
King County Housing and Employment Growth Targets

Update for 2006-2031 Planning Period

King County Growth Management Planning Council

July 15, 2009

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Suburban Cities Association

Chandler Felt

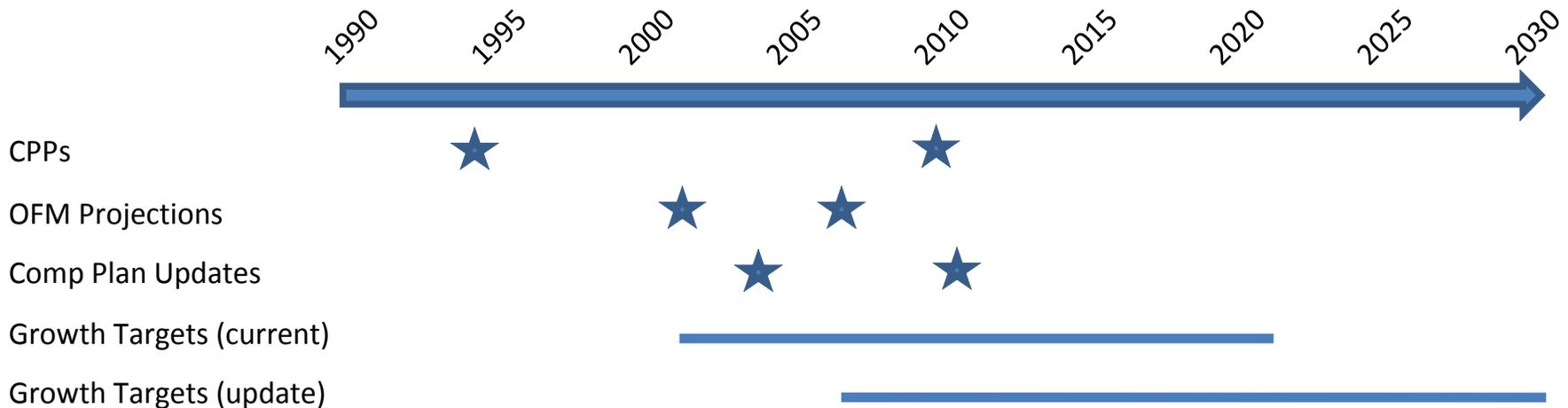
King County

Background

- **Planning for growth under GMA**
 - Duty to accommodate 20-year population projections
 - Counties collaborate with cities on allocations
 - Planning for residential, commercial, and industrial land needs through comprehensive plans and Buildable Lands evaluation
 - RCW 36.70A.110, RCW 36.70A.130, RCW 36.70A.215
 - **Growth targets adopted as Countywide Planning Policy**
 - Household/housing and employment targets set for each city and unincorporated area
 - Current targets extend to the year 2022
 - **Growth targets represent:**
 - Hybrid of **policy** (what we'd like to happen) and **forecast** (what we think will happen)
 - “Floor” for local plans, not a “ceiling”
 - Planning goals, not a guarantee that growth will occur
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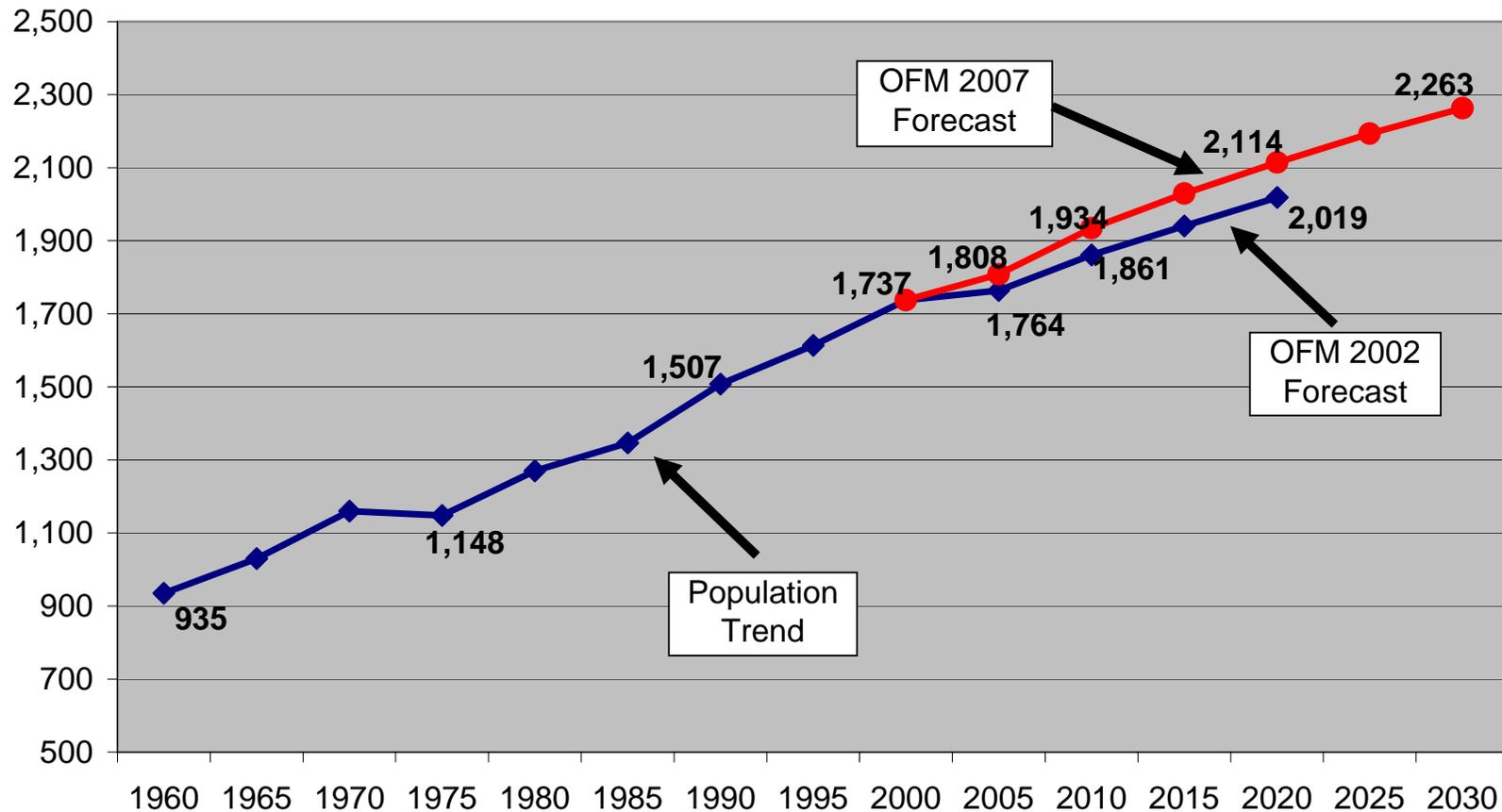
GMA Timeline

- **Updating growth targets at this time responds to several overlapping GMA provisions**
 - 7-year comprehensive plan update
 - 10-year UGA review
 - 5-year OFM projections
- **Furthers regional coordination under Vision 2040**



New OFM #s: More Growth in KC

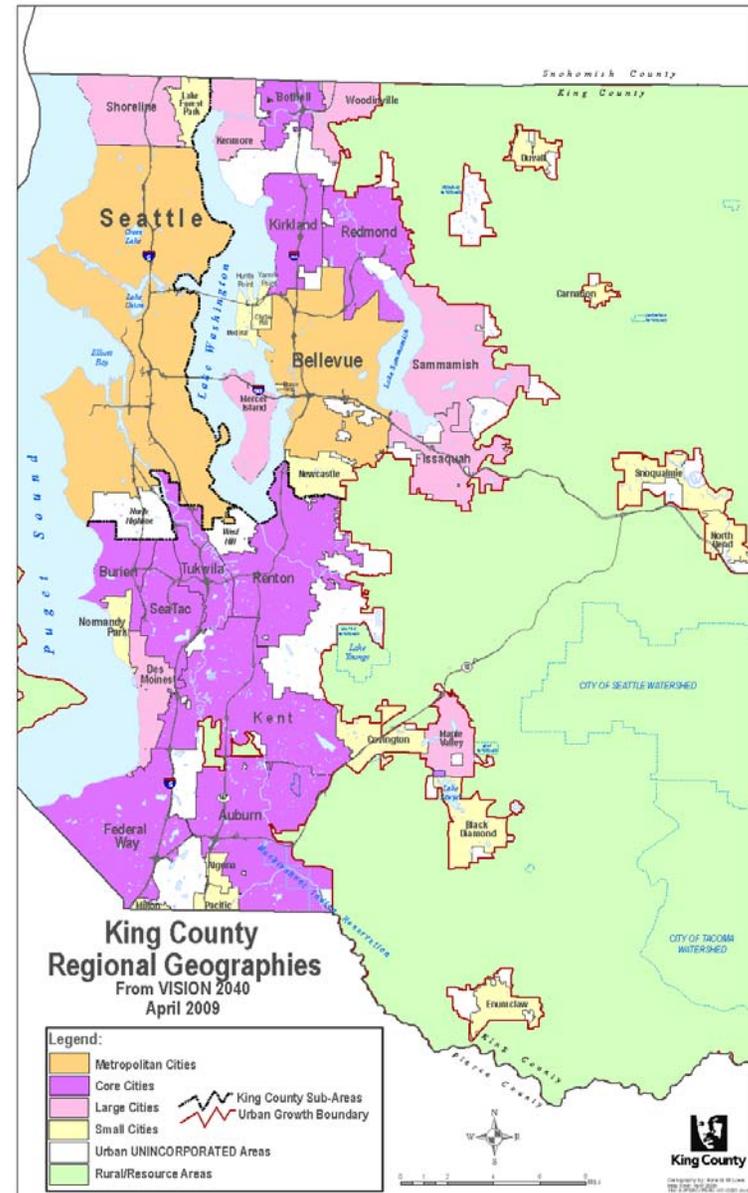
OFM Population Trends/Forecasts for King County
Numbers in thousands



Vision 2040

Regional Growth Strategy calls for:

- **Increased** growth in mid- to large-size cities, especially cities with designated Centers
- **Decreased** growth in Rural areas
- **Decreased** growth in Urban unincorporated areas and smaller cities, especially at the urban edge
- **Increased** jobs-housing balance in the region



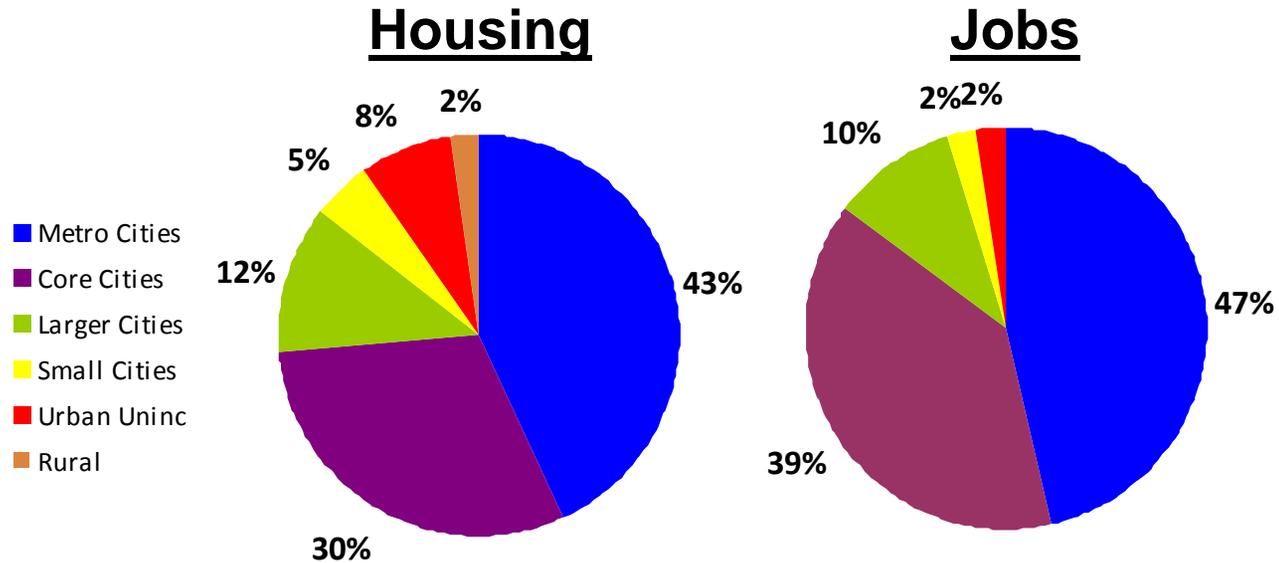
Target Allocation Process

- **Committee of planning directors: Year-long process to develop targets recommendation for GMPC**
 - **Countywide and local target numbers based on:**
 - Accommodate growth through 2031
 - Each jurisdiction takes “fair share” of growth
 - Policy direction in CPPs and Vision2040:
 - Limit rural growth
 - Focus growth in UGA, cities, and Urban Centers
 - Efficient land use pattern (infrastructure, transit)
 - County and Regional Geography shares of population / jobs
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Additional Allocation Factors

- **Targets for local jurisdictions also based on:**
 - Demographic and economic data / trends / forecasts
 - Land use and development trends
 - Capacity for housing and jobs under existing plans and zoning
 - City size (population, employment, land area)
 - Location (re UGA, regional infrastructure)
 - Local factors, i.e., policies, markets, constraints, opportunities
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Regional Geography Growth Shares



Regional Geography	Housing Units	%	Jobs	%
Metropolitan Cities	103,100	43%	199,700	47%
Core Cities	72,900	30%	166,700	39%
Larger Cities	29,000	12%	42,700	10%
Small Cities	10,800	5%	9,600	2%
Urban Unincorporated	18,100	8%	10,600	2%
Rural	5,400	2%	-	0%
King County Total	239,300		429,300	

Metro Cities—Housing/Emp Targets

Regional Geography City / Subarea	Allocations to Regional Geographies	Updated Planning Targets- New Additional Housing Units (2006-2031)		
		Low	Mid	High
Metropolitan Cities				
Bellevue		15,000	17,000	19,000
Seattle		84,000	86,000	88,000
Total	103,000	99,000	103,000	107,000

Regional Geography City / Subarea	Allocations to Regional Geographies	Proposed Planning Targets- New Additional Jobs (2006-2031)		
		Low	Mid	High
Metropolitan Cities				
Bellevue		50,000	51,500	53,000
Seattle		146,700	148,200	149,700
Total	199,700	196,700	199,700	202,700

Core Cities—Housing Targets

Regional Geography City / Subarea	Allocations to Regional Geographies	Updated Planning Targets- New Additional Housing Units (2006-2031)		
		Low	Mid	High
Core Cities				
Auburn**		8,000	8,400	8,800
Bothell		2,800	2,900	3,000
Burien		3,700	3,900	4,100
Federal Way		7,700	8,100	8,500
Kent		7,400	7,800	8,200
Kirkland		6,800	7,200	7,600
Redmond		9,200	9,700	10,200
Renton**		13,300	14,000	14,700
SeaTac		5,500	5,800	6,100
Tukwila		4,600	4,800	5,000
Total	72,800	69,000	72,600	76,200

Core Cities—Employment Targets

Regional Geography City / Subarea	Allocations to Regional Geographies	Proposed Planning Targets- New Additional Jobs (2006-2031)		
		Low	Mid	High
Core Cities				
Auburn**		18,200	19,200	20,200
Bothell		4,600	4,800	5,000
Burien		4,400	4,600	4,800
Federal Way		11,700	12,300	12,900
Kent		12,500	13,200	13,900
Kirkland		19,200	20,200	21,200
Redmond		21,850	23,000	24,150
Renton**		27,300	28,700	30,100
SeaTac		24,000	25,300	26,600
Tukwila		14,700	15,500	16,300
Total	166,700	158,450	166,800	175,150

Larger Cities—Housing Targets

Regional Geography City / Subarea	Allocations to Regional Geographies	Updated Planning Targets- New Additional Housing Units (2006-2031)		
		Low	Mid	High
Larger Cities				
Des Moines		2,500	2,750	3,000
Issaquah**		5,000	5,250	5,500
Kenmore		2,500	3,000	3,500
Maple Valley		1,500	1,650	1,800
Mercer Island		1,800	1,900	2,000
Sammamish		3,000	3,500	4,000
Shoreline		4,000	4,500	5,000
Woodinville		2,500	2,750	3,000
Total	29,000	22,800	25,300	27,800

Larger Cities—Employment Targets

Regional Geography City / Subarea	Allocations to Regional Geographies	Proposed Planning Targets- New Additional Jobs (2006-2031)		
		Low	Mid	High
Larger Cities				
Des Moines		4,000	4,500	5,000
Issaquah**		15,000	17,500	20,000
Kenmore		2,500	2,750	3,000
Maple Valley		1,400	1,700	2,000
Mercer Island		800	900	1,000
Sammamish		1,200	1,500	1,800
Shoreline		4,000	4,500	5,000
Woodinville		4,000	4,500	5,000
Total	42,700	32,900	37,850	42,800

Small Cities—Housing Targets

Regional Geography City / Subarea	Allocations to Regional Geographies	Updated Planning Targets- New Additional Housing Units (2006-2031)		
		Low	Mid	High
Small Cities				
Algona		190	200	210
Beaux Arts		3	3	3
Black Diamond		1,900	2,000	2,100
Carnation		330	350	370
Clyde Hill		10	11	12
Covington		1,470	1,550	1,630
Duvall		1,140	1,200	1,260
Enumclaw		1,425	1,500	1,575
Hunts Point		1	1	1
Lake Forest Park		475	500	525
Medina		19	20	21
Milton		50	55	60
Newcastle		1,200	1,263	1,326
Normandy Park		120	125	130
North Bend		665	700	735
Pacific		285	300	315
Skykomish		10	10	11
Snoqualmie		1,615	1,700	1,785
Yarrow Point		14	15	16
Total	10,800	10,922	11,503	12,084

Small Cities—Employment Targets

Regional Geography City / Subarea	Allocations to Regional Geographies	Proposed Planning Targets- New Additional Jobs (2006-2031)		
		Low	Mid	High
Small Cities				
Algona		190	200	210
Beaux Arts		3	3	3
Black Diamond		950	1,000	1,050
Carnation		330	350	370
Clyde Hill		-		-
Covington		1,200	1,250	1,320
Duvall		760	800	840
Enumclaw		665	700	735
Hunts Point		-		-
Lake Forest Park		190	200	210
Medina		-		-
Milton		140	150	160
Newcastle		665	700	735
Normandy Park		55	60	65
North Bend		950	1,000	1,050
Pacific		330	350	370
Skykomish		-		-
Snoqualmie		950	1,000	1,050
Yarrow Point		-		-
Total	9,600	7,378	7,763	8,168

Unincorporated Areas

Regional Geography City / Subarea	Allocations to Regional Geographies	Updated Planning Targets- New Additional Housing Units (2006-2031)		
		Low	Mid	High
Urban Unincorporated				
PAA*		<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
Unaffiliated UKC*		<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
Total	18,100	17,195	18,100	19,005

Note: Another 5,400 housing units are anticipated in the Rural unincorporated areas.

Regional Geography City / Subarea	Allocations to Regional Geographies	Proposed Planning Targets- New Additional Jobs (2006-2031)		
		Low	Mid	High
Urban Unincorporated				
PAA*		<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
Unaffiliated UKC*		<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
Total	10,600	10,070	10,600	11,130

Next Steps

- **Staff committee refines proposal over the summer to address:**
 - Finalize recommended countywide target totals
 - Narrow jurisdiction target ranges to single #s
 - Set targets for Potential Annexation Areas
 - Account for growth and annexations since 2006
 - Other adjustments as needed
 - Amend CPPs text to ensure consistency with targets update methodology
 - **September 16, 2009: GMPC to consider Housing and Employment Growth Targets for adoption in CPPs**
 - **Staff recommendation:**
 - Direct staff to proceed with growth targets update process as described in today's presentation
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Questions?
