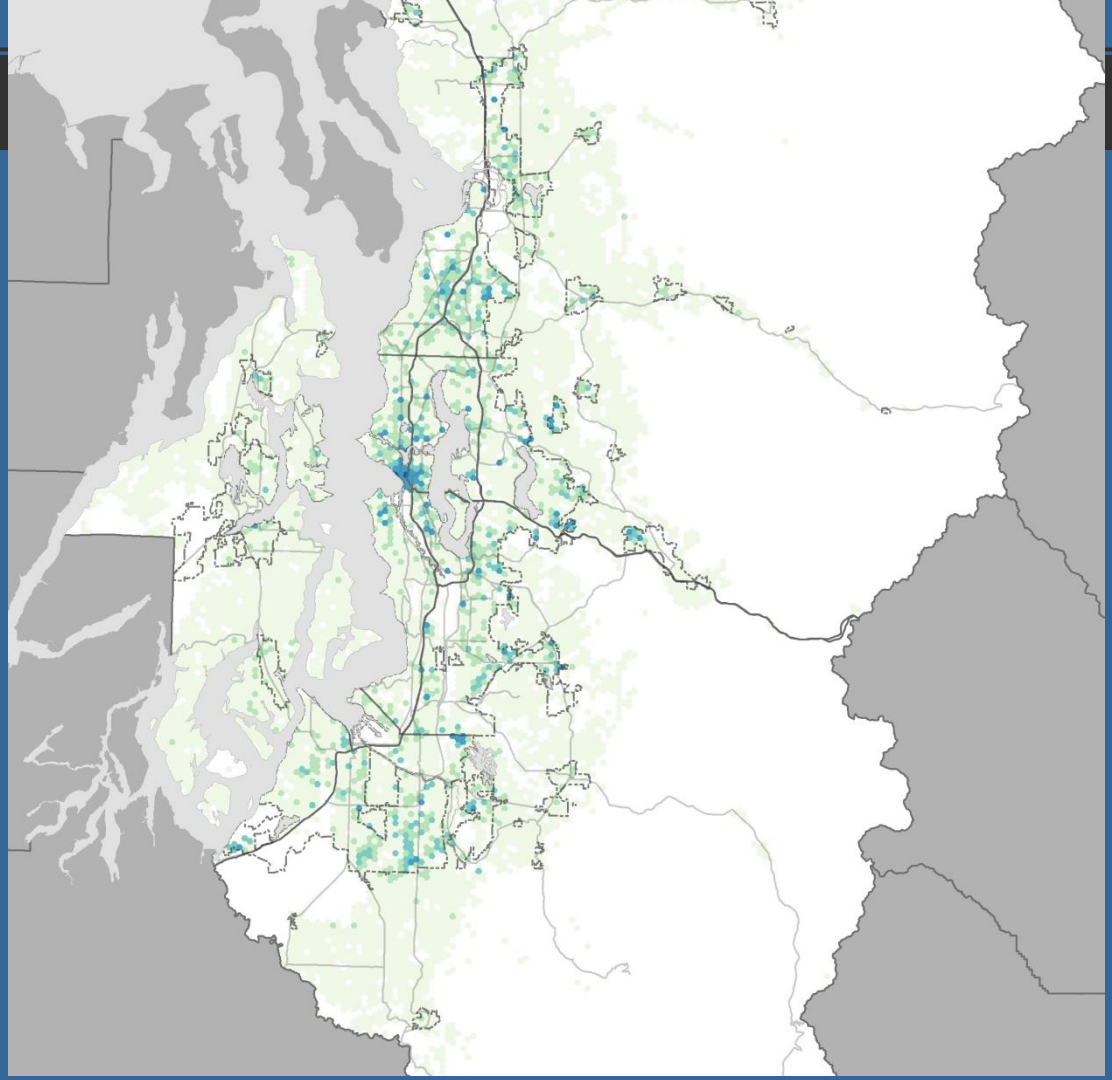


2014-15 employment growth for top categories



Where is Growth?

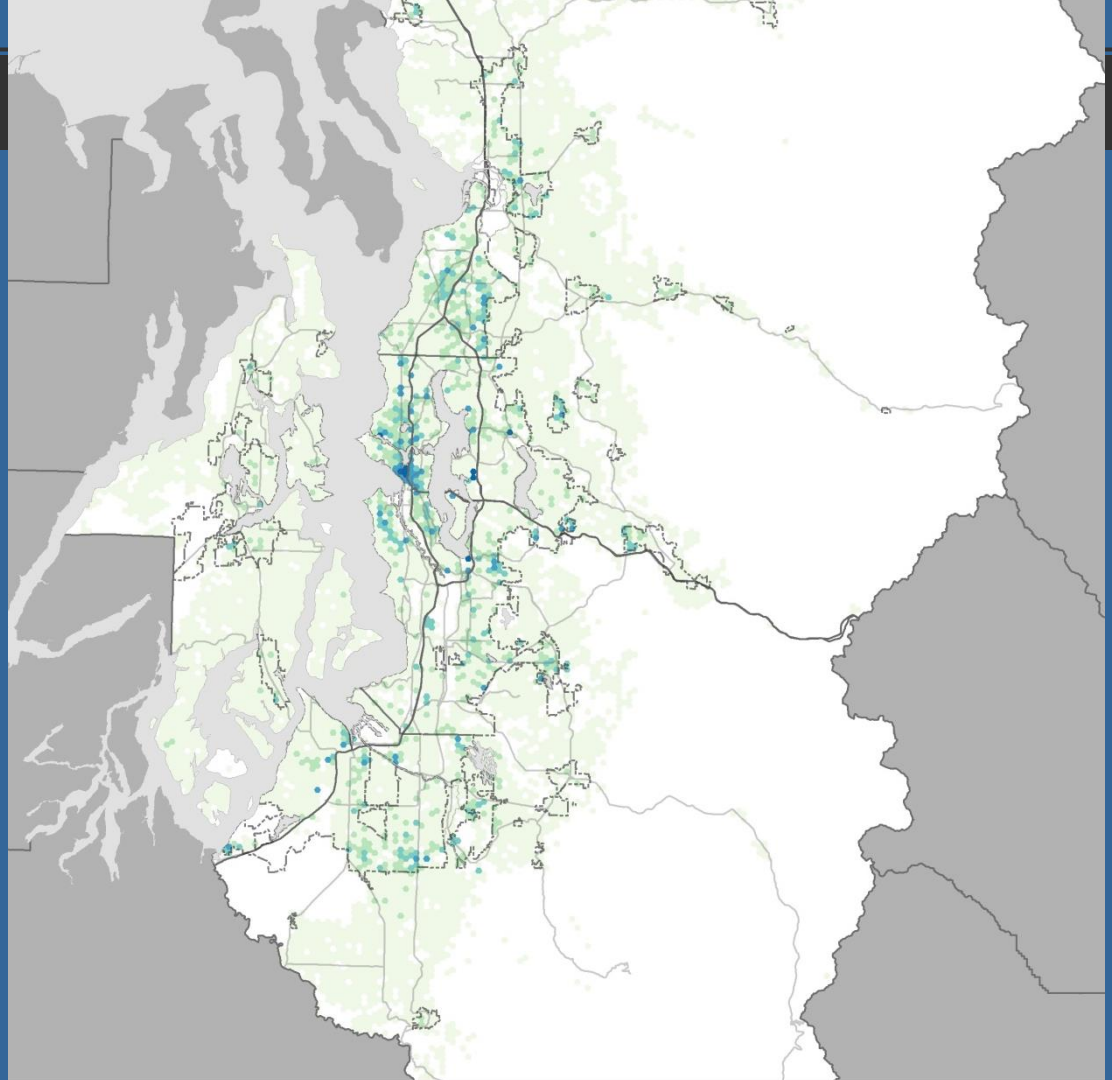
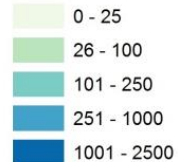
- Permitted housing units 2000-2004
 - 134,000 new housing units



Where is Growth?

- Permitted housing units 2005-2009
 - 117,000 new housing units

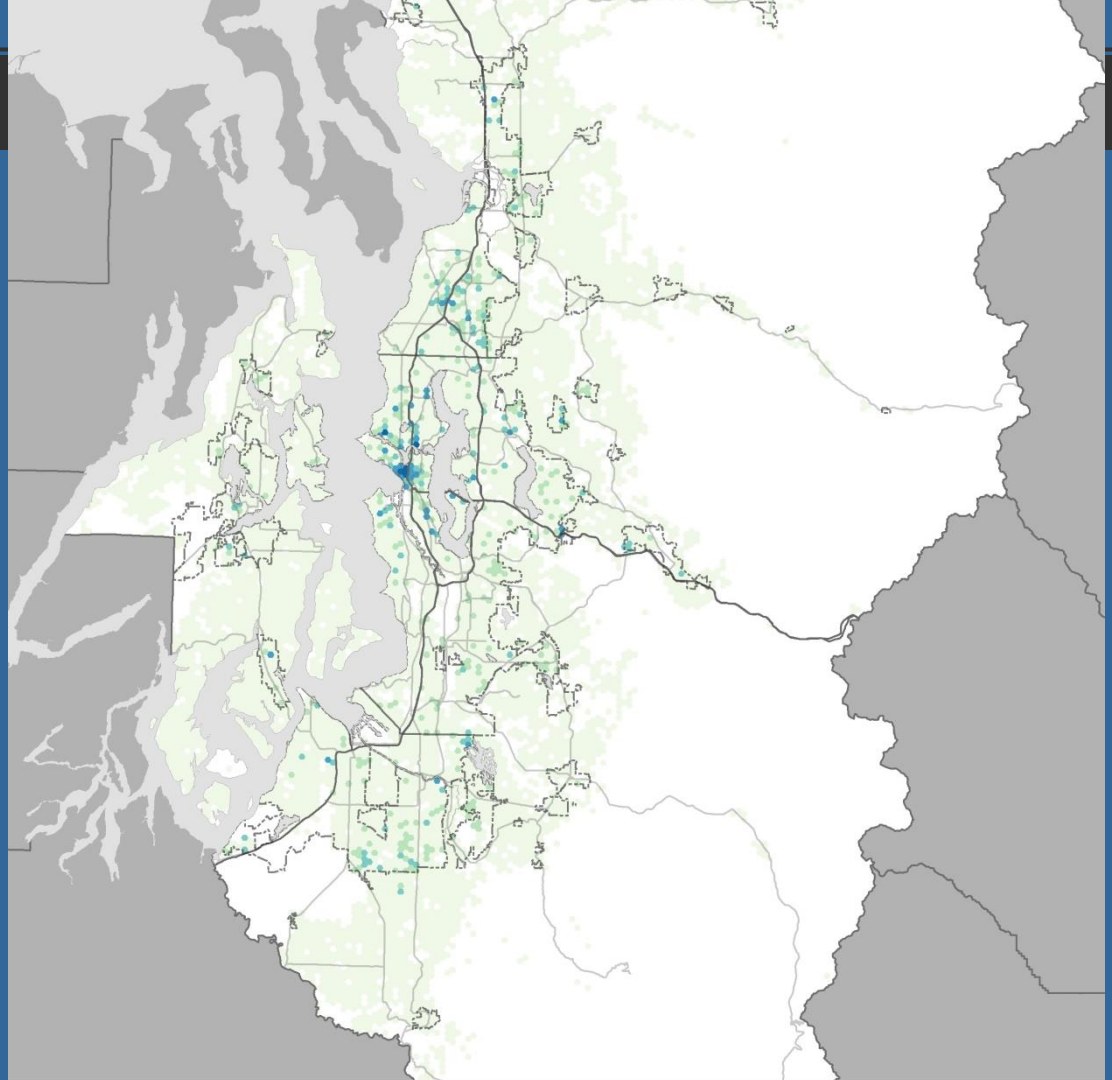
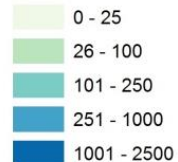
Permitted Housing Units



Where is Growth?

- Permitted housing units 2010-2013
 - 67,000 new housing units
 - (3 year period)

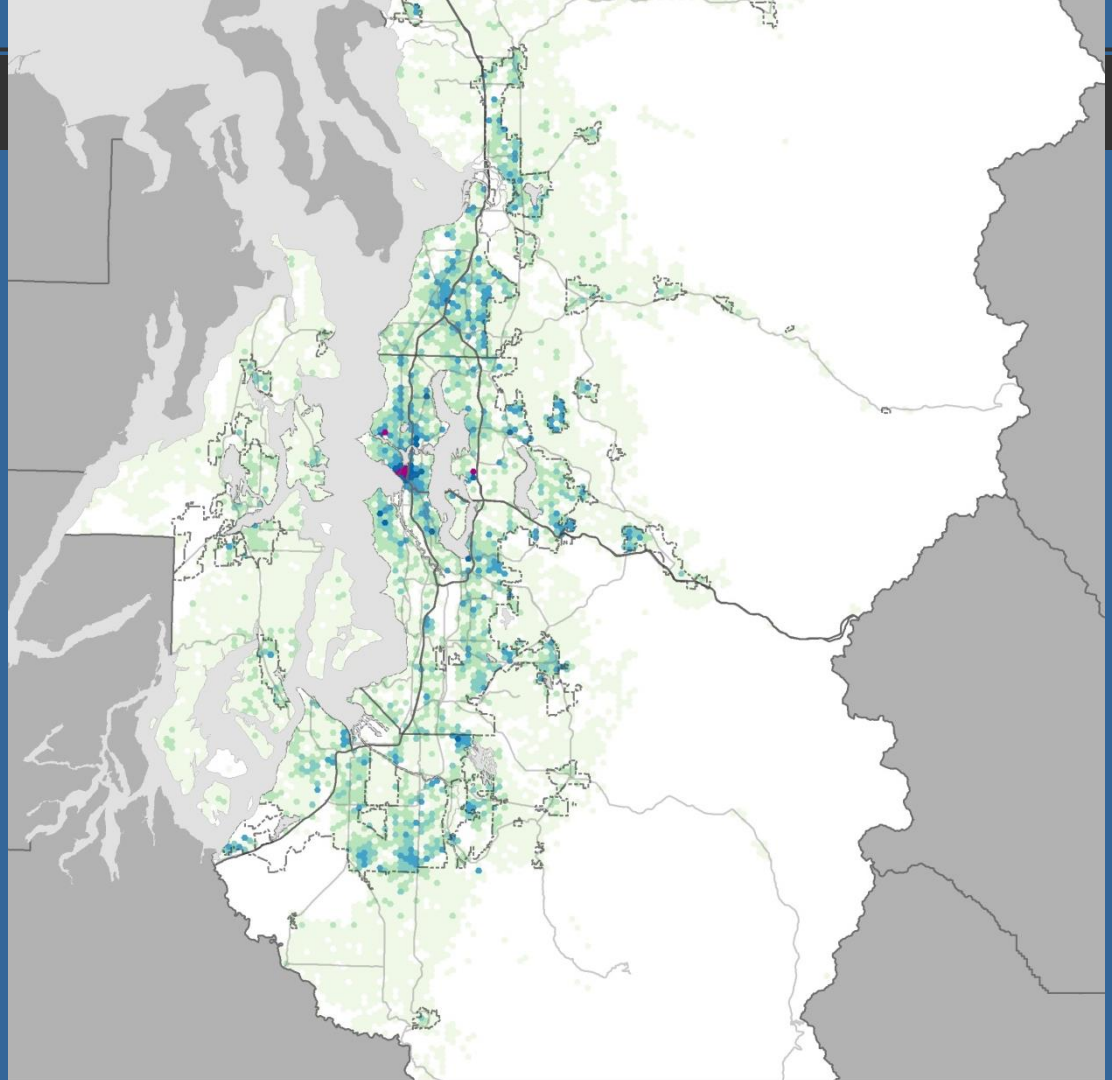
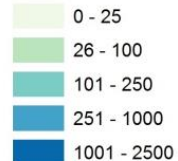
Permitted Housing Units



Where is Growth?

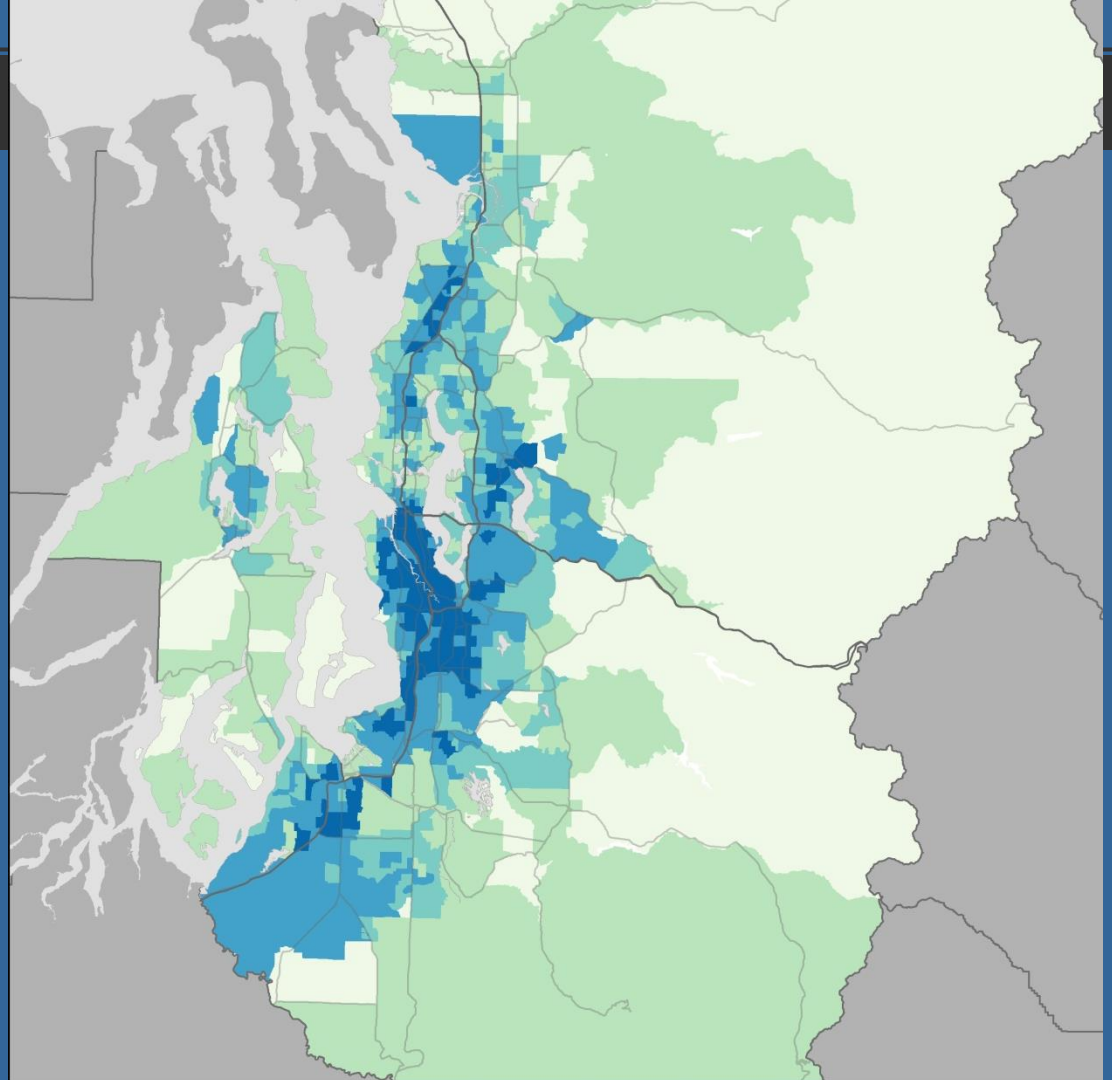
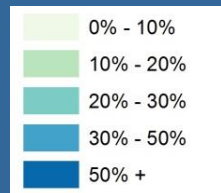
- Total permitted housing units 2000-2013
 - 318,000 new housing units

Permitted Housing Units

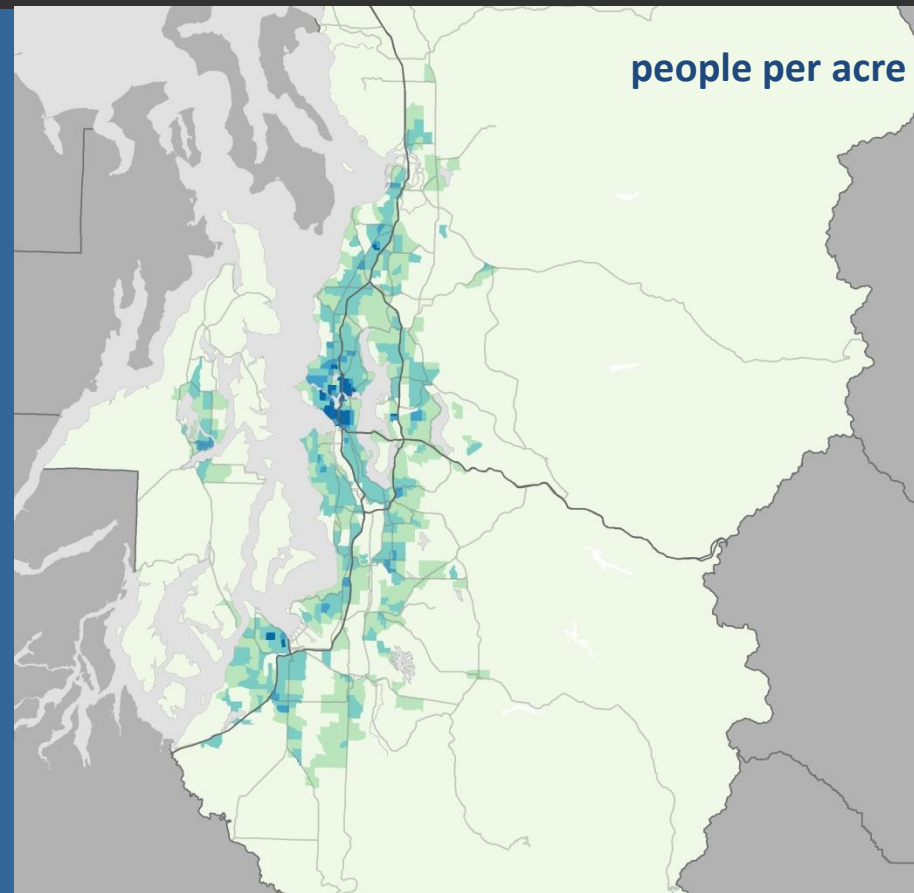
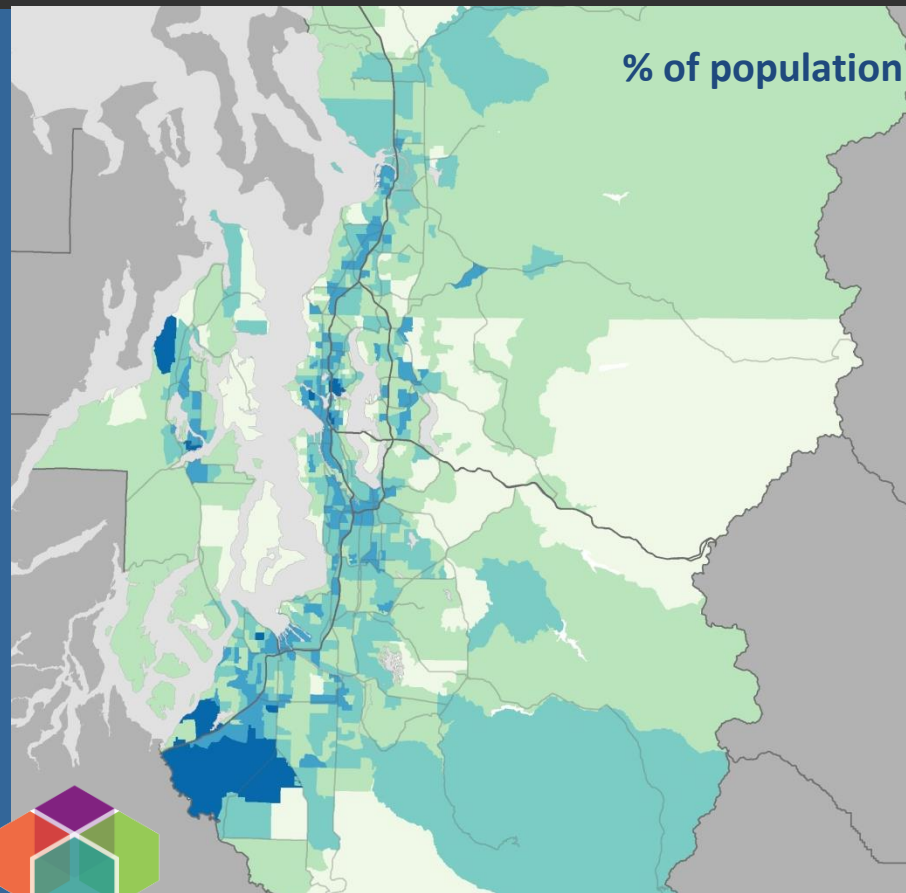


Demographic Shift

- % Minority in 2014
- Minority population increased from 15% (1990) to 34% (2014)
- Foreign-born population contributed to 38% of total population growth 1990-2014

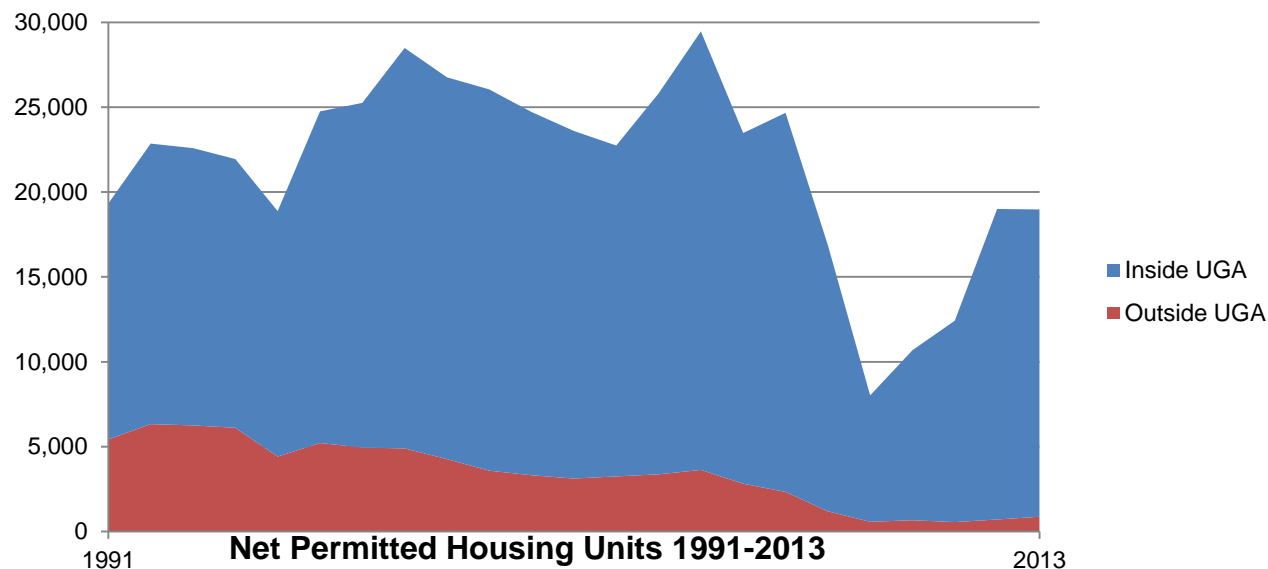


Young Adults (18-29)



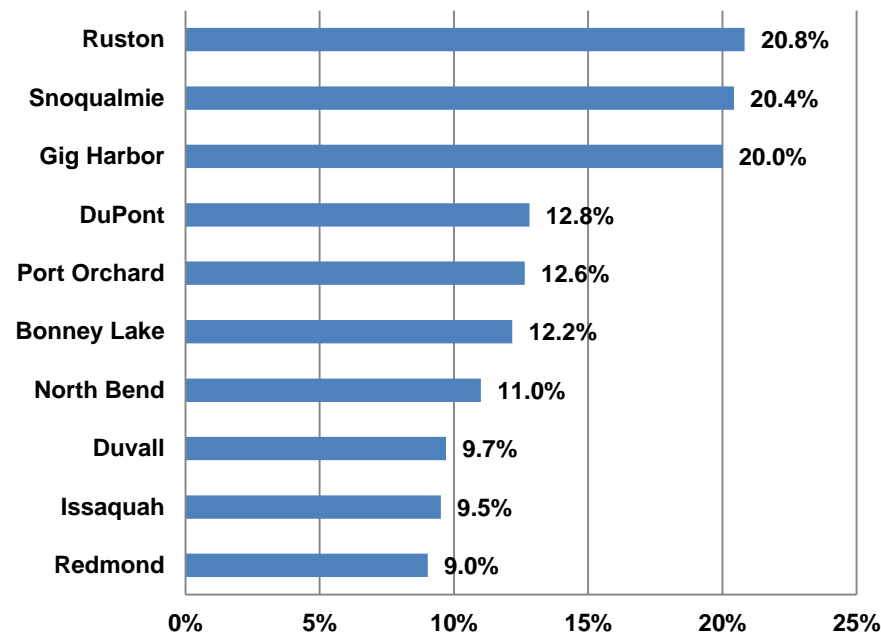
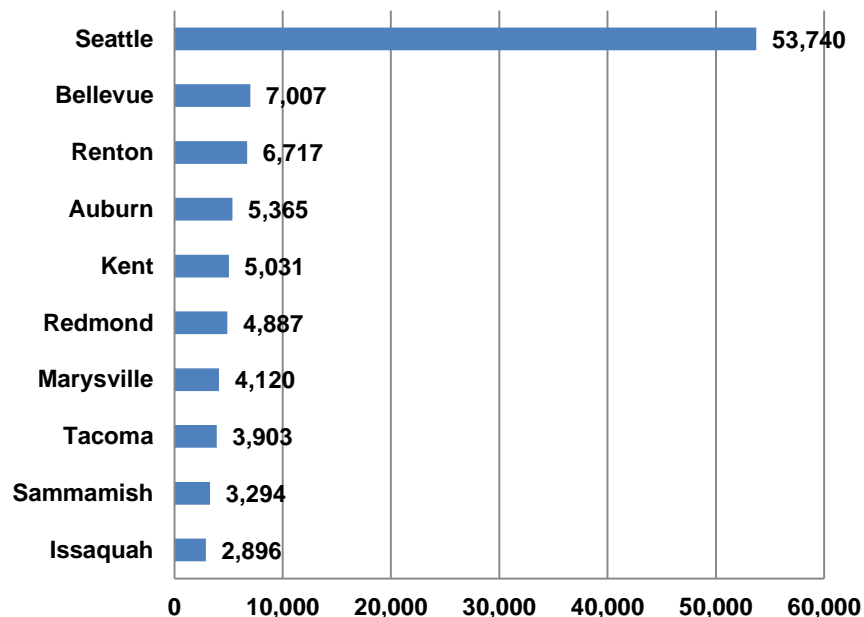
New Growth is in Cities and Urban Areas

- **95% of new housing was built in cities and urban areas (2013)**
- **Compared to 72% in 1991**
- **Rural lands are staying rural**



Cities Growing the Most and the Fastest

Seattle Tops Local Cities



Population growth and percent increase 2010-15 excluding annexations



Strongest Job Growth in Regional Centers

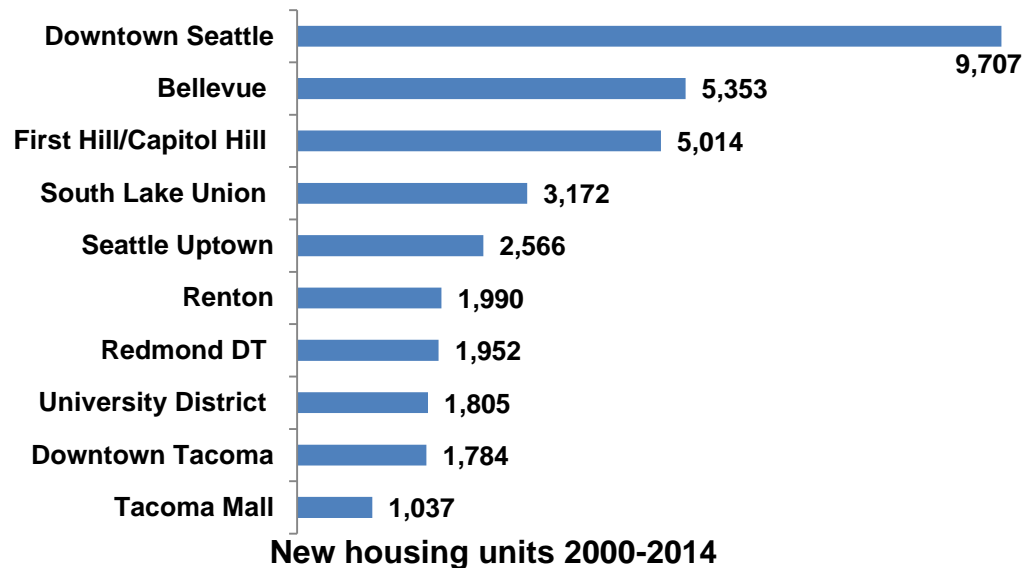
- **33% of the region's job growth going into regional growth centers - just 3% of the urban land area (covered employment for 2010-2014)**
- **Since 2010:**
 - **52,000 more jobs in regional growth centers**
 - **18,000 more jobs in manufacturing/industrial centers**



More People Living in Regional Centers

- Regional centers have some of the strongest housing growth
- Since 2000 14% of housing growth has occurred in regional growth centers
- Pop-to-job ratio has increased from 0.29 to 0.37 improving jobs/housing balance

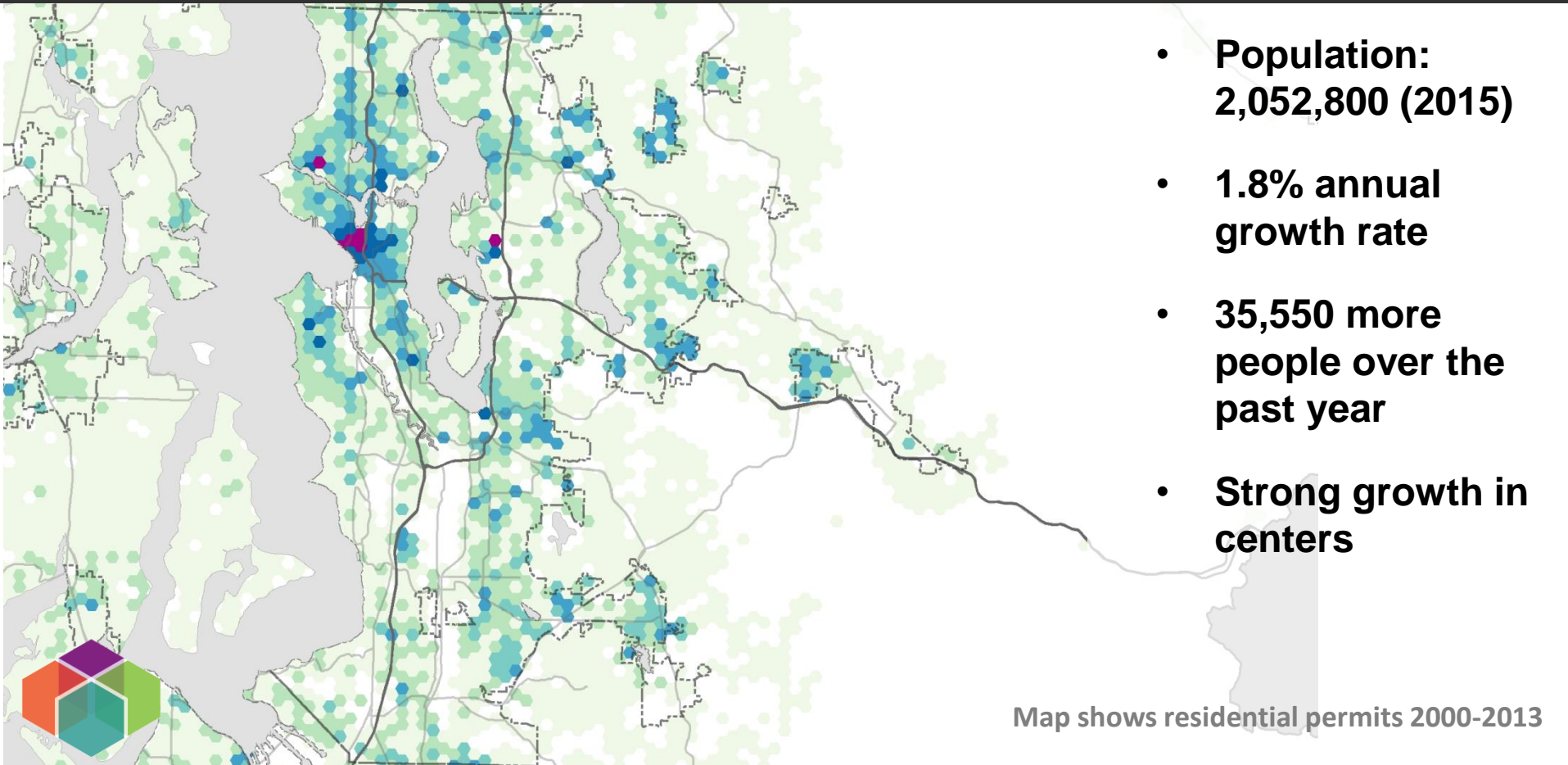
Top Performing Regional Growth Centers



38,000 total new housing units among all regional growth centers 2000-2014



King County



- **Population:**
2,052,800 (2015)
- **1.8% annual
growth rate**
- **35,550 more
people over the
past year**
- **Strong growth in
centers**



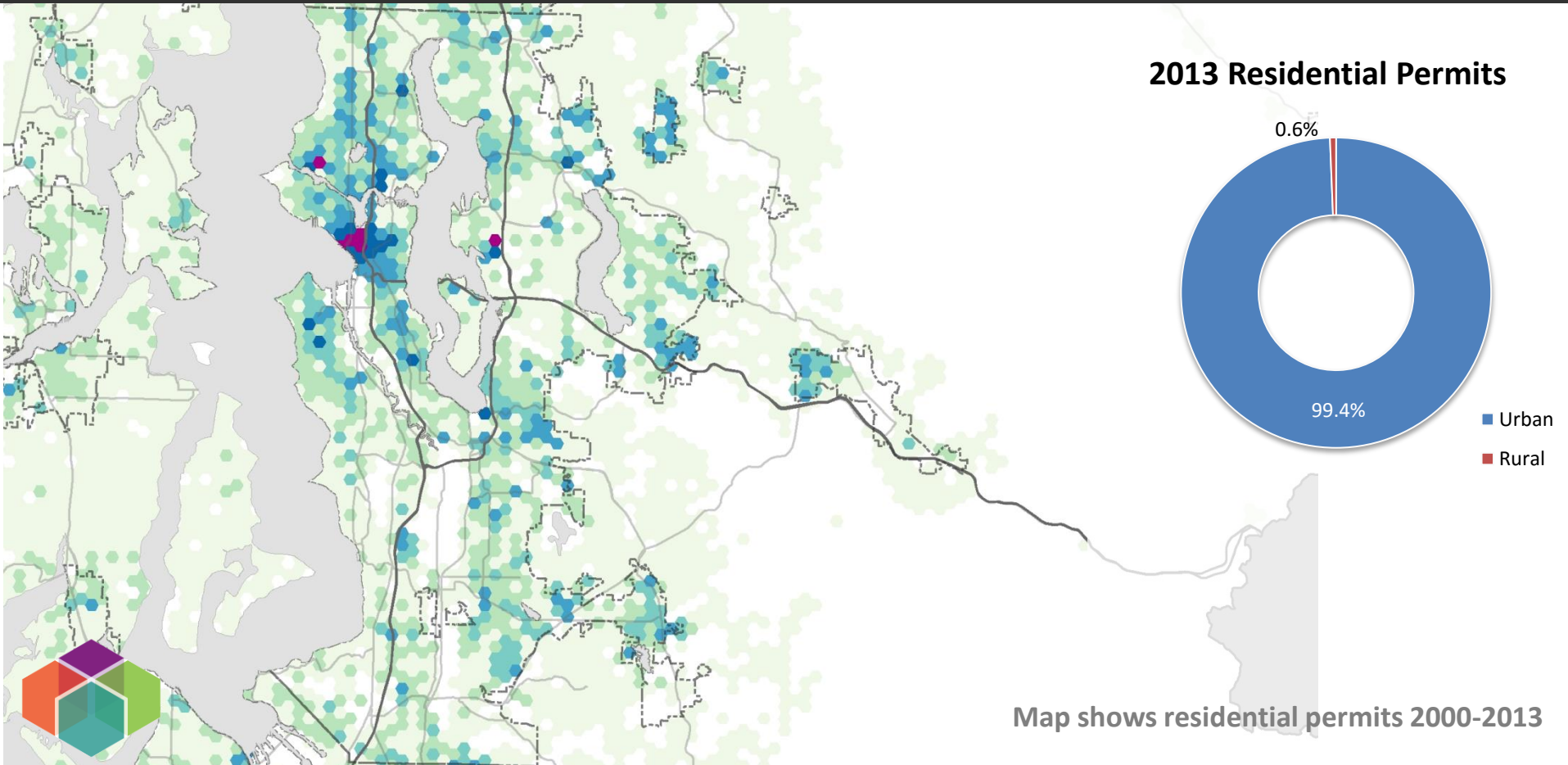
Population Growth Share

| | King | Kitsap | Pierce | Snohomish | Total |
|----------------------------|--------------|---------|---------|-----------|-----------|
| Illustrative Adjusted RGS* | 42.3% | 8.7% | 23.0% | 26.1% | 1,632,000 |
| | 690,200 | 142,000 | 374,600 | 425,200 | |
| 2000 Base | 53.0% | 7.1% | 21.4% | 18.5% | 3,275,800 |
| | 1,737,000 | 232,000 | 700,800 | 606,000 | |
| 2000-2008 Change | 42.9% | 5.0% | 26.1% | 26.0% | 358,800 |
| | 154,100 | 17,900 | 93,500 | 93,300 | |
| 2008-2014 Change | 62.8% | 3.0% | 13.4% | 20.8% | 200,800 |
| | 126,100 | 6,000 | 27,000 | 41,700 | |
| 2000-2014 Change | 50.1% | 4.3% | 21.5% | 24.1% | 559,600 |
| | 280,200 | 23,900 | 120,500 | 135,000 | |

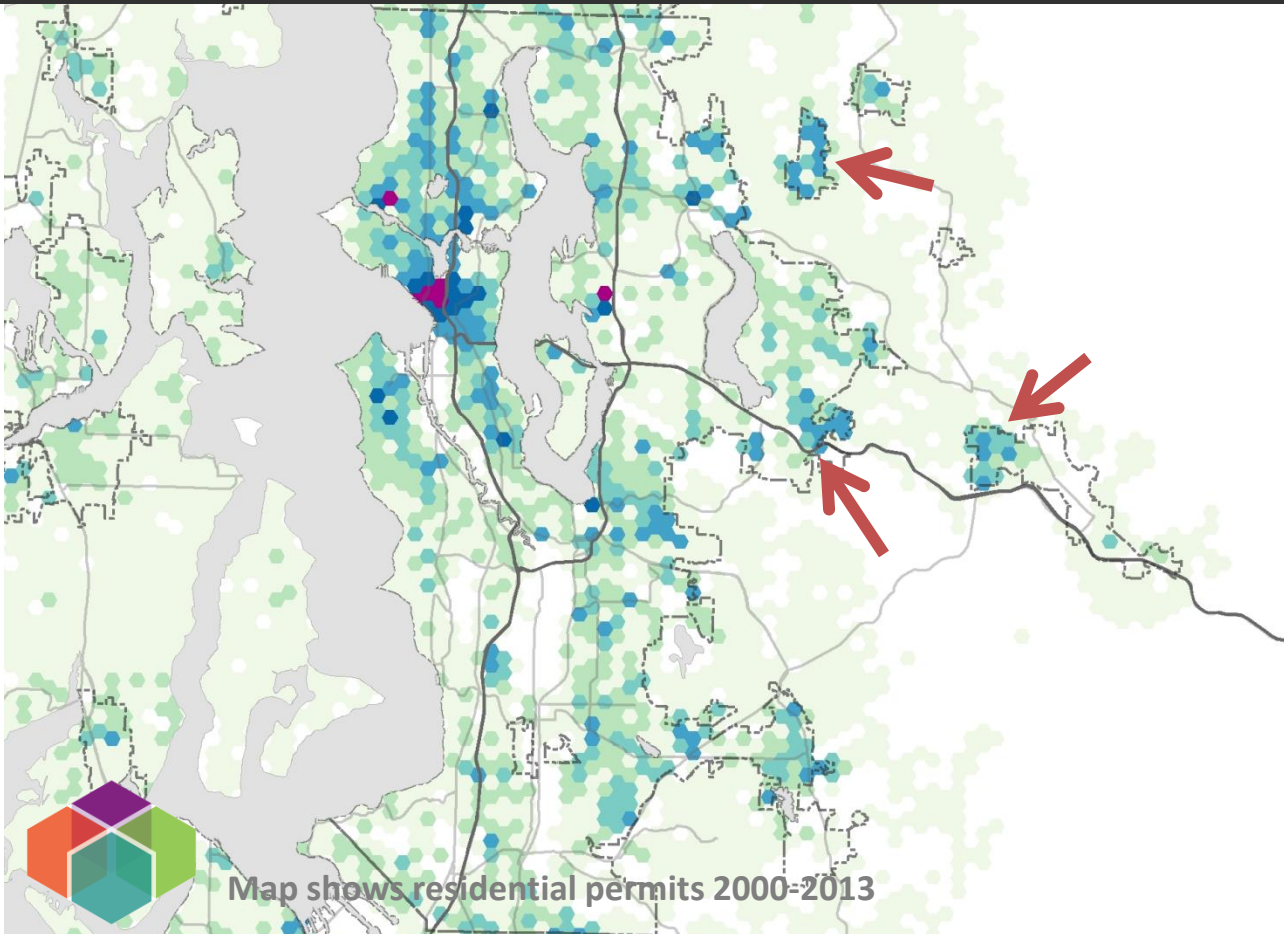
* Adjusted to reflect the 2015 regional macroeconomic forecast, boundary changes through April 1, 2014, and Lake Stevens reclassification



Urban/Rural



Master Planned Communities

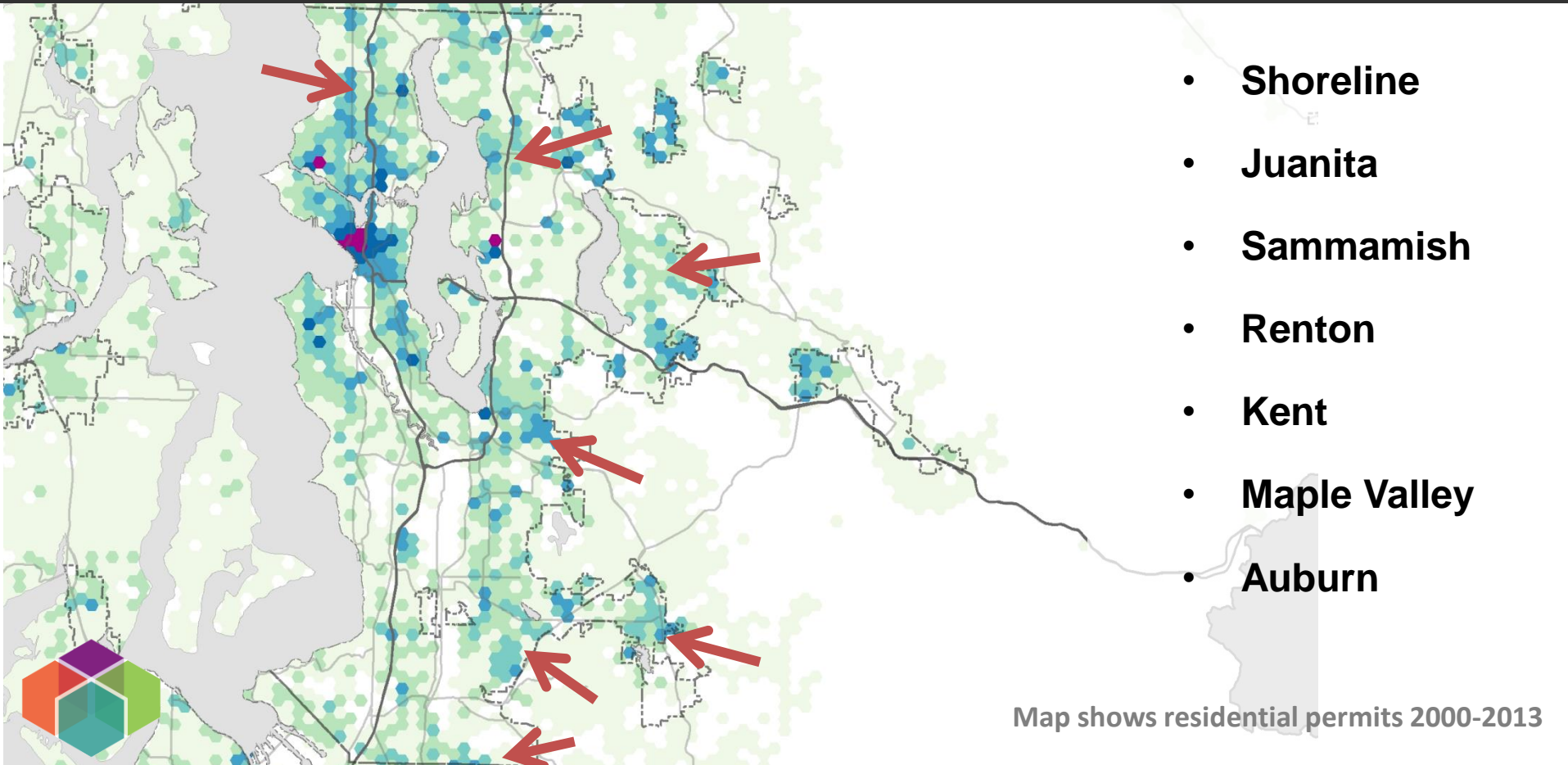


Map shows residential permits 2000-2013

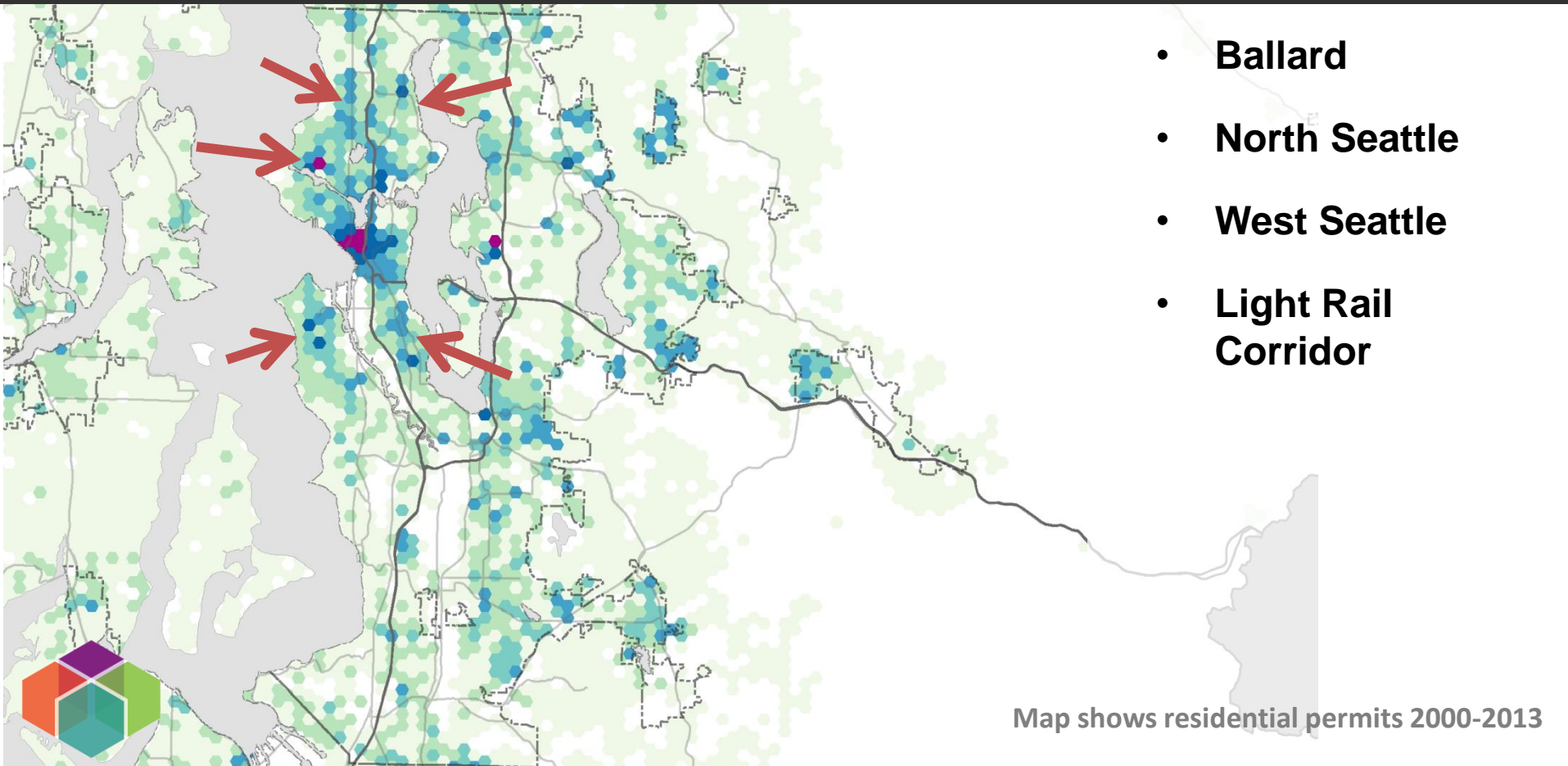
- Redmond Ridge
- Issaquah Highlands
- Snoqualmie Ridge



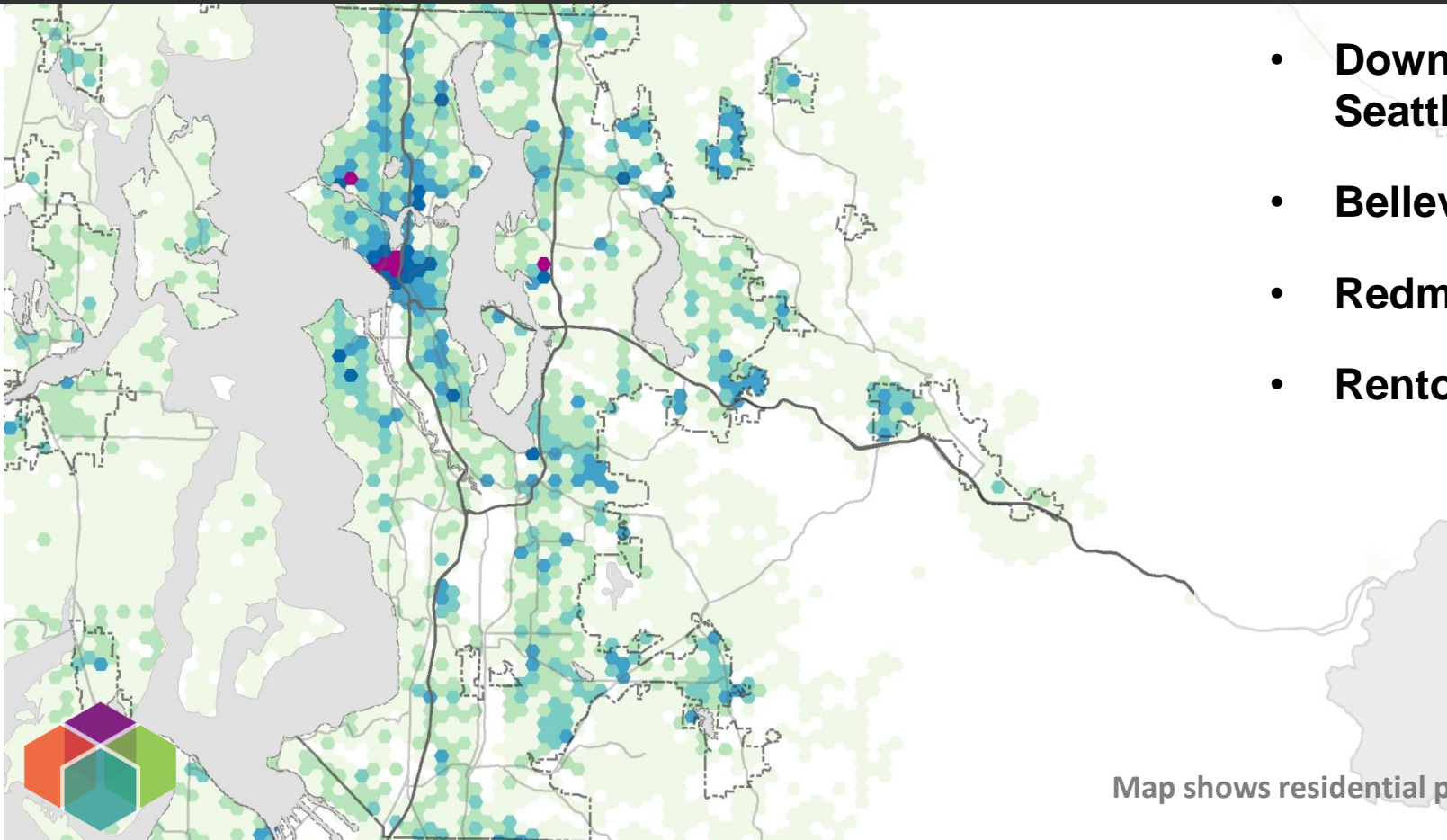
Suburban Infill



Seattle Neighborhoods



Urban Centers

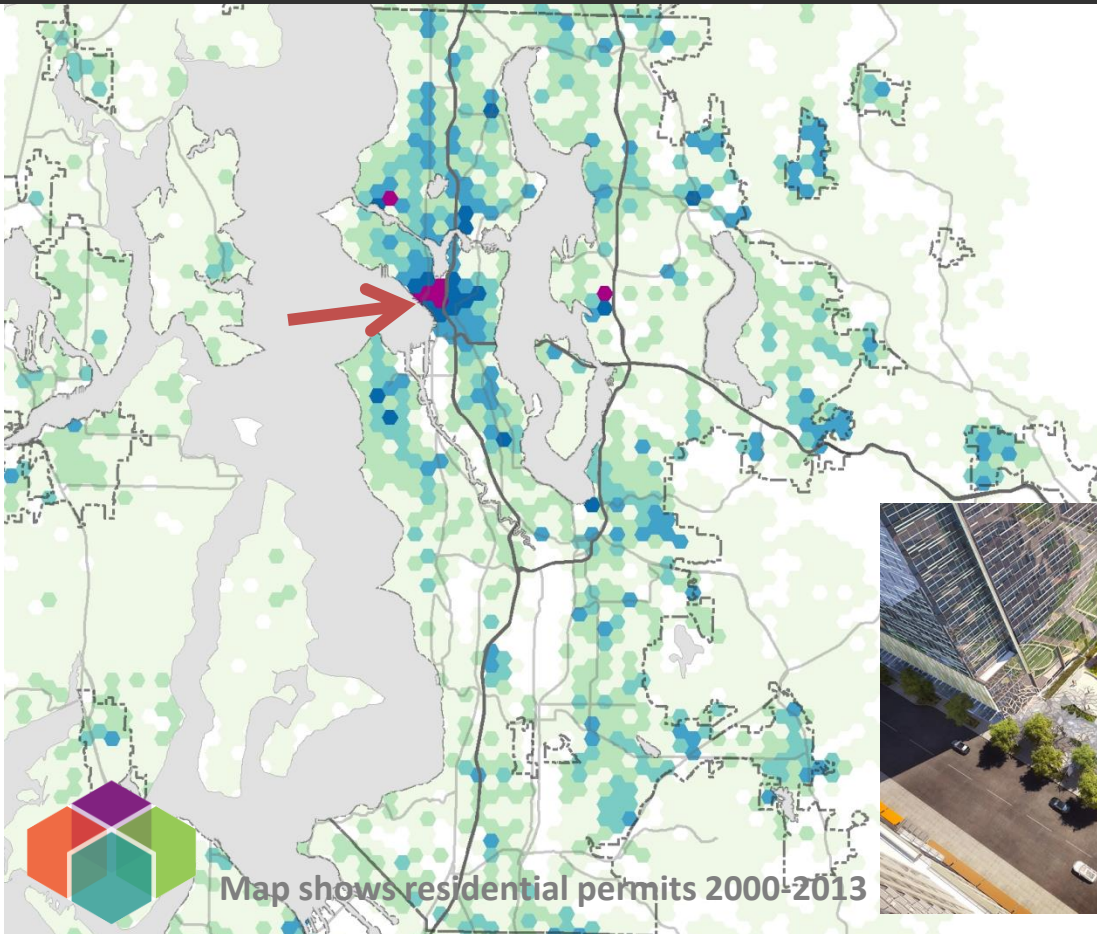


- **Downtown Seattle/SLU**
- **Bellevue**
- **Redmond**
- **Renton**

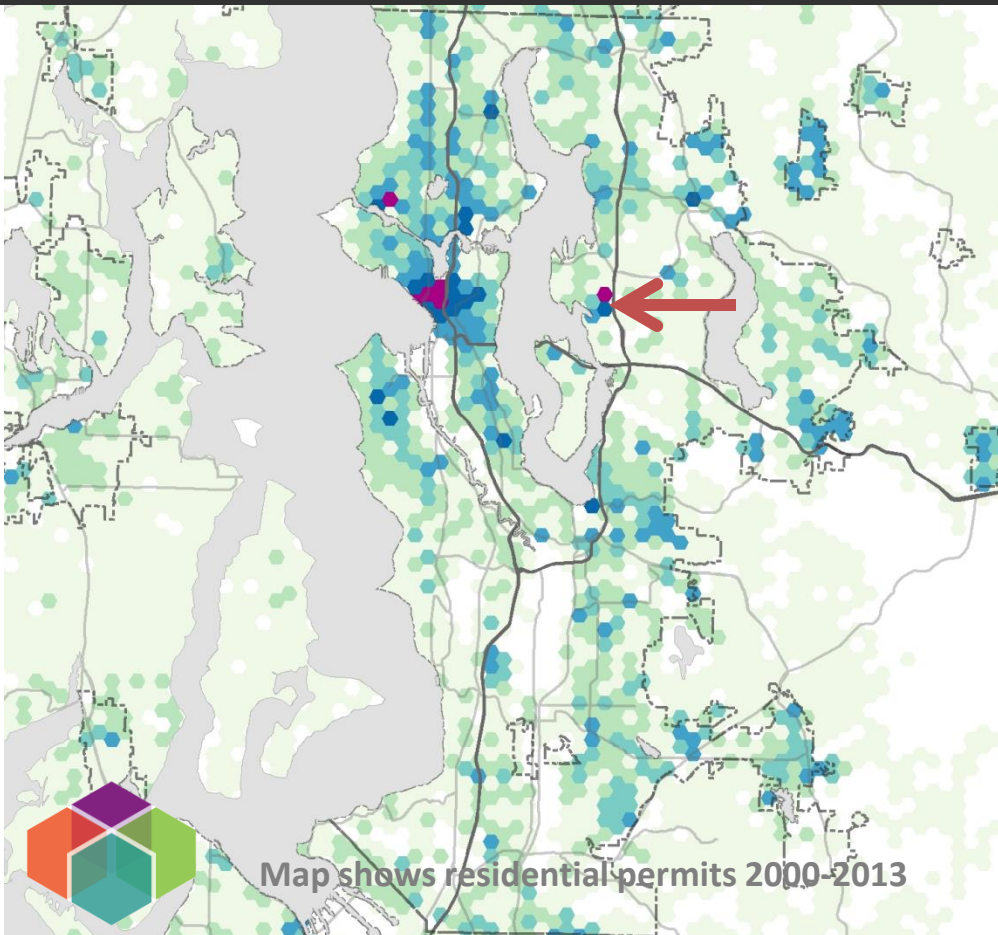
Map shows residential permits 2000-2013



Seattle Core



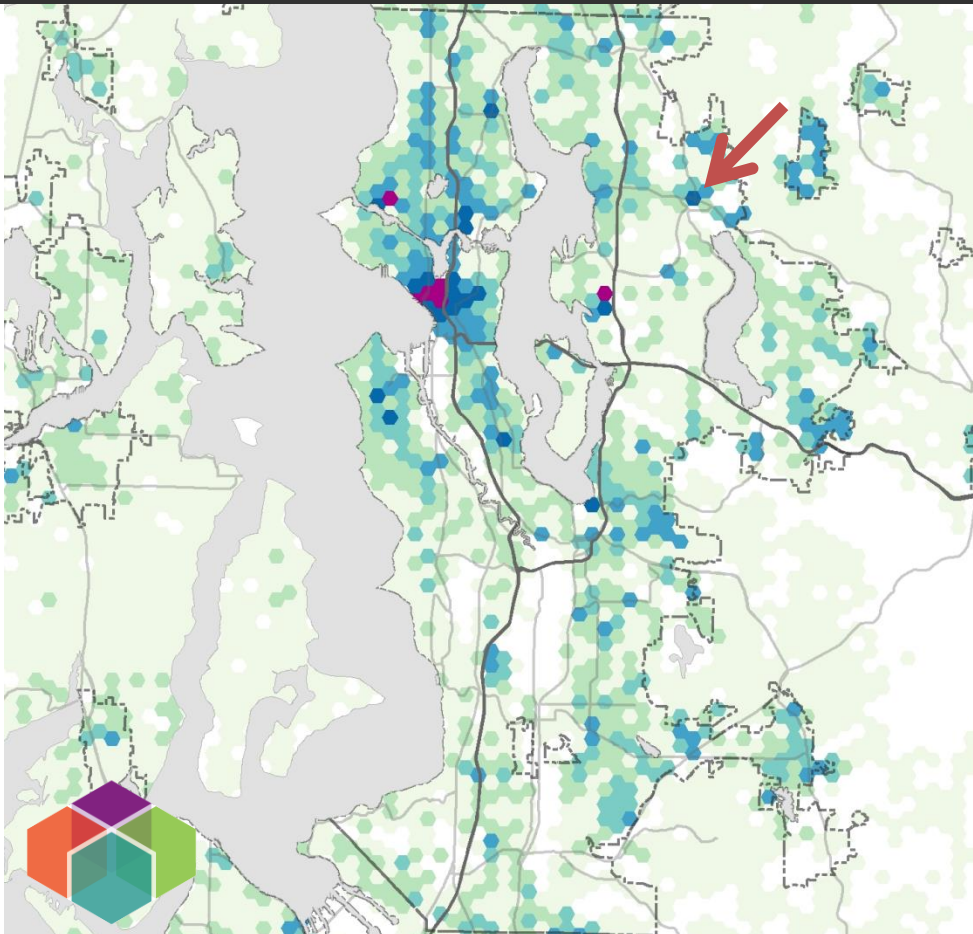
Downtown Bellevue



Map shows residential permits 2000-2013



Downtown Redmond



Map shows residential permits 2000-2013

Challenges



| | Average Hours in Traffic Annually |
|--------------------------------------|--------------------------------------|
| 1. Washington DC-VA-MD | 82 |
| 2. Los Angeles-Long Beach-Anaheim CA | 80 |
| 3. San Francisco-Oakland CA | 78 |
| 4. New York-Newark NY-NJ-CT | 74 |
| 5. San Jose CA | 67 |
| 6. Boston MA-NH-RI | 64 |
| 7. Seattle WA | 63 |
| 8. Houston TX | 62 |
| 9. Chicago IL-IN | 60 |
| 10. Riverside-San Bernardino CA | 59 |



Summary

- **Strong pop & job growth consistent with past cycles and VISION 2040**
- **Growth trend toward cities, urban locations and places with access**
 - Strongest growth in regional centers
 - Growth pattern is helping preserve rural areas
- **Employment growth strongest in tech**
 - Construction and retail see benefits of growth
- **Pressure on transportation system and housing affordability**





Thank You

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