V. Land Supply and Development Capacity

This chapter presents the major findings of the analysis of land supply (in acres) and development capacity (in terms of housing units, households, floor area, and jobs). Residential and non-residential land and capacity, as of early 2006, are shown, along with comparisons with growth targets for the remainder of the planning period (2006-2022).

The supply of vacant and redevelopable land was determined through an analysis of geographic information systems (GIS) data, including parcel boundary and county assessor files, critical areas mapping, and other mapped data. Further calculations incorporated discounts for future rights-of-way, public uses, and long-term potential market availability, as well as assumptions about future residential and non-residential densities. (See Chapter III for a detailed description of the countywide land supply and capacity analysis methodology. See appendices A-C for definitions and assumptions used by each jurisdiction.) Resulting estimates of buildable land supply and development capacity represents a snapshot of approximately January 2006.

Residential Land Supply

Table 5.1 shows the gross buildable residential land in acres, deductions and discounts, and net buildable acres for each planning subarea and for the UGA as a whole. Major findings of this analysis include the following:

- The UGA contains approximately 41,500 gross acres of vacant or potentially redevelopable residential land. After deducting critical areas constraints, discounts for rights-of-way and public uses, and an assumed market availability discount, almost 22,000 net acres of land remain to accommodate urban residential growth through 2022. The residential land supply includes land zoned for single-family detached housing, multifamily housing, and that portion of the developable land in mixed-use zones that is assumed to have capacity for residential uses.
- The 21,900 acres of net residential land are approximately 5,000 acres less than the 26,900 net residential acres reported in the 2002 BLR. This compares favorably with the findings in Chapter IV that just over 5,500 net acres were consumed during the 5-year review period, 2001 – 2005: 4,850 acres of single-family development and 670 acres of multifamily.
- Overall, almost half of the gross acreage was deducted for critical areas, rights-of-way, public uses, and market availability factors. Land in single-family zones was discounted more heavily than land zoned for multifamily housing or mixed-uses.
- In single-family zones, almost a quarter of the land supply was found to be encumbered by critical areas. In multifamily and mixed-use zones, just over 10% of the gross land supply was rendered unbuildable due to critical areas.
- More than half of the net land supply, especially land in single-family zones, is located in South County. SeaShore contains almost half of the developable land in multifamily and mixed-use zones. Most of that land could be developed at densities well in excess of 50 dwelling units per acre under current plans and zoning.

More detail regarding the gross and net land supply is available at the city level in Chapter VII, Profiles of King County Jurisdictions.

Table 5.1: Residential Land Supply (2006)

Subarea	Zoning	Gross Acres	Deductions				Net Acres
			Critical Areas	Right-of-Way[1]	Public Use[1]	Market Factor[2]	
Sea-Shore	Single-Family	3,810	250	2%	1%	12%	3,063
	Multifamily/ Mixed-Use[3]	2,151	16	0.6%	0.5%	12%	1,879
East County	Single-Family	10,823	3,112	13%	10%	17%	4,962
	Multifamily/ Mixed-Use[3]	1,015	137	5%	2%	14%	704
South County	Single-Family	20,396	5,138	14%	12%	18%	9,370
	Multifamily/ Mixed-Use[3]	2,074	402	5%	4%	15%	1,298
Rural Cities	Single-Family	1,139	266	13%	12%	16%	549
	Multifamily/ Mixed-Use[3]	147	32	5%	5%	17%	86
UGA Total	Single-Family	36,168	8,765	12%	10%	17%	17,943
	Multifamily/ Mixed-Use[3]	5,386	587	3%	2%	14%	3,966

[1] Discounts represent the % of the unencumbered gross acres (minus critical areas) assumed to be needed for future rights-of-way and future on-site public uses.
[2] Market factor discount represents the % of the developable land that is assumed to be unavailable for development during the 20-year planning period.
[3] This category includes both residential only multifamily and mixed-use zones. Mixed-use zones include any designation that allowed both residential and commercial development. Acres of "residential" buildable land is reported here as a subset of overall land supply in mixed-use zones. "Commercial" buildable land in mixed-use zones is reported in table 5.4.

Figure 5.1 at the end of this chapter shows the proportion of the net supply of developable land in single-family, multifamily, and mixed-use zones in the UGA that was identified as either vacant or redevelopable as of early 2006. Overall, 36% of the residential land supply is vacant and 64% redevelopable. Half of the supply is redevelopable single-family land, which includes both large parcels with ample room for further development, as well as small infill parcels. Less than a third of the land supply in multifamily and mixed-use zones is vacant, with more than two-thirds comprised of underutilized sites with redevelopment potential.

Residential Capacity vs. Household Growth Targets

Table 5.2 shows housing and household capacity for each planning subarea and for the UGA as a whole. Capacity is compared with Household Growth Targets for the remainder of the planning period (2006-2022). The conversion of net acres to housing units was based on assumed future residential densities, which were based on the densities observed within each zoning designation during the 2001-2005 review period. As such, the Buildable Lands capacity estimates represent the demonstrated potential of current plans and regulations to accommodate residential growth. Additional residential capacity included in these totals was derived from 1) housing capacity in selected major developments "in the pipeline", 2) estimated accessory dwelling unit potential, and 3)

estimated residential capacity within the UGAs surrounding cities in the Rural Cities subarea. Major findings of this analysis include the following:

- The King County UGA has capacity, based on current plans, for approximately 289,000 additional housing units accommodating an estimated 277,000 additional households—more than twice the capacity needed to accommodate the Household Growth Target of about 106,000 for the remainder of the 2000-2022 planning period.

Table 5.2: Housing Capacity (2006) vs. Household Growth Targets (2006-2022)

Subarea	Zoning	Development Capacity (2006)		Remaining Target 2006-2022	Surplus/ Deficit Capacity
		Housing Units	Households[1]		
Sea-Shore	Single-Family	10,082	9,880		
	Multifamily	32,450	30,827		
	Mixed-Use	96,595	91,765		
	Total	139,335	132,472	41,841	90,631
East County	Single-Family	19,719	19,325		
	Multifamily	6,356	6,038		
	Mixed-Use	31,954	30,356		
	Total	58,029	55,719	32,494	23,225
South County	Single-Family	45,023	44,123		
	Multifamily	16,720	15,884		
	Mixed-Use	18,469	17,546		
	Total	80,279	77,553	28,319	49,295
Rural Cities[2]	Single-Family	9,463	9,274		
	Multifamily	1,490	1,416		
	Mixed-Use	859	816		
	Total	11,812	11,506	3,698	7,808
UGA Total	Single-Family	84,286	82,600		
	Multifamily	57,016	54,165		
	Mixed-Use	147,877	140,483		
	Total	289,179	277,248	106,352	170,896

[1] Housing units converted to households by assuming vacancy rates of 2% for SF and 5% for MF and MU.
[2] Capacity totals for Rural Cities includes both potential new residential uses within the city limits and housing capacity estimated for the UGAs associated with 5 of the cities based on zoning anticipated after annexation.

- At projected household sizes, the 289,000 new housing units, together with the existing housing stock in 2006, could accommodate more than 400,000 additional persons within the UGA. This is more than twice the population growth needed to meet the remaining part of the 2002 OFM projection of 2,048,000 total population for King County in 2022.
- The residential capacity as of 2006 was slightly greater than the 263,000 housing unit capacity reported for 2001 in the 2002 Buildable Lands Report, despite the consumption of developable land in the intervening years. The increase in estimated capacity reflects higher residential densities achieved in the 2001 – 2005 review period and other updated analysis assumptions.

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Table 5.3: Residential Capacity Compared to Growth Targets for King County UGA

	Residential Capacity					Household Target 2006-2022	Surplus/ Deficit Capacity
	Single-Family Zones	Multifamily Zones	Mixed-Use Zones	Total Units	Total Households		
SeaShore							
Lake Forest Park	273	152	250	675	649	462	187
Seattle	7,580	29,924	91,387	128,891	122,674	38,021	84,653
Shoreline	1,191	743	4,958	6,892	6,583	2,113	4,470
Uninc. King Co SeaShore	1,037	1,631	-	2,668	2,566	1,245	1,321
SeaShore Total	**10,081**	**32,450**	**96,595**	**139,126**	**132,472**	**41,841**	**90,631**
East County							
Beaux Arts	6	-	-	6	6	3	3
Bellevue	1,203	1,189	11,281	13,673	13,025	8,897	4,128
Bothell	1,156	295	1,409	2,860	2,752	1,429	1,323
Clyde Hill	19	4	-	23	22	21	1
Hunts Point	1	-	-	1	1	1	(0)
Issaquah	938	289	5,674	6,901	6,584	1,378	5,206
Kenmore	1,739	943	2,341	5,023	4,824	1,656	3,168
Kirkland	1,536	843	2,382	4,761	4,569	4,152	417
Medina	38	4	-	42	41	31	10
Mercer Island	402	331	1,032	1,765	1,689	875	814
Newcastle	724	-	779	1,503	1,450	325	1,125
Redmond	1,308	884	6,796	8,988	8,578	6,799	1,779
Sammamish	3,705	35	-	3,740	3,664	1,754	1,910
Woodinville	1,418	460	260	2,138	2,074	1,421	653
Yarrow Point	36	-	-	36	35	26	9
Uninc. King County East	5,490	1,079	-	6,569	6,405	3,726	2,679
East County Total	**19,719**	**6,356**	**31,954**	**58,029**	**55,719**	**32,494**	**23,225**

Table 5.3: Residential Capacity Compared to Growth Targets, continued

	Residential Capacity					Household Target 2006-2022	Surplus/ Deficit Capacity
	Single-Family Zones	Multifamily Zones	Mixed-Use Zones	Total Units	Total Households		
South County							
Algona	191	70	60	321	311	194	117
Auburn	3,958	2,002	565	6,525	6,317	5,534	783
Black Diamond	3,609	611	50	4,270	4,165	1,067	3,098
Burien	763	623	717	2,103	2,021	1,337	684
Covington	2,169	4	1,129	3,302	3,202	138	3,064
Des Moines	1,229	500	1,570	3,299	3,171	1,424	1,747
Federal Way	3,023	1,215	1,430	5,668	5,475	5,449	26
Kent	4,892	677	1,039	6,608	6,424	2,586	3,838
Maple Valley	1,931	160	291	2,382	2,321	-	2,321
Milton	40	40	340	420	400	40	360
Normandy Park	136	32	107	275	265	-	265
Pacific	552	8	-	560	549	529	20
Renton	2,097	2,392	8,226	12,715	12,142	2,812	9,330
SeaTac	849	3,492	902	5,243	5,006	4,175	831
Tukwila	1,151	295	2,043	3,489	3,349	3,035	314
Uninc. King County South	18,433	4,599	-	23,032	22,433	-	22,433
South County Total	**45,023**	**16,720**	**18,469**	**80,212**	**77,552**	**28,320**	**49,232**
Rural Cities*							
Carnation	588	63	148	799	777	245	532
Duvall	1,976	51	627	2,654	2,581	649	1,932
Enumclaw	2,870	301	78	3,249	3,173	1,779	1,394
North Bend	1,561	31	6	1,598	1,565	635	930
Skykomish	35	-	-	35	34	18	16
Snoqualmie	2,433	1,044	-	3,477	3,376	373	3,003
Rural Cities Total*	**9,463**	**1,490**	**859**	**11,812**	**11,505**	**3,699**	**7,806**
URBAN KING COUNTY TOTAL	**84,286**	**57,016**	**147,877**	**289,179**	**277,249**	**106,354**	**170,895**

*Capacity estimates for Rural Cities include potential housing units in unincorporated UGAs, assuming future annexation.

- Capacity for housing and households within each subarea is more than sufficient to accommodate the cumulative remaining Household Growth Targets for jurisdictions in those subareas. SeaShore has the largest surplus of capacity to accommodate its household growth target.
- Just over half of the 2006 residential capacity—about 139,000 housing units—is located in the SeaShore subarea, dominated by multifamily and mixed-use capacity in the City of Seattle.
- UGA-wide, there is capacity for about 84,000 units in single-family zones, 1/3 of the total, and about 205,000 units in multifamily and mixed-use zones, 2/3 of total residential potential. Fully half of overall residential capacity is located in mixed-use zones.

Table 5.3 summarizes the findings of this analysis for each city and unincorporated urban subarea. Data include 1) housing unit capacity in single-family, multifamily, and mixed-use zones, 2) estimated total household capacity, and 3) a comparison of household capacity with the Household Growth Targets for the remaining portion of the planning period (2006-2022). Findings of this evaluation include the following:

- All cities and urban unincorporated areas have sufficient capacity to accommodate their Household Growth Targets for the remainder of the planning period.
- City of Seattle has the largest surplus of capacity above and beyond targeted household growth, capacity for nearly 85,000 more households than necessary.
- Among suburban areas, unincorporated South County and the cities of Renton, Kent, Covington, Black Diamond, Kenmore, Issaquah, Bellevue, and Shoreline stand out with capacity surpluses of more than 2,500 households beyond targeted growth.

Figure 5.2 at the end of this chapter shows the proportion of housing capacity in the UGA located on land in single-family, multifamily, and mixed-use zones that was identified as either vacant or redevelopable. This analysis includes capacity on selected sites committed to development “in the pipeline.” Overall, one-third of the capacity is on vacant land, two-thirds on redevelopable land. Half of the single-family is on vacant land, half on redevelopable land. Fully three-quarters of the capacity in mixed-use zones was located on redevelopable parcels.

Commercial and Industrial Land Supply

Table 5.4 shows the gross buildable commercial and industrial zoned land in acres, deductions and discounts, and net buildable acres for each planning subarea and for the UGA as a whole. Major findings of this analysis include the following:

- The UGA contains approximately 9,000 gross acres of vacant or potentially redevelopable commercial and industrial land. After deducting critical areas constraints, discounts for rights-of-way and public uses, and an assumed market availability discount, almost 6,200 net acres of land remain to accommodate employment growth through 2022. The non-residential land supply includes land zoned for industrial and commercial uses as well as that portion of the developable land in mixed-use zones that was assumed to have capacity for commercial uses.
- Compared with the findings of the 2002 Buildable Lands evaluation, estimated net commercial and industrial land supply in 2006 is approximately 1,700 acres lower than the net land supply of 7,800 acres estimated in 2001. The decline in estimated buildable land supply for employment uses reflects both land consumed for commercial and industrial uses subsequent to the 2001 snapshot, as well as revised analysis assumptions in the analysis for the 2007 BLR.

- Overall, almost a third of the gross acreage was deducted for critical areas, ROWs, public uses, and market availability factors. Land in industrial zones was discounted somewhat more than land zoned for commercial or mixed-uses.
- In commercial and mixed-use zones, 13% of the land supply was found to be encumbered by critical areas. In industrial zones, nearly 20% of the gross land supply was rendered unbuildable due to critical areas. Future land needs for rights-of-way and other on-site public uses were considered minimal in commercial and industrial development.
- South County contains the biggest share of developable non-residential land— a little over half of the commercial and mixed-use land, two-thirds of industrial land in the UGA. SeaShore—in particular the City of Seattle—contains the greatest amount of land zoned for high-density mixed uses, accommodating high concentrations of employment in proximity to residential uses.

Table 5.4: Commercial and Industrial Land Supply (2006)

Subarea	Zoning	Gross Acres	Deductions				Net Acres
			Critical Areas	Right-of-Way[1]	Public Use[1]	Market Factor[2]	
Sea-Shore	Commercial / Mixed-Use[3]	861	0	1.4%	0.5%	12%	749
	Industrial	517	5.5	2%	1%	8%	466
East County	Commercial / Mixed-Use[3]	924	145	4%	2%	15%	629
	Industrial	590	142	4.5%	3%	15%	358
South County	Commercial / Mixed-Use[3]	2,614	389	3%	2%	14%	1,835
	Industrial	2,885	617	3.5%	3%	14%	1,830
Rural Cities	Commercial / Mixed-Use[3]	256	70	5.5%	4%	17%	140
	Industrial	332	97	7%	7%	16%	170
UGA Total	Commercial / Mixed-Use[3]	4,654	604	3%	2%	14%	3,352
	Industrial	4,324	852	4%	3%	13%	2,824

[1] Discounts represent the % of the unencumbered gross acres (minus critical areas) assumed to be needed for future rights-of-way and future on-site public uses.
[2] Market factor discount represents the % of the developable land that is assumed to be unavailable for development during the 20-year planning period.
[3] This category includes both commercial only and mixed-use zones. Mixed-use zones include any designation that allowed both residential and commercial development. Acres of "commercial" buildable land is reported here as a subset of overall land supply in mixed-use zones. "Residential" buildable land in mixed-use zones is reported in table 5.1.

Figure 5.3 at the end of this chapter shows the proportion of the net supply of developable land in commercial, industrial, and mixed-use zones in the UGA that was identified as either vacant or redevelopable as of early 2006. Overall, 47% of the non-residential land supply is vacant and 53% redevelopable. Two-thirds of the industrial land supply was classified as vacant. A number of the "vacant" parcels are used currently for outdoor storage, parking, and other low-intensity uses. City of Seattle did not identify any redevelopment potential in industrial zones, a factor that further skewed

the data toward the vacant category. In commercial zones, roughly half of the land supply is vacant. In mixed-use zones, redevelopable land predominates.

Employment Capacity vs. Job Growth Targets

Table 5.5 shows total employment capacity for each planning subarea and for the UGA as a whole. Capacity is compared with Job Growth Targets for the remainder of the planning period (2006-2022). Net buildable acres were converted to units of employment capacity (sq. ft., jobs) based on achieved and assumed FARs as well as assumed sq. ft. per employee multipliers, factors that were consistent with current zoning and recent and projected market activity. Additional employment capacity included in these totals was derived from 1) job capacity in selected major developments "in the pipeline" and 2) estimated job capacity within the UGAs surrounding cities in the Rural Cities subarea. Major findings of this analysis include the following:

- The King County UGA has capacity, based on current plans, for over 500,000 new jobs added through new development—nearly twice the capacity needed to accommodate the overall Job Growth Target of about 267,000 for the remainder of the planning period (2006-2022).
- Based on the observed net job loss in King County between 2000 and 2006, it is assumed that additional capacity for at least 25,000 jobs exists within underutilized existing buildings. These jobs were not included in the Buildable Lands capacity analysis and are not included in the figures in table 5.5. However, assumed capacity in existing buildings did factor into bringing CPP Job Growth Targets up to date for the remainder of the planning period.
- The total job capacity for 2006 is about 100,000 jobs less than the capacity of over 600,000 jobs estimated for 2001 in the 2002 Buildable Lands Report. The decrease in estimated capacity reflects both the updated land supply inventory (noted above) as well as revised assumptions about the employment potential of developable parcels.
- Capacity for employment within each subarea is more than sufficient to accommodate the cumulative remaining Job Growth Targets for jurisdictions in those subareas. SeaShore had the largest surplus of capacity to accommodate its job target.
- Three-quarters of the total job capacity is on land zoned for commercial uses, including both commercial-only and mixed commercial-residential zoning. Industrial capacity represented about a quarter of the county's job potential.
- More than half of the county's total employment capacity is in the SeaShore subarea, primarily within the City of Seattle. Seashore and East County contain the majority of commercial/mixed-use capacity, while SeaShore and South County lead the county in industrial capacity.

Figure 5.4 at the end of this chapter shows the proportion of job capacity in the UGA located on land in commercial, industrial, and mixed-use zones that was identified as either vacant or redevelopable. This analysis includes capacity on selected sites committed to development "in the pipeline." Overall, 42% of the capacity is on vacant land, 58% on redevelopable land. Nearly half of all capacity for additional employment is located on redevelopable parcels in mixed-use zones, much of which is zoned for intensive commercial and residential development.

Table 5.5: Commercial and Industrial Capacity (2006) vs. Job Targets (2001-2022)

Subarea	Zoning	Employment Capacity (2006)		Job Growth Target 2001-2022	Surplus/ Deficit Capacity
		Floor Area (Sq. Ft.)[1]	Jobs		
SeaShore	Commercial	878,914	1,921		
	Mixed-Use	62,509,499	214,782		
	Industrial	20,579,016	44,666		
	Total	83,967,429	261,369	94,778	166,591
East County	Commercial	3,196,230	15,833		
	Mixed-Use	20,532,636	82,445		
	Industrial	5,878,900	26,426		
	Total	29,607,765	124,704	84,554	40,154
South County	Commercial	12,610,679	41,246		
	Mixed-Use	17,977,826	46,937		
	Industrial	28,391,702	40,059		
	Total	58,980,207	128,242	84,762	43,480
Rural Cities[2]	Commercial	803,666	3,033		
	Mixed-Use	1,564,478	3,189		
	Industrial	2,667,311	7,183		
	Total	5,035,455	13,405	3,113	10,205
UGA Total	Commercial	17,489,489	57,860		
	Mixed-Use	102,584,439	351,527		
	Industrial	57,516,929	118,333		
	Total	177,590,857	527,720	267,307	260,422

[1]Floor area capacity does not include future new buildings on a limited number of sites treated as "committed to development in the pipeline."
[2] Capacity totals for Rural Cities includes both potential new commercial and industrial uses within the city limits and job capacity estimated for the UGAs associated with 5 of the cities based on zoning anticipated after annexation.

Table 5.6 contains detail on employment capacity to accommodate growth targets in each city and urban unincorporated subarea. Data include 1) job capacity in commercial, industrial, and mixed-use zones, 2) estimated total employment capacity, and 3) a comparison of employment capacity with the job growth targets for the remaining portion of the planning period (2006-2022). Findings of this evaluation include the following:

- Nearly all cities and all urban unincorporated areas have sufficient capacity to accommodate their Job Growth Targets for the remainder of the planning period.
- The City of Sammamish is the only jurisdiction that this evaluation finds short of sufficient job capacity. Efforts by the city to expand capacity for employment, along with assumptions about future job growth, are discussed in the City of Sammamish profile in Chapter VII.
- The City of Seattle has the largest surplus of capacity above and beyond targeted employment growth, capacity for nearly 163,000 more jobs than necessary.
- Among suburban areas, the cities of Bellevue, Issaquah, Redmond, Auburn, and Renton stand out with capacity surpluses of more than 5,000 jobs beyond targeted growth.

Table 5.6: Employment Capacity Compared to Job Targets for King County UGA

	Employment Capacity				Remaining Job Growth Target 2006-2022	Surplus / Deficit of Capacity
	Commercial Zones	Industrial Zones	Mixed-Use Zones	Total Jobs		
SeaShore						
Lake Forest Park	62	-	320	382	220	162
Seattle	633	43,297	210,970	254,900	92,083	162,817
Shoreline	-	-	3,492	3,492	1,964	1,528
Uninc. King Co. SeaShore	1,226	1,369	-	2,595	511	2,084
SeaShore Total	**1,921**	**44,666**	**214,782**	**261,369**	**94,778**	**166,591**
East County						
Beaux Arts	-	-	-	-	-	
Bellevue	2,887	327	45,903	49,117	39,628	9,489
Bothell	648	-	4,815	5,463	1,512	3,951
Clyde Hill	-	-	-	-	-	-
Hunts Point	-	-	-	-	-	-
Issaquah	2,766	-	16,330	19,096	10,442	8,654
Kenmore	-	46	3,002	3,048	2,800	248
Kirkland	3,641	1,707	7,259	12,607	8,800	3,807
Medina	-	-	-	-	-	-
Mercer Island	205	-	618	823	608	215
Newcastle	140	47	687	874	-	874
Redmond	250	21,739	3,087	25,076	13,372	11,704
Sammamish	-	-	-	-	1,230	(1,230)
Woodinville	1,123	1,901	745	3,769	1,525	2,244
Yarrow Point	-	-	-	-	-	-
Uninc. King Co. East	4,173	659	-	4,832	4,637	195
East County Total	**15,833**	**26,426**	**82,446**	**124,705**	**84,554**	**40,151**

Table 5.6: Employment Capacity Compared to Job Targets for King County UGA, continued

	Employment Capacity				Remaining Job Growth Target 2006-2022	Surplus / Deficit of Capacity
	Commercial Zones	Industrial Zones	Mixed-Use Zones	Total Jobs		
South County						-
Algona	415	28	137	580	108	472
Auburn	4,501	12,434	822	17,757	6,079	11,678
Black Diamond	61	4,231	409	4,701	2,469	2,232
Burien	1,684	93	481	2,258	1,712	546
Covington	40	49	3,244	3,333	195	3,138
Des Moines	766	3,208	(24)	3,950	1,695	2,255
Federal Way	7,688	-	1,171	8,859	6,691	2,168
Kent	4,058	6,226	2,259	12,543	9,262	3,281
Maple Valley	1,768	277	1,728	3,773	292	3,481
Milton	341	-	2,126	2,467	1,033	1,434
Normandy Park	114	-	57	171	-	171
Pacific	187	162	-	349	-	349
Renton	13,511	1,323	14,718	29,552	27,597	1,955
SeaTac	2,921	352	14,455	17,728	9,288	8,440
Tukwila	1,955	8,883	5,354	16,192	16,000	192
Uninc. King Co. South	1,236	2,793	-	4,029	2,341	1,688
South County Total	**41,246**	**40,059**	**46,937**	**128,242**	**84,762**	**43,480**
						-
Rural Cities*						-
Carnation	974	97	502	1,573	-	1,573
Duvall	672	8	918	1,598	1,066	532
Enumclaw	-	1,168	623	1,791	877	914
North Bend	966	5,649	1,146	7,761	614	7,147
Skykomish	-	-	-	-	-	-
Snoqualmie	421	260	-	681	656	25
Rural Cities Total*	**3,033**	**7,182**	**3,189**	**13,404**	**3,213**	**10,191**
						-
URBAN KING CO. TOTAL	***62,033***	***118,333***	***347,354***	***527,720***	***267,307***	**260,413**

*Capacity estimates for Rural Cities include potential jobs in unincorporated UGAs, assuming future annexation.

Fig. 5.1: Net Residential Land - Vacant vs. Redevelopable

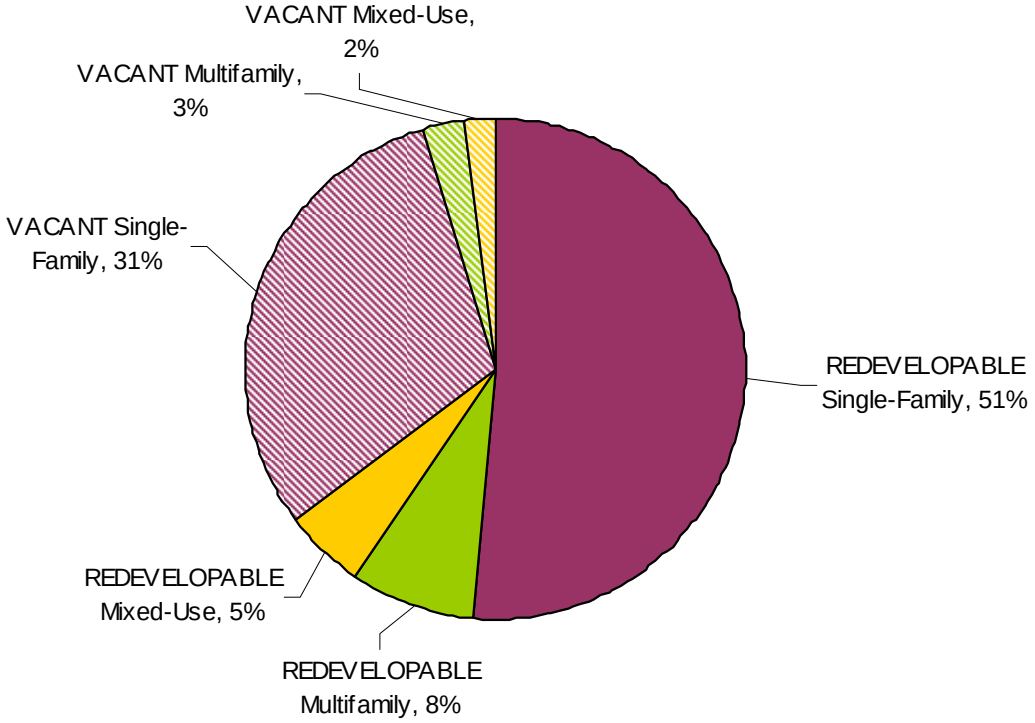

Fig 5.2: Housing Capacity on Vacant vs. Redevelopable Land

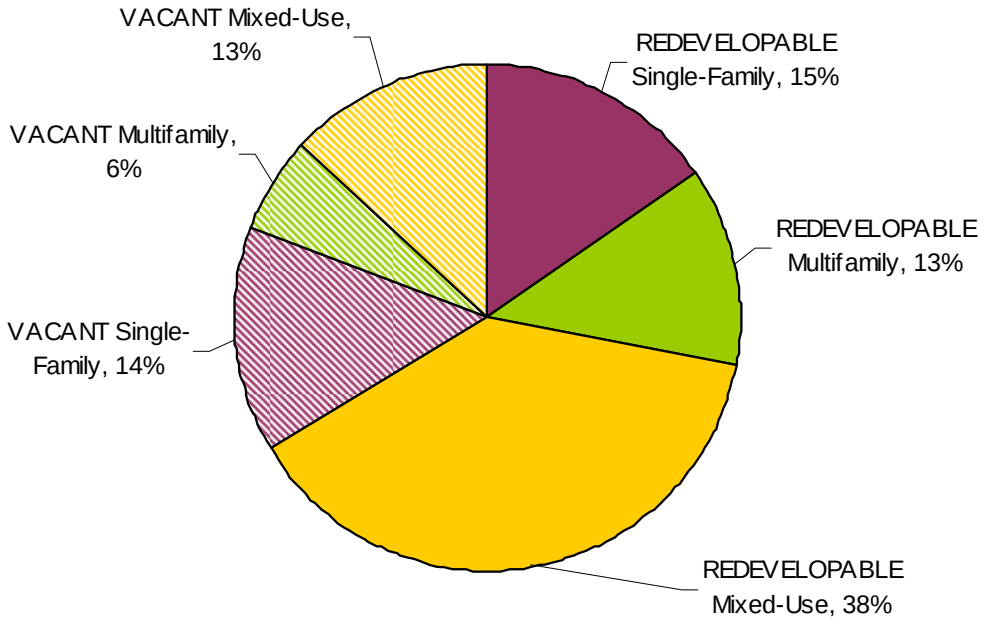

Fig 5.3: Net Non-Residential Land - Vacant vs. Redevelopable

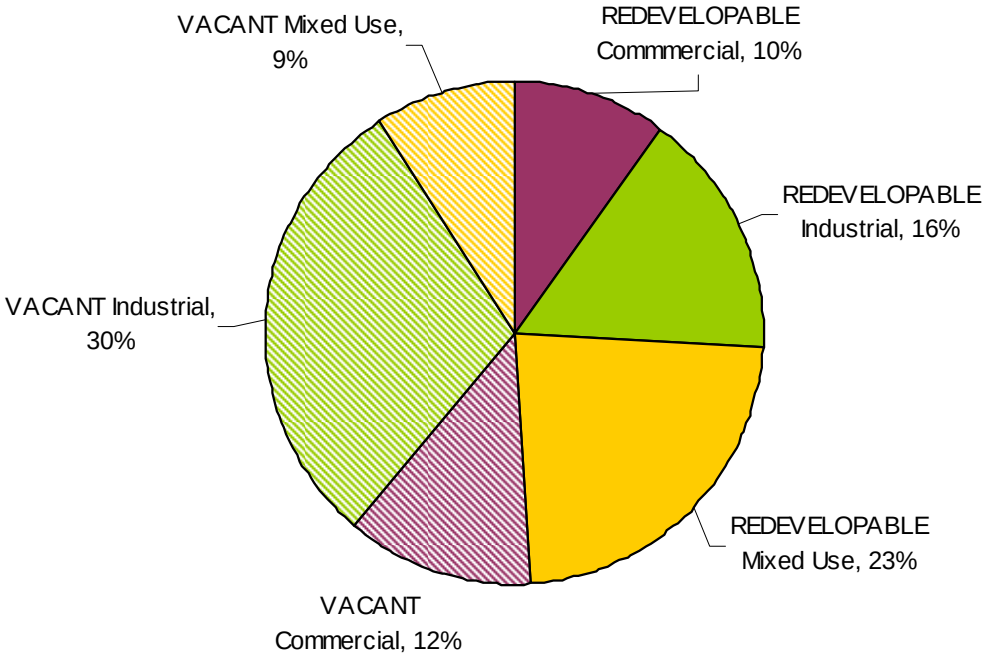
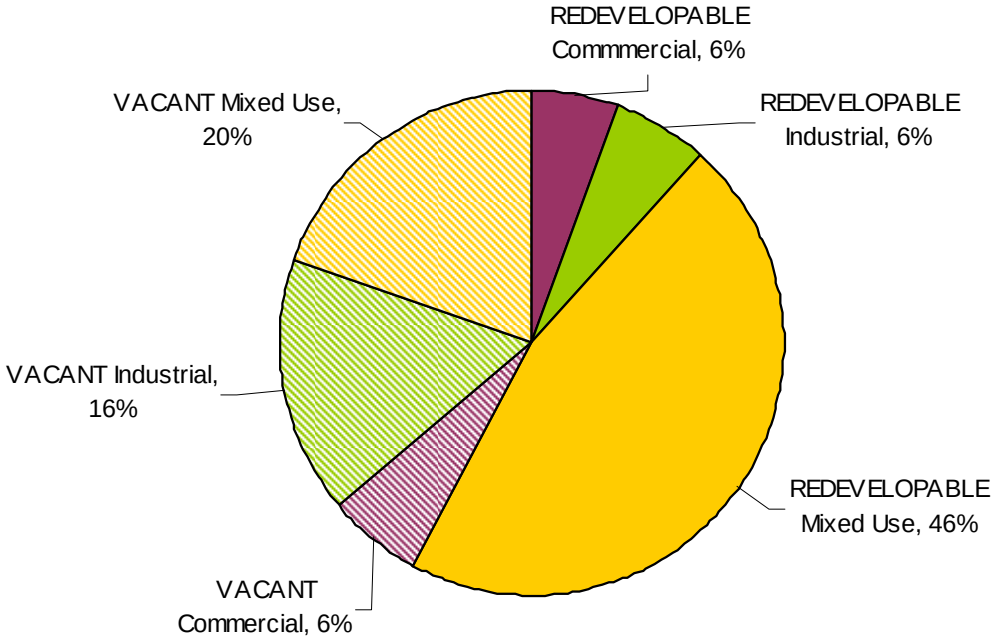
Fig. 5.4: Job Capacity on Vacant vs. Redevelopable Land