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**KING COUNTY**

**UNINCORPORATED URBAN AREA**

**ANNEXATION AREA DATABOOK**

King County  
Office of Performance, Strategy and Budget  
January 2018

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## I. Purpose of Databook

In December 2016, the King County Council adopted the 2016 King County Comprehensive Plan ("Plan"). In the Implementation chapter, the Plan contained a series of workplan action items. This Annexation Area Databook is intended to support implementation of workplan action item 14, which reads as follows:

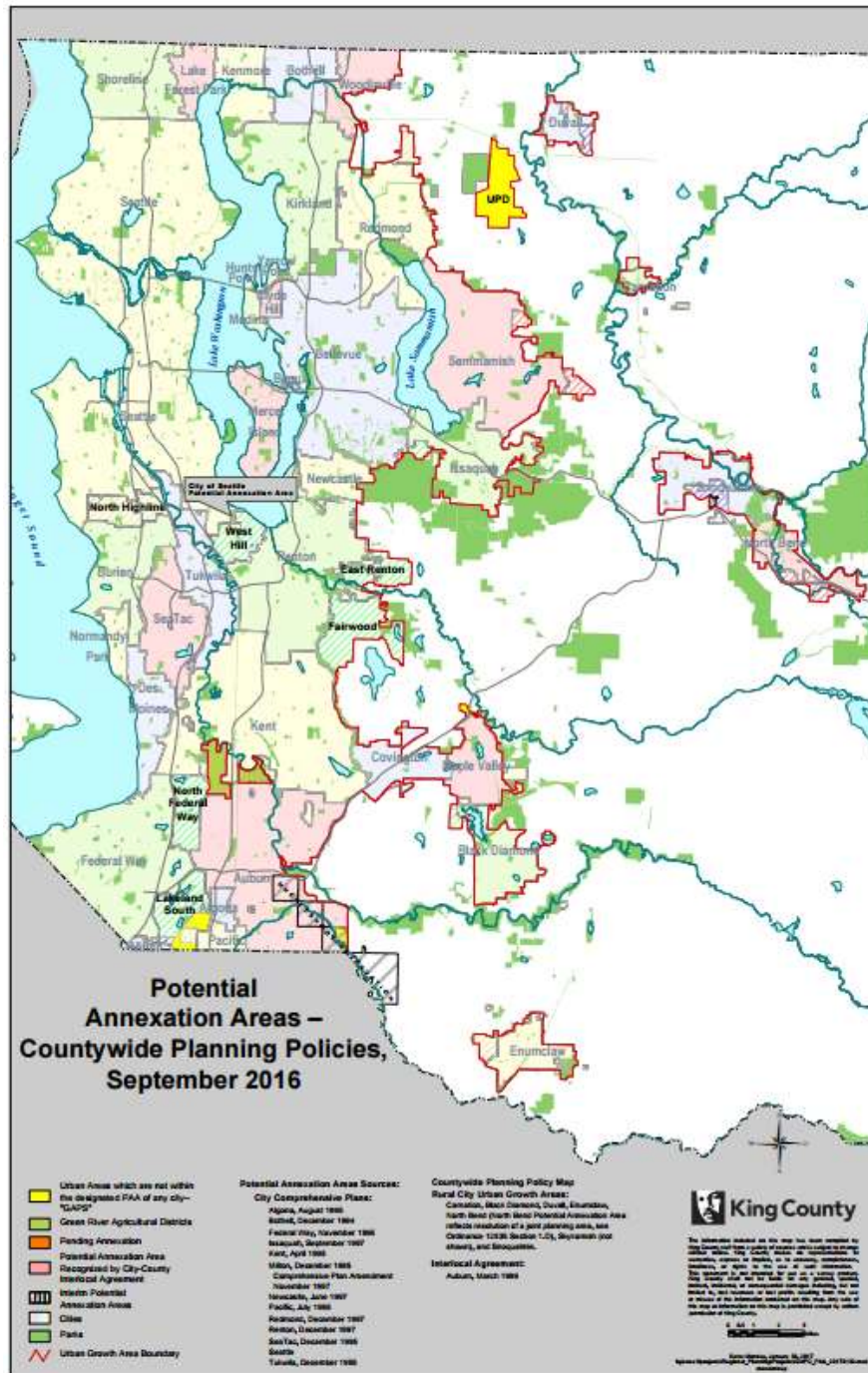
**Action 14: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future.

Annexation is by definition a joint action of the County and a City, so this action is related to the work of the King County Growth Management Planning Council ("GMPC"). The GMPC is a separate body from King County and consists of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. The GMPC develops the Countywide Planning Policies which provide a countywide planning vision and serve as the framework for each jurisdiction to develop its own comprehensive plan. The Countywide Planning Policies also contain the map which defines each of the unincorporated urban areas that are affiliated with each city for annexation, as well as those areas not yet affiliated. This is known as the Potential Annexation Areas map, or "PAA" map, and is shown on the following pages. The GMPC has authority to propose amendments to the Countywide Planning Policies, and has defined role in recommending approval or denial of Urban Growth Area amendments.

The GMPC develops its own independent work program every year, and action 14 therefore identifies an issue the County is bringing forward to the GMPC for review, consideration and recommendations. The GMPC was briefed in March 2017 that work on action 14 was occurring and would begin with the creation of an Annexation Area Databook. The goal stated in the 2016 Comprehensive Plan is that work on this action item would be completed by December 2018.

**The purpose of the Annexation Area Databook** is to support this engagement by providing information on all the annexation areas at the countywide level, jurisdiction level (i.e., aggregating all Potential Annexation Areas affiliated with a city into one dataset), and then at the individual Potential Annexation Area level. Note that since this is the first iteration of the Annexation Area Databook, it is being released in Draft Final format, and will be finalized following discussions with cities and communities.

Potential Annexation Areas Map  
 Countywide Planning Policies, September 2016

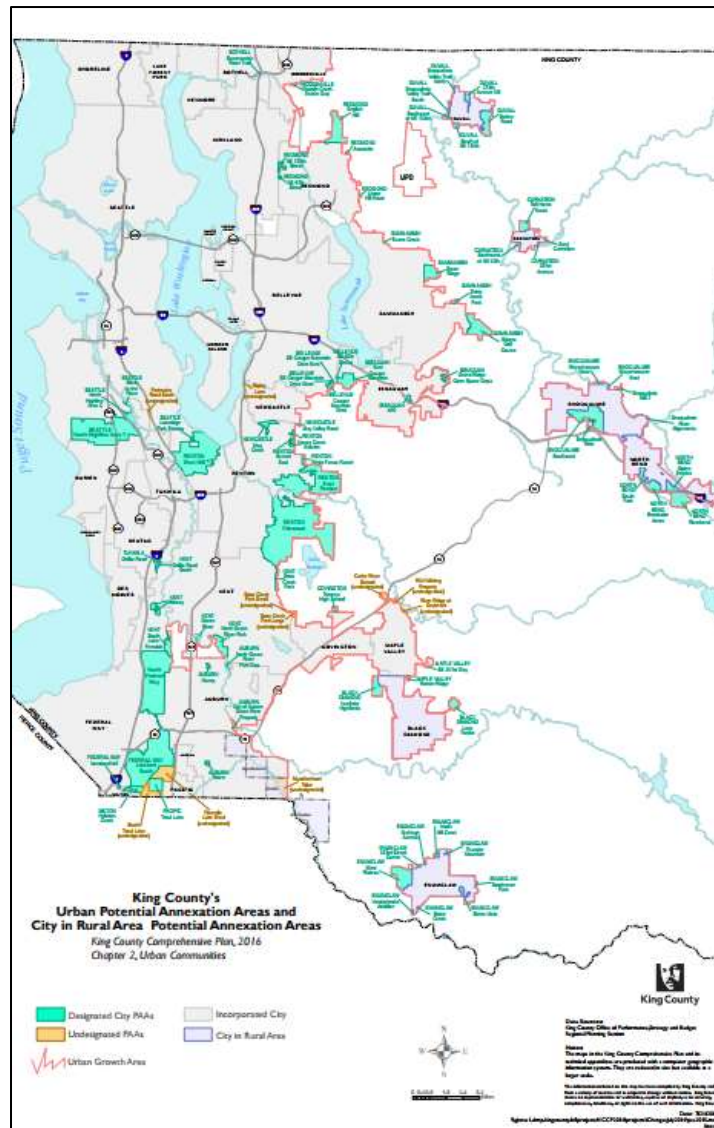


A larger and higher resolution version of the map can be found near the end of the Countywide Planning Policies at: <http://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2012-CPPsAmended062516withMaps.ashx?la=en>.

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Also, to make the Potential Annexation Areas more visible, the 2016 King County Comprehensive Plan included a reformatted version of this map. No changes were made to geographies or boundaries, only changes to formatting and adding names. For the smaller Potential Annexation Areas without names in the Countywide Planning Policies, names were added based on proximate geographic features, large subdivisions, roadways, predominant ownerships, or other information that helped to describe the area. Names have no legal status and are only intended for the purpose of reference.

### Urban Potential Annexation Areas and City in Rural Area Potential Annexation Areas Map, December 2016



A larger and higher resolution version of this map can be found at:

[http://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/2016CompPlanUpdate/2017/PAA\\_2016Striker072816.ashx?la=en](http://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/2016CompPlanUpdate/2017/PAA_2016Striker072816.ashx?la=en)

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As the map shows, much of the remaining urban unincorporated area is made up of geographically isolated islands surrounded by cities or areas adjacent to the urban growth area boundary. From the County's perspective, because these areas are scattered across such a large geography, the provision of local services by the County is costly and can at times be inefficient compared to having services provided by an adjacent City.

There are six large urban area areas remaining, including: North Highline/White Center Area Y and the Sliver (Seattle), Fairwood (Renton), West Hill/Skyway (Renton), East Renton (Renton) and North and East Federal Way (Federal Way). In addition, there are over 100 additional smaller urban areas, although some of these are only rights-of-way or road segments.

Most of the areas have been claimed as a Potential Annexation Area by a neighboring city; however, there are currently no city annexation timelines identified to affect annexation. The one exception is the City of Seattle who has approval through the King County Boundary Review Board to bring forward an annexation ballot measure; this has not been scheduled nor has the planning and public outreach that would proceed an election.

Note that some areas, such as tribal properties and urban planned developments, are included in the Countywide Planning Policy map even though they are not appropriate nor eligible for annexation. Because they are included in a document adopted at the countywide level, they are included in this report. Future amendments to the countywide map may remove some of these areas.

In addition to the map, the Countywide Planning Policies related to annexation are as noted below. These policies address managing targeted levels of growth, ensuring Urban Growth Area expansions are linked to annexation, establishing a collaborative process for affiliating areas with cities and avoiding overlapping affiliations or gaps, addressing affiliation and annexation of infrastructure such as rights-of-way as well as urban service provision, supporting joint planning between the County and the cities, and prohibiting annexations of certain types of lands such as agricultural lands. The policies are as follows:

### Development Patterns – Growth Targets

**DP-11** GMPC shall allocate residential and employment growth to each city and unincorporated urban area in the county. This allocation is predicated on:

- Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the Puget Sound Regional Council;
- Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities with countywide designated centers and within other larger cities, limited development in the Rural Area, and protection of designated Resource Lands;
- Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer and water systems;

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- Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;
- Improving the jobs/housing balance within the region and the county;
- Promoting sufficient opportunities for housing and employment development throughout the Urban Growth Area;
- Allocating growth to individual Potential Annexation Areas within the urban unincorporated area proportionate to its share of unincorporated capacity for housing and employment growth.

### **DP-12** GMPC shall:

- Update housing and employment targets periodically to provide jurisdictions with up-to-date growth allocations to be incorporated in state-mandated comprehensive plan updates;
- Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy G-1; and
- Adjust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the 2006-2031 planning period are shown in table DP-1.

### **DP-13** All jurisdictions shall plan to accommodate housing and employment targets. This includes:

- Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2040;
- Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies, including special purpose districts; and
- Transferring and accommodating unincorporated area housing and employment targets as annexations occur.

### Development Patterns – Amendments to the Urban Growth Area

#### **DP-17** If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;

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- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

### Development Patterns – Joint Planning and Annexation

**DP-22** Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Ensure that Potential Annexation Areas do not overlap or leave unincorporated urban islands between cities.

**DP-23** Facilitate the annexation of unincorporated areas within the Urban Growth Area that are already urbanized and are within a city's Potential Annexation Area in order to provide urban services to those areas. Annexation is preferred over incorporation.

**DP-24** Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.

**DP-25** Within the North Highline unincorporated area, where Potential Annexation Areas overlapped prior to January 1, 2009, strive to establish alternative non-overlapping Potential Annexation Area boundaries through a process of negotiation. Absent a negotiated resolution, a city may file a Notice of Intent to Annex with the Boundary Review Board for King County for territory within its designated portion of a Potential Annexation Area overlap as shown in the Potential Annexation Areas Map in Appendix 2 and detailed in the city's comprehensive plan after the following steps have been taken:

- a) The city proposing annexation has, at least 30 days prior to filing a Notice of Intent to annex with the Boundary Review Board, contacted in writing the cities with the PAA overlap and the county to provide notification of the city's intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and;
- b) The cities with the Potential Annexation Area overlap and the county have either:
  - i) Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or
  - ii) Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

**DP-26** Develop agreements between King County and cities with Potential Annexation Areas to apply city-compatible development standards that will guide land development prior to annexation.



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**DP-27** Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:

- a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
- b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and
- c) Annexation or incorporation in a manner that will avoid creating unincorporated islands of development.

**DP-28** Resolve the issue of unincorporated road islands within or between cities. Roadways and shared streets within or between cities, but still under King County jurisdiction, should be annexed by adjacent cities.

### Development Patterns – Rural Area

**DP-51** Allow cities that own property in the Rural Area to enter into interlocal agreements with King County to allow the cities to provide services to the properties they own as long as the cities agree to not annex the property or serve it with sewers or any infrastructure at an urban level of service. The use of the property must be consistent with the rural land use policies in the Countywide Planning Policies and the King County Comprehensive Plan.

### Development Patterns – Resource Lands

**DP-55** Prohibit annexation of lands within designated Agricultural Production Districts or within Forest Production Districts by cities.

### Public Facilities and Services – Collaboration Among Jurisdictions

**PF-3** Cities are the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

These policies form the adopted basis, built on state annexation law, for how jurisdictions work together in the planning process to facilitate annexation. Note that the work on Action 14 will include a review of these policies; such a review is beyond the scope of this Annexation databook.

## II. Background on Annexation

*Note: It is not the intent of this Annexation Area Databook to provide detailed information on annexation statutes, administrative code, or caselaw. A number of helpful resources exist that provide this information. Some of the resources used in this section of the Annexation Area Databook are as follows:*

- *Annexation website of the Municipal Research Service Center (MRSC). Information accessed November 2017. <http://mrsc.org/Home/Explore-Topics/Legal/General-Government/Annexation.aspx>*
- *Annexation by Washington Cities and Towns. MRSC. 2014.*

In adopting the Washington State Growth Management Act, the legislature recognized that counties are regional governments within their boundaries, and that cities are the primary providers of urban governmental services within urban growth areas. And, in general, the Growth Management Act stated that cities are the units of local government most appropriate to provide urban governmental services.<sup>1</sup> The Growth Management Act was premised on the understanding that a complex pattern of government by multiple jurisdictions could lead to administrative confusion, inefficiency, duplication and excessive costs.

Building on this, the King County Comprehensive Plan and the Countywide Planning Policies also envision counties as the appropriate provider of regional and rural services, while cities are structured and have the tools, such as greater taxing authority, to provide urban local services. Annexation is a means to achieve the desired governmental service and land use vision set forth in regional policy and state law so that residents of urban areas can receive urban level services.

Although it is the policy of the county to support and promote annexation, its legal ability to do so is extremely limited. State laws provide the cities, special purpose districts, county residents and property owners with the authority to initiate the annexation process. A successful annexation initiative depends on establishing a collaborative and ongoing dialogue between the three primarily affected interest groups: residents, the county, and the affected city. Other stakeholders, such as businesses and service providers have important roles to play as well.

There are multiple annexation methods available, and their applicability to the Potential Annexation Areas may vary based on area size, parcel ownership, city interests, resident interests, and more. The methods by which cities and towns can annex territory are governed strictly by state law, and they vary somewhat by city classification. The methods of annexation by code cities are in chapter 35A.14 Revised Code of Washington.

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<sup>1</sup> Central Puget Sound Growth Management Hearings Board, Digest of Decisions, page 65 [Poulsbo, 92-3-0009c, Final Decision and Order (FDO), at 26], Page 435 [Rural Residents, 93-3-0010 (FDO), at 14].

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Below is a brief summary of the available options, based on the information available from the Municipal Research Services Center website.

- *Election Method:* The election method requires approval of the voters in the proposed annexation area.
- *New Petition Method:* This method was adopted by the Legislature during the period (2002-04) that the traditional Petition Method noted below had been declared unconstitutional by the state Supreme Court, before the Court reversed itself. This method it requires the support of both the property owners representing a majority of the area proposed for annexation and of a majority of the voters in the area.
- *Petition Method:* The procedures and requirements for this method are slightly different for code cities and for non-code cities (first and second class cities, and towns), the documents below are organized accordingly. For all cities, this method requires the signatures of property owners representing 60% of the assessed value of the area proposed for annexation.
- *Unincorporated Islands Method:* This method enables the annexation of territory that is wholly or mostly surrounded by incorporated territory. An area may be annexed by a code city under the unincorporated island method of annexation if the area is less than 175 acres and all its boundaries are contiguous to the city (i.e., it is entirely surrounded by the city); or the area is of any size and has at least 80% of its boundaries contiguous to the city, it contains residential property owners, and it is within the same county and urban growth area as the city. Annexations under this method are subject to potential referendum.
- *Unincorporated Island-Interlocal Agreement Method:* This method provides an "alternative" method of annexing islands of unincorporated territory through use of interlocal agreement. The proposed annexation area under this "island-interlocal" method need have only 60% of its boundaries contiguous to a city or to more than one city. This method requires the jurisdictions to adopt resolutions guiding the negotiations, public hearings, and adoption by ordinance. Under this method, it may be possible for a city to annex territory that is within another city's Potential Annexation Area. Annexations under this method are subject to potential referendum.
- *Municipal Purpose Method:* This method allows the annexation of property that is to be used for a "municipal purpose" and is accomplished by city council action alone. Notably, it can be used to annex territory that is not contiguous to existing boundaries. Territory can be annexed by this method only if it is owned by the city.
- *Interlocal Agreement Method for Annexation of Areas Served by Fire Districts:* A city, the county in which the city is located, and a fire district or districts can enter into an interlocal agreement that describes the annexation area and the goals of the agreement, including such matters as: the transfer of revenues and assets between the fire protection district(s) and the city; the impact of annexation on the level of fire protection and emergency medical service in both the unincorporated and incorporated area; community involvement in the process; and revenue sharing, if any. If only the city and the county reach agreement on the enumerated

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goals, the annexation may still proceed. Annexations under this method are subject to potential referendum.

- *Annexation of Federal Areas:* Any unincorporated area contiguous to a first-class city may be annexed by an ordinance as accepting a gift, grant, lease or cession of jurisdiction from the federal government and accepting the right to occupy or control the area.

These provide a high-level summary of these complex methods and processes. How they might apply to the individual Potential Annexation Areas in King County is beyond the scope of this Annexation Area Databook, but may be useful to explore during implementation of workplan action 14.

### **Related Issues: Boundary Revisions, and Orphan Roads and Rights of Ways**

*Boundary revisions:* these are an administrative and legislative process that is not subject to review by the Boundary Review Board.

*Orphan Roads and Rights of Ways:* Orphaned roads are King County road rights-of-way that include half-streets, parts or entire roads completely surrounded by cities, and small segments of road located on or within the Urban Growth Boundary, but were not transferred from county responsibility to a city as part of past annexation or incorporation. RCW 35A.21.210 provides a method by which cities can revise their boundaries to annex **road rights-of-way** referred to as **orphan roads** (see Appendix for complete list of roads).

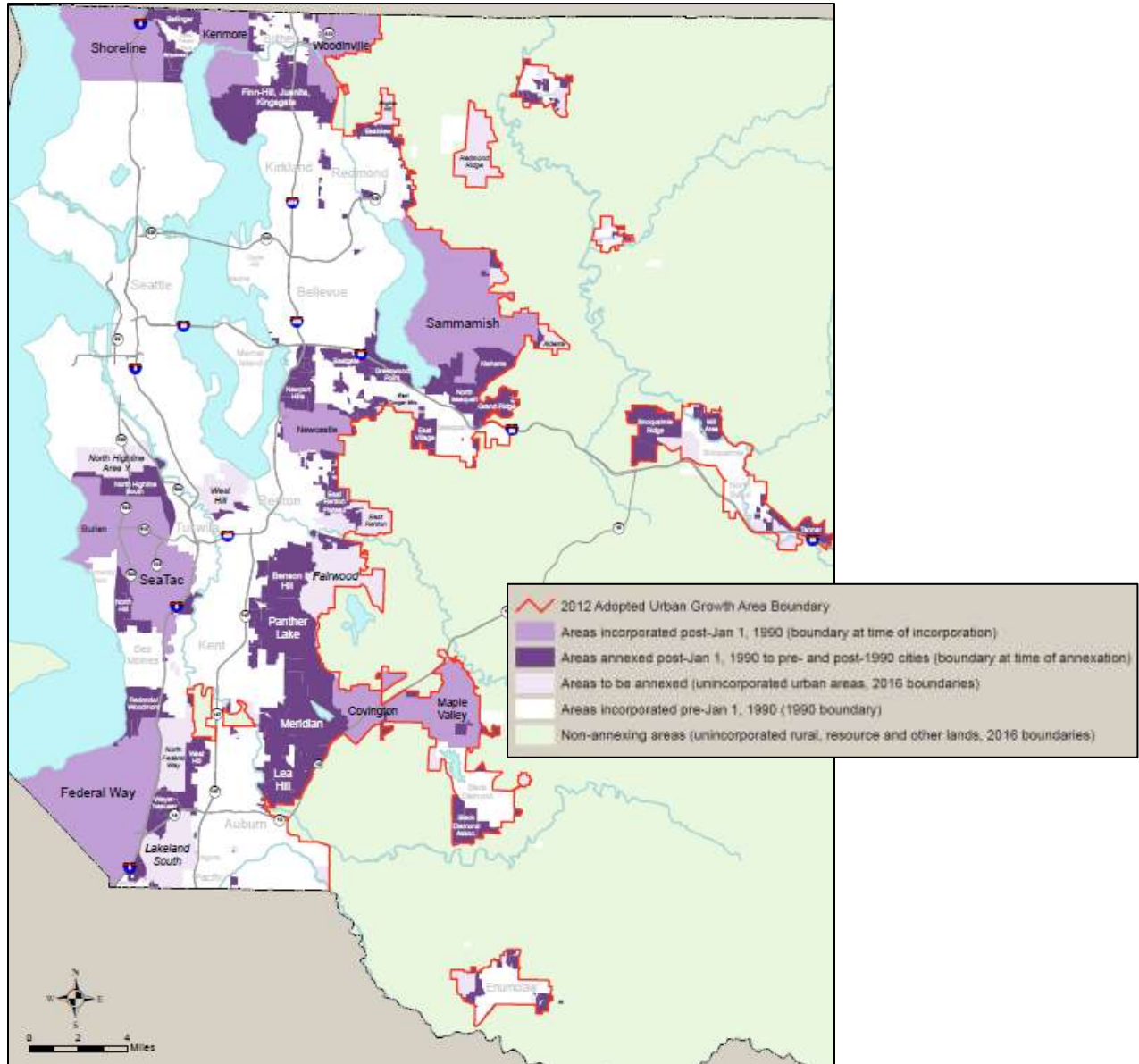
Under RCW 35A.21.210 (1) The governing bodies of a county and any code city located therein may by agreement revise any part of the corporate boundary of the city which coincides with the centerline, edge, or any portion of a public street, road or highway right-of-way by substituting therefor a right-of-way line of the same public street, road or highway so as fully to include or fully to exclude that segment of the public street, road or highway from the corporate limits of the city. (2) The revision of a corporate boundary as authorized by this section shall become effective when approved by ordinance of the city council and by ordinance or resolution of the county legislative authority. Such a boundary revision is not subject to potential review by a boundary review board.

## **III. King County Annexation and Incorporations Since 1990**

There has been a dramatic shift in governance in King County since the passage of the Growth Management Act. In the 1990s, 10 cities incorporated, including Shoreline, Kenmore, Woodinville, Sammamish, Newcastle, Burien, SeaTac, Covington, Maple Valley and Federal Way. These incorporations, along with numerous annexations, significantly reduced the share of population and employment in unincorporated King County.

The following map shows areas that have incorporated, annexed, remain to be annexed, as well as rural areas and natural resource lands that are not intended to be annexed. This is followed by population and employment data showing change in unincorporated and incorporated areas.

**King County Incorporations and Annexations: 1990 – 2016**



To understand the impact of these changes, the following discussion uses 1990 population and employment data, and compares this to 2016 population and 2014 employment data. Table 1 illustrates Population Change from 1990 – 2016 and Employment Change from 1990 – 2014 by Jurisdiction Category, with categories defined by whether there has been annexation or incorporation activity. Cells showing incorporated area figures are highlighted in tan; note that three Jurisdiction Categories move from unincorporated (white) to incorporated (tan) between 1990 to 2016/2014 in the following table.

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**Components of Change by Jurisdiction Category -  
Unincorporated, Incorporated, Unchanged Jurisdictional Boundaries Since 1990**

**POPULATION**

<b>Jurisdiction Category</b>	<b>1990</b>	<b>2016</b>	<b>1990-2016 Change</b>	<b>Pct. Increase</b>
Stable Cities (no annexations)	555,000	732,000	177,000	31.9%
Cities that have annexed land (original boundaries only)	349,000	485,000	136,000	39.0%
Annexations to Annexing Cities	154,000	266,000	112,000	72.7%
Ten New Incorporated Cities (original boundaries only)	229,000	332,000	103,000	45.0%
Annexations to New Incorporated Cities	33,000	44,000	11,000	33.3%
Remaining Urban Potential Annexation Areas in Unincorporated King County	69,000	105,000	36,000	52.2%
Remaining Unincorporated King County	119,000	141,000	22,000	18.5%
Incorporated Total	904,000	1,859,000	955,000	105.6%
Unincorporated Total	604,000	246,000	-358,000	-59.3%
King County	1,508,000	2,105,000	597,000	39.6%

**EMPLOYMENT**

<b>Jurisdiction Category</b>	<b>1990</b>	<b>2014</b>	<b>1990-2014 Change</b>	<b>Pct. Increase</b>
Stable Cities (no annexations)	421,000	525,800	104,800	24.9%
Cities that have annexed land (original boundaries only)	328,000	492,600	164,600	50.2%
Annexations to Annexing Cities	32,000	37,000	5,000	15.6%
Ten New Incorporated Cities (original boundaries only)	86,000	113,000	27,000	31.4%
Annexations to New Incorporated Cities	6,000	9,000	3,000	50.0%
Remaining Urban Potential Annexation Areas in Unincorporated King County	10,000	13,700	3,700	37.0%
Remaining Unincorporated King County	12,000	23,300	11,300	94.2%
Incorporated Total	749,000	1,177,400	428,400	57.2%
Unincorporated Total	146,000	37,000	-109,000	-74.7%
King County	895,000	1,214,400	319,400	35.7%

Figure 1 illustrates this data in a chart format, and shows the overall change in incorporated area totals compared to unincorporated area totals.

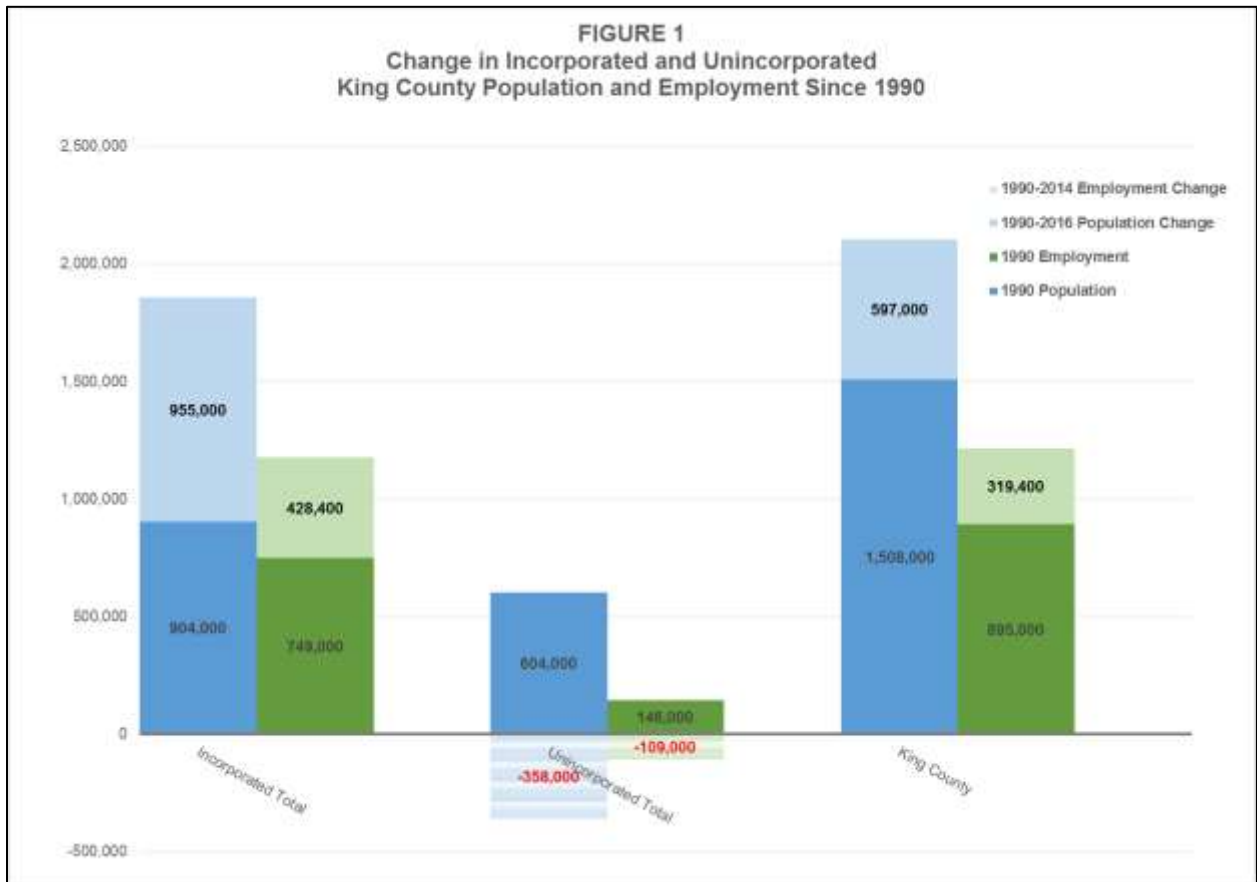
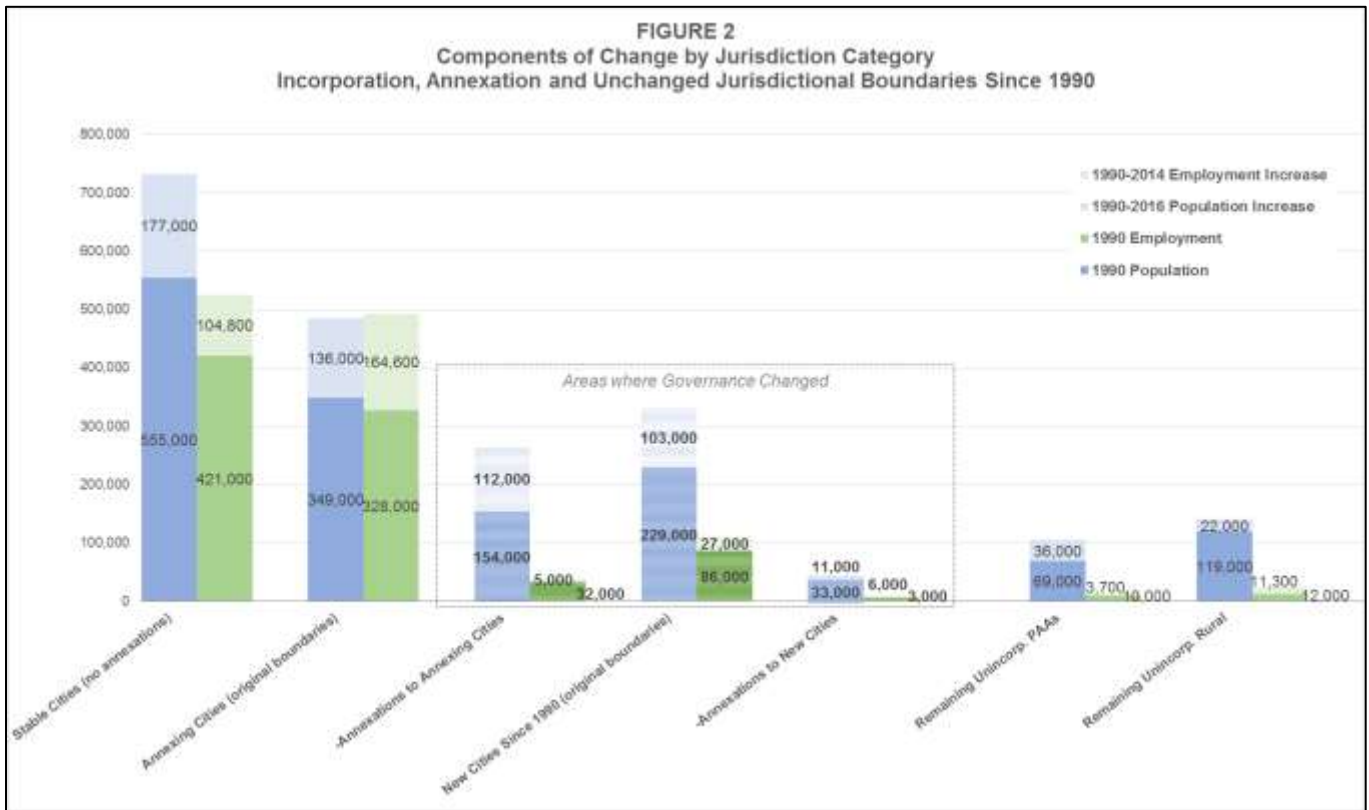


Figure 2 illustrates the same data, but breaks down the components of change by Jurisdiction Category.



Discussion of population change:

As shown in the preceding table and figures, countywide population grew between 1990 and 2016 by 597,000, an increase of 39%. Reflecting changes in annexation and incorporation, as well as changing market conditions, cities grew by 955,000 (an increase of 106%) and unincorporated areas shrank by 358,000 (a decrease of 59%).

In 1990, unincorporated King County population was 604,000, which represented 40% of total 1990 population; by 2016, unincorporated areas had a population of 246,000 (12%). Of this 1990 unincorporated population, 416,000 (69% of 1990 unincorporated area totals) were in areas that would ultimately be incorporated (229,000) or annexed (187,000). By 2016, including both the 1990 population and the growth since that initial action, these areas contained 642,000 residents, an increase of 226,000 (or 65%) since 1990. As of 2016, areas remaining to be annexed contain 105,000 residents (5% of the population).

These data show that unincorporated urban areas in 1990 included a significant share of the countywide population (40%), that a significant amount of this was annexed or incorporated into cities (69%), and that these areas grew a rate comparable or slightly higher than countywide rates.



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### Discussion of employment change:

As shown in the preceding table and figures, countywide employment grew between 1990 and 2014 by 319,400, an increase of 36%. Reflecting changes in annexation and incorporation, as well as changing market conditions, cities grew by 428,400 (an increase of 57%) and unincorporated areas shrank by 109,000 (a decrease of 75%).

In 1990, unincorporated King County employment was 146,000, which represented 16% of total 1990 employment; by 2016 unincorporated areas had an employment of 37,000 (3%). Of this 1990 unincorporated employment, 124,000 (85% of 1990 unincorporated totals) were in areas that would ultimately be incorporated (86,000) or annexed (38,000). By 2016, including both the 1990 employment and the growth since that initial action, these areas contained 159,000 employees, an increase of 35,000 (or 78%) since 1990. As of 2016, areas remaining to be annexed contain 13,700 residents (1% of the employment).

These data show that unincorporated urban areas in 1990 included a relatively small share of the countywide employment (16%), that the vast majority of this was annexed or incorporated into cities (85%), and that these areas grew a rate comparable to countywide rates.

### Discussion of population compared to employment change:

Since 1990 countywide population grew by 40% (597,000 residents) and employment grew by 36% (319,400 jobs). In 1990, areas that eventually changed governance due to annexation and incorporation included 14% of countywide jobs and 28% of countywide population. However, they included 85% of unincorporated area jobs and 69% of unincorporated area residents. Meaning, while unincorporated areas had only a small amount of employment, nearly all of it was shifted into cities. For population, there was a greater share of countywide population and a significant, although smaller, proportion of it was shifted into cities.

In summary, incorporation and annexation activity has left the remaining Potential Annexation Areas with a very small amount of employment (13,700 jobs or 1% of countywide employment) but with a more significant concentration of population (105,000 resident or 5% of countywide population). For comparison purposes, areas that have been annexed or incorporated currently have about 4 residents per jobs (they had 3.5 in 1990), whereas the remaining Potential Annexation Areas have over 7.5 residents per job. These figures underscore some of the challenges to moving the remaining Potential Annexation Areas towards annexation.

### Equity and Social Justice:

Annexations and incorporation have typically shifted the higher tax revenue-generating areas – retail, industrial, and commercial centers, as well as more affluent residential neighborhoods – into cities, while lower income and ethnically diverse communities remained unincorporated.

In 2010, King County adopted Ordinance 16948, which defined and established the "Fair and Just" principle in the County's Strategic Plan. This was intended to transform the work on equity and social justice from an initiative and into an integrated effort that intentionally applies this principle to all of the County's work in order to achieve equitable opportunities for all people and





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2004 Annexation Initiative:

In 2004, recognizing that there were still many (12 at that time) large urban areas and urban islands that remained unincorporated, King County launched an Annexation Initiative to promote annexation or incorporation of Potential Annexation Areas. Goals of the annexation initiative included:

- Preserve the quality of local services to urban communities by transferring governance responsibility to cities, which have more revenue options available for funding urban local services than does the county
- Preserve the quality of county regional and rural local services by providing financial relief to these budgets dependent on general county tax revenues
- Ensure the smooth transition of services from the county to the cities for citizens

The Annexation Initiative provided dedicated County staff to support the annexation work, focused the County on working with cities to develop annexation timelines, included development of work plans and public engagement efforts and provided information to communities regarding their governance options, and included access to a State Sales Tax credit authorized by the legislature.

The Annexation Initiative resulted in thirteen annexation ballot measures and two incorporation ballot measures; seven were approved (annexing over 117,000 residents) and eight were rejected. Note: the table only covers the major election method annexations, it does not cover smaller annexations done through the petition method in this time horizon.

<b>Ballot Measures Approved</b>			
<i>Potential Annexation Area</i>	<i>City</i>	<i>Year / Type</i>	<i>Notes</i>
Benson Hill	Renton	2008 – Annexed	16,300 population
Lea Hill / West Hill	Auburn	2008 – Annexed	15,000 pop.
North Highline Area X (south)	Burien	2010 – Annexed	14,350 pop.
Panther Lake	Kent	2010 – Annexed	25,000 pop.
Juanita, Finn Hill, Kingsgate	Kirkland	2011 – Annexed	31,000 pop.
Eastgate	Bellevue	2012 – Annexed	5,000 pop.
Klahanie	Sammamish	2015 – Annexed	11,000 pop.

<b>Ballot Measures Rejected</b>			
<i>Potential Annexation Area</i>	<i>City</i>	<i>Year / Type</i>	<i>Notes</i>
Klahanie	Issaquah	2005 – Annexation	Annexed to Sammamish 2015
Fairwood	Renton	2006 – Incorporation	
"	Renton	2009 – Incorporation	
"	Renton	2010 – Annexation	
East Federal Way	Federal Way	2007 – Annexation	
East Renton	Renton	2007 – Annexation	
West Hill / Skyway	Renton	2012 – Annexation	
North Highline Area Y (north)	Burien	2012 – Annexation	Boundary Review Board approval in 2015 for ballot

One of the most effective tools in this work was the State Sales Tax credit that helped the cities to begin to bring the areas up to city standards and meet ongoing increases in operating expenses; this expired and is no longer available. Cities have expressed a need for a reauthorization of the sales tax credit by the Washington State Legislature to incentivize annexations. Bills have been considered to reauthorize the credit, or even extend it to other counties, these have not passed into law.

## IV. Data Notes and Limitations

All of the data in this report comes from publicly available data sources. The following table lists the data included in this report, along with a discussion of sources and data limitations.

<b>Data Category</b>	<b>Source(s)</b>	<b>Notes and Limitations</b>
Average Household Income	King County Assessor – LocalScape, 2015 American Community Survey	n/a
Components of Population and Employment Change	Washington State Office of Financial Management and King County	n/a
Equity and Social Justice Demographic Quintiles	2010 Census & 2006 2010 5 Year American Community Survey	n/a
Orphan Roads	King County Department of Transportation, Roads Division	n/a
PAA Acreage	King County Assessor	n/a
PAA Boundaries	King County Countywide Planning Policies	Names of the PAAs are either long-standing names for areas (such as the East Renton Plateau) or are names assigned to the PAAs that that reflect a subdivision name, the name of a nearby features such as a lake, road, trail, etc. The names have no legal status – see note at front of report.
PAA Covered Employment	Washington State Economic Security Department	Covered employment refers to positions covered by the Washington Unemployment Insurance Act. The Act exempts the self-employed, proprietors and corporate officers, military personnel, and railroad workers, so those categories are not included in the dataset. Covered Employment accounts for approximately 85-90% of all employment and is the industry standard for this type of analysis.

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<b>Data Category</b>	<b>Source(s)</b>	<b>Notes and Limitations</b>
PAA Estimated Population	King County Assessor – Washington State OFM 2015 Small Area Estimates Program (SAEP)	While housing units and employment is tracked at small geographic levels, population is not and therefore must be estimated. To do so, the Assessor’s housing unit data is combined with Census Tract data to disaggregate demographic data to the parcel level (R-Squared = 0.9040). For example, more population is allocated to a parcel with a large apartment complex than to a single-family residence. This demographic data can then be reallocated to any desired geography. Margins of error in reallocated areas become potentially greater than those of original Census Tracts at geographies smaller than the typical tract (i.e., population < 3,000).
PAA Housing Units	King County Assessor	n/a
PAA Parcels	King County Assessor	As part of the work on the 2019-2020 budget, the County is reviewing its GIS information for parcels that abut cities or the urban growth area boundary to determine if any refinements or adjustments are needed. Updates based on this process would be reflected in a future iteration of the Annexation Area Databook. Note that for small PAAs, this could have a meaningful effect on the number of parcels and associated data.
PAA Parcel Comprehensive Plan Land Use	King County Assessor, King County Office of Performance, Strategy and Budget	n/a
PAA Parcel Property Type	King County Assessor	n/a
Total Taxable Value	King County Assessor	n/a
Total Tax Revenues	King County Assessor	n/a

The data contained in this report is intended to provide a general sense of the land use and development in the Potential Annexation Areas. Some of the Potential Annexation Areas are geographically small, which introduces potentially significant margins of error. Given this, numbers are rounded and therefore totals may not always add up. The data herein is intended to be used for informational purposes only, and King County does not guarantee as to the accuracy, completeness,

reliability, usefulness, or timeliness of the data, and King County assumes no responsibility for errors or omissions in the information provided in this Annexation Area Databook.

Also, since this is the first iteration of the Annexation Area Databook, it is being released in Draft Final format, and will be finalized following discussions with cities and communities.

## V. Potential Annexation Area Data

Data is reported at three levels – a countywide aggregation, an aggregation at the city level, and data for each individual Potential Annexation Area. There are over 100 discrete areas that appear on the Countywide Planning Policies Potential Annexation Area map, however, about 20 are rights-of-way, parks, and permanent open spaces. Since this Annexation Area Databook represents the first comprehensive look at the Annexation Map since its initial establishment, all of the areas are included in some form, even if there is no population and/or covered employment and no parcels that would allow population and/or covered employment.

### A. Countywide Level Data

The 100 Potential Annexation Areas represent a sizeable concentration of parcels, population, housing units, and tax revenues. In aggregate, they include the following:

Summary Data Category	Number of Parcels
Total Parcels	39,900
Parcels with Buildings	33,000
Parcels with a Commercial Property Type	3%
Parcels with a Residential Property Type	91%
Average Parcel Size	0.53 acres
Median Parcel Size	0.19 acres
Estimated Total Population	113,000
Total Covered Employment	15,000
Total Housing Units	42,000

To understand how this relates to the County's governing structure, the table below shows the percentage of the parcels that are in each Council district. Note that for some districts, there may be a Right-of-Way PAA or Orphan Road in the district, just not parcels that could contain population and/or covered employment.

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<b>Councilmember and District</b>	<b>Number of Parcels</b>	<b>Percent of Parcels</b>
Dembowski (District 1)	1	0.0%
Gossett (District 2)	5,200	13.0%
Lambert (District 3)	7,000	17.6%
Kohl-Welles (District 4)	0	0.0%
Upthegrove (District 5)	200	0.6%
Balducci (District 6)	100	0.2%
von Reichbauer (District 7)	10,400	26.1%
McDermott (District 8)	5,600	14.0%
Dunn (District 9)	11,400	28.5%

Parcels in Potential Annexation Areas have multiple Comprehensive Plan land use categories; however, the vast majority are residential.

<b>King County Comprehensive Plan Land Use Designation</b>	<b>% of Parcels by Designation</b>
<b><i>Residential Categories</i></b>	<b>97%</b>
UL-Urban Residential, Low (1du/acre)	2%
UM-Urban Residential, Medium (4-12du/acre)	76%
UH-Urban Residential, High (>12du/acre)	5%
RX-City in Rural Area UGA	5%
UPD-Urban Planned Development	10%
<b><i>Commercial Categories</i></b>	<b>2.5%</b>
I-Industrial	0.3%
NB-Neighborhood Business Center	0.1%
GB-Greenbelt/Urban Separator	0.4%
CO-Commercial Outside of Centers	0.1%
CB-Community Business Center	0.7%
AC-Unincorporated Activity Center (mixed use)	1.1%
<b><i>Other Categories</i></b>	<b>0.5%</b>
Ag-Agriculture	0.02%
OS-King County Open Space System	0.31%
OP-Other Parks/Wilderness	0.01%
Miscellaneous	0.11%

***B. City Level Data***

Of the 39 cities in King County, 22 are affiliated in the Countywide Planning Policies with Potential Annexations Areas. Shown below are the cities along with their Potential Annexation Areas, as well as unincorporated Rights of Way and Orphan Roads that are adjacent to them. Data is also provided for Urban Unincorporated Areas that are not affiliated with any city for annexation (i.e., the 'Unaffiliated Gap' areas).



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In this section of the report, data is aggregated at the city level for the all of the affiliated Potential Annexations Areas with population and employment. Data is not provided for Right of Way PAAs and Orphan Roads, however they are listed in the table below. Note that for some orphan roads, there can be multiple discontinuous segments –see the Appendix for additional segment-level details. Last, jurisdictions that only have orphan roads, but no other Potential Annexation Areas, are not included in a profile.

**List of Potential Annexation Areas Affiliated with Cities and Unaffiliated Gaps**

<b>City</b>	<b>Potential Annexation Areas</b>	<b>Right of Way PAAs &amp; Orphan Roads</b>
Algona	--	<ul style="list-style-type: none"> <li>▪ West Valley Highway</li> </ul>
Auburn	<ul style="list-style-type: none"> <li>▪ Klump/Thomas</li> <li>▪ Totem</li> </ul>	<ul style="list-style-type: none"> <li>▪ SR-167 &amp; 227th St. ROW</li> <li>▪ Large SR-18 ROW</li> <li>▪ Medium SR-18 ROW</li> <li>▪ Small SR-18 ROW</li> <li>▪ SR-167 &amp; S277th St. ROW</li> <li>▪ <u>Green River Road Orphan Road</u></li> <li>▪ <u>148th Ave. SE Orphan Road</u></li> <li>▪ <del>S. 277th St.</del></li> <li>▪ 88<sup>th</sup> Ave. S. <u>Orphan Road</u></li> </ul>
Bellevue	<ul style="list-style-type: none"> <li>▪ Cougar Mountain West</li> <li>▪ SE 60th St.</li> <li>▪ SE Cougar Mountain Drive East</li> <li>▪ SE Cougar Mountain Drive West</li> </ul>	--
Black Diamond	<ul style="list-style-type: none"> <li>▪ Kentlake Highlands</li> <li>▪ Lake Twelve</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lake Sawyer Road <u>Orphan Road</u><del>ROW</del></li> </ul>
Bothell	--	<ul style="list-style-type: none"> <li>▪ Sammamish River Trail</li> <li>▪ 130th Place Northeast <u>Orphan Road</u></li> </ul>
Carnation	<ul style="list-style-type: none"> <li>▪ 331st Ave</li> <li>▪ East Carnation</li> <li>▪ Southwest at NE 40th</li> <li>▪ Tolt Home Tracts</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tolt River Alignment</li> </ul>
Covington	<ul style="list-style-type: none"> <li>▪ Tahoma High School</li> </ul>	--
Duvall	<ul style="list-style-type: none"> <li>▪ 275th Ave. NE</li> <li>▪ Batten Road</li> <li>▪ South at NE 138th</li> <li>▪ Southwest at NE 143rd</li> <li>▪ Snoqualmie Valley Trail North</li> </ul>	<ul style="list-style-type: none"> <li>▪ PSE ROW</li> <li>▪ 280th Ave. NE ROW</li> <li>▪ Snoqualmie Valley Trail South</li> </ul>

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<b>City</b>	<b>Potential Annexation Areas</b>	<b>Right of Way PAAs &amp; Orphan Roads</b>
Enumclaw	<ul style="list-style-type: none"> <li>▪ Boise Creek</li> <li>▪ 433rd St Corner</li> <li>▪ McHugh Ave</li> <li>▪ North Hill Crest</li> <li>▪ Sierra Vista</li> <li>▪ Thunder Mountain</li> <li>▪ West Plateau</li> <li>▪ Vanderbecks Addition</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sportsman Park</li> <li>▪ 244th Ave. SE <a href="#">Orphan Road</a></li> <li>▪ SE 456th St. <a href="#">Orphan Road</a></li> <li>▪ 284th Ave. SE <a href="#">Orphan Road</a></li> <li>▪ SE 440th St. <a href="#">Orphan Road</a></li> <li>▪ SE 432nd St. <a href="#">Orphan Road</a> (McHugh Ave)</li> </ul>
Federal Way	<ul style="list-style-type: none"> <li>▪ Lakeland South (East Federal Way)</li> <li>▪ North Federal Way</li> <li>▪ VondoenHoff</li> </ul>	<ul style="list-style-type: none"> <li>▪ S. Peasley Canyon Road <a href="#">Orphan Road</a></li> </ul>
Issaquah	<ul style="list-style-type: none"> <li>▪ East Cougar Mountain</li> </ul>	<ul style="list-style-type: none"> <li>▪ Issaquah SR-900 ROW</li> <li>▪ Issaquah at I-90</li> </ul>
<a href="#">Kenmore</a>	--	<ul style="list-style-type: none"> <li>▪ <a href="#">NE 205th St Orphan Road</a></li> </ul>
Kent	<ul style="list-style-type: none"> <li>▪ Kent Green River</li> <li>▪ North Green River Park</li> <li>▪ Soos Creek Park</li> <li>▪ Midway</li> <li>▪ South Lake Fenwick</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lake Fenwick Road S. <a href="#">Orphan Road</a></li> <li>▪ Old Kent Des Moines Road S. <a href="#">Orphan Road</a></li> <li>▪ <a href="#">Orillia Road S. Orphan Road</a></li> <li>▪ <a href="#">S. 277th St. Orphan Road</a></li> <li>▪ <a href="#">Military Road S. Orphan Road</a></li> <li>▪ <a href="#">S. 240th St. Orphan Road</a></li> <li>▪ <a href="#">216th Ave SE Orphan Road</a></li> <li>▪ <a href="#">37th PI S. &amp; 40th PI S Orphan Road</a></li> <li>▪ <a href="#">S. 272nd St. Orphan Road</a></li> </ul>
<a href="#">Lake Forest Park</a>	--	<ul style="list-style-type: none"> <li>▪ <a href="#">NE 205th St Orphan Road</a></li> <li>▪ <a href="#">40th PI NE/ 37th Ave NE Orphan Road</a></li> </ul>
Maple Valley	<ul style="list-style-type: none"> <li>▪ Rainier Ridge</li> </ul>	<ul style="list-style-type: none"> <li>▪ SE 288th St <a href="#">Orphan Road</a></li> <li>▪ SE 281st Way <a href="#">Orphan Road</a></li> </ul>
Milton	<ul style="list-style-type: none"> <li>▪ Hylebos Creek</li> </ul>	--
Newcastle	<ul style="list-style-type: none"> <li>▪ May Valley Road</li> </ul>	--
<a href="#">Normandy Park</a>	--	<ul style="list-style-type: none"> <li>▪ <a href="#">SW 170th St Orphan Road</a></li> <li>▪ <a href="#">SW 168th St Orphan Road</a></li> </ul>
North Bend	<ul style="list-style-type: none"> <li>▪ North Bend Alpine Estates</li> <li>▪ North Bend Alpine Estates (South Fork)</li> <li>▪ North Bend Riverbend</li> <li>▪ North Bend South</li> </ul>	<ul style="list-style-type: none"> <li>▪ BNSF ROW</li> <li>▪ I-90 ROW</li> <li>▪ Pickett Ave ROW</li> </ul>
Pacific	<ul style="list-style-type: none"> <li>▪ Trout Lake</li> </ul>	<ul style="list-style-type: none"> <li>▪ <a href="#">S 372nd St-- Orphan Road</a></li> </ul>

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City	Potential Annexation Areas	Right of Way PAAs & Orphan Roads
Redmond	<ul style="list-style-type: none"> <li>▪ Avondale</li> <li>▪ English Hill</li> <li>▪ NE 109th St.</li> <li>▪ NE 97th St.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 154th Place NE ROW <a href="#">Orphan Road</a></li> <li>▪ Union Hill Road <a href="#">Orphan Road</a></li> <li>▪ NE 124th St. <a href="#">Orphan Road</a></li> <li>▪ NE 116th St. <a href="#">Orphan Road</a></li> </ul>
Renton	<ul style="list-style-type: none"> <li>▪ East Renton</li> <li>▪ Fairwood</li> <li>▪ Honey Creek Estates</li> <li>▪ May Creek</li> <li>▪ Sunset East</li> <li>▪ West Hill</li> <li>▪ White Fence Ranch</li> </ul>	<ul style="list-style-type: none"> <li>▪ 148th Ave SE <a href="#">Orphan Road</a></li> <li>▪ S. 125th St. <a href="#">Orphan Road</a></li> <li>▪ S. 120th St. <a href="#">Orphan Road</a> (S Juniper St)</li> <li>▪ <a href="#">59th Ave S. Orphan Road</a></li> <li>▪ <a href="#">S. 104th St. Orphan Road</a></li> <li>▪ <a href="#">Ripley Lane Orphan Road</a></li> </ul>
Sammamish	<ul style="list-style-type: none"> <li>▪ Aldarra Golf Course</li> <li>▪ Swan Ridge</li> </ul>	<ul style="list-style-type: none"> <li>▪ Evans Creek</li> <li>▪ Thirty Acres Park</li> </ul>
Seattle	<ul style="list-style-type: none"> <li>▪ North Highline Area Y</li> <li>▪ North Highline Area Q</li> <li>▪ Sliver by the River</li> <li>▪ Lakeridge Park Estates</li> </ul>	<ul style="list-style-type: none"> <li>▪ <a href="#">SW 98th St. ROW Orphan Road</a></li> <li>▪ Roxbury St <a href="#">Orphan Road</a></li> <li>▪ 21st Ave SW <a href="#">Orphan Road</a></li> <li>▪ Dallas Ave S. <a href="#">Orphan Road</a></li> <li>▪ 12th Ave S. <a href="#">Orphan Road</a></li> <li>▪ <a href="#">51st Ave S. Orphan Road</a></li> <li>▪ <a href="#">N 145th St. Orphan Road</a></li> </ul>
<a href="#">Shoreline</a>	--	<ul style="list-style-type: none"> <li>▪ <a href="#">NW 205th Street Orphan Road</a></li> </ul>
Snoqualmie	<ul style="list-style-type: none"> <li>▪ Snoqualmie Southwest</li> <li>▪ Weyerhaeuser West</li> <li>▪ Snoqualmie Mill</li> <li>▪ Weyerhaeuser East</li> </ul>	<ul style="list-style-type: none"> <li>▪ Snoqualmie Tribe</li> <li>▪ Snoqualmie River Alignments</li> <li>▪ Meadowbrook Way SE <a href="#">Orphan Road</a></li> <li>▪ <a href="#">SE 80th St Orphan Road</a></li> <li>▪ 384th Ave SE <a href="#">Orphan Road</a></li> <li>▪ <a href="#">396th Drive SE Orphan Road</a></li> <li>▪ <a href="#">SE 96th St. Orphan Road</a></li> <li>▪ <a href="#">SE 99th St. Orphan Road</a></li> </ul>
Tukwila	<ul style="list-style-type: none"> <li>▪ Tukwila Orillia Rd</li> </ul>	<ul style="list-style-type: none"> <li>▪ <del>51st Ave S. ROW</del> <a href="#">Airport Way S. Orphan Road</a></li> </ul>
<a href="#">Woodinville</a>	--	<ul style="list-style-type: none"> <li>▪ <a href="#">140th Ave. NE Orphan Road</a></li> </ul>
Gap Areas (unaffiliated for Annexation)	<ul style="list-style-type: none"> <li>▪ Cedar River School Gap</li> <li>▪ Fivemile Lake West Gap</li> <li>▪ Maple Valley Large Triangle Gap</li> <li>▪ Maple Valley Medium Triangle Gap</li> <li>▪ Maple Valley Small Triangle Gap</li> </ul>	<ul style="list-style-type: none"> <li>▪ <del>130th Place NE Gap</del></li> <li>▪ <del>140th Place NE Gap</del></li> <li>▪ <del>148th Ave NE Gap</del></li> <li>▪ Grand Ridge Open Spaces Gaps</li> <li>▪ May Valley ROW Gap</li> <li>▪ NE 95th St. ROW Gap</li> <li>▪ PSE ROW Gap</li> </ul>

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City	Potential Annexation Areas	Right of Way PAAs & Orphan Roads
	<ul style="list-style-type: none"> <li>▪ Muckleshoot Tribe Gap</li> <li>▪ R &amp; H Mining Property Gap</li> <li>▪ Redmond Gap</li> <li>▪ Redmond Ridge Gap</li> <li>▪ Ripley Lane Gap</li> <li>▪ River Ridge at Daybreak Gap</li> <li>▪ South Trout Lake Gap</li> <li>▪ Woodin Creek Estates Gap</li> </ul>	<ul style="list-style-type: none"> <li>▪ Redmond- Fall City Rd. ROW Gap</li> <li>▪ <del>SE 96th St ROW Gap</del></li> <li>▪ <del>SE 99th St ROW Gap</del></li> <li>▪ Snoqualmie River Alignment at Snoqualmie Gaps</li> <li>▪ Snoqualmie River Alignment at Duvall Gap</li> <li>▪ <del>216th Avenue SE ROW Gap</del></li> <li>▪ North Green River Park Gap</li> <li>▪ Perimeter Road South Gap, and ROW Gap</li> <li>▪ Soos Creek Park Large Gap</li> <li>▪ Soos Creek Park Small Gap</li> <li>▪ <del>West Valley HWY S</del></li> <li>▪ S 372nd St. Ripley Lane</li> </ul>

The following table summarizes some of the key data points at the City-Level for Potential Annexation Areas that have residents and/or jobs. It does not include Right of Way Potential Annexation Area data, although that is found in individual City-Level profiles.

**Summary City-Level Data for Potential Annexation Areas**

City	Number of PAAs	Estimated Population	Covered Employment	Parcels	Acres	Housing Units
Renton	7	47,800	4,700	16,000	6,500	17,800
Federal Way	3	22,100	1,700	7,600	3,500	7,800
Seattle	4	18,700	6,500	5,600	1,700	7,100
Redmond	4	2,900	510	1,100	500	1,000
North Bend	4	2,500	40	1,100	600	1,000
Black Diamond	2	1,500	-	290	610	560
Milton	1	1,200	-	460	100	440
Enumclaw	8	800	70	330	680	320
Snoqualmie	6	700	30	350	980	290
Pacific	1	700	20	550	190	310
Sammamish	2	400	10	200	730	150
Issaquah	1	200	4	110	310	90
Carnation	4	200	-	110	170	90
Kent	6	200	4	230	490	70
Auburn	2	200	-	80	40	80
Duvall	5	100	-	80	450	60
Tukwila	1	20	-	20	50	10
Bellevue	4	10	-	30	50	10

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<b>City</b>	<b>Number of PAAs</b>	<b>Estimated Population</b>	<b>Covered Employment</b>	<b>Parcels</b>	<b>Acres</b>	<b>Housing Units</b>
Newcastle	1	10	-	3	10	3
Gap Areas <sup>3</sup>	13	12,700	1,800	5,300	3,500	5,400
ROW, Parks, Misc. PAAs <sup>4</sup>	Multiple	--	--	--	--	--

The cities that have affiliation with the Potential Annexation Areas vary widely in their population levels, and what appears to be a small number in the previous table may be a large number in the local jurisdiction's context.

That said, from a countywide perspective, the data shows that there are three tiers to the cities – those with large numbers of residents in Potential Annexation Areas, those in the middle, and those with a fairly modest number of residents.

- *Cities with more than 10,000 residents:* Renton, Federal Way, and Seattle;
- *Cities between 500 and 10,000 residents:* Redmond; North Bend, Black Diamond, Milton, Enumclaw, Snoqualmie, and Pacific; and
- *Cities with less than 500 residents:* Sammamish, Issaquah, Carnation, Kent, Auburn, Duvall, Tukwila, Bellevue, and Newcastle.

This categorization may be useful as the County thinks about how it structures its outreach and planning for Workplan Action Item 14, as well as subsequent implementation of any recommendations and actions that arise from this work.

The maps in this and the following section are of necessity looking at larger areas. To look at a smaller area, or even a single parcel, King County has a number of publicly available tools:

- **iMap:** This is an online geographic information software (GIS) system. A user can enter their address or parcel identification number, or use the zoom tools, to look at smaller areas or individual parcels. Link: <https://gismaps.kingcounty.gov/iMap/>.
- **eReal Property Viewer:** This is another online tool, and is linked to the County Assessor's parcel database. Link: <http://blue.kingcounty.com/Assessor/eRealProperty/>.

The following pages provide additional information at the city-level.

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<sup>3</sup> The Unaffiliated Gaps include some areas with substantial levels of development, such as the Redmond Ridge Area, a Muckleshoot Tribal property, the Fivemile Lake development, the Ripley Lane development, the South Trout Lake development, and others.

<sup>4</sup> These remaining Potential Annexation Areas are collection of unaffiliated unincorporated properties that contain rights-of-way, parks, properties adjacent to waterways, trail segments, and more.

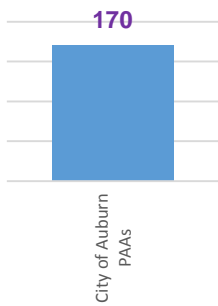
CITY OF AUBURN PROFILE

The City of Auburn has two Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as a number of rights of way and orphan roads. The information below aggregates data areas with residents and/or employment.

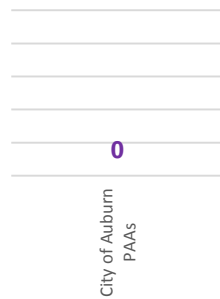
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 170 residents but no covered employment. The average household income of these Potential Annexation Areas is \$30,300 per year, which is less about half of the City average, and an even lower percentage of the Countywide PAAs and King County average as a whole.

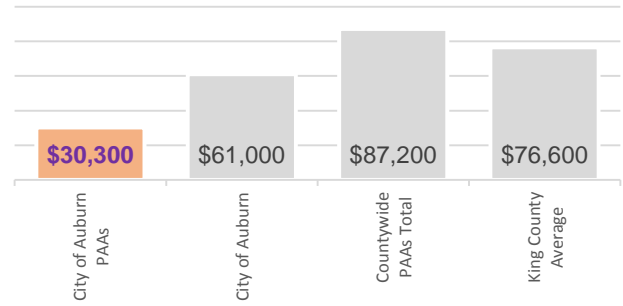
**Total Population**



**Total Employment**



**Average Household Income**



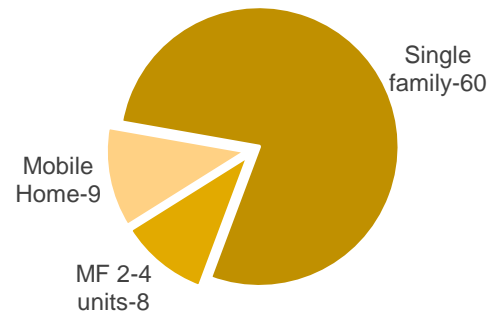
**Land Use**

- Acres: 40
- Parcels: 83
- Tax Exempt: 5
- Vacant: 9

All but one of the parcels in these Potential Annexation Areas are residential (urban medium). The one remaining parcel is a small Industrial parcel.

**Housing**

These Potential Annexation Areas have about 77 housing units, with the largest majority of the units being single family homes. The remainder are small and larger multi-family (MF) buildings.

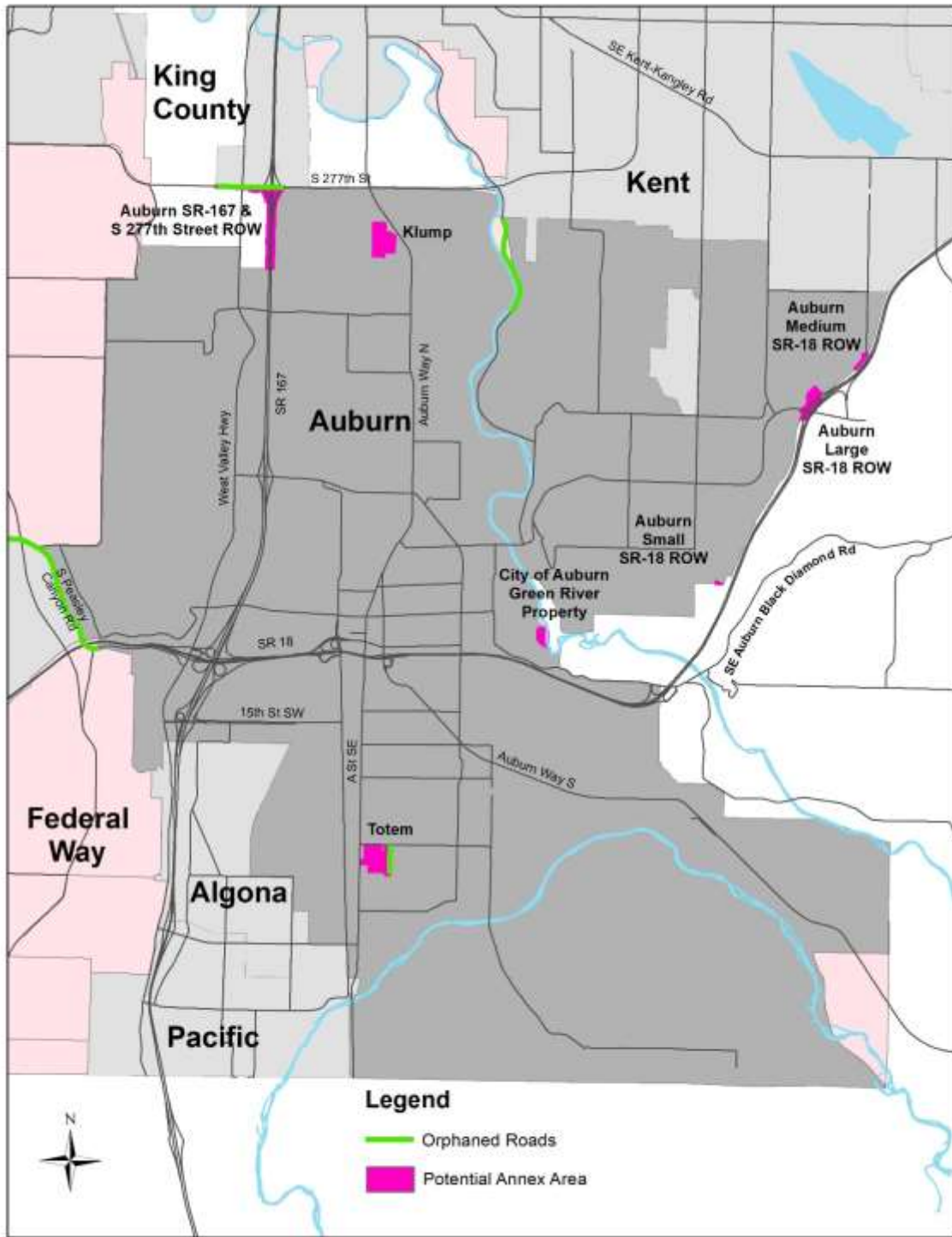


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$13 million and the total tax revenues generated is almost \$200,000.

**Orphan Roads**

There are eight orphan roads and Right of Way PAAs, including: SR-167 & 227th St. ROW, Large SR-18 ROW, Medium SR-18 ROW, Small SR-18 ROW, Green River Road, 148th Ave SE, and SR-167 & S277th St. ROW, and 88th Ave. South (see map for locations).



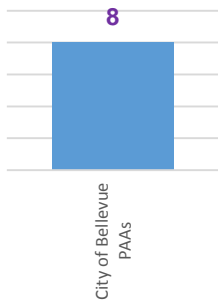
**CITY OF BELLEVUE PROFILE**

The City of Bellevue has four Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map. There are no affiliated rights of way and orphan roads. The information below aggregates data areas with residents and/or employment.

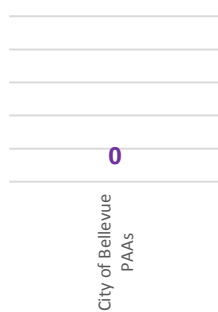
**Demographic and Economic Overview**

The four Potential Annexation Areas are home to approximately 8 residents and no covered employment. The average household income of these Potential Annexation Areas is \$132,000 per year, which is less significantly higher than the City, the Countywide PAAs and the King County averages.

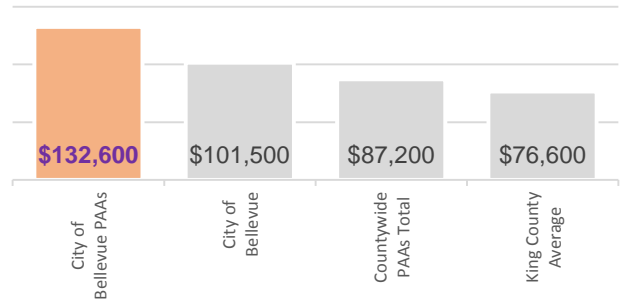
**Total Population**



**Total Employment**



**Average Household Income**



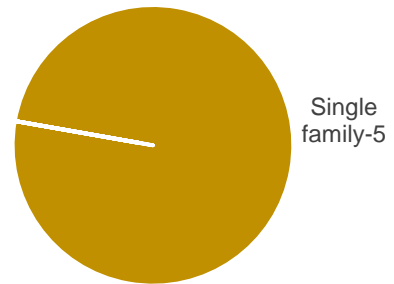
**Land Use**

- Acres: 52
- Parcels: 26
- Tax Exempt: 2*
- Vacant: 9*

All of the parcels in these Potential Annexation Areas are residential. There is one urban medium parcel, and the remainder are urban low. A high percentage of the properties are vacant.

**Housing**

These Potential Annexation Areas have approximately 5 single family housing units, and no multi-family (MF) buildings.



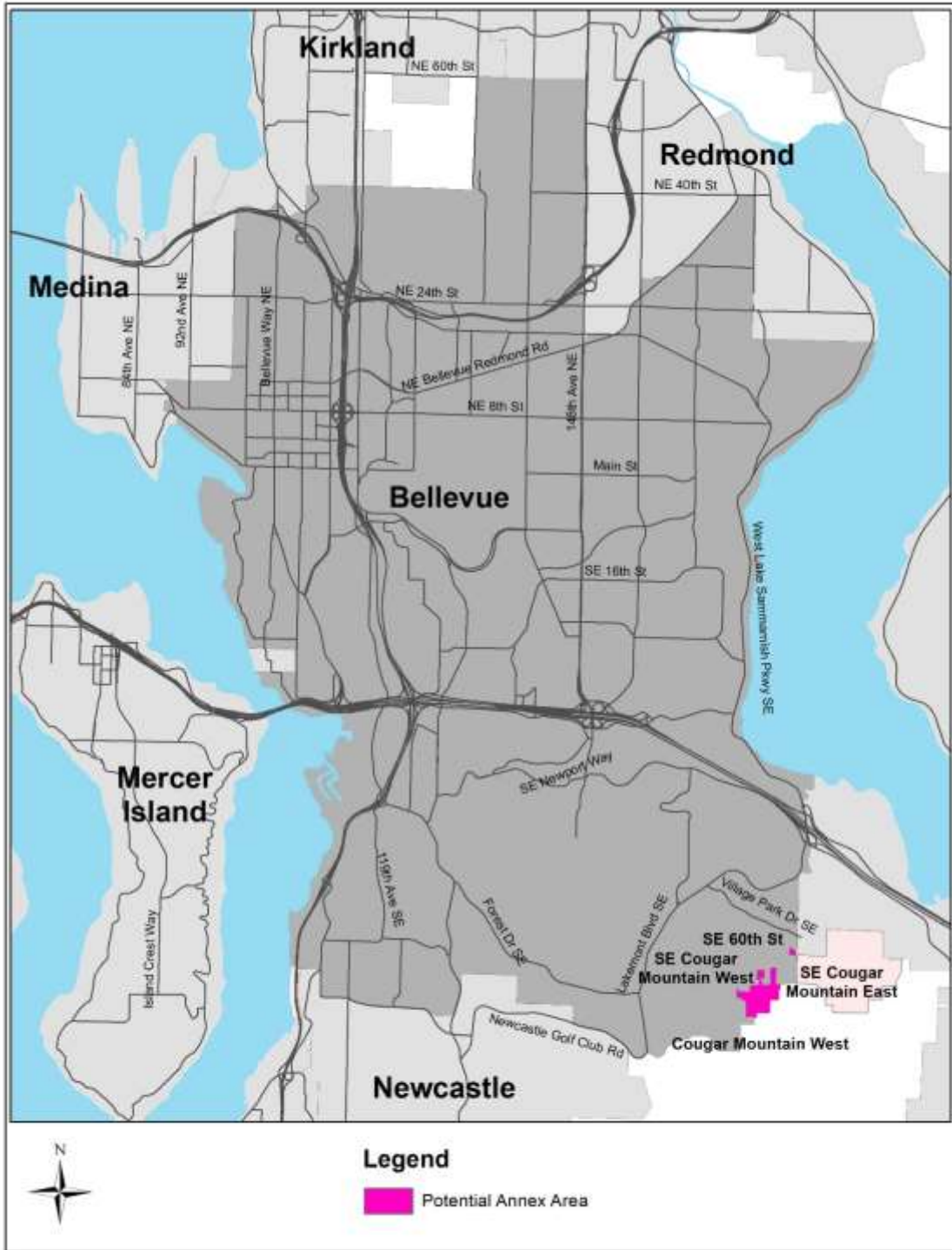
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$9 million and the total tax revenues generated is almost \$110,000.

**Orphan Roads**

There are no orphan roads or Rights of Way.





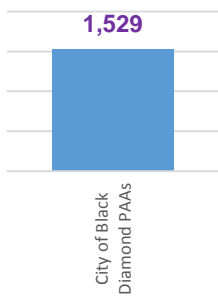
**CITY OF BLACK DIAMOND PROFILE**

The City of Black Diamond has two Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map. The information below aggregates data areas with residents and/or employment. PAAs without population and orphan roads are shown at the bottom of the page.

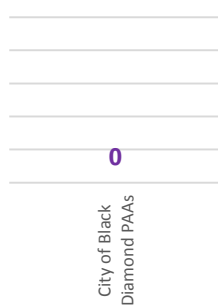
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 1,500 residents but no covered employment. The average household income of these Potential Annexation Areas is \$86,000 per year, which is near the City average, near the average of all Countywide PAAs and higher than the King County average as a whole.

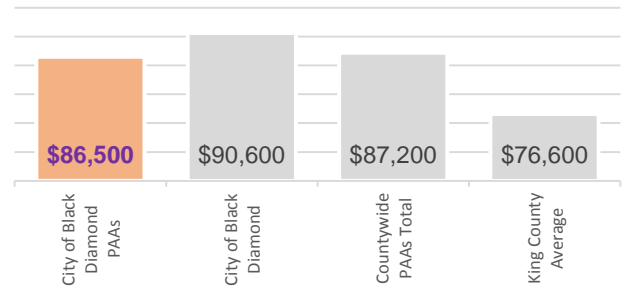
**Total Population**



**Total Employment**



**Average Household Income**



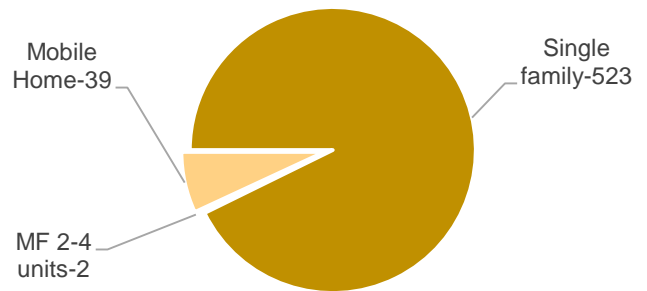
**Land Use**

- Acres: 287
- Parcels: 612
- Tax Exempt: 10
- Vacant: 46

Over 85% of the parcels in these Potential Annexation Areas are residential (urban medium). The remaining parcels are City in Rural Area UGA (meaning Urban Reserve zoning at 1 unit per 5 acres), as well as one Mining parcel.

**Housing**

These Potential Annexation Areas have about 564 housing units, with the largest majority of the units being single family homes. The remainder are small and larger multi-family (MF) buildings.

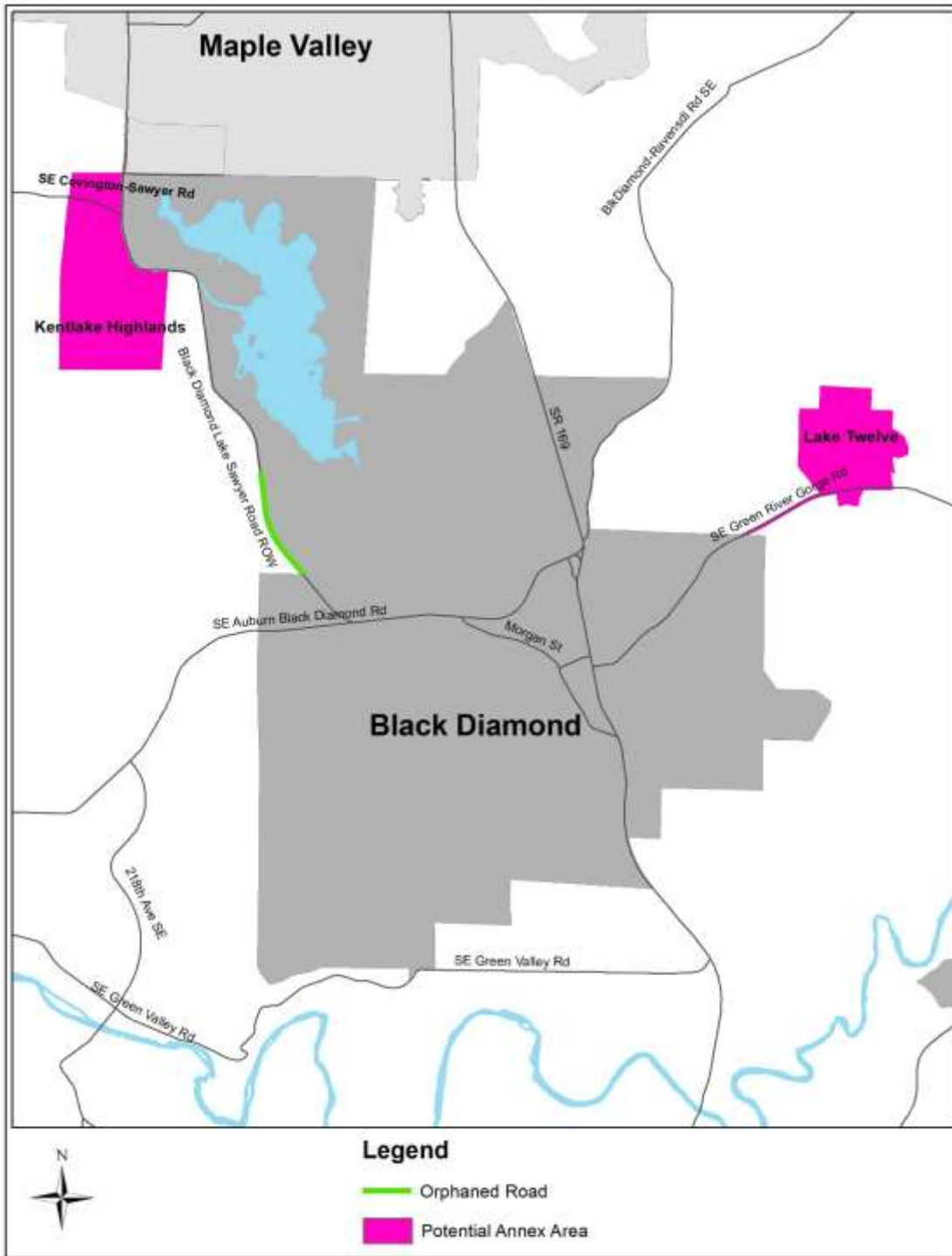


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$158 million and the total tax revenues generated is almost \$2.1 million.

**Orphan Roads**

There is one orphan road and Right of Way PAAs, including: Lake Sawyer Road ROW (see map for locations).





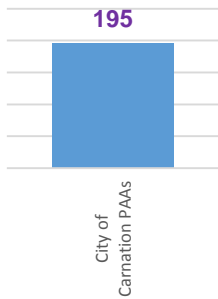
CITY OF CARNATION PROFILE

The City of Carnation has four Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as a one rights of way. The information below aggregates data areas with residents and/or employment.

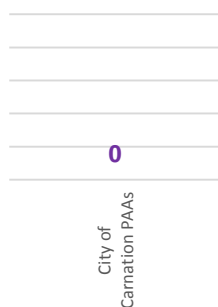
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 195 residents but no covered employment. The average household income of these Potential Annexation Areas is about \$94,000 per year, which is lower than the City of Carnation average, but higher than the Countywide PAAs and King County averages.

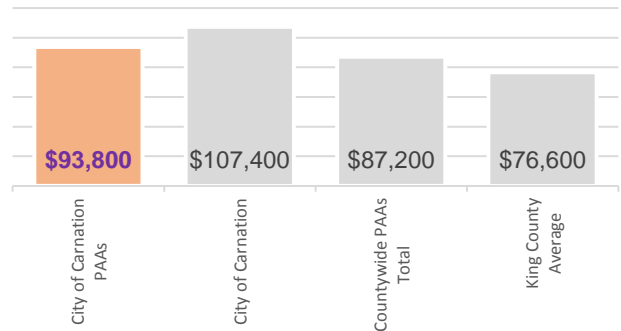
**Total Population**



**Total Employment**



**Average Household Income**



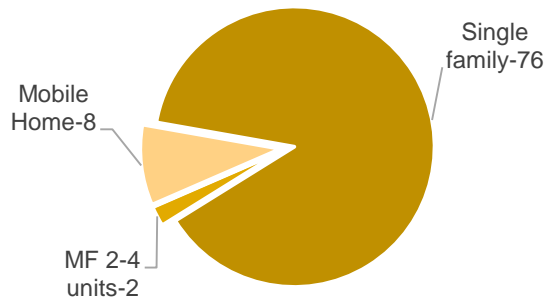
**Land Use**

- Acres: 170
- Parcels: 108
- Tax Exempt: 1
- Vacant: 23

All of the parcels in these Potential Annexation Areas have a City in the Rural Area UGA land use, meaning Urban Reserve zoning, or one unit per five acres.

**Housing**

These Potential Annexation Areas have about 86 housing units, with almost ninety percent of them being single family homes. The remainder are smaller multi-family (MF) buildings and a few mobile homes.

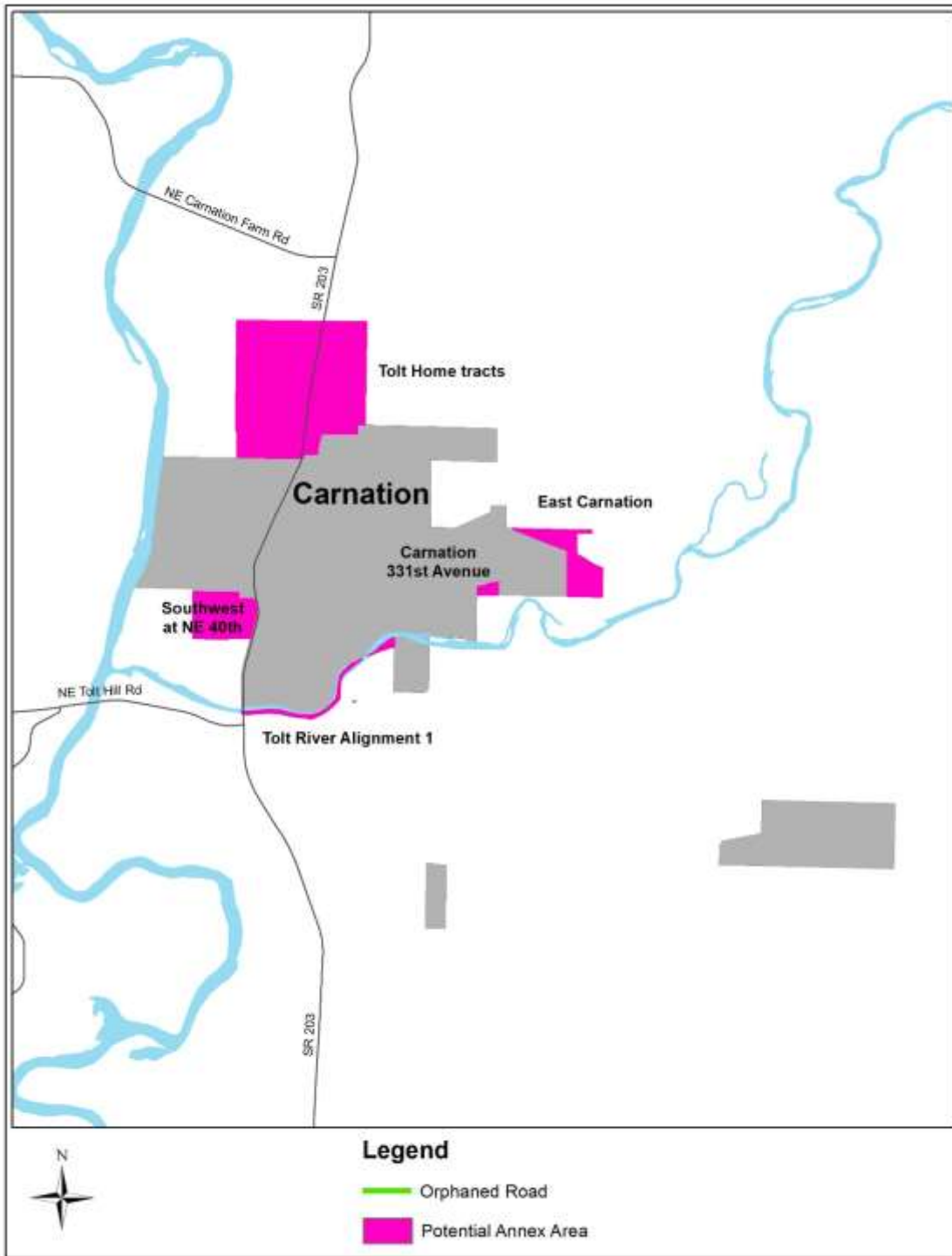


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$26 million and the total tax revenues generated is almost \$315,000.

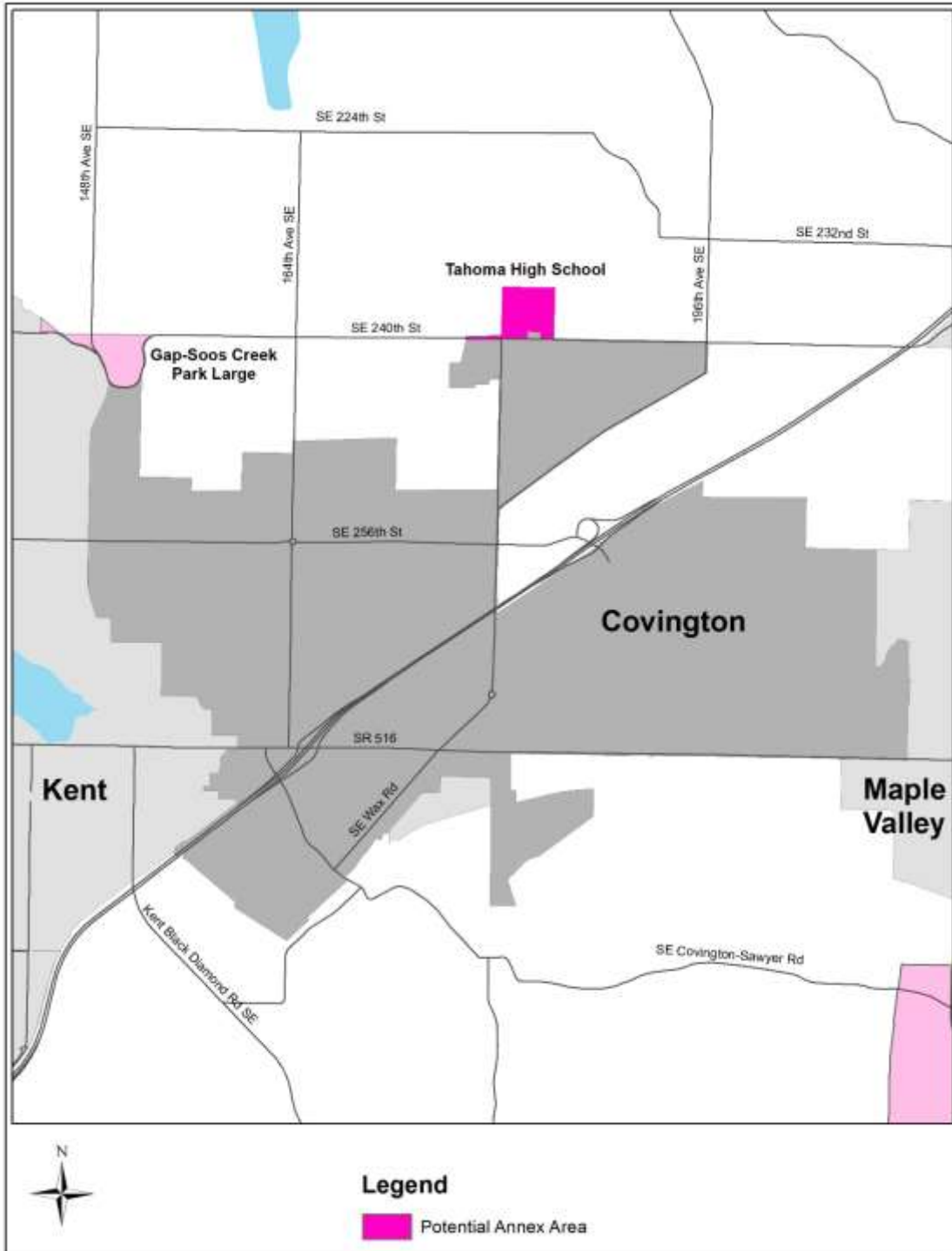
**Orphan Roads**

There are one Right of Way PAA: the Tolt River Alignment ROW (see map for locations).



CITY OF COVINGTON PROFILE

There is one area affiliated with the City of Covington, and this is a public property – the Tahoma High School site.



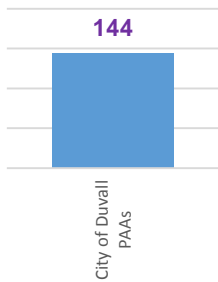
CITY OF DUVALL PROFILE

The City of Duvall has five Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as a number of rights of way. The information below aggregates data areas with residents and/or employment.

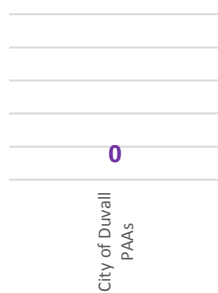
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 144 residents and no covered employment. The average household income of these Potential Annexation Areas is \$95,000 per year, which is slightly higher than the City average, and higher than the Countywide PAAs and King County averages.

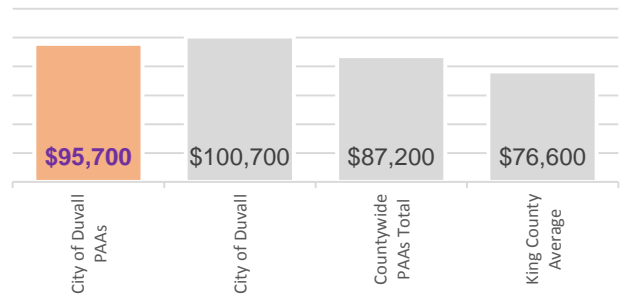
**Total Population**



**Total Employment**



**Average Household Income**



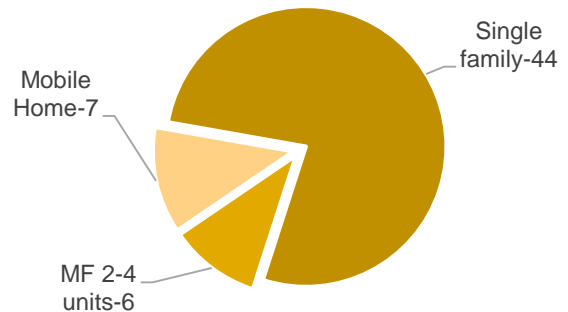
**Land Use**

Acres: 450  
 Parcels: 76  
*Tax Exempt: 0*  
*Vacant: 0*

Nearly all of the parcels in these Potential Annexation Areas have a City in the Rural Area UGA land use, meaning Urban Reserve zoning, or one unit per five acres.

**Housing**

These Potential Annexation Areas have about 57 housing units, with the largest majority of the units being single family homes. The remainder are small multi-family (MF) buildings and a few mobile homes.



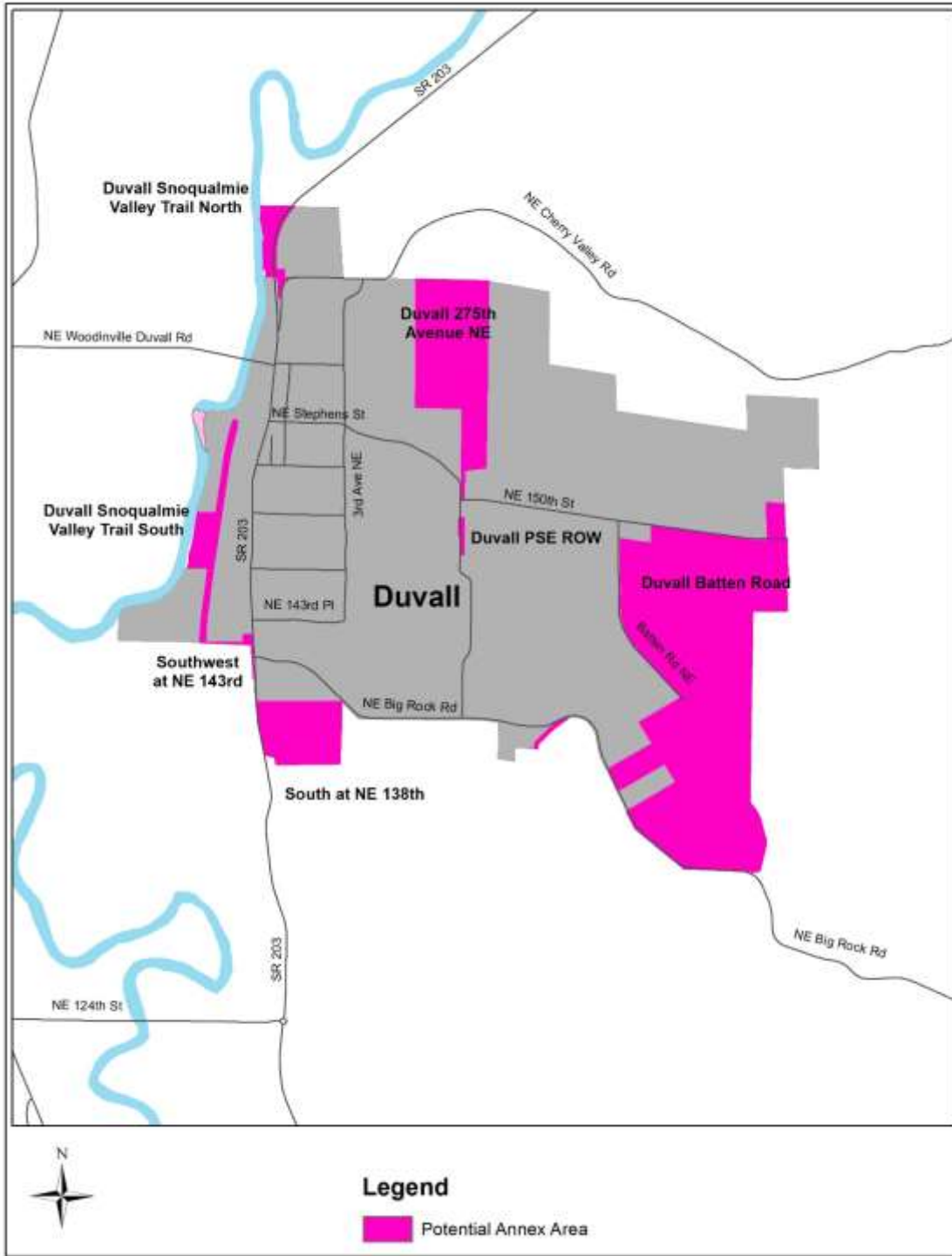
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$28 million and the total tax revenues generated is almost \$370,000.

**Orphan Roads**

There are three Right of Way PAAs, including: PSE ROW, 280th Ave. NE ROW, and Snoqualmie Valley Trail South (see map for locations).





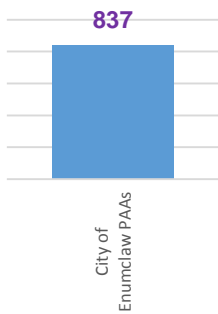
CITY OF ENUMCLAW PROFILE

The City of Enumclaw has eight Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well a number of rights of way and orphan roads. The information below aggregates data areas with residents and/or employment.

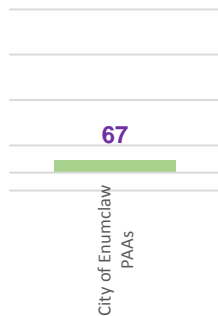
**Demographic and Economic Overview**

These Potential Annexation Areas are home to over 800 residents and over 60 covered employment. The average household income of these Potential Annexation Areas is \$68,000 per year, which is similar to the City and County average, and little lower than the Countywide PAAs averages.

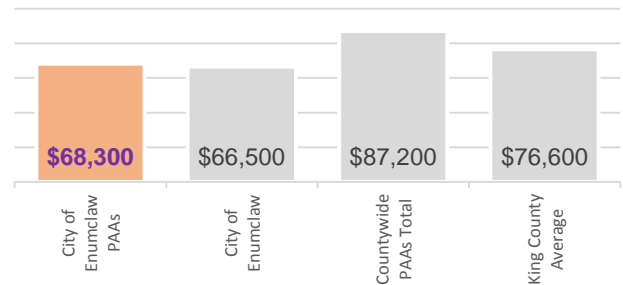
**Total Population**



**Total Employment**



**Average Household Income**



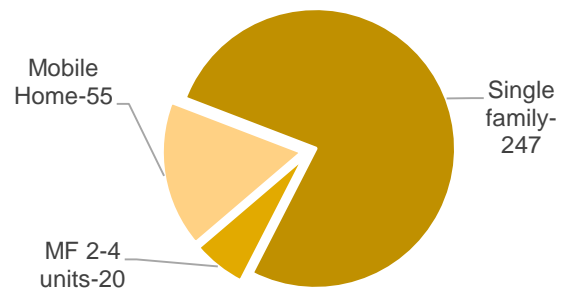
**Land Use**

- Acres: 324
- Parcels: 631
- Tax Exempt: 28
- Vacant: 50

Over ninety-five percent of the parcels in these Potential Annexation Areas have a City in the Rural Area UGA land use, meaning Urban Reserve zoning, or one unit per five acres. There remaining parcel is a small Industrial parcel.

**Housing**

These Potential Annexation Areas have about 320 housing units. The largest majority of the units are single family homes. There are also a number of mobile homes, as well as small multi-family (MF) buildings.

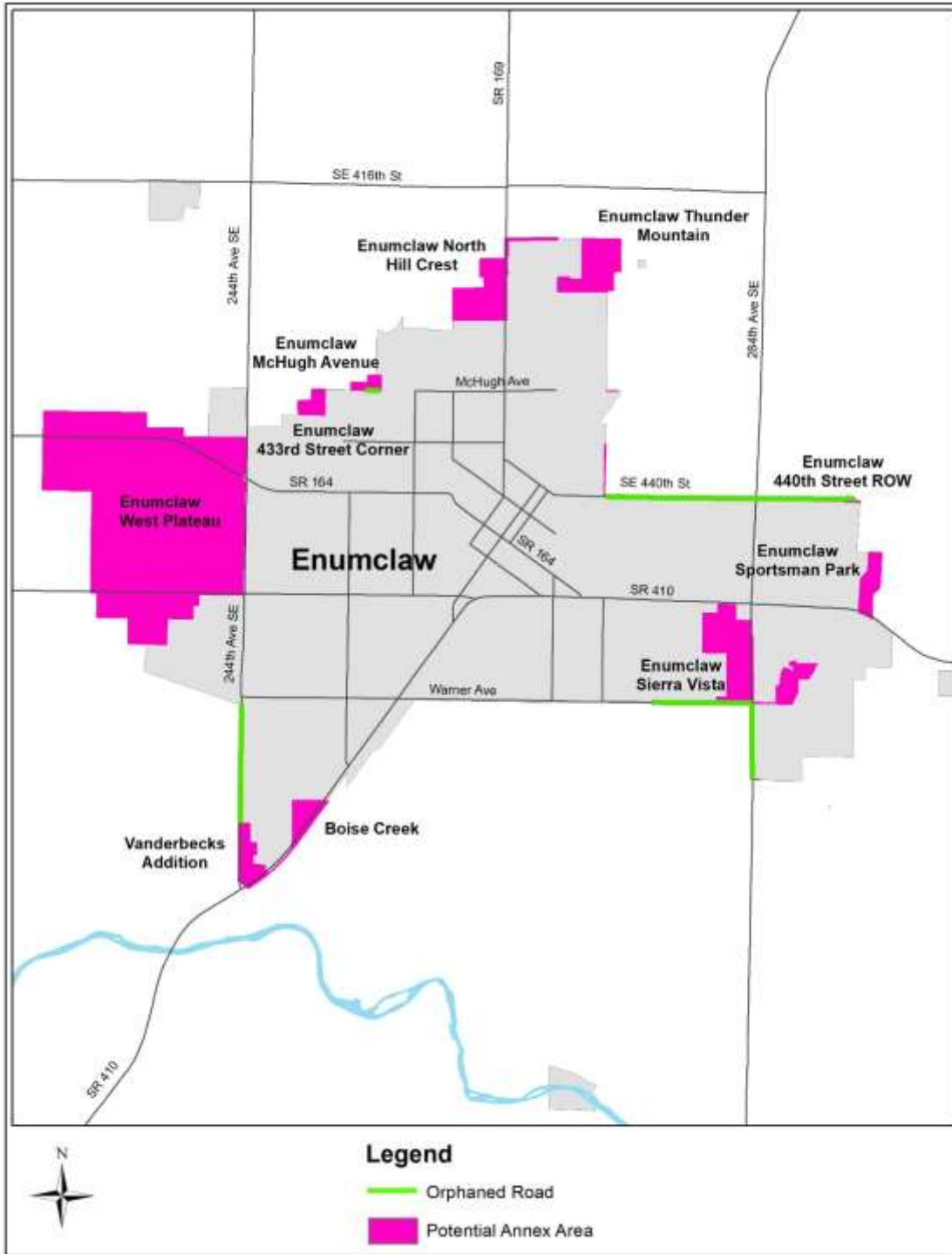


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$87 million and the total tax revenues generated is almost \$1.1 million.

**Orphan Roads**

There are six orphan roads and Right of Way PAAs, including: Sportsman Park, 244th Ave. SE, SE 456th St, 284th Ave. SE, SE 440th St., and SE 432nd St. (McHugh Ave) (see map for locations).



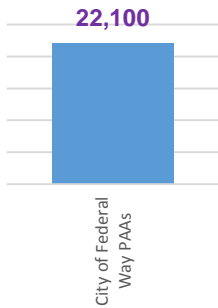
**CITY OF FEDERAL WAY PROFILE**

The City of Federal Way has three Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as one orphan road. These are some of the largest unincorporated urban areas. The information below aggregates data areas with residents and/or employment.

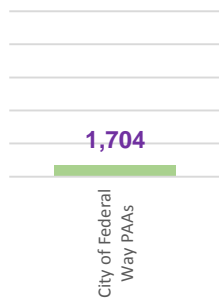
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 22,100 residents and 1,700 covered employment. The average household income of these Potential Annexation Areas is \$73,000 per year, which is higher than the City average, lower than the Countywide PAAs average and comparable to the King County average.

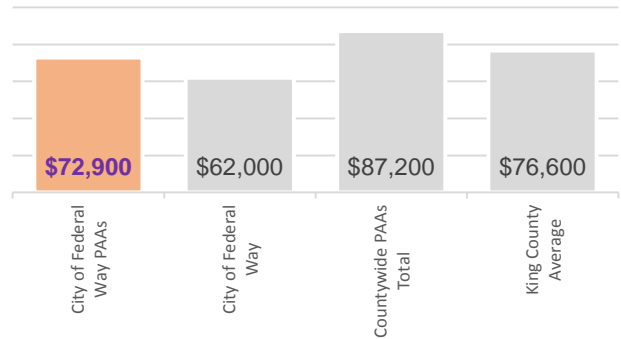
**Total Population**



**Total Employment**



**Average Household Income**



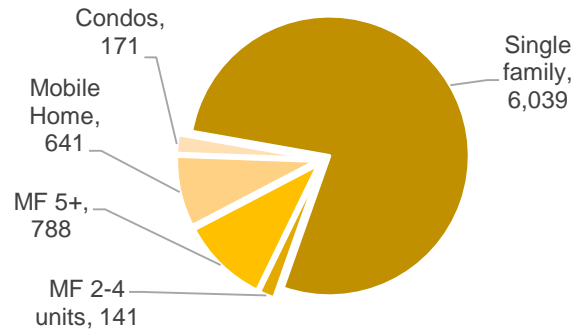
**Land Use**

- Acres: 3,522
- Parcels: 7,647
- Tax Exempt: 213
- Vacant: 1,048

Nearly all of the parcels in these Potential Annexation Areas have an urban residential medium (4-12 dwelling units per acre). There are about 50 commercial properties. The remainder is urban residential low (1 unit per acre), with a few urban residential high (>12 units per acre).

**Housing**

These Potential Annexation Areas have about 7,780 housing units, with the largest majority of the units being single family homes. There are a fair number of mobile homes, and the remainder are small and larger multi-family (MF) buildings.

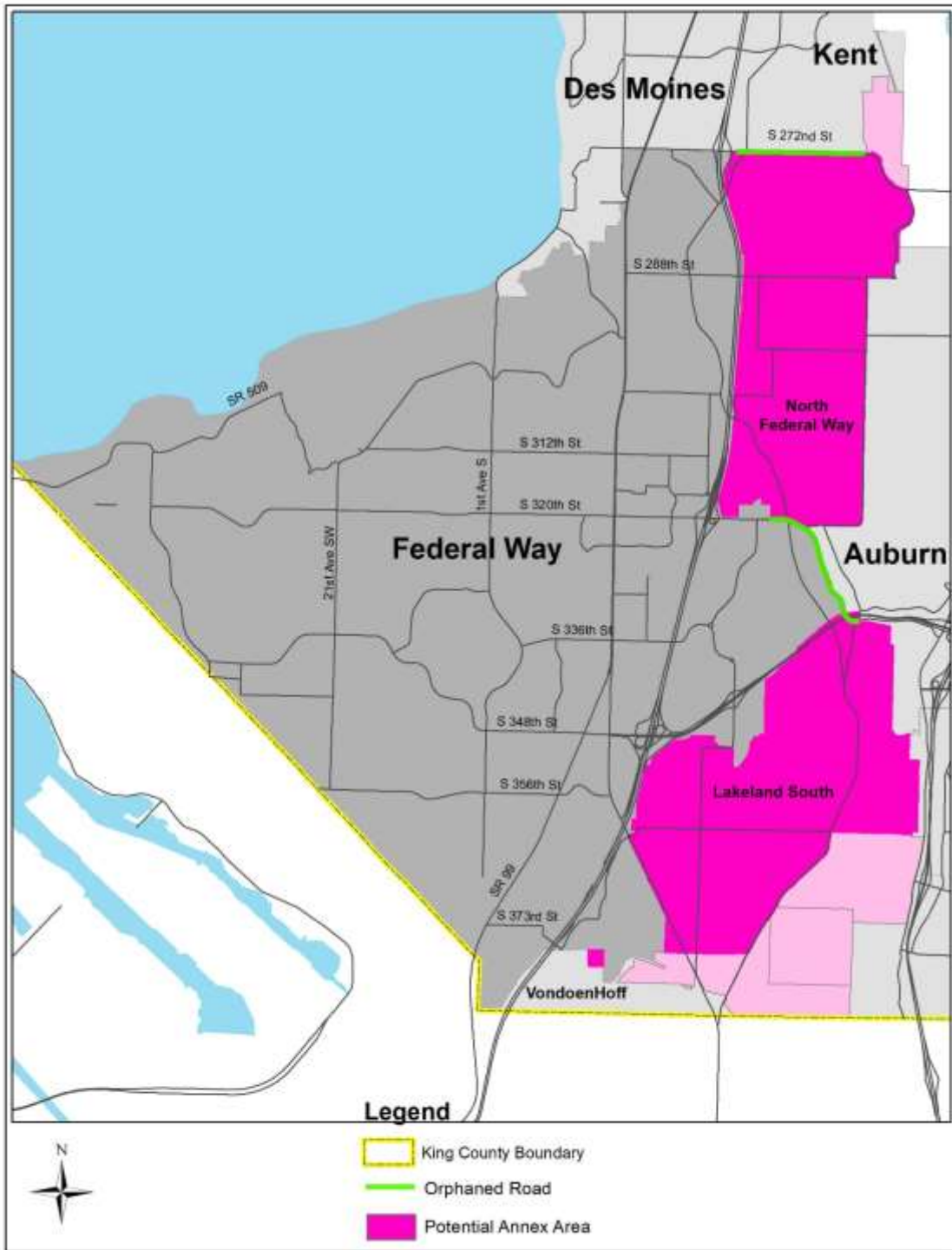


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is nearly \$2 billion and the total tax revenues generated is almost \$29 million.

**Orphan Roads**

There is one Right of Way PAA: South Peasley Canyon Road (see map for locations).



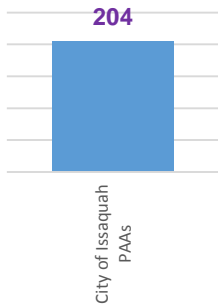
**CITY OF ISSAQUAH PROFILE**

The City of Issaquah has one Potential Annexation Area that is shown as affiliated in the Countywide Planning Policies map, as well as one right of way and orphan roads. The information below aggregates data areas with residents and/or employment.

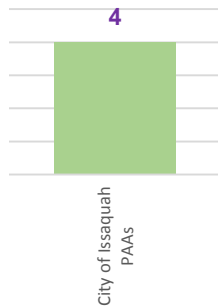
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 200 residents and 4 covered employment. The average household income of these Potential Annexation Areas is \$132,000 per year, which is significantly higher than the City, Countywide PAAs and King County averages.

**Total Population**



**Total Employment**



**Average Household Income**



**Land Use**

Acres: 308

Parcels: 113

Tax Exempt: 6      Vacant: 27

Over ninety percent of the properties have an urban residential low land use (1 unit per acre). The remainder includes a mixture of open space, urban residential medium, and single parcels other land uses.

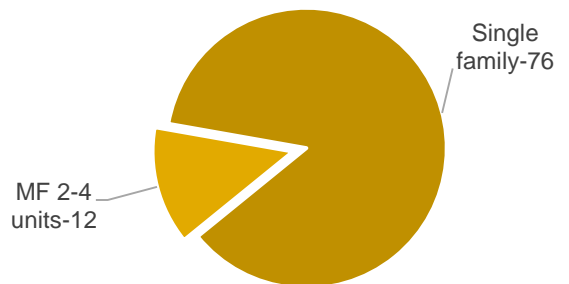
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$80 million and the total tax revenues generated is just over \$1.7.

Districts	Revenue	Districts	Revenue
State	\$162,700	RST	\$16,700
County	\$110,700	EMS	\$21,000
Roads	\$179,800	School#411	\$325,300
Port	\$12,300	Fire#10	\$853,600
Library	\$36,100	Issaquah Cap. Fac. Lib.	\$5,600
Flood	\$9,400		
<b>Total Revenue</b>		<b>\$1,733,000</b>	

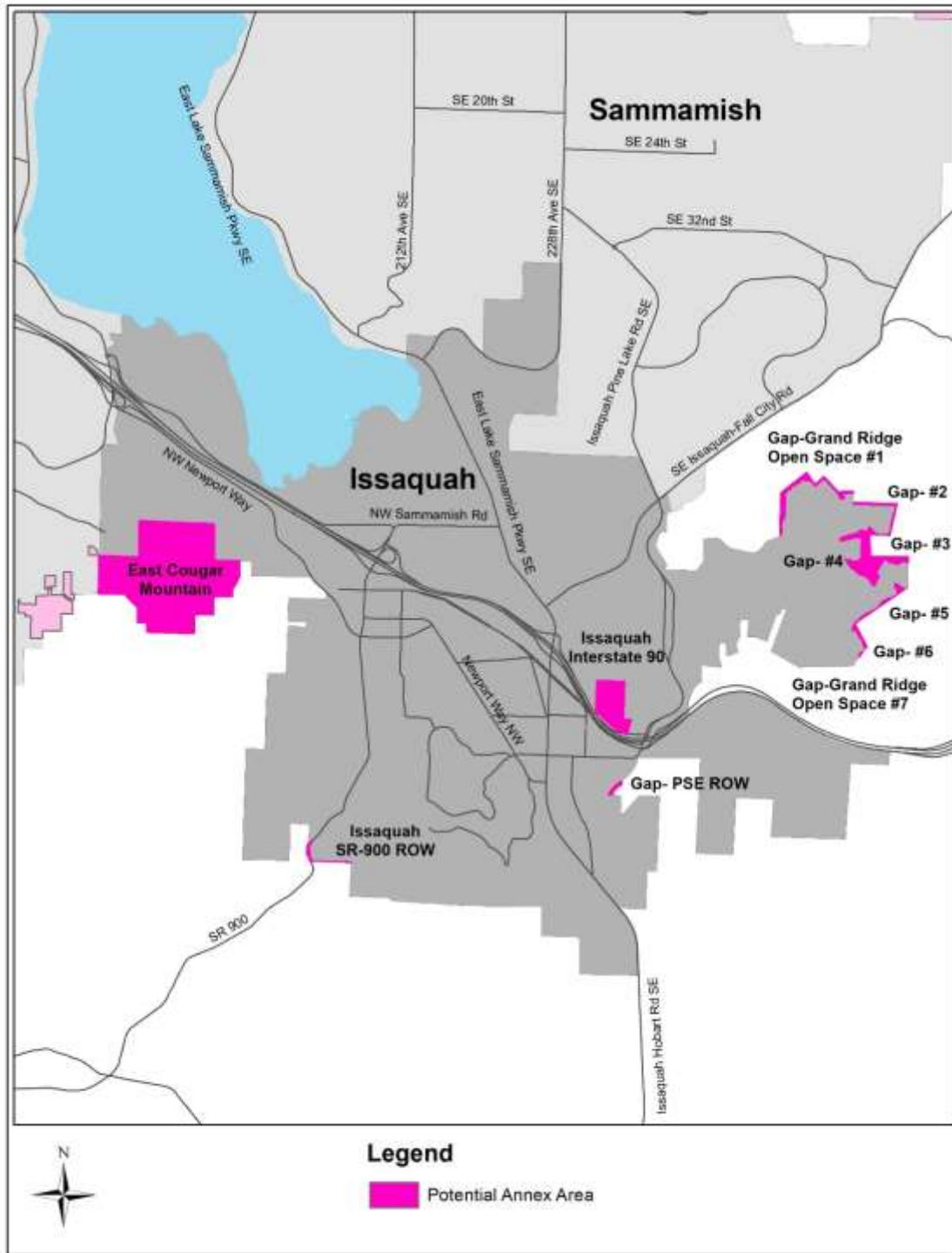
**Housing**

These Potential Annexation Areas have almost 90 housing units, with the largest majority of the units being single family homes. The remainder are smaller multi-family (MF) buildings.



**Orphan Roads**

There are two Right of Way PAAs: Issaquah SR-900 ROW, and Issaquah at I-90 (see map for locations). Note: the Grand Ridge Open Spaces are show on the map, however, they are not affiliated at this time and are therefore included "gap" areas.



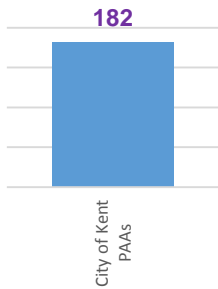
CITY OF KENT PROFILE

The City of Kent has five Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well a number of orphan roads. The information below aggregates data areas with residents and/or employment.

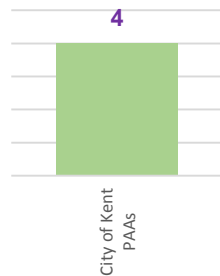
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 182 residents and 4 covered employment. The average household income of these Potential Annexation Areas is \$62,000 per year, which is similar to the City and King County average, but lower than the Countywide PAAs averages.

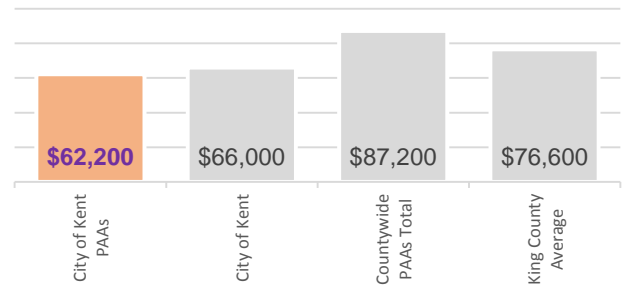
**Total Population**



**Total Employment**



**Average Household Income**



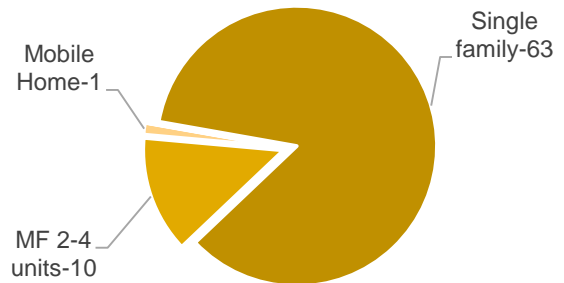
**Land Use**

Acres: 148  
 Parcels: 231  
*Tax Exempt: 21*  
*Vacant: 39*

Almost sixty percent of properties are urban residential medium (4-12 units per acres) and another twenty percent are urban residential low (1 unit per acre) with ten percent are urban separator (again, 1 unit per acre). The remainder includes a few industrial, a few neighborhood business and a few open space parcels.

**Housing**

These Potential Annexation Areas have almost 75 housing units. The majority of the units are single family homes, and the remainder are mostly smaller multi-family (MF) buildings.



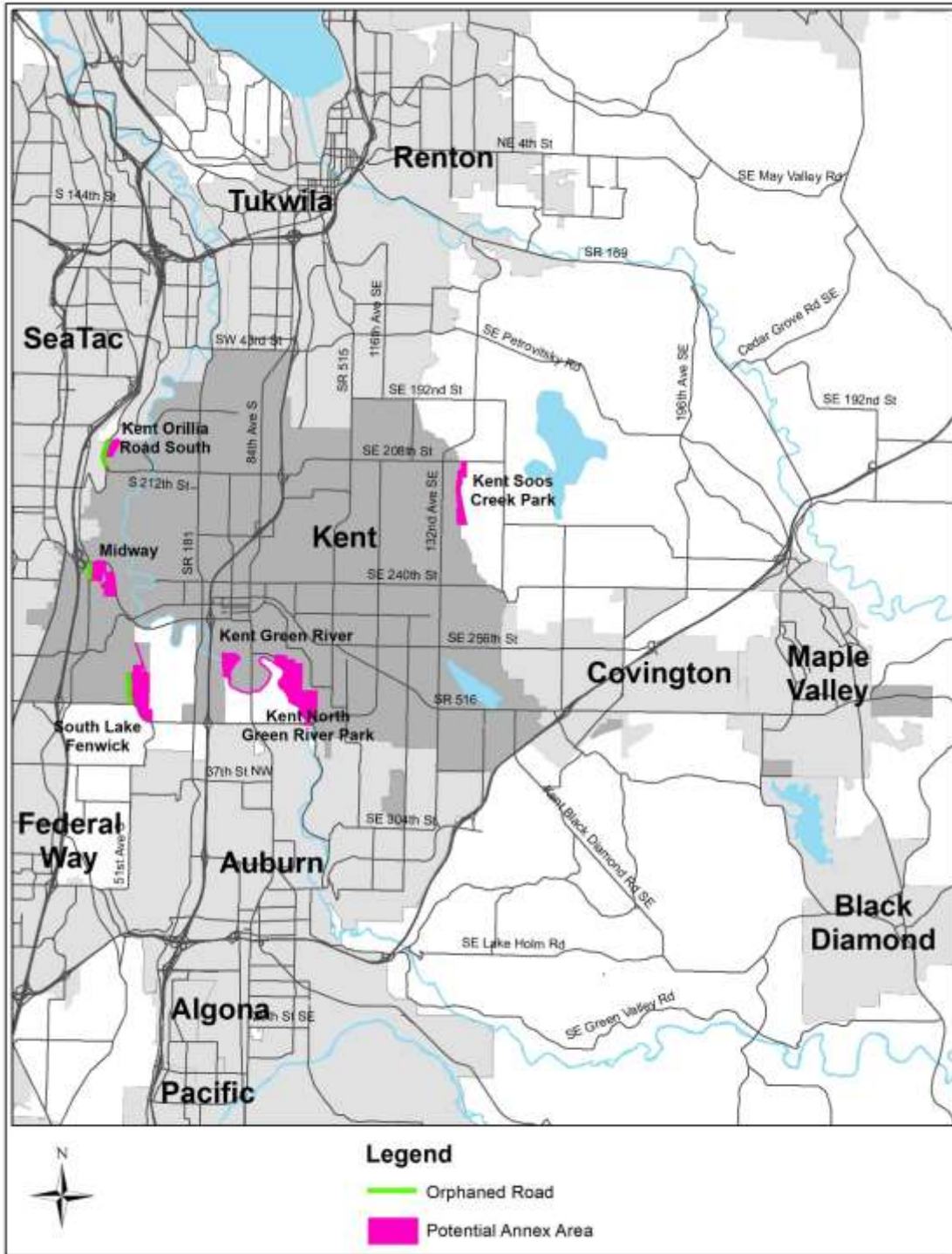
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$68 million and the total tax revenues generated is just over \$1 million.

**Orphan Roads**

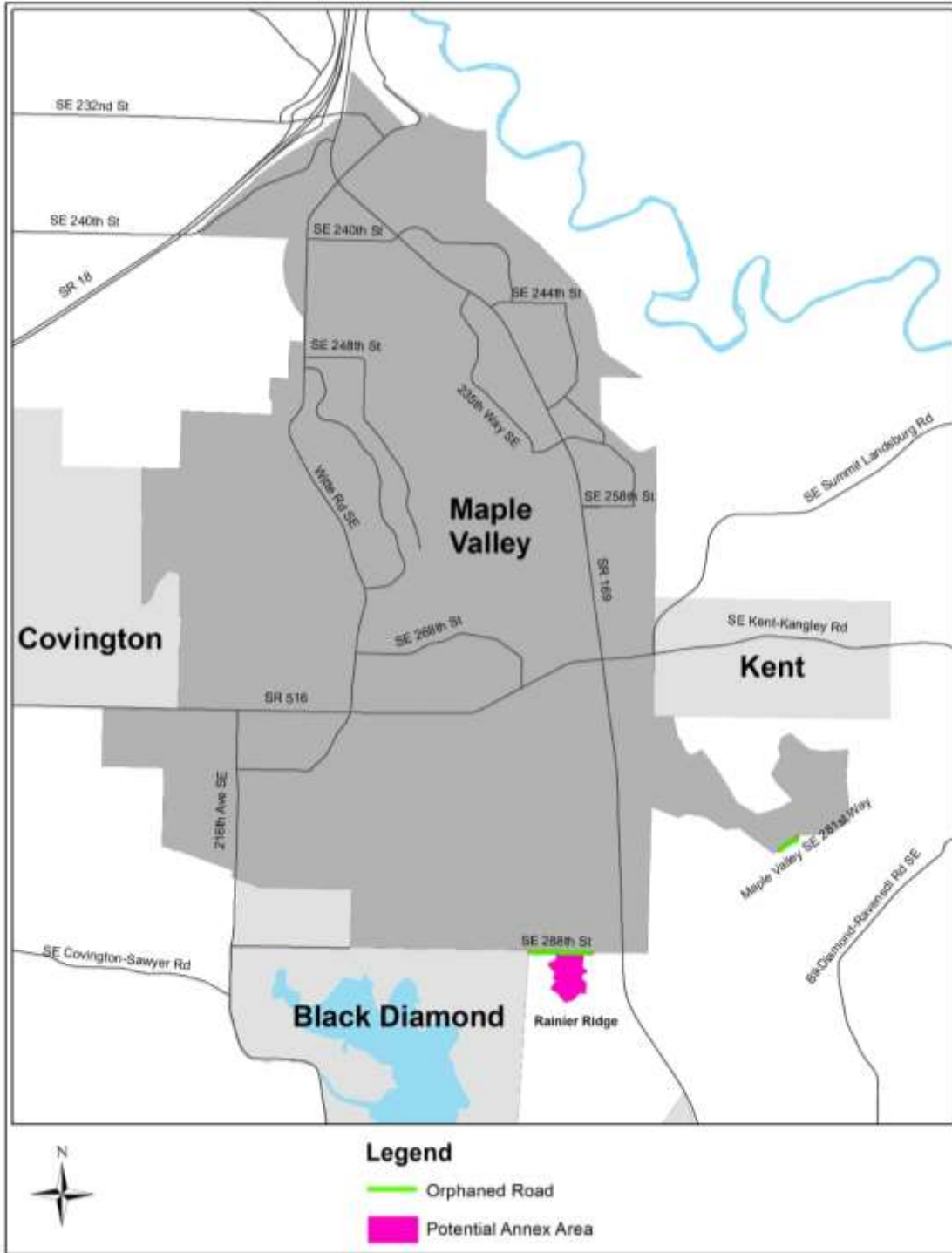
There are nine orphan roads, including: Lake Fenwick Road S.; Old Kent Des Moines Road S.; Orillia Road S.; S. 277th St.; Military Road S.; S. 240th St.; 216th Ave SE; 37th Pl S. & 40th Pl S.; S. 272nd St. (*see map for locations*).





CITY OF MAPLE VALLEY PROFILE

There are three areas affiliated with the City of Maple Valley – the Rainier Ridge Four-to-One property, and segments of SE 281st Way and SE 288th Street. There is no population, employment or housing.



*Note: King County approved a Four to One transaction, called "Rainer Ridge." This will become a new Potential Annexation Area. Once developed, it can be reported on in a future iteration of an Annexation Area Databook.*

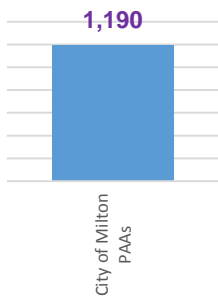
CITY OF MILTON PROFILE

The City of Milton has one Potential Annexation Areas with population and/or covered employment that is shown as affiliated in the Countywide Planning Policies map. The information below aggregates data areas with residents and/or employment.

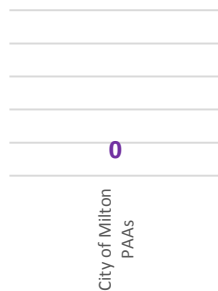
**Demographic and Economic Overview**

This Potential Annexation Area is home to approximately 1,190 residents and no covered employment. The average household income of this Potential Annexation Area is \$72,000 per year, which is similar to the City and King County average, but lower than the Countywide PAAs averages.

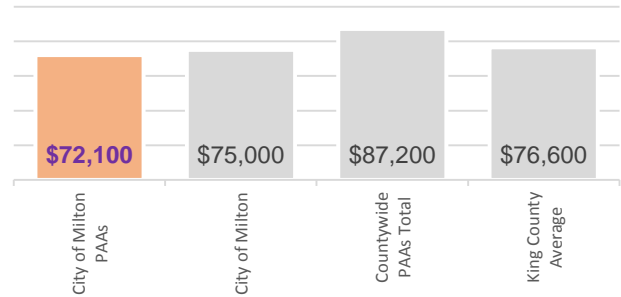
**Total Population**



**Total Employment**



**Average Household Income**



**Land Use**

Acres: 99

Parcels: 464

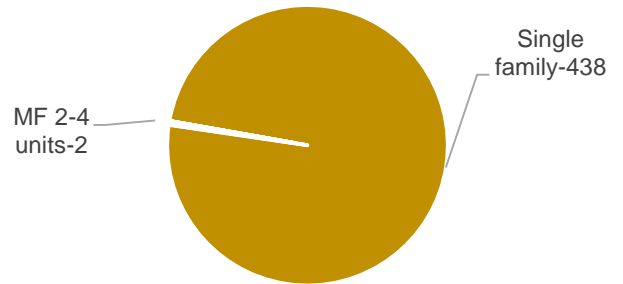
Tax Exempt: 7

Vacant: 23

All of the parcels in this Potential Annexation Area are urban residential medium zoning (4-12 units per acre).

**Housing**

This Potential Annexation Area have about 440 housing units, and is made up almost exclusively of single family homes.



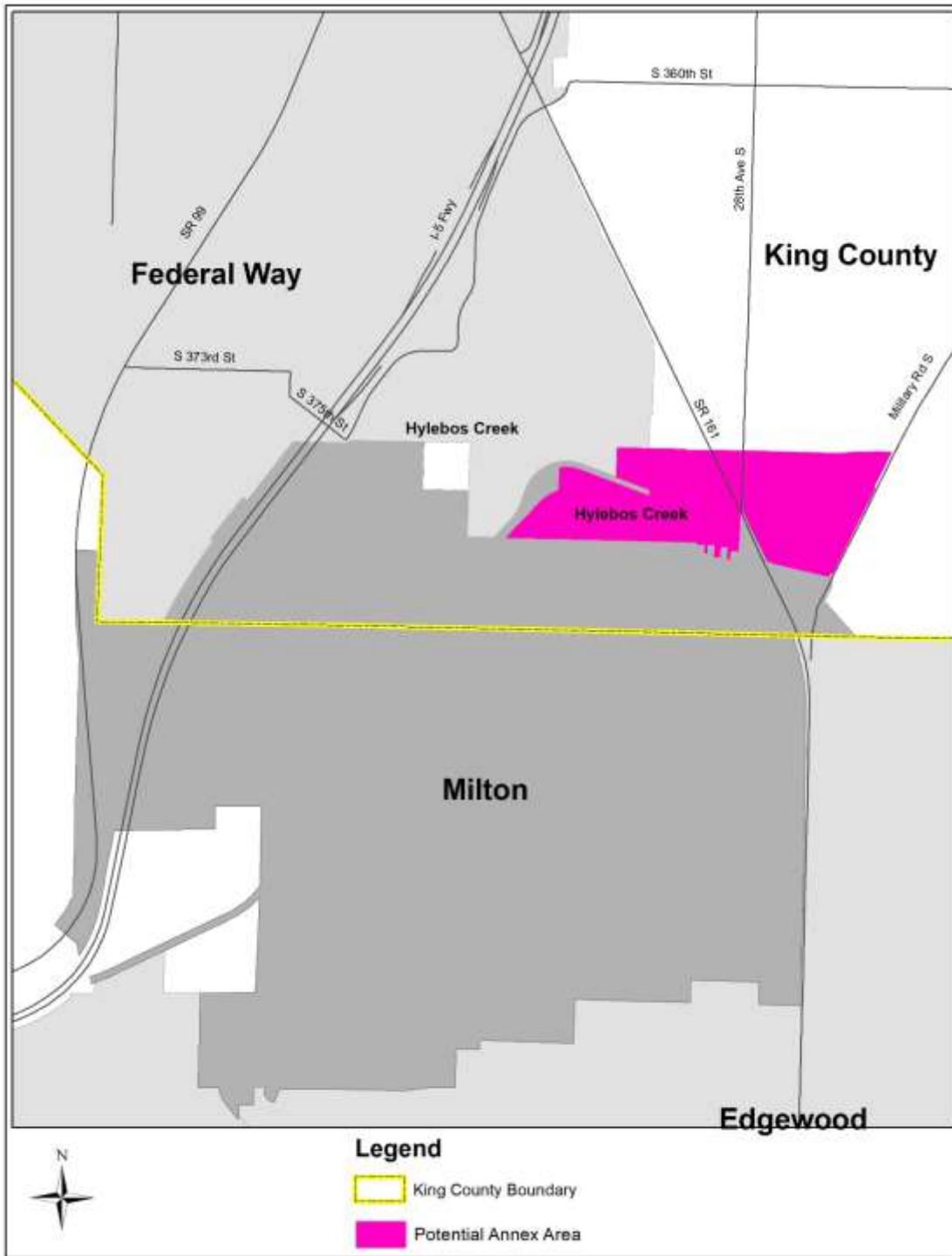
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$122 million and the total tax revenues generated is almost \$1.6 million.

Districts	Revenue	Districts	Revenue
State	\$249,500	RST	\$30,700
County	\$169,800	EMS	\$32,300
Roads	\$275,800	School #210	\$22,000
Port	\$18,800	School #888	\$522,500
Library	\$55,400	Fire #39	\$225,000
Flood	\$14,400		
<b>Total Revenue</b>	<b>\$1,616,400</b>		

**Orphan Roads**

There are no orphan roads or Right of Way PAAs.



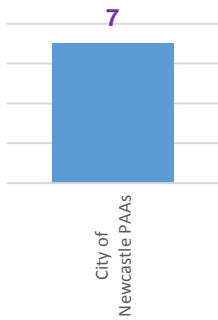
CITY OF NEWCASTLE PROFILE

The City of Newcastle has one Potential Annexation Areas with population and/or covered employment that is shown as affiliated in the Countywide Planning Policies map. The information below aggregates data areas with residents and/or employment.

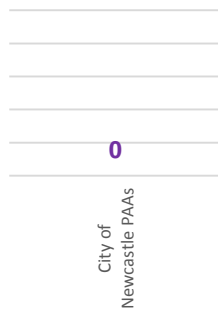
**Demographic and Economic Overview**

This Potential Annexation Area is home to approximately 7 residents and no covered employment. The average household income of this Potential Annexation Area is almost \$110,000 per year, which is significantly higher than the King County average, and the Countywide PAAs average.

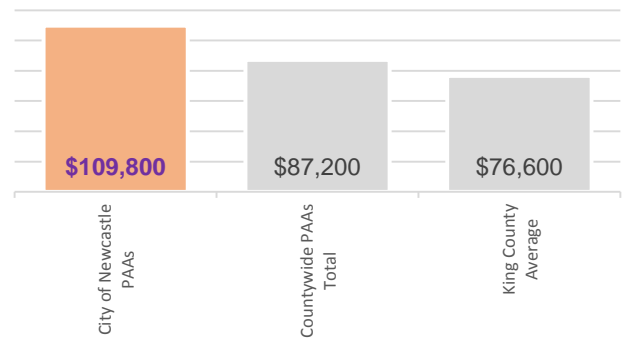
**Total Population**



**Total Employment**



**Average Household Income**



**Land Use**

Acres: 6

Parcels: 3

Tax Exempt: 0

Vacant: 1

All of the parcels in this Potential Annexation Area are urban residential low (1 unit per acre).

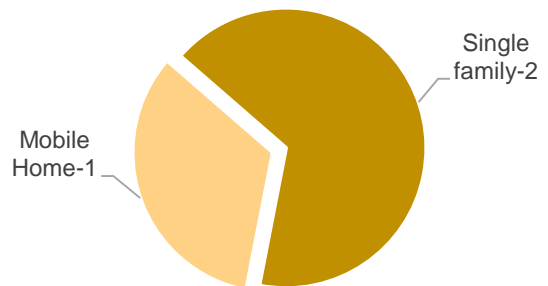
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$1 million and the total tax revenues generated is almost \$11,000.

Districts	Revenue	Districts	Revenue
State	\$1,800	RST	\$-
County	\$1,300	EMS	\$240
Roads	\$2,000	School #411	\$3,700
Port	\$140	Fire #10	\$970
Library	\$410	Issaquah Cap. Fac. Lib.	\$60
Flood	\$110		
<b>Total Revenue</b>		<b>\$10,800</b>	

**Housing**

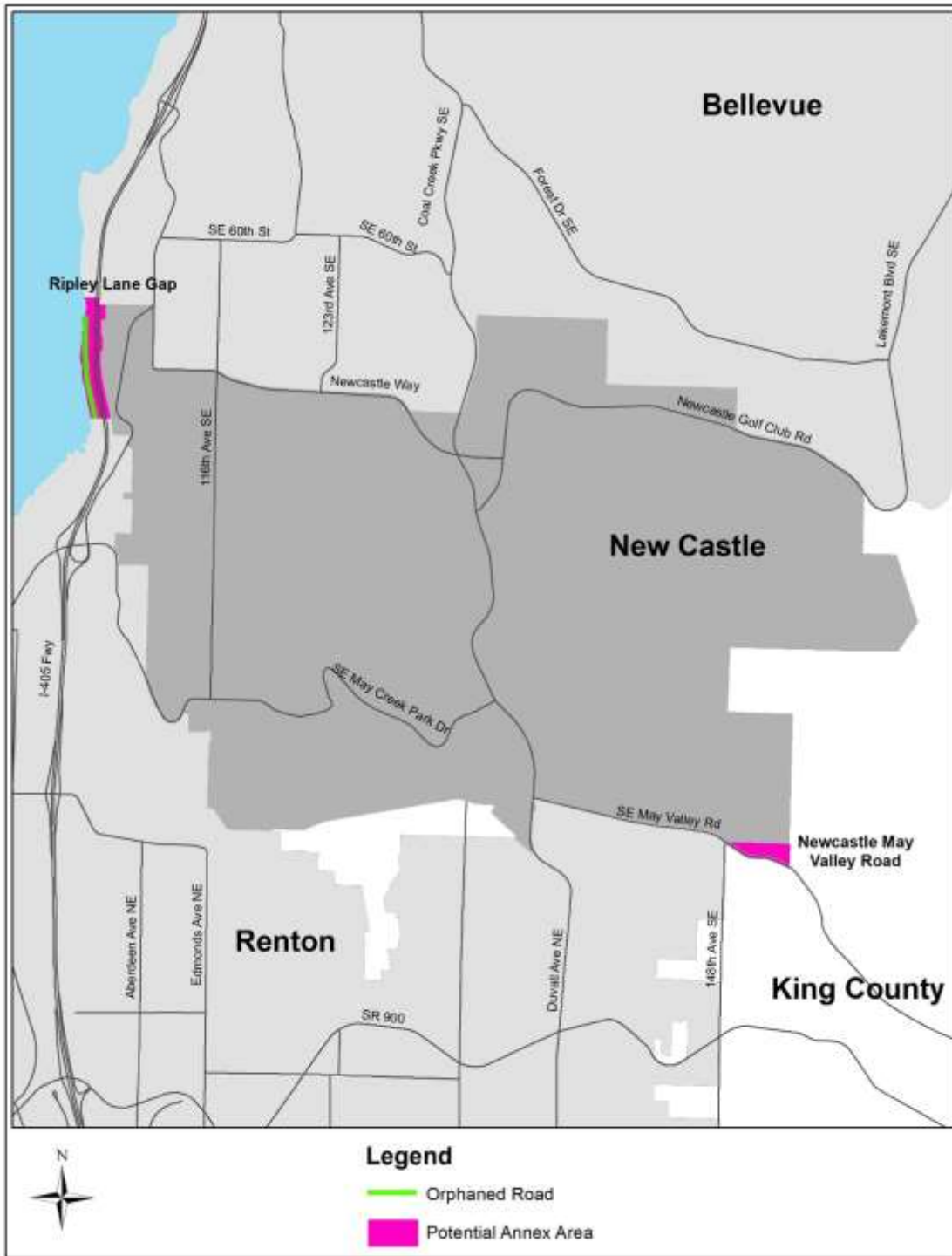
This Potential Annexation Area has about 3 housing units. Two are single family and one is a mobile home.



**Orphan Roads**

There are no orphan roads or Right of Way PAAs.

Note: Ripley Lane is show on the map, however, it is not affiliated at this time and is therefore included "gap" areas.



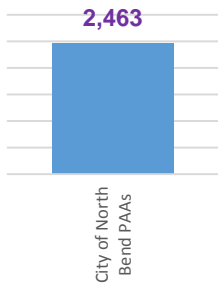
CITY OF NORTH BEND PROFILE

The City of North Bend has four Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well a number of rights of way and orphan roads. The information below aggregates data areas with residents and/or employment.

**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 2,500 residents and about 40 covered employment. The average household income of these Potential Annexation Areas is \$75,000 per year, which is less than the City and Countywide PAAs average, but higher than the King County average.

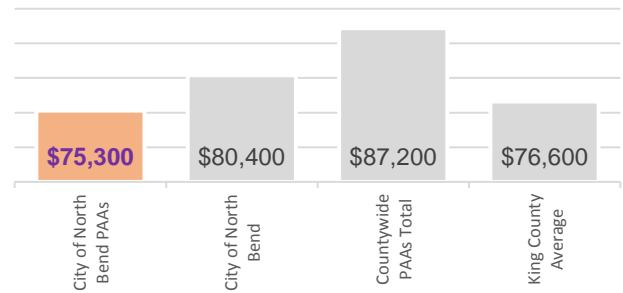
**Total Population**



**Total Employment**



**Average Household Income**



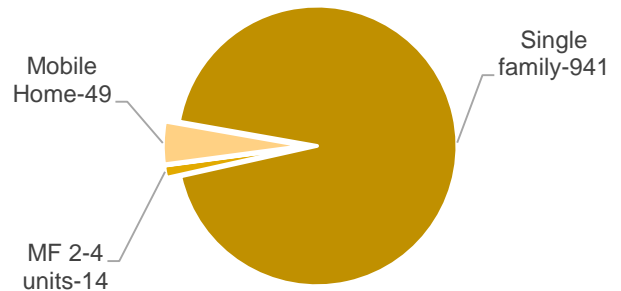
**Land Use**

Acres: 626  
 Parcels: 1102  
*Tax Exempt: 20*  
*Vacant: 99*

The parcels in these Potential Annexation Areas have a City in the Rural Area UGA land use, meaning Urban Reserve zoning, or one unit per five acres. There are also two open space parcels.

**Housing**

These Potential Annexation Areas have about 1,000 housing units, with nearly all of them being single family homes. The remainder are smaller multi-family (MF) buildings, and a number of mobile homes.

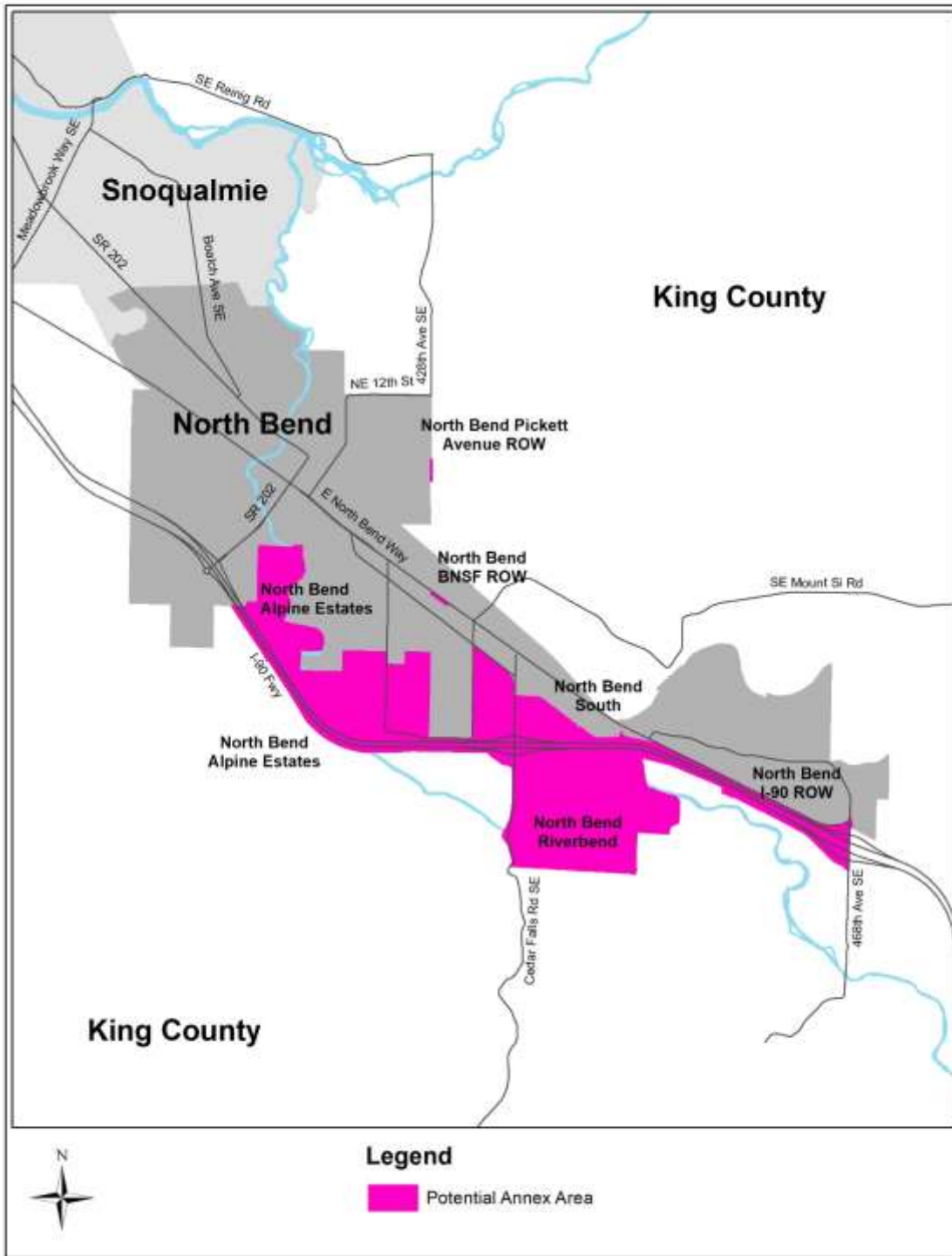


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$320 million and the total tax revenues generated is almost \$4.5 million.

**Orphan Roads**

There are three Right of Way PAAs, including: BNSF ROW, I-90 ROW, and Pickett Ave ROW (*see map for locations*).





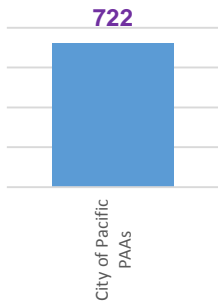
CITY OF PACIFIC PROFILE

The City of Pacific has one Potential Annexation Areas with population and/or covered employment that is shown as affiliated in the Countywide Planning Policies map. The information below aggregates data areas with residents and/or employment.

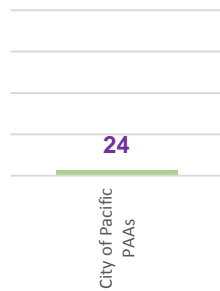
**Demographic and Economic Overview**

This Potential Annexation Area is home to approximately 722 residents and 24 covered employment. The average household income of this Potential Annexation Area is almost \$110,000 per year, which is significantly higher than the King County average, and the Countywide PAAs average.

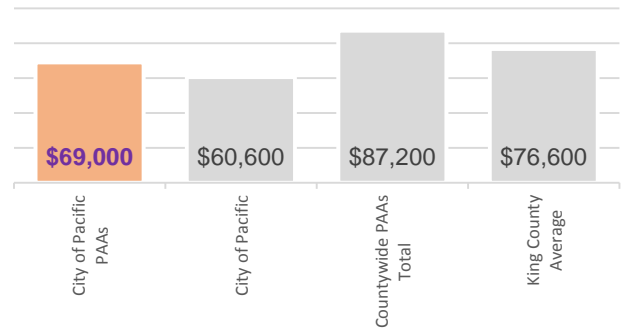
**Total Population**



**Total Employment**



**Average Household Income**



**Land Use**

Acres: 186

Parcels: 548

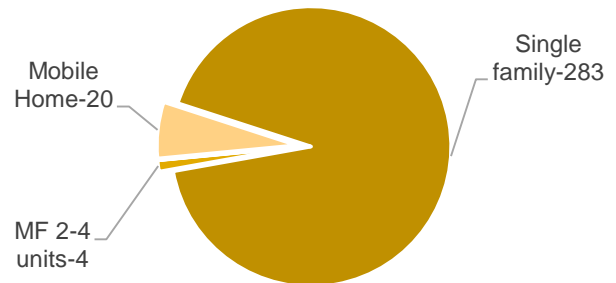
Tax Exempt: 9

Vacant: 237

All of the parcels in this Potential Annexation Area are urban residential medium (4-12 units per acre).

**Housing**

This Potential Annexation Area has about 300 housing units. Nearly all are single family homes, with a few mobile homes and even fewer smaller multifamily (MF) buildings.



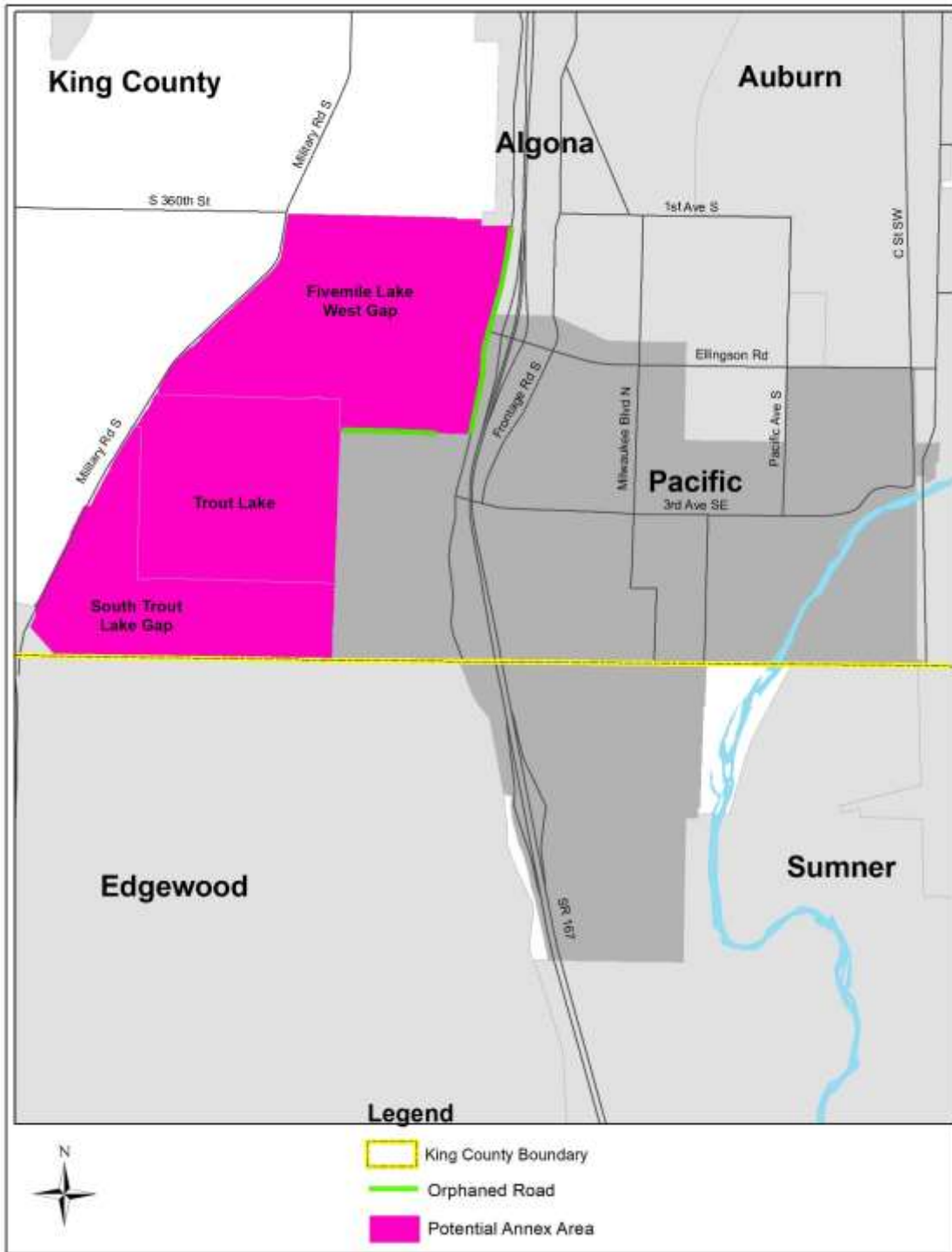
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$79 million and the total tax revenues generated is just over \$1 million.

Districts	Revenue	Districts	Revenue
State	\$161,200	RST	\$19,800
County	\$109,700	EMS	\$20,900
Roads	\$178,100	School #210	\$23,900
Port	\$12,200	School #888	\$330,800
Library	\$35,800	Fire #39	\$145,300
Flood	\$9,300		
<b>Total Revenue</b>		<b>\$1,047,000</b>	

**Orphan Roads**

There is one orphan roads: S. 372nd St. Note: the Fivemile Lake West and South Trout Lake areas are shown on map, however, they are not affiliated at this time and are therefore included "gap" areas.



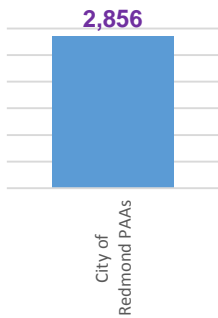
CITY OF REDMOND PROFILE

The City of Redmond has four Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as a number of rights of way and orphan roads. The information below aggregates data areas with residents and/or employment.

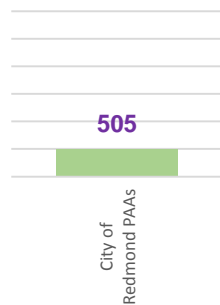
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 2,856 residents and about 500 covered employment. The average household income of these Potential Annexation Areas is \$100,000 per year, which is about the same as the City average, and significantly higher than the Countywide PAAs and King County averages.

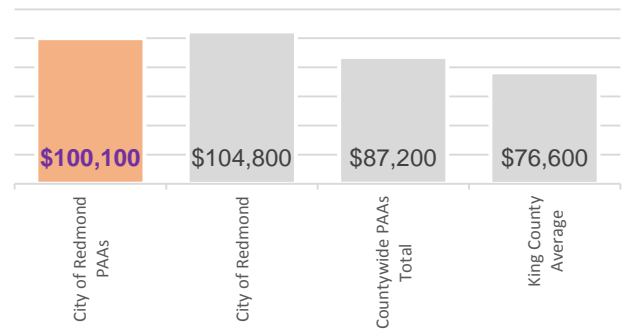
**Total Population**



**Total Employment**



**Average Household Income**



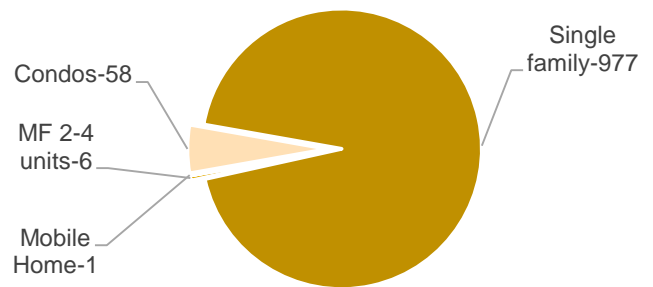
**Land Use**

Acres: 493  
 Parcels: 1,081  
*Tax Exempt: 23*  
*Vacant: 35*

Just over ninety percent of the parcels in these Potential Annexation Areas have urban residential medium land use (4-12 units per acre). The remainder is nearly all urban residential low (1 unit per acre), with just a few urban residential high (>12 units per acre).

**Housing**

These Potential Annexation Areas have about 1,000 housing units, with nearly all of the units being single family homes. The remainder are nearly all smaller multi-family (MF) buildings.

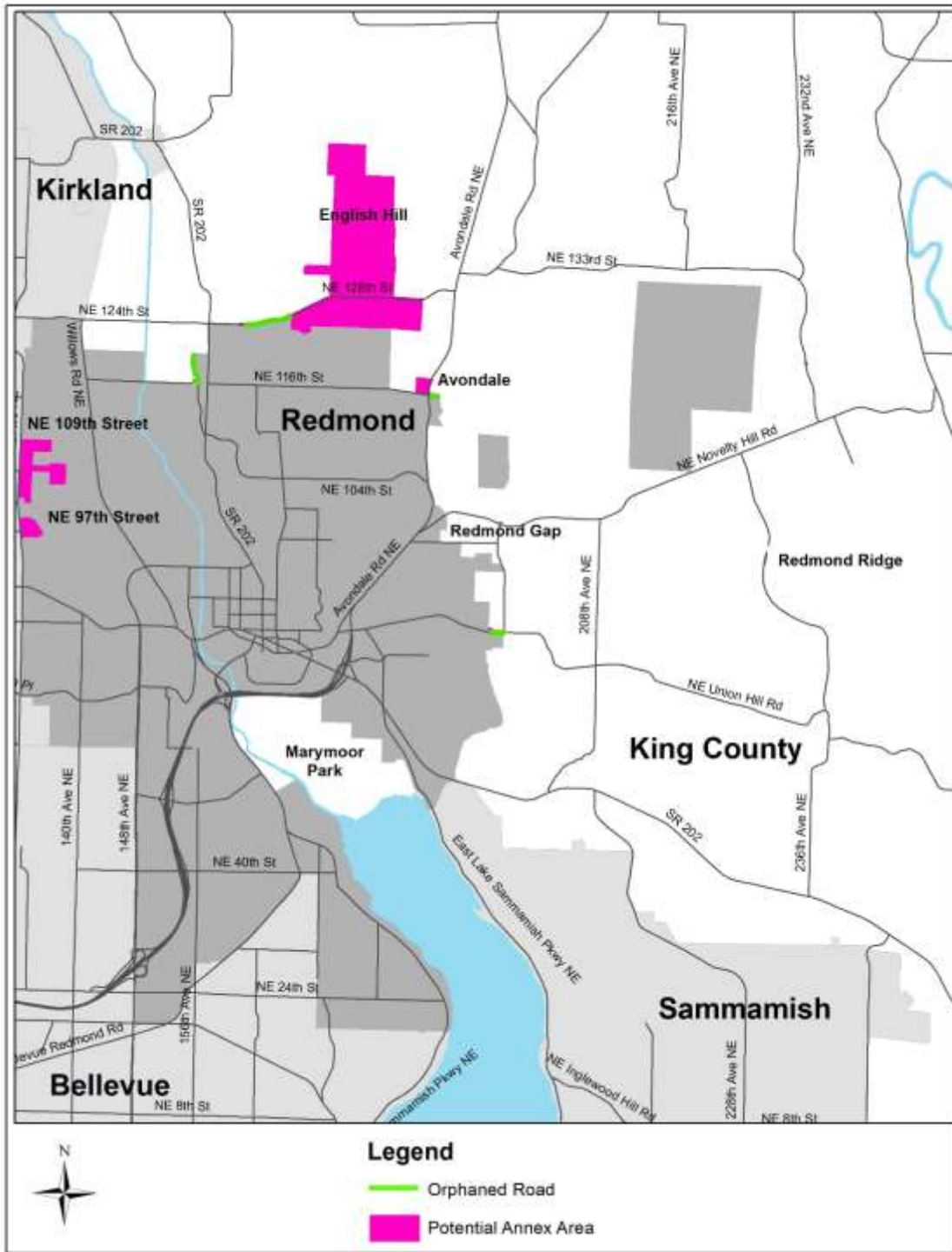


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$642 million and the total tax revenues generated is almost \$8 million.

**Orphan Roads**

There are four orphan roads and Right of Way PAAs, including: Union Hill Road, 154th Pl NE, NE 124th St., and NE 116th St. (see map for locations). Note: some "gap" areas are included on map.



Note: The Potential Annexation Area labeled "NE 109th Street" (also known as NE Rose Hill) has been approved for annexation (see City of Redmond Ordinance 2890) and will be removed from the map in a future iteration of the Databook, after the effective date of the annexation.

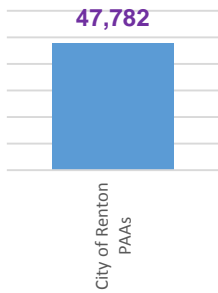
**CITY OF RENTON PROFILE**

The City of Renton has seven Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well a number of orphan roads. The information below aggregates data areas with residents and/or employment.

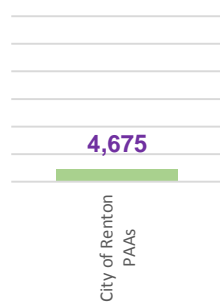
**Demographic and Economic Overview**

These Potential Annexation Areas are home to almost 48,000 residents and 5,000 covered employment. The average household income of these Potential Annexation Areas is \$82,000 per year, which is less than the half City average and Countywide PAAs average, and higher than the King County average.

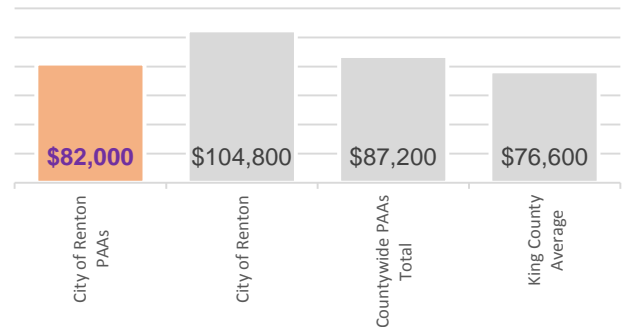
**Total Population**



**Total Employment**



**Average Household Income**



**Land Use**

Acres: 6,526

Parcels: 15,992

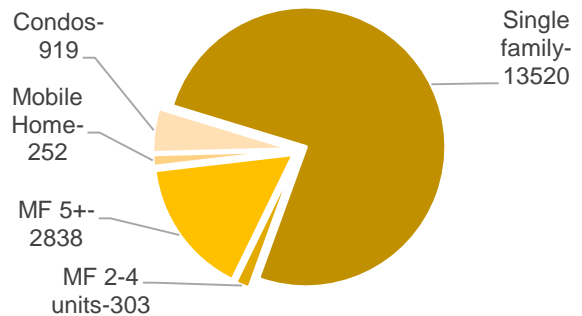
*Tax Exempt: data not available*

*Vacant: data not available*

These Potential Annexation Areas have a significant share of the unincorporated urban commercial activity with over 200 commercial parcels. The vast majority of the remaining parcels is urban residential medium land use (4-12 units per acre), and then urban residential high (>12 unit per acre), a). There are various other land uses such as open space, greenbelt and urban residential low.

**Housing**

These Potential Annexation Areas have about 18,000 housing units. While about two thirds are single family homes, there are a significant number of other multi-family (MF) buildings and mobile homes.

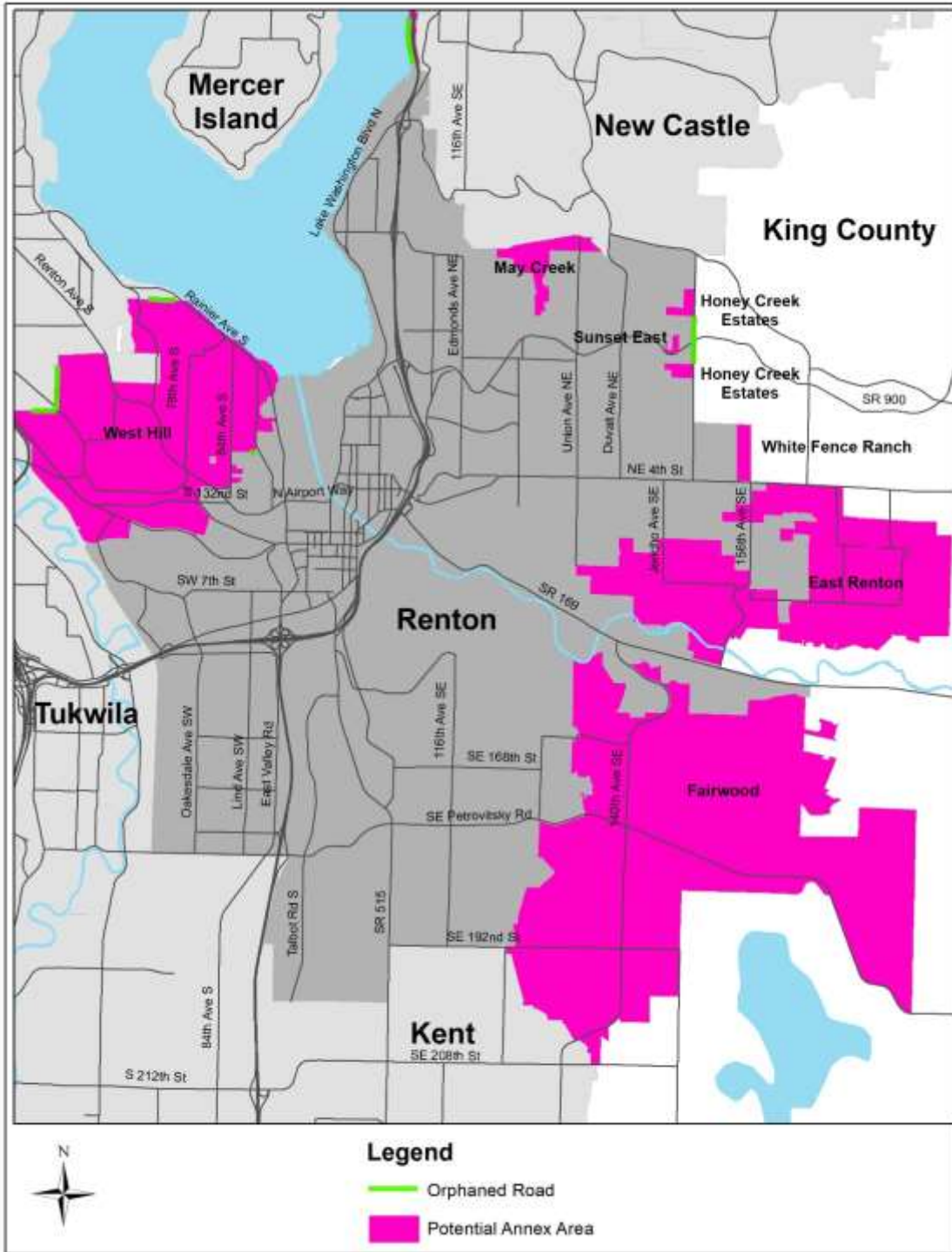


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$5.5 billion and the total tax revenues generated is almost \$72 million.

**Orphan Roads**

There are six orphan roads, including: 148th Ave SE, S125th St., S120th St. (S Juniper St), 59th Ave S., S. 104th St., and Ripley Lane (see map for locations-some smaller segments not shown on map).



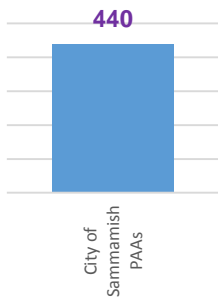
**CITY OF SAMMAMISH PROFILE**

The City of Sammamish has two Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as two open space PAAs. The information below aggregates data areas with residents and/or employment.

**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 450 residents and 5 covered employment. The average household income of these Potential Annexation Areas is \$168,000 per year, which is significantly higher than the City average, more than double the Countywide PAA and King County averages.

**Total Population**



**Total Employment**



**Average Household Income**



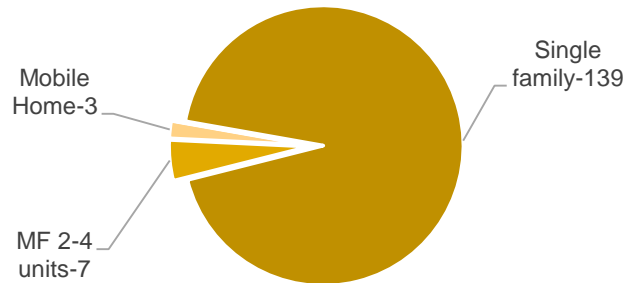
**Land Use**

- Acres: 730
- Parcels: 198
- Tax Exempt: 8
- Vacant: 50

The parcels in these Potential Annexation Areas are nearly evenly distributed between urban residential medium (4-12 units per acre) and urban residential low (1 unit per acre).

**Housing**

These Potential Annexation Areas have about 150 housing units, with nearly all of them being single family homes, with a limited number of smaller multi-family (MF) buildings.

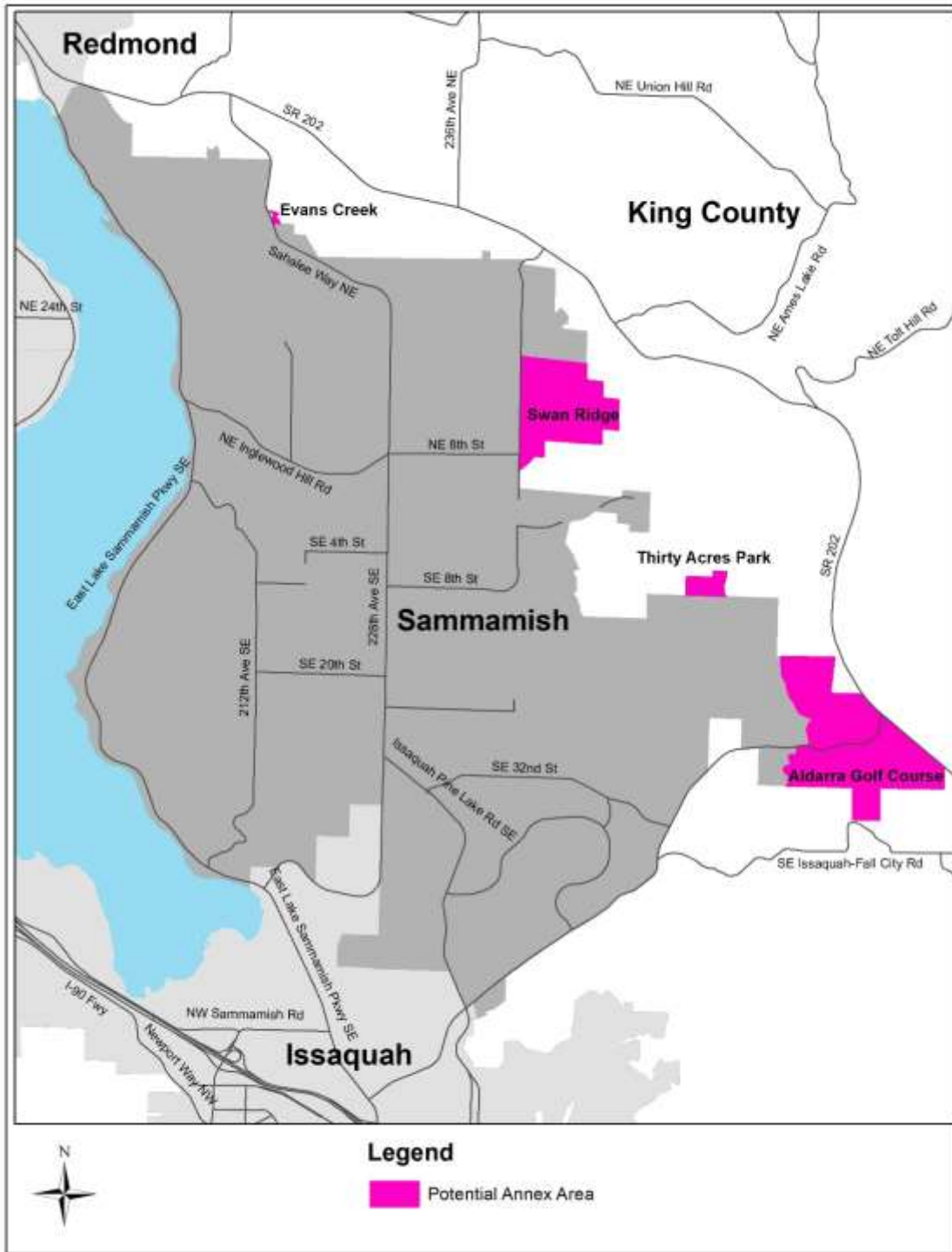


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$115 million and the total tax revenues generated is almost \$1.3 million.

**Orphan Roads**

There are two open space PAAs, including: Evans Creek, and Thirty Acres Park (see map for locations).





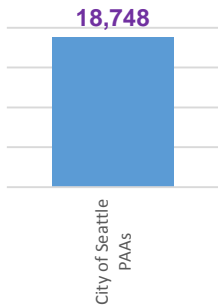
CITY OF SEATTLE PROFILE

The City of Seattle has four Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as a number of rights of way and orphan roads. The information below aggregates data areas with residents and/or employment.

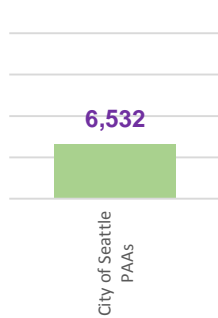
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 19,000 residents and 6,500 covered employment. The average household income of these Potential Annexation Areas is about \$53,000 per year, which is significantly less about than the City, Countywide PAAs and King County averages.

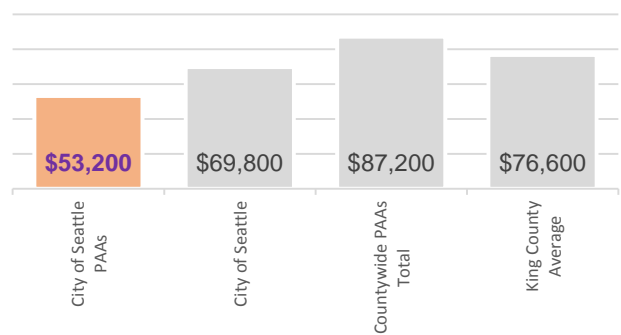
**Total Population**



**Total Employment**



**Average Household Income**



**Land Use**

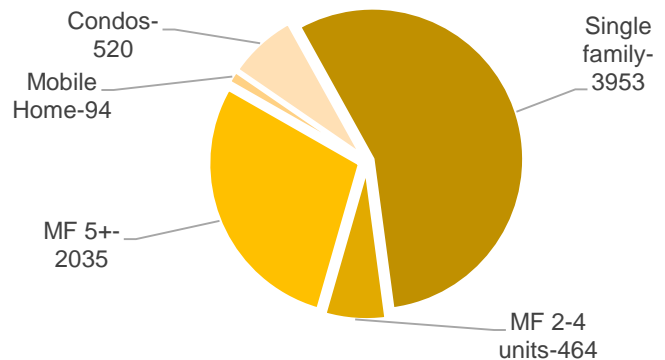
Acres: 1,700  
 Parcels: 5,594  
 Tax Exempt: 236  
 Vacant: 443

These Potential Annexation Areas have a significant share of the unincorporated urban commercial activity with about 625 commercial parcels.

The vast majority of the remaining parcels are urban residential medium land use (4-12 units per acre), and then urban residential high (>12 unit per acre), a). There are various other land uses such as open space.

**Housing**

These Potential Annexation Areas have about 7,000 housing units. There is a varied mix of housing types, including single family, different types of multifamily buildings, and other types.



**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$1.7 billion and the total tax revenues generated is almost \$22.5 million.

**Orphan Roads**

There are six orphan roads and Right of Way PAAs, including: SW 98th St. RW Roxbury St., 21st Ave SW, Dallas Ave S, 12th Ave S., 51st Ave. S., and N. 145th St. (see map for locations-some smaller segments not shown on map).



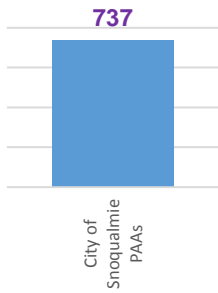
CITY OF SNOQUALMIE PROFILE

The City of Snoqualmie has four Potential Annexation Areas with population and/or covered employment that are shown as affiliated in the Countywide Planning Policies map, as well as a number of orphan roads. The information below aggregates data areas with residents and/or employment.

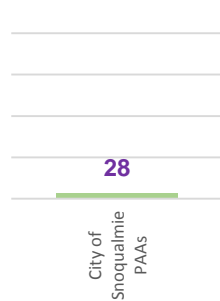
**Demographic and Economic Overview**

These Potential Annexation Areas are home to approximately 700 residents and 30 covered employment. The average household income of these Potential Annexation Areas is \$90,000 per year, which is higher than the City, Countywide PAAs and King County averages.

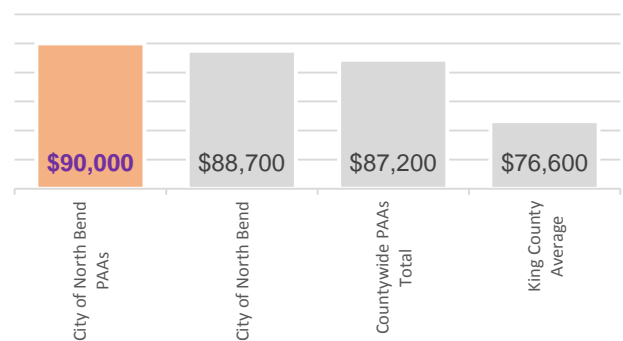
**Total Population**



**Total Employment**



**Average Household Income**



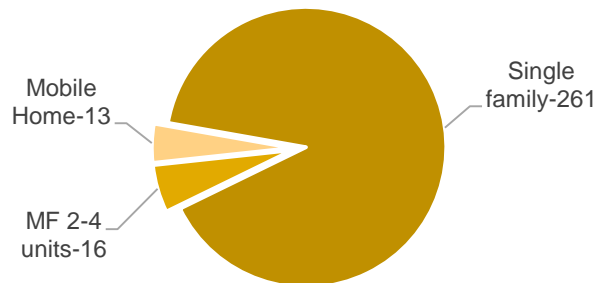
**Land Use**

Acres: 984  
 Parcels: 354  
*Tax Exempt: 20*  
*Vacant: 74*

The parcels in these Potential Annexation Areas have a City in the Rural Area UGA land use, meaning Urban Reserve zoning, or one unit per five acres. There are also a few open space parcels and one mining parcel. Nearly all of the land in the Potential Annexation Areas is in urban reserve, although there is one large mine.

**Housing**

These Potential Annexation Areas have about 300 housing units, with the vast majority being single family homes. The remainder are smaller multi-family (MF) buildings, and a few mobile homes.



**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$107 million and the total tax revenues generated is almost \$1.5 million.

**Orphan Roads**

There are eight orphan roads and Right of Way PAAs, including: Meadowbrook Way SE, 384th Ave SE, SE 80th St., 396th Drive SE, the Snoqualmie River Alignment properties, SE 80th St., SE 96th St., and SE 99th St. There is also the Snoqualmie Tribe property (see map for locations-some smaller segments not shown on map).



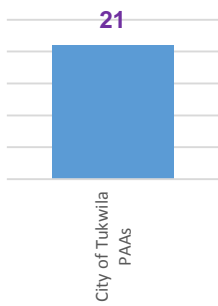
CITY OF TUKWILA PROFILE

The City of Tukwila has one Potential Annexation Areas with population and/or covered employment that is shown as affiliated in the Countywide Planning Policies map. The information below aggregates data areas with residents and/or employment.

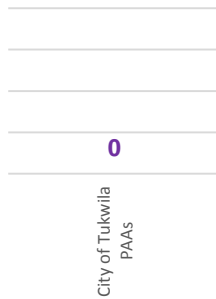
**Demographic and Economic Overview**

This Potential Annexation Area is home to approximately 21 residents and no covered employment. The average household income of this Potential Annexation Area is almost \$79,000 per year, which is significantly higher than the City average, and similar to the Countywide PAAs and King County averages.

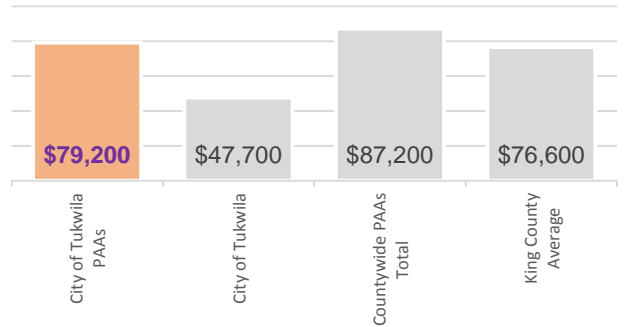
**Total Population**



**Total Employment**



**Average Household Income**



**Land Use**

Acres: 52

Parcels: 17

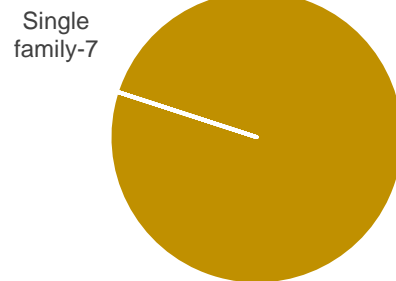
Tax Exempt: 1

Vacant: 8

All of the parcels in this Potential Annexation Area are urban residential low (1 unit per acre).

**Housing**

This Potential Annexation Area has about 7 housing units, and all are single family homes.



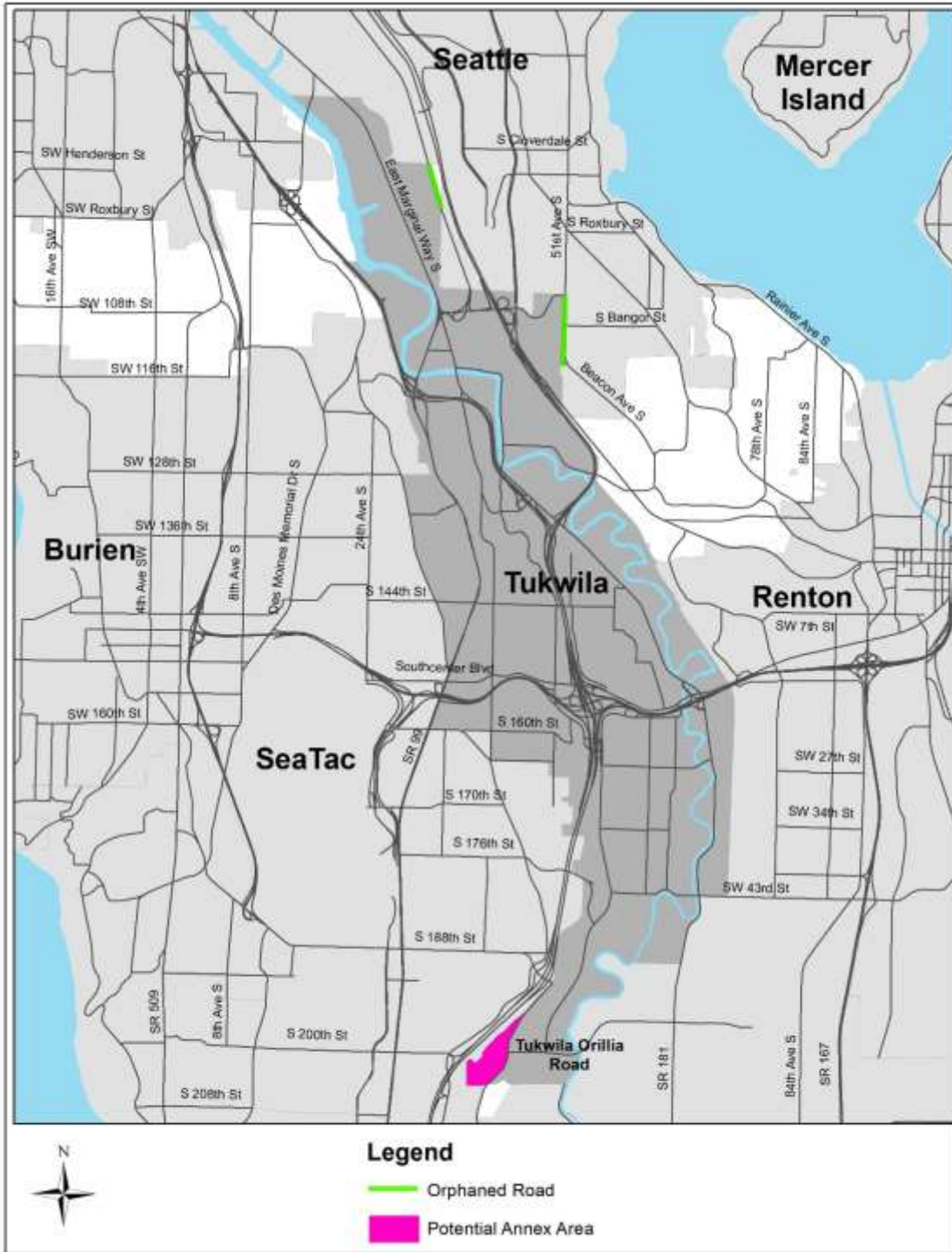
**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is almost \$3 million and the total tax revenues generated is almost \$36,000.

Districts	Revenue	Districts	Revenue
State	\$6,000	RST	\$700
County	\$4,100	EMS	\$800
Roads	\$6,600	School #401	\$800
Port	\$500	School #415	\$13,500
Library	\$1,300	Fire #24	\$-
Flood	\$300	Hospital #1	\$1,400
<b>Total Revenue</b>		<b>\$36,000</b>	

**Orphan Roads**

There is one orphan roads: a segment of Airport Way South.



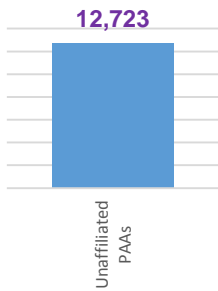
**UNAFFILIATED AREAS (I.E., ANNEXATION GAPS) PROFILE**

There are thirteen Potential Annexation Areas in the Countywide Planning Policies map that are unaffiliated with a city for annexation, and that have residents and/or commercial activity. There is a larger number of rights of way and orphan roads. The information below aggregates data for the Potential Annexation Areas with residents and/or commercial activity.

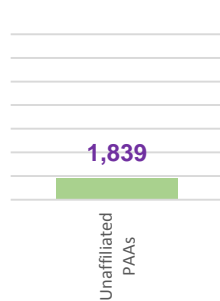
**Demographic and Economic Overview**

These Unaffiliated Potential Annexation Areas are home to approximately 12,800 residents and 1,800 covered employment. The average household income of these Potential Annexation Areas is \$95,000 per year, which is higher than the Countywide PAAs and King County averages.

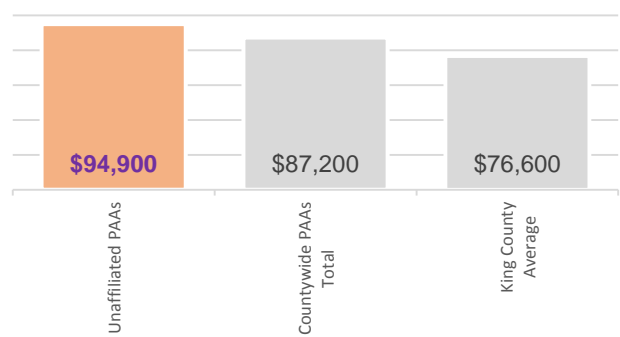
**Total Population**



**Total Employment**



**Average Household Income**



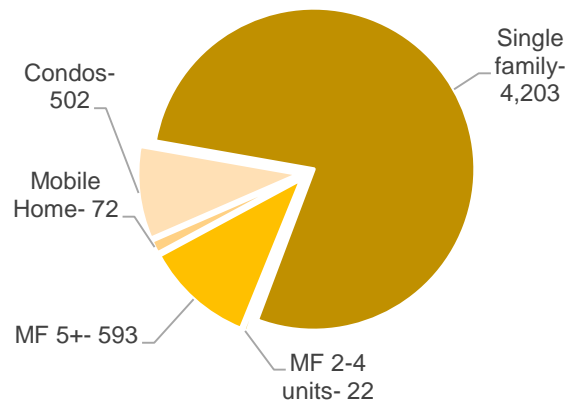
**Land Use**

Acres: 3,522  
 Parcels: 5,326  
*Tax Exempt: 259*  
*Vacant: 1,017*

There is a wide variety of land uses in these areas. Over seventy-five percent of the parcels have an Urban Planned Development land use category – this is likely an outdated condition imposed in the early days of Growth Management and never removed. The next largest category is urban residential medium (2-4 dwelling units per acre). Only 21 parcels have a commercial land use, and the remainder are various categories such as open space, greenbelt, utility, etc.

**Housing**

These Potential Annexation Areas have about 5,400 housing units. There is a varied mix of housing types, including single family, different types of multifamily buildings, and other types.

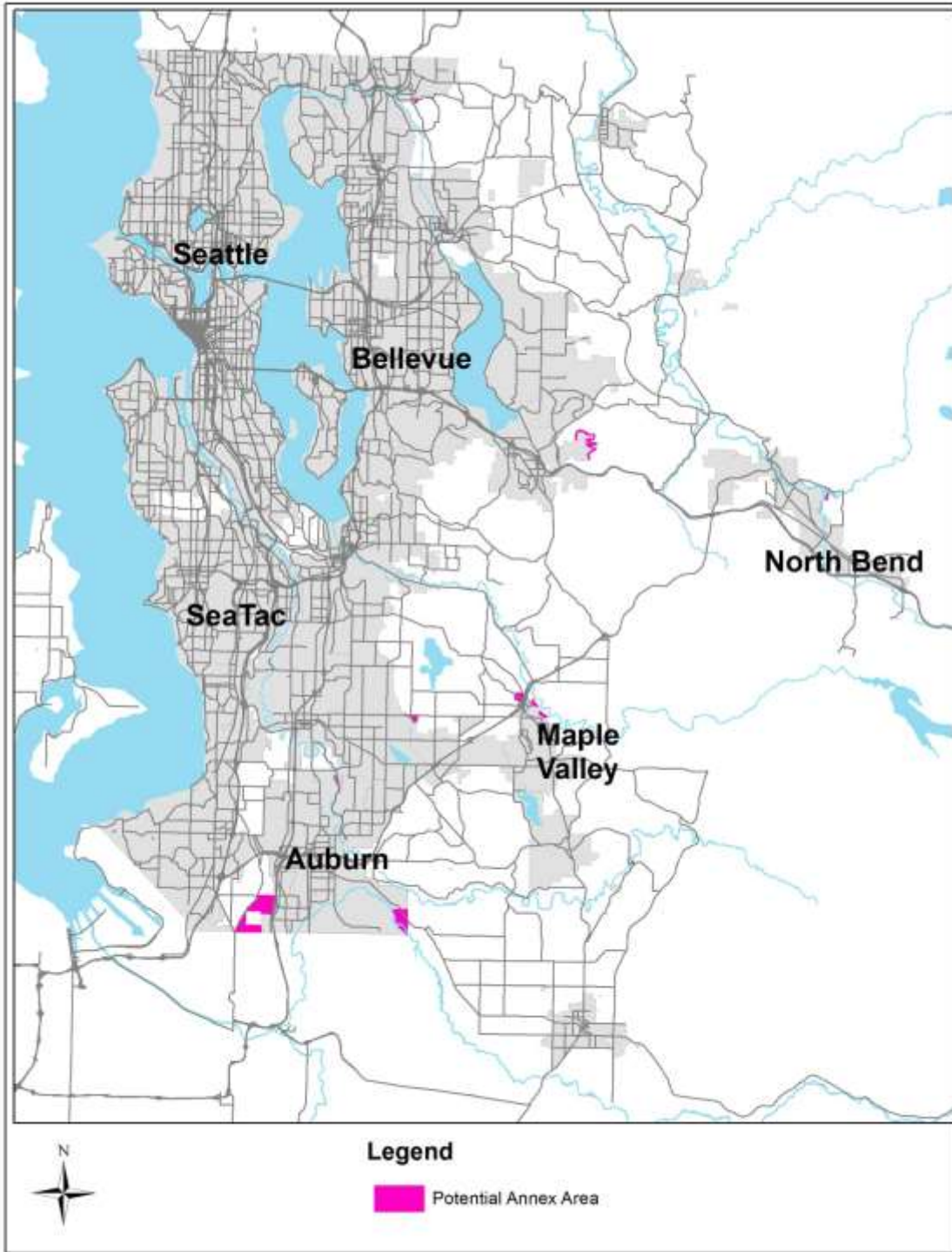


**Revenues**

For the 2017 tax bill year, the total taxable value of land and properties is about \$285 million and the total tax revenues generated is almost \$4 million.

**Orphan Roads**

There are over a dozen orphan roads and Right of Way PAAs. These are listed in the table at the beginning of this section of the report, but not shown on the map due given the large geographic scale of the map.





***C. Individual Potential Annexation Area Level Data***

This section profiles individual Potential Annexation Areas that have population and/or covered employment.

## AUBURN – KLUMP/THOMAS PAA PROFILE

The Klump/Thomas PAA is a 19-acre area located near the border of Auburn and Kent. 85<sup>th</sup> Avenue runs north-south through its center.

### Population






This Potential Annexation Area is 100% residential, and has approximately 40 residents.

### Economic Measures

The Klump/Thomas PAA has no covered employment.

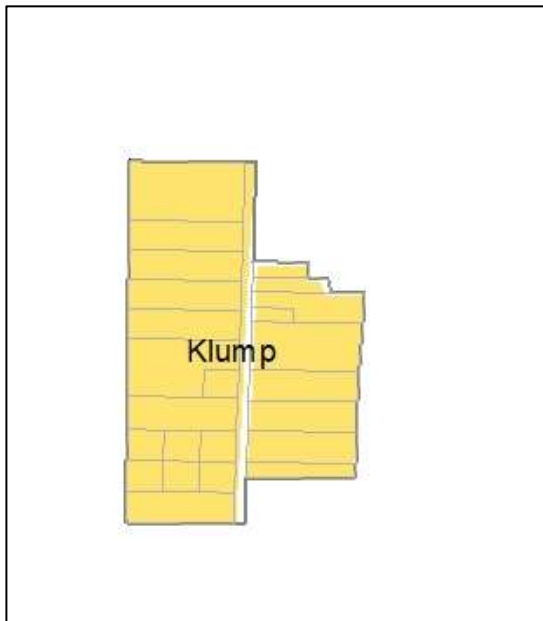
The average household income of the Klump/Thomas PAA is approximately \$22,000 per year. This is significantly less than the average household income in King County (\$76,600) other PAAs (\$87,200) with residents.






Service Districts			
	Auburn School District		City of Auburn Sewer District
	County Council District 7		King County Fire District 62
	King County Water District 87		

### Land Characteristics

#### Zoning



	Urban Residential Low (1 du/acre)
	Urban Residential Medium (4-12du/acre)
	Urban Residential (>12du/acre)

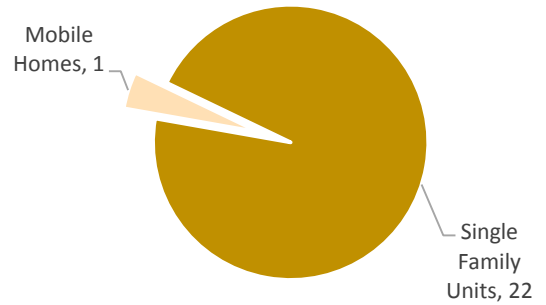
**Land Use**

Acres: 19  
 Parcels: 24  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 1

100% of all parcels have a land use designation of urban residential medium.

**Housing**

The Klump/Thomas PAA has approximately 20 housing units. 96% are single family homes, and only 4% of all units are mobile homes.



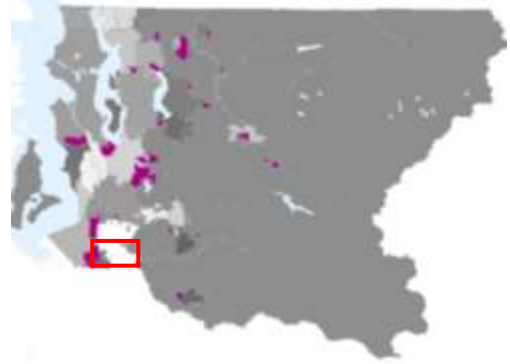
**Revenues**

The total taxable value of land and properties in the Klump/Thomas PAA is \$4,059,000. The total tax revenues generated is \$60,800 for the 2017 bill year.

Districts	Revenue
State	\$8,200
County	\$5,600
Roads	\$9,100
Port	\$600
Library	\$1,800
Flood	\$500
RST	\$1,000
EMS	\$1,100
School #408	\$27,400
Fire #62	\$3,400
Hospital #1	\$2,000
<b>Total</b>	<b>\$60,800</b>

## AUBURN – TOTEM PAA PROFILE

The Totem PAA is a 17-acre area located near the southern border of Auburn, near the cities of Algonia, and Pacific. 29<sup>th</sup> Street SE runs east-west at the northern edge of Totem, and A Street SE and railroad tracks run north-south on the western edge.







### Population

This Potential Annexation Area is predominantly residential. This area has approximately 130 residents

### Economic Measures

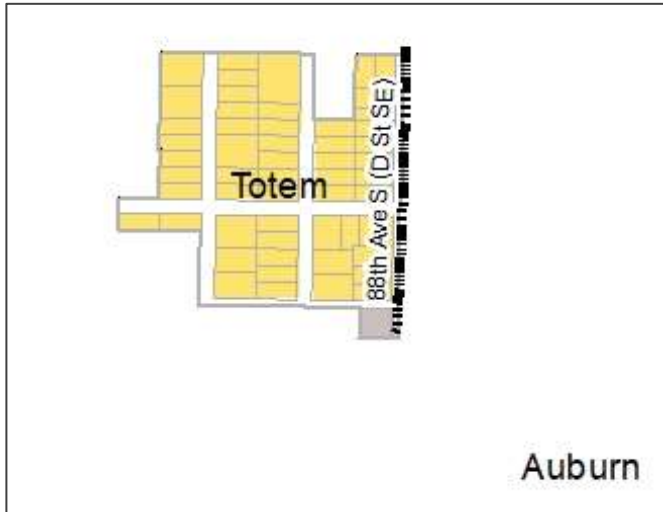
The Totem PAA has no covered employment.

The average household income of the Totem PAA is approximately \$38,700 per year. This is significantly less than the average household income in King County (\$76,600), and countywide PAAs (\$87,200) with residents.

Service Districts			
	Auburn School District		City of Auburn Sewer District
	County Council District 7		King County Fire District 31
No designated water district			

## Land Characteristics

### Zoning



- Urban Residential Low (1 du/acre)
- Urban Residential Medium (4-12du/acre)
- Urban Residential (>12du/acre)

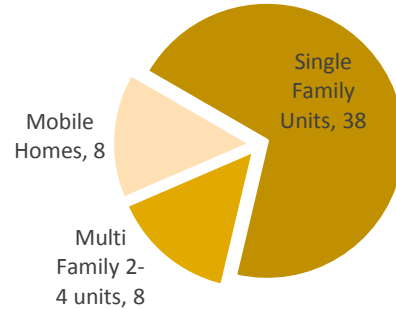
**Land Use**

Acres: 17  
 Parcels: 55  
     Tax Exempt Parcels: 2  
     Vacant Parcels: 4

54 parcels have a land use designation of urban residential medium and 1 parcel is designated as industrial.

**Housing**

The Totem PAA has approximately 50 housing units. Around 70% of all units are single family homes. 30% distributed equally between multi-family units and mobile homes.



**Revenues**

The total taxable value of land and properties in the Totem PAA is \$9,154,200. The total tax revenues generated is \$138,600 for the 2017 bill year.

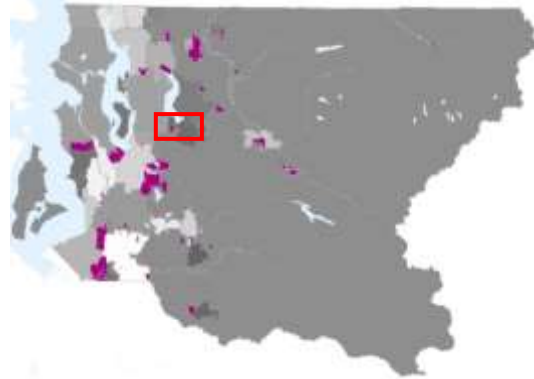
**Orphan Roads**

The Totem PAA has one orphan road: 88<sup>th</sup> Avenue South (D Street SE) running north-south along the eastern border.

Districts	Revenue
State	\$18,600
County	\$12,700
Roads	\$20,600
Port	\$1,400
Library	\$4,100
Flood	\$1,100
RST	\$2,300
EMS	\$2,400
School #408	\$61,700
Fire #31	\$13,700
<b>Total</b>	<b>\$138,600</b>

**BELLEVUE – COUGAR MOUNTAIN WEST PAA PROFILE**

The Cougar Mountain West PAA is a 41-acre area located on the southern boundary of Bellevue.






**Population**

This Potential Annexation Area is 100% residential, and has approximately 4 residents.

**Economic Measures**

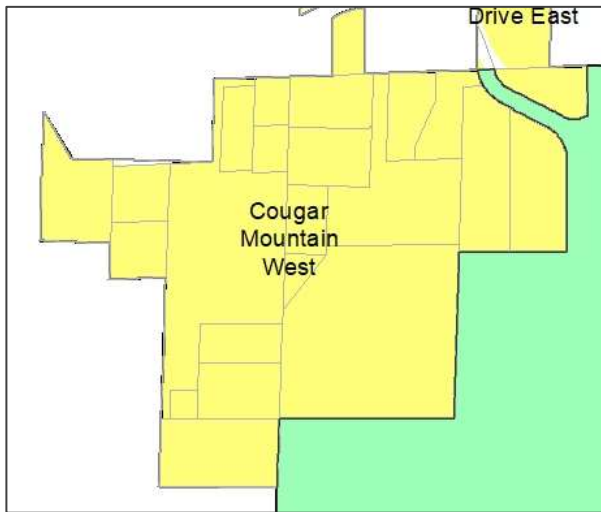
The Cougar Mountain West PAA has no covered employment.

The average household income of the Cougar Mountain West PAA is approximately \$133,300 per year. This is almost twice as much as the average household income in King County (\$76,600), and is significantly more than the countywide PAAs (\$87,200) with residents.

Service Districts	
 Issaquah Public Schools	 King County Fire District 10
 County Council District 9	No designated water or sewer district

**Land Characteristics**

**Zoning**



- Urban Residential Low (1 du/acre)
- Urban Residential Medium (4-12du/acre)
- Urban Residential (>12du/acre)
- King County Open Space

**Housing**

The Cougar Mountain West PAA has 2 single family homes. 100% of parcels have a land use designation of urban residential low.

**Revenues**

The total taxable value of land and properties in the Cougar Mountain West PAA is \$6,914,000. The total tax revenues generated is \$81,904 for the 2017 bill year.

Districts	Revenue
State	\$14,000
County	\$9,600
Roads	\$15,500
Port	\$1,000
Library	\$3,100
Flood	\$800
RST	\$0
EMS	\$1,800
School #411	\$28,100
Fire #10	\$7,400
Issaquah Cap. Fac. Lib	\$500
<b>Total</b>	<b>\$81,900</b>

**Land Use**

- Acres: 41
- Parcels: 22
- Tax Exempt Parcels: 2
- Vacant Parcels: 8

**BELLEVUE – SE 60<sup>TH</sup> STREET PAA PROFILE**

The SE 60<sup>th</sup> Street PAA is a 2-acre area located on the boundary of Bellevue and Issaquah. This area is adjacent to the East Cougar Mountain PAA and the Cougar Mountain Wildlife Refuge.



**Demographics**




This PAA has no jobs or residents, however there is one housing unit.

**Housing**

The SE 60<sup>th</sup> Street PAA has 1 single family home. The parcel is designated as urban residential, medium.

**Land Use**

- Acres: 2
- Parcels: 1
- Tax Exempt Parcels: 0
- Vacant Parcels: 0

Service Districts	
 Issaquah Public Schools	 King County Fire District 10
 County Council District 9	No designated water or sewer district

**Land Characteristics**

**Zoning**



- Urban Residential Low (1 du/acre)
- Urban Residential Medium (4-12du/acre)
- Urban Residential (>12du/acre)

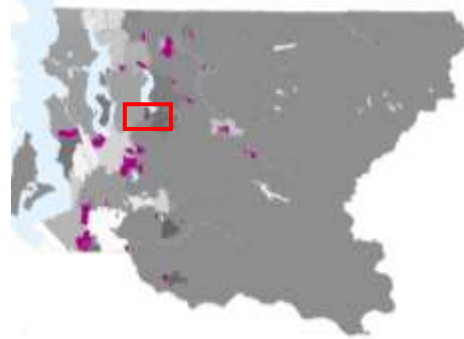
**Revenues**

The total taxable value of land and properties of the SE 60<sup>th</sup> Street PAA is \$491,000. The total tax revenues generated is \$5,900 for the 2017 bill year.

Districts	Revenue
State	\$1,000
County	\$700
Roads	\$1,100
Port	\$80
Library	\$200
Flood	\$60
RST	\$100
EMS	\$100
School #411	\$2,000
Fire #10	\$500
<b>Total</b>	<b>\$5,900</b>

**BELLEVUE – SE COUGAR MOUNTAIN DRIVE EAST PAA PROFILE**

The SE Cougar Mountain Drive East PAA is a 6-acre area located on the southern boundary of Bellevue, adjacent to the Cougar Mtn. West PAA.






**Population**

This Potential Annexation Area is 100% residential, and has approximately 2 residents.

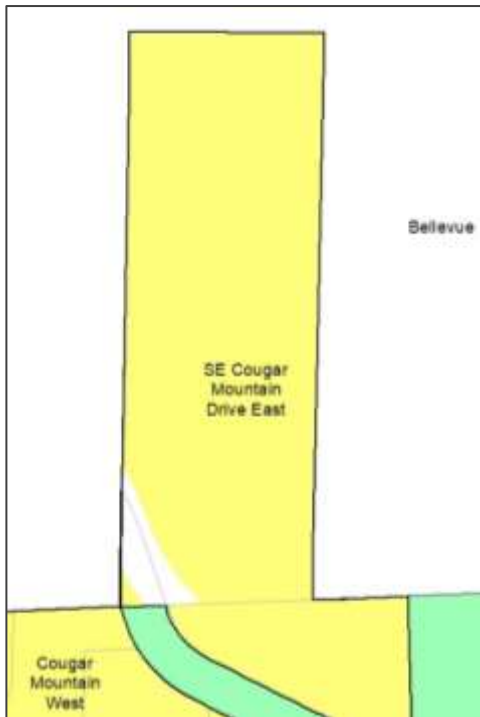
**Economic Measures**

The SE Cougar Mountain Drive East PAA has no covered employment. The average household income of SE Cougar Mountain Drive East is approximately \$133,300 per year. This is almost twice as much as the average household income in King County (\$76,600), and is significantly more than the countywide PAAs (\$87,200) with residents.

Service Districts			
	Issaquah Public Schools		King County Fire District 10
	County Council District 9	No designated water or sewer district	

**Land Characteristics**

**Zoning**



- Urban Residential Low (1 du/acre)
- Urban Residential Medium (4-12du/acre)
- Urban Residential (>12du/acre)
- King County Open Space

**Land Use**

Acres: 6  
 Parcels: 2  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 1

**Housing**

The SE Cougar Mountain Drive East PAA has 1 single family home. This parcel has a land use designation of urban residential low.

**Revenues**

The total taxable value of land and properties in the SE Cougar Mtn. Drive East PAA is \$1,166,000. The total tax revenues generated is \$13,800 for the 2017 bill year.

Districts	Revenue
State	\$2,400
County	\$1,600
Roads	\$2,600
Port	\$200
Library	\$500
Flood	\$100
RST	\$0
EMS	\$300
School #411	\$4,700
Fire #10	\$1,200
Issaquah Cap. Fac. Lib	\$100
<b>Total</b>	<b>\$13,800</b>



**BELLEVUE – SE COUGAR MOUNTAIN DRIVE WEST PAA PROFILE**

The SE Cougar Mountain Drive West PAA is a 3-acre area located on the southern boundary of Bellevue, adjacent to the Cougar Mtn. East PAA.






**Population**

This Potential Annexation Area is 100% residential, and has approximately 2 residents.

**Economic Measures**

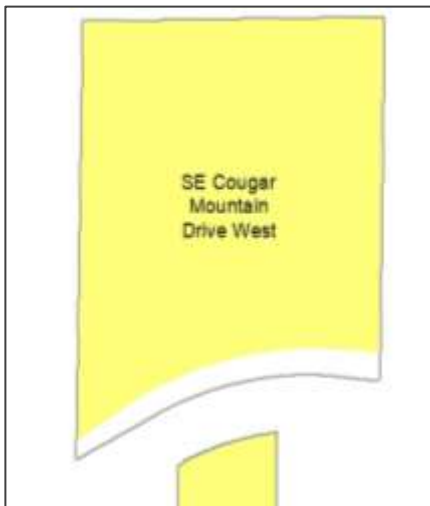
The SE Cougar Mountain Drive PAA west has no covered employment.

The average household income of the SE Cougar Mountain Drive East PAA is approximately \$133,300 per year. This is almost twice as much as the average household income in King County (\$76,600), and is significantly more than the countywide PAAs (\$87,200) with residents.

Service Districts			
	Issaquah Public Schools		King County Fire District 10
	County Council District 9	No designated water or sewer district	

**Land Characteristics**

**Zoning**



- Urban Residential Low (1 du/acre)
- Urban Residential Medium (4-12du/acre)
- Urban Residential (>12du/acre)

**Land Use**

Acres: 3  
 Parcels: 1  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

**Housing**

The SE Cougar Mountain Drive West PAA has 1 single family home. This parcel has a land use designation of urban residential low.

**Revenues**

The total taxable value of land and properties in the SE Cougar Mountain Drive West PAA is 748,000. The total tax revenues generated is \$8,861 for the 2017 bill year.

Districts	Revenue
State	\$1,500
County	\$1,000
Roads	\$1,700
Port	\$100
Library	\$300
Flood	\$100
RST	\$0
EMS	\$200
School #411	\$3,000
Fire #10	\$800
Issaquah Cap. Fac. Lib	\$50
<b>Total</b>	<b>\$8,900</b>

## BLACK DIAMOND – KENTLAKE HIGHLANDS PAA PROFILE

The Kentlake Highlands PAA is a 195-acre area located near Lake Sawyer, just outside the western edge of Black Diamond.

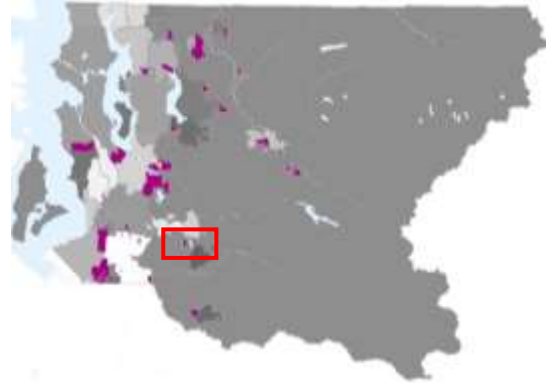
### Population






This Potential Annexation Area is predominantly residential, and has approximately 1,400 residents.

### Economic Measures

The Kentlake Highlands PAA has no covered employment.

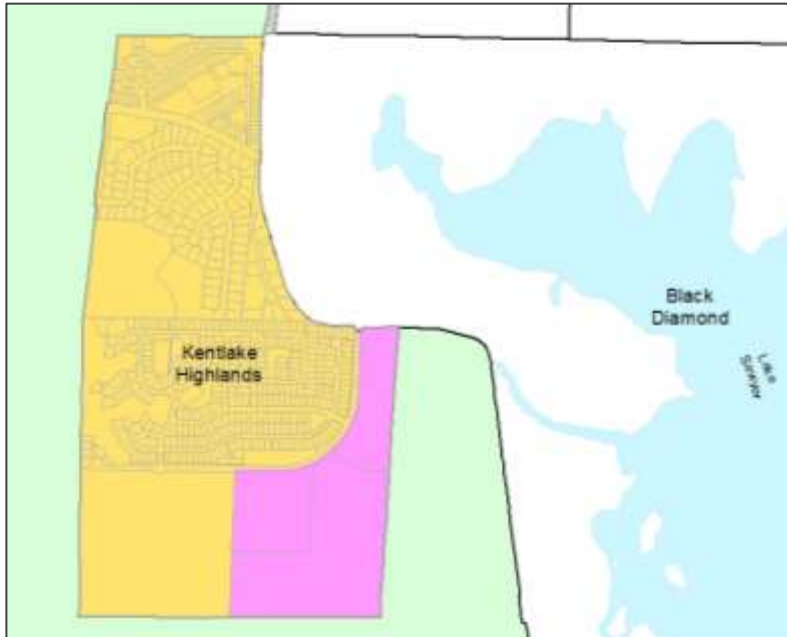
The average household income of the Kentlake Highlands PAA is approximately \$95,500 per year. This is significantly more than the average household income in King County (\$76,600), and countywide PAAs (\$87,200) with residents.








Service Districts			
	Kent Public Schools		Soos Creek Water & Sewer
	County Council District 7		King County Fire District 44-1
	Covington Water District		

## Land Characteristics

### Zoning



	Urban Residential Low (1 du/acre)
	Urban Residential Medium (4-12 du/acre)
	Urban Residential (>12 du/acre)
	Rural Area
	City in Rural Area UGA

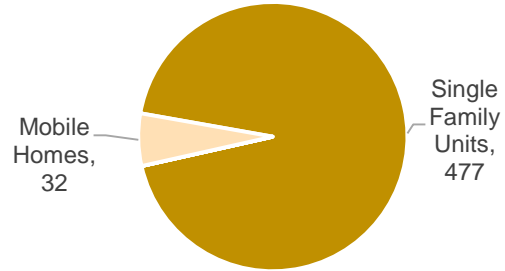
**Land Use**

Acres: 196  
 Parcels: 533  
 Tax Exempt Parcels: 8  
 Vacant Parcels: 23

99% of the parcels have a land use designation of urban residential medium. The remaining parcels have a land use designation of city in the rural area UGA.

**Housing**

The Kentlake Highlands PAA has approximately 500 housing units. 94% of all units are single family homes, and the remaining 6% are mobile homes.



**Revenues**

The total taxable value of land and properties in the Kentlake Highlands PAA is \$144,457,000. The total tax revenues generated is \$1,982,000 for the 2017 bill year.

Districts	Revenue
State	\$293,580
County	\$199,800
Roads	\$324,429
Port	\$22,153
Library	\$65,184
Flood	\$16,961
RST	\$0
EMS	\$38,004
School #415	\$695,758
Fire #44-1	\$253,799
<b>Total</b>	<b>\$1,982,000</b>

## BLACK DIAMOND – LAKE TWELVE PAA PROFILE

The Lake Twelve PAA is a 97-acre area located on the eastern edge of the Urban Growth Area. This area is adjacent to the King County forest production district.

### Population






This Potential Annexation Area has approximately 100 residents.

### Economic Measures

The Lake Twelve PAA has no covered employment.

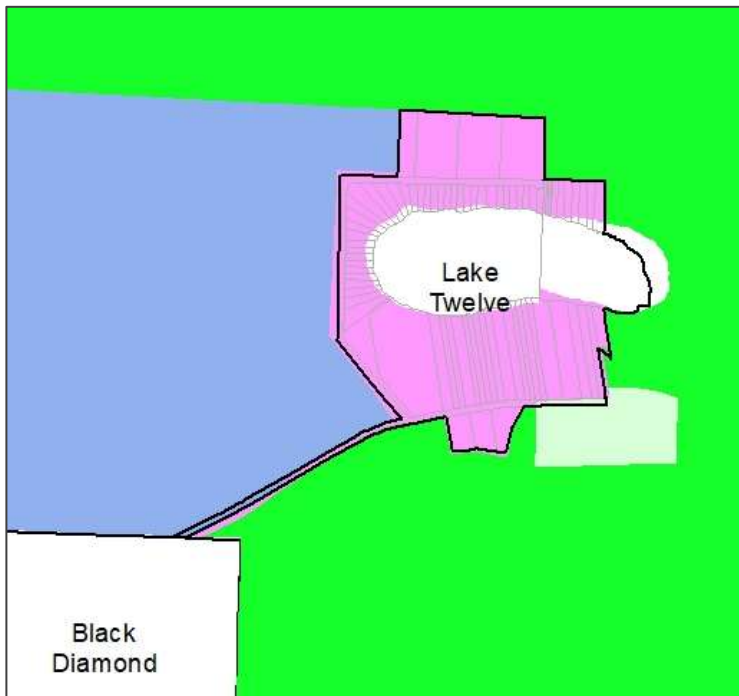
The average household income of the Lake Twelve PAA is approximately \$77,500 per year. Residents of this area just surpass the average household income in King County (\$76,600), and are just below the countywide PAAs average (\$87,200) with residents.



Service Districts	
	Kent Public Schools
	County Council District 7
	Covington Water District
	Soos Creek Water & Sewer
	King County Fire District 10

## Land Characteristics

### Zoning



	Rural Area
	City in Rural Area UGA
	Forestry
	Mining

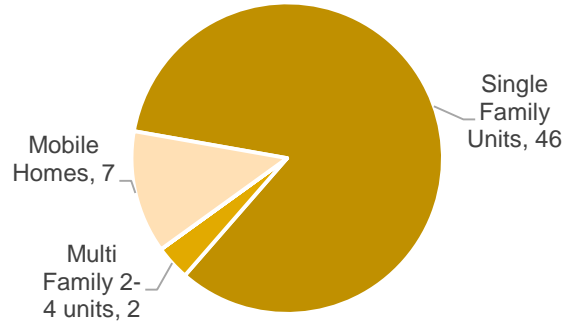
**Land Use**

Acres: 92  
 Parcels: 79  
 Tax Exempt Parcels: 2  
 Vacant Parcels: 23

78 of the parcels have a land use designation of rural city in the UGA. The remaining parcel is designated as mining.

**Housing**

The Lake Twelve PAA has approximately 55 housing units. 84% of the units are single family homes. The remaining 16% are multi-family units, and mobile homes.



**Revenues**

The total taxable value of land and properties the Lake Twelve PAA is \$14,008,300. The total tax revenues generated is \$181,200 for the 2017 bill year.

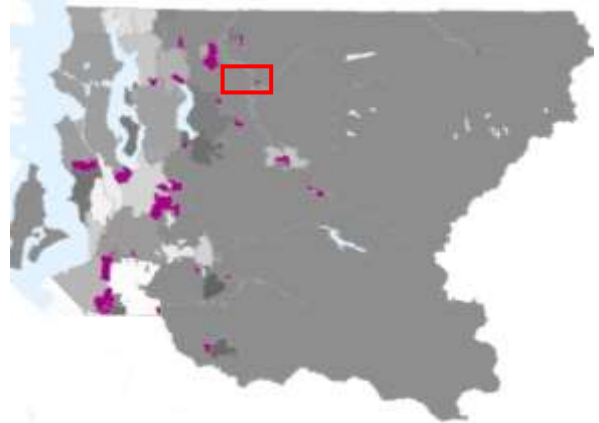
Districts	Revenue
State	\$28,500
County	\$19,400
Roads	\$31,500
Port	\$2,000
Library	\$6,300
Flood	\$1,600
RST	\$0
EMS	\$3,700
School #216	\$63,500
Fire #44-1	\$24,600
<b>Total</b>	<b>\$181,200</b>

**BOTHELL – ROW AND ORPHAN ROAD PAAS PROFILE**

There are only ROW and/or Orphan Roads associated with Bothell. See the *City-Level Data* section of the report.

## CARNATION – SOUTHWEST AT NE 40<sup>TH</sup> PAA PROFILE

The Southwest at NE 40<sup>th</sup> PAA is a 25-acre area located on the southwestern edge of Carnation. This area is adjacent to the Tolt River-John MacDonalld Park and is near the confluence of the Tolt and Snoqualmie Rivers.






### Population

This Potential Annexation Area has approximately 7 residents.

### Economic Measures

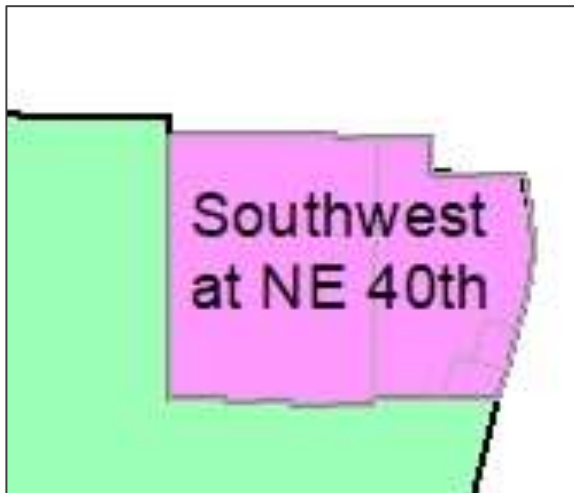
The Southwest at NE 40<sup>th</sup> PAA has no covered employment.



The average household income of the Southwest at NE 40<sup>th</sup> PAA is approximately \$93,800 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.

Service Districts			
	Riverview Public Schools		King County Fire District 10
	County Council District 3	No designated water or sewer district	

## Land Characteristics

### Zoning



	Rural Area
	City in Rural Area UGA

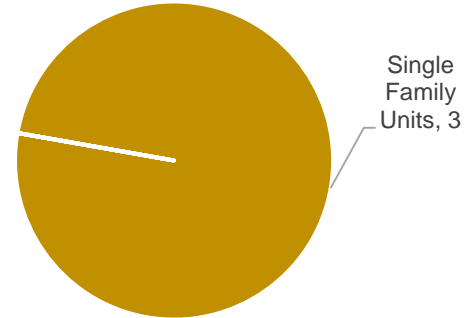
**Land Use**

Acres: 25  
 Parcels: 4  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 1

100% of the parcels in the Southwest at NE 40<sup>th</sup> PAA have a land use designation of city in the rural area.

**Housing**

The Southwest at NE 40<sup>th</sup> PAA has approximately 3 housing units, all of which are single family homes.



**Revenues**

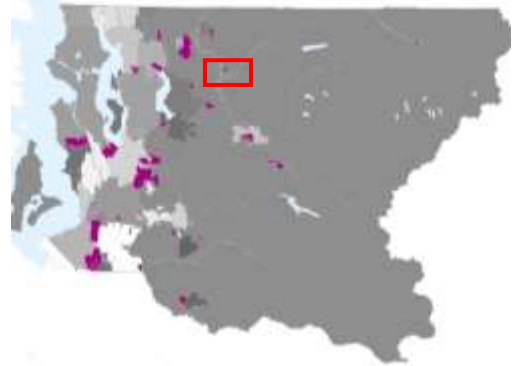
The total taxable value of land and properties of the Southwest at 40<sup>th</sup> PAA is \$962,700. The total tax revenues generated is \$11,800 for the 2017 bill year.

Districts	Revenue
State	\$2,000
County	\$1,300
Roads	\$2,200
Port	\$150
Library	\$400
Flood	\$100
RST	\$0
EMS	\$250
School #407	\$4,000
Fire \$10	\$1,000
Hospital #4	\$400
<b>Total</b>	<b>\$11,800</b>



**CARNATION – 331<sup>ST</sup> AVE PAA PROFILE**

The Carnation 331<sup>st</sup> Ave PAA is 1-acre area located on the southeastern edge of Carnation, adjacent to the Tolt River.






**Population**

This Potential Annexation Area has approximately 4 residents.

**Economic Measures**

The Carnation 331<sup>st</sup> Ave PAA has no covered employment.

The average household income of the Carnation 331<sup>st</sup> Ave PAA is approximately \$94,000 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.

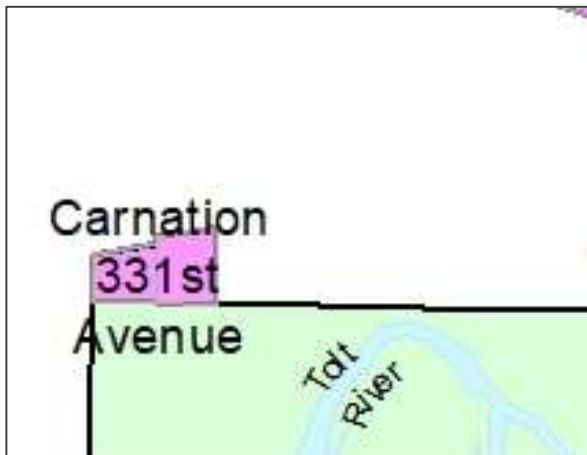
Service Districts		
	Riverview Public Schools	
	County Council District 3	King County Fire District 10
		No designated water or sewer district




**Housing**

The Carnation 331<sup>st</sup> Ave PAA has approximately 2 housing units, all of which are single family homes. This parcel is designated as city in the rural area.

**Land Characteristics**

**Zoning**



	Rural Area
	City in Rural Area UGA
	Forestry

**Land Use**

Acres: 1  
 Parcels: 1  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

**Revenues**

The total taxable value of land and properties of the Carnation 331<sup>st</sup> Ave PAA is \$981,000. The total tax revenues generated is \$12,000 for the 2017 bill year.

Districts	Revenue
State	\$2,000
County	\$1,350
Roads	\$2,200
Port	\$150
Library	\$400
Flood	\$100
RST	\$0
EMS	\$250
School #407	\$4,050
Fire #10	\$1,050
Hospital #4	\$400
<b>Total</b>	<b>\$12,000</b>

## EAST CARNATION PAA PROFILE

The East Carnation PAA is a 21-acre area located on the eastern edge of Carnation. This area is between the Tolt River and Tolt River Road NE.

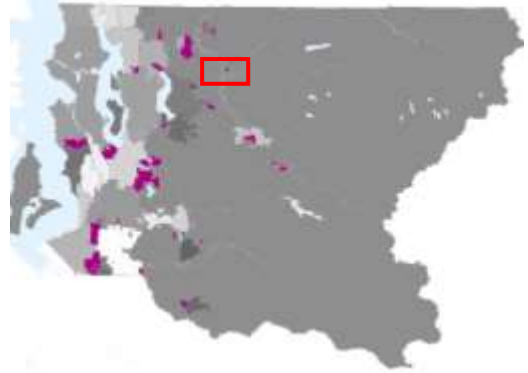
### Population




This Potential Annexation Area has approximately 24 residents.

### Economic Measures

The East Carnation PAA has no covered employment.

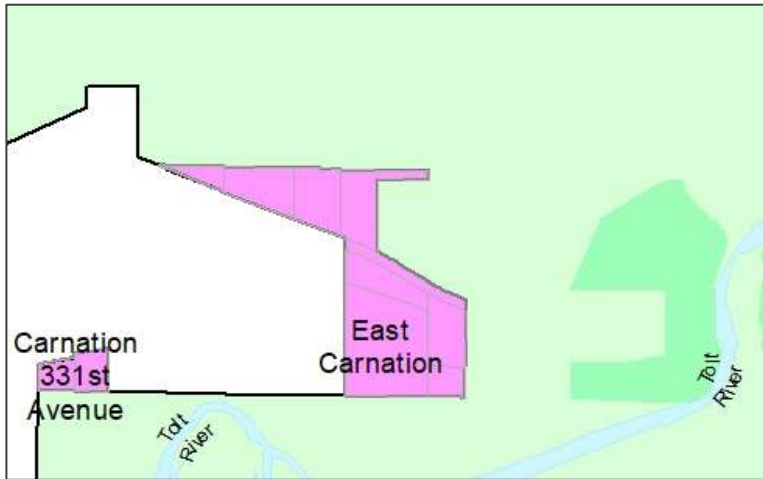
The average household income of the East Carnation PAA is approximately \$93,000 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.




Service Districts	
 Riverview Public Schools	 King County Fire District 10
 County Council District 3	No designated water or sewer district

## Land Characteristics

### Zoning



 Rural Area
 City in Rural Area UGA
 King County Open Space

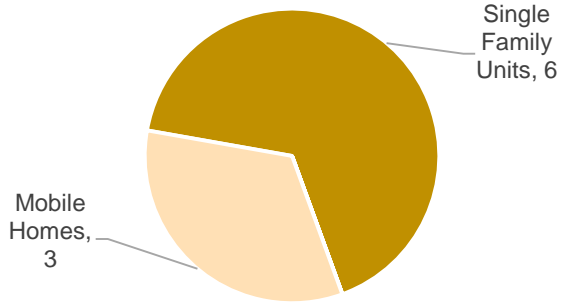
**Land Use**

Acres: 21.01  
 Parcels: 8  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

100% of the parcels have a land use designation of city in the rural area.

**Housing**

The East Carnation PAA has approximately 9 housing units. 67% of which are single family homes, and 33% are mobile homes.



**Revenues**

The total taxable value of land and properties of the East Carnation PAA is \$2,652,000. The total tax revenues generated is \$32,600 for the 2017 bill year.

Districts	Revenue
State	\$5,400
County	\$3,700
Roads	\$6,000
Port	\$400
Library	\$1,200
Flood	\$300
RST	\$0
EMS	\$700
School #407	\$11,000
Fire #10	\$3,000
Hospital #4	\$1,200
<b>Total</b>	<b>\$32,600</b>

## CARNATION – TOLT HOME TRACTS PAA PROFILE

The Tolt Home Tract PAA is 123-acre area located on the northern edge of Carnation. This area is near the Snoqualmie River and adjacent to agriculture lands between the Tolt River and Tolt River Road NE.

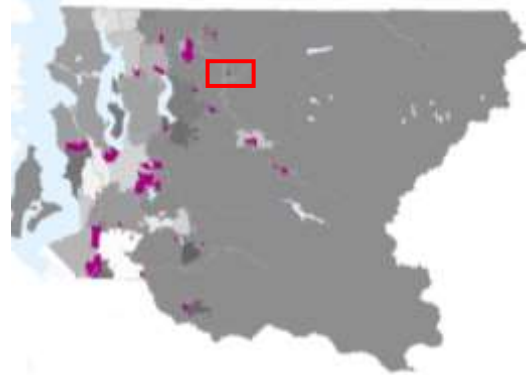
### Population




This Potential Annexation Area has approximately 160 residents.

### Economic Measures

The Tolt Home Tracts PAA has no covered employment.

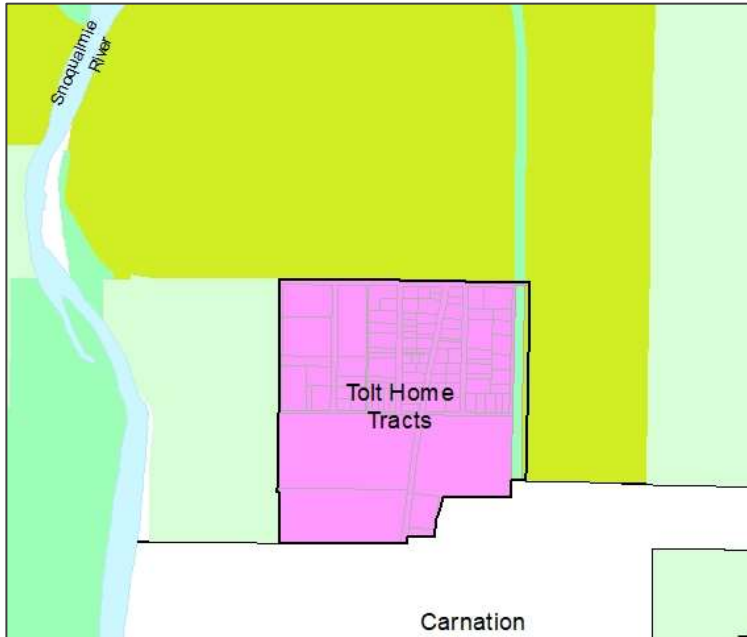
The average household income of the Tolt Home Tract PAA is approximately \$94,000 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.






Service Districts			
	Riverview Public Schools		King County Fire District 10
	County Council District 3		No designated water or sewer district

## Land Characteristics

### Zoning



	Rural Area
	City in Rural Area UGA
	Open Space
	Agriculture

**DRAFT FINAL**

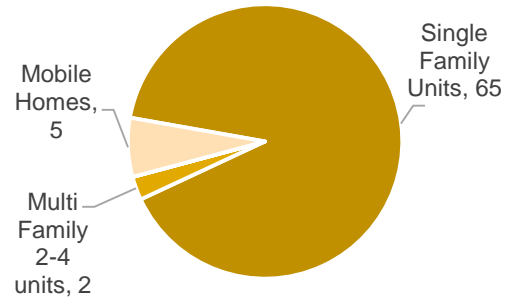
**Land Use**

Acres: 123.03  
 Parcels: 95  
 Tax Exempt Parcels: 1  
 Vacant Parcels: 22

100% of the parcels have a land use designation of city in the rural area.

**Housing**

The Tolt Home Tracts PAA has approximately 70 housing units. 90% are single family homes, the remaining 10% are multi-family units, and mobile homes.



**Revenues**

The total taxable value of land and properties of the Tolt Home Tracts PAA is \$21,279,000. The total tax revenues generated is \$261,400 for the 2017 bill year.

Districts	Revenue
State	\$43,000
County	\$29,400
Roads	\$47,800
Port	\$3,300
Library	\$9,600
Flood	\$2,500
RST	\$0
EMS	\$5,600
School #407	\$87,900
Fire \$10	\$22,700
Hospital #4	\$9,400
<b>Total</b>	<b>\$261,400</b>

## COVINGTON – TAHOMA HIGH SCHOOL PAA PROFILE






The Tahoma High School PAA is a 37-acre area located on the north side of Covington. This area is located on the north side of SE 240<sup>th</sup> St. and adjacent to the Tahoma National Cemetery.



### Demographics

This PAA has no jobs, residents, housing units, or generated revenues.



The parcel is designated as urban residential low.

Service Districts	
 Tahoma Public Schools	 Soos Creek Water & Sewer District
 County Council District 9	 King County Fire District 62
 Water District 105	

### Land Characteristics

#### Zoning



 Urban Residential Low (1 du/acre)
 Rural Area

#### Land Use

Acres: 37

Parcels: 1

Tax Exempt Parcels: 1

Vacant Parcels: 0

## DUVALL – 275<sup>TH</sup> AVENUE NE PAA PROFILE

275<sup>th</sup> Avenue NE is an 82-acre area located on the north side of Duvall. This area is adjacent to an agriculture area and rural area. 275<sup>th</sup> Avenue NE runs north-south through this PAA.






### Population

This Potential Annexation Area has approximately 20 residents.

### Economic Measures

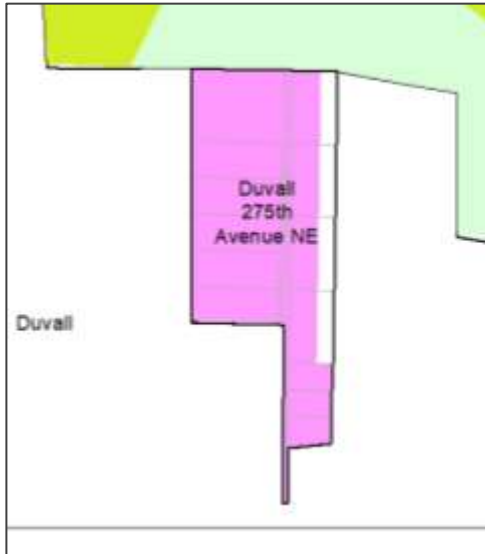
The 275<sup>th</sup> Avenue NE PAA has no covered employment.




The average household income of 275<sup>th</sup> Avenue NE is approximately \$91,000 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.

Service Districts			
	Riverview Public Schools		King County Fire District 45
	County Council District 3	No designated water or sewer district	

## Land Characteristics

### Zoning



	Rural Area
	City in Rural Area UGA
	Agriculture

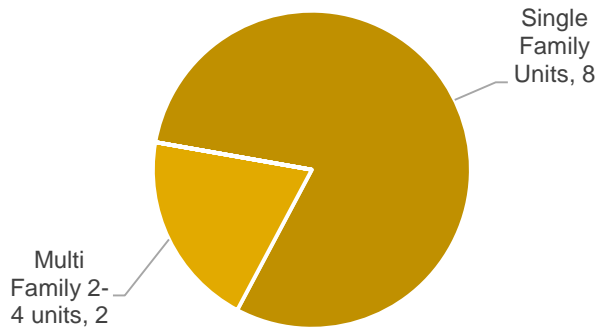
**Land Use**

Acres: 82  
 Parcels: 13  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 4

100% of the parcels have a land use designation of city in the rural area.

**Housing**

The 275<sup>th</sup> Avenue NE PAA has approximately 10 housing units. 80% are single family homes, and the remaining 20% are multi-family units.



**Revenues**

The total taxable value of land and properties of the 275<sup>th</sup> Avenue NE PAA is \$5,422,000. The total tax revenues generated is \$70,500 for the 2017 bill year.

Districts	Revenue
State	\$11,000
County	\$7,500
Roads	\$12,200
Port	\$800
Library	\$2,500
Flood	\$600
RST	\$0
EMS	\$1,400
School #407	\$22,400
Fire #45	\$10,100
Hospital #2	\$1,900
<b>Total</b>	<b>\$70,500</b>



## DUVALL – BATTEN ROAD PAA PROFILE

Batten Road is a 323-acre area located on the east side of Duvall. This area is adjacent to a rural area.

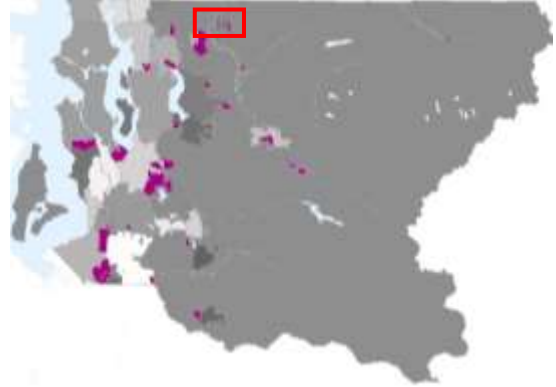
### Population




This Potential Annexation Area has approximately 110 residents.

### Economic Measures

The Batten Road PAA has no covered employment.

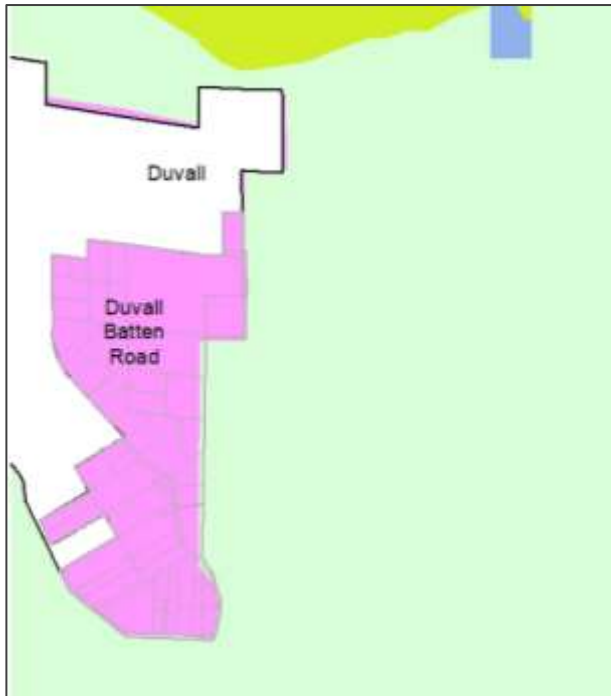
The average household income of the Batten Road PAA is approximately \$98,000 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.









Service Districts			
	Riverview Public Schools		King County Fire District 45
	County Council District 3		No designated water or sewer district

## Land Characteristics

### Zoning



	Rural Area
	City in Rural Area UGA
	Forestry
	Agriculture
	Mining
	Unincorporated Activity Center

**DRAFT FINAL**

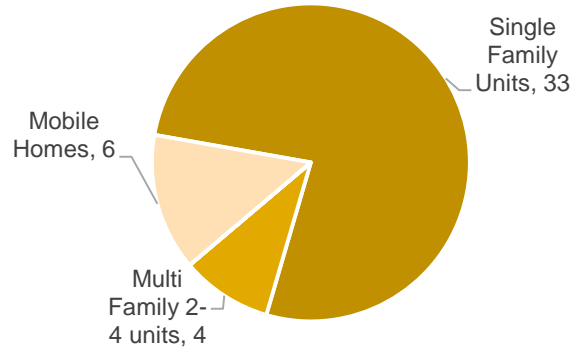
**Land Use**

Acres: 323  
 Parcels: 55  
 Tax Exempt Parcels: 1  
 Vacant Parcels: 14

100% of the parcels have a land use designation of city in the rural area.

**Housing**

The Batten Road PAA has approximately 40 housing units. 77% of which are single family homes. The remaining 23% are multi-family units, and mobile homes.



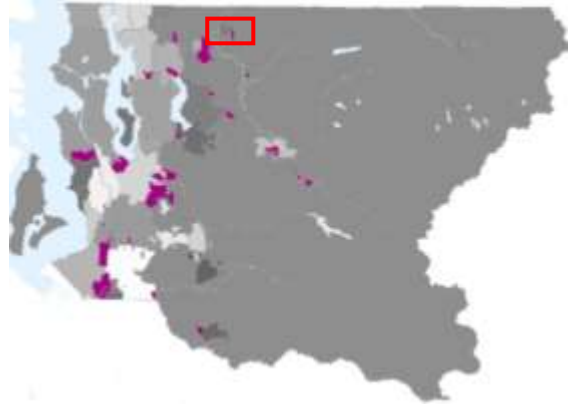
**Revenues**

The total taxable value of land and properties of the Batten Road PAA is \$21,968,700. The total tax revenues generated is \$285,700 for the 2017 bill year.

Districts	Revenue
State	\$44,600
County	\$30,400
Roads	\$49,300
Port	\$3,400
Library	\$9,900
Flood	\$2,600
RST	\$0
EMS	\$5,800
School #407	\$90,700
Fire #45	\$41,100
Hospital #2	\$7,900
<b>Total</b>	<b>\$285,700</b>

## DUVALL – SNOQUALMIE VALLEY TRAIL NORTH PAA PROFILE

Snoqualmie Valley Trail North is a 23-acre area located on the northwestern side of Duvall. This area is adjacent to the Snoqualmie River and agricultural lands.






### Population

This Potential Annexation Area has approximately 1 residence.

### Economic Measures

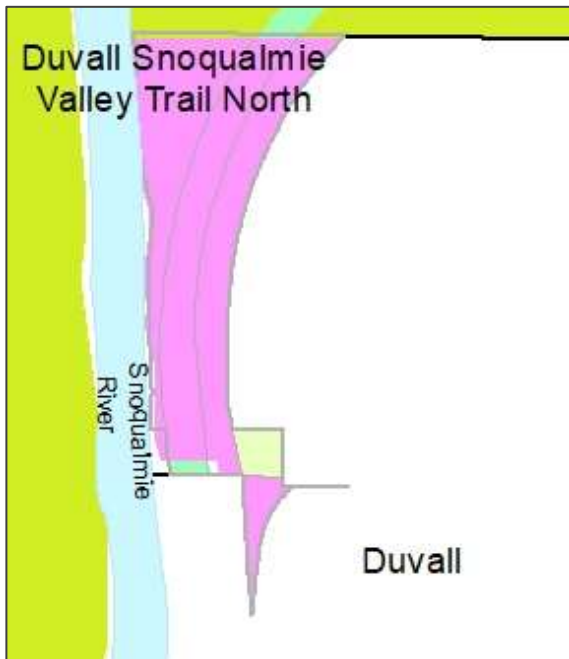
The Snoqualmie Valley Trail PAA has no covered employment.







The household income of this PAA is approximately \$91,000 per year, which surpasses the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.

Service Districts	
 Riverview Public Schools	 King County Fire District 45
 County Council District 3	No designated water or sewer district

## Land Characteristics

### Zoning



 Rural Area
 City in Rural Area UGA
 Forestry
 Agriculture
 Mining
 Unincorporated Activity Center

**DRAFT FINAL**

**Land Use**

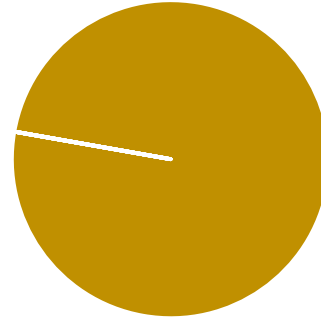
Acres: 23  
 Parcels: 3  
     Tax Exempt Parcels: 2  
     Vacant Parcels: 2

1 parcel is designated as city in the rural area. The second parcel is designated as agricultural, and the third is designated as other parks/wilderness.

**Housing**

The Snoqualmie Valley Trail North PAA has 1 single family home.

Single Family Units, 1



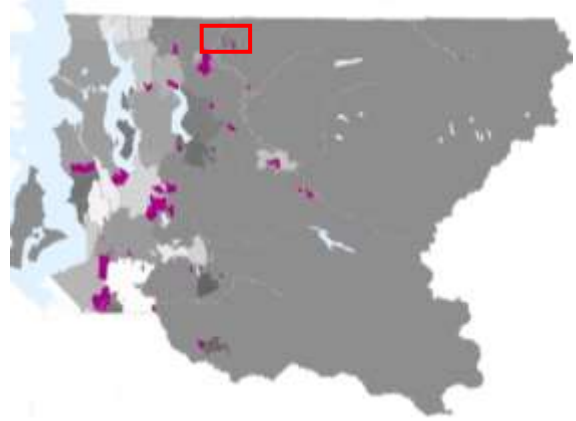
**Revenues**

The total taxable value of land and properties of Snoqualmie Valley Trail North PAA is \$187,639. The total tax revenues generated is \$2,440 for the 2017 bill year.

Districts	Revenue
State	\$380
County	\$260
Roads	\$400
Port	\$30
Library	\$90
Flood	\$20
RST	\$0
EMS	\$50
School #407	\$800
Fire #45	\$350
Hospital #2	\$70
Total	\$2,400

**DUVALL – SOUTHWEST AT 143<sup>RD</sup> PAA PROFILE**

Southwest at 143<sup>rd</sup> is a half-acre area located on the southwestern side of Duvall. This area is adjacent to agricultural lands.






**Population**

This Potential Annexation Area has approximately 3 residents.

**Economic Measures**

The Southwest at NE 143<sup>rd</sup> PAA has no covered employment.

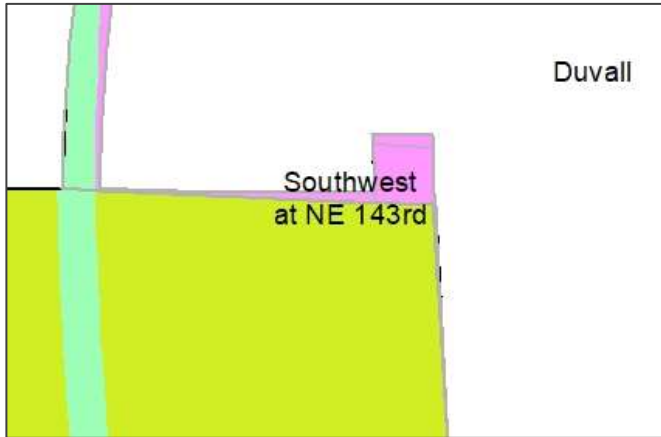
The average household income of Southwest at NE 143<sup>rd</sup> PAA is approximately \$91,000 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.





Service Districts			
	Riverview Public Schools		King County Fire District 45
	County Council District 3	No designated water or sewer district	

1 parcel is designated as city in the rural area.

**Land Characteristics**

**Zoning**



	Rural Area
	City in Rural Area UGA
	Forestry
	Agriculture

**Land Use**

Acres: 0.53  
 Parcels: 1  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

**Housing**

The Southwest at 143<sup>rd</sup> PAA has 1 single family housing unit.

**Revenues**

The total taxable value of land and properties of the Southwest at 143<sup>rd</sup> PAA is \$314,000. The total tax revenues generated is \$4,083 for the 2017 bill year.

Districts	Revenue
State	\$600
County	\$400
Roads	\$700
Port	\$50
Library	\$140
Flood	\$40
RST	\$0
EMS	\$80
School #407	\$1,300
Fire #45	\$600
Hospital #2	\$100
Total	\$4,100

**DUVALL – SOUTH AT NE 138<sup>TH</sup> PAA PROFILE**

South at NE 138<sup>th</sup> is a 61-acre area located on the southwestern side of Duvall. This area is adjacent to agricultural lands.






**Population**

This Potential Annexation Area has approximately 7 residents.

**Economic Measures**

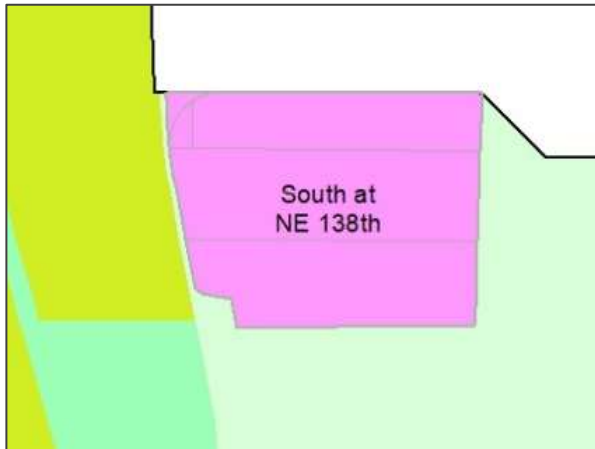
The South at NE 138<sup>th</sup> PAA has no covered employment.





The average household income of this PAA is approximately \$108,000 per year. Residents of this area surpass the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.

Service Districts			
	Riverview Public Schools		King County Fire District 45
	County Council District 3	No designated water or sewer district	

**Land Characteristics**

**Zoning**



	Rural Area
	City in Rural Area UGA
	Forestry
	Agriculture

**Land Use**

Acres: 61.24

Parcels: 4

Tax Exempt Parcels: 0

Vacant Parcels: 2

2 parcels have a land use designation of city in the rural area, the other 2 parcels have a land use designation of agricultural land.

**Housing**

The South at NE 138<sup>th</sup> PAA has 2 housing units. 1 unit is single family and the other is a mobile home.

**Revenues**

The total taxable value of land and properties of South at NE 138<sup>th</sup> PAA is \$585,400. The total tax revenues generated is \$7,600 for the 2017 bill year.

Districts	Revenue
State	\$1,200
County	\$800
Roads	\$1,300
Port	\$100
Library	\$300
Flood	\$70
RST	\$0
EMS	\$150
School #407	\$2,400
Fire #45	\$1,100
Hospital #2	\$200
Revenue	\$7,600

**ENUMCLAW – BOISE CREEK PAA PROFILE**

Boise Creek is a 19-acre area located on the southern border of Enumclaw. This area is adjacent to agricultural lands.

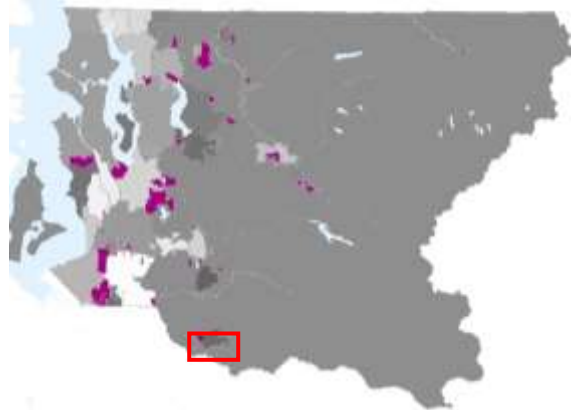
**Population**




This Potential Annexation Area has approximately 2 residents.

**Economic Measures**

The Boise Creek PAA has no covered employment.

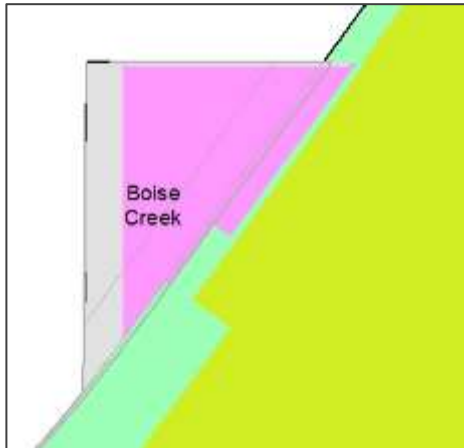
The average household income of Boise Creek is approximately \$57,000 per year. Residents of this area make significantly less than the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.








Service Districts			
	Enumclaw Public Schools		King County Fire District 28
	County Council District 9	No designated water or sewer district	

**Land Characteristics**

**Zoning**



	Rural Area
	City in Rural Area UGA
	Forestry
	Agriculture
	Mining

**Land Use**

Acres: 19

Parcels: 7

Tax Exempt Parcels: 3

Vacant Parcels: 5

**Housing**

Boise Creek has 2 housing units, both of which are single family homes. 1 parcel is designated as city in the rural area, 3 parcels have a land use designation of King County open space, and the remaining 3 parcels have a land use designation of agricultural land.

**Revenues**

The total taxable value of land and properties of Boise Creek is \$532,000. The total tax revenues generated is \$6,746 for the 2017 bill year.

Districts	Revenue
State	\$1,100
County	\$700
Roads	\$1,200
Port	\$80
Library	\$240
Flood	\$60
RST	\$0
EMS	\$140
School #216	\$2,400
Fire #28	\$800
<b>Total</b>	<b>\$6,700</b>

**ENUMCLAW – 433<sup>RD</sup> STREET CORNER PAA PROFILE**

433<sup>rd</sup> Street Corner PAA is a 7-acre area located on the northern border of Enumclaw. McHugh Avenue borders this area to the north and 248<sup>th</sup> Avenue SE to west.

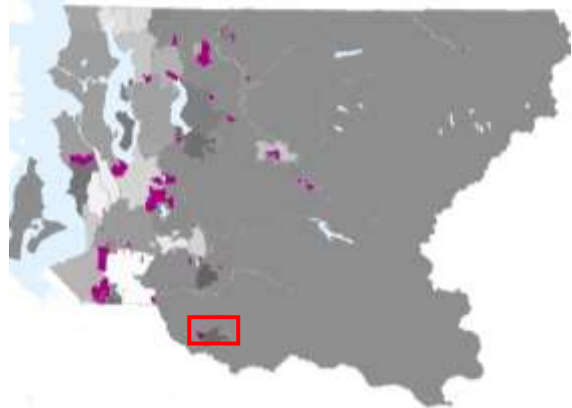
**Population**




This Potential Annexation Area has approximately 15 residents.

**Economic Measures**

The 433<sup>rd</sup> Street Corner PAA has no covered employment.

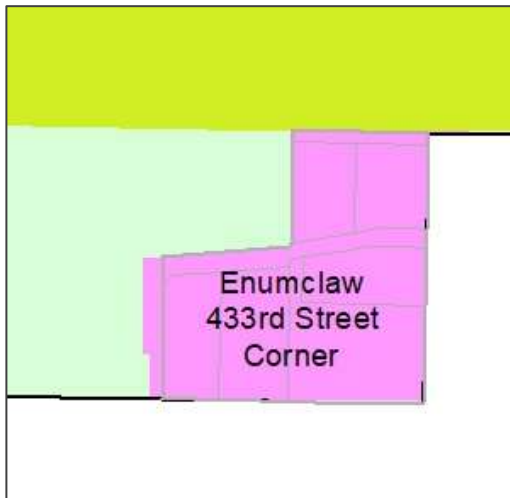
The average household income of the 433<sup>rd</sup> Street Corner PAA is approximately \$66,000 per year. Residents of this area make less than the average household income in King County (\$76,600), as well as the countywide PAAs average (\$87,200) with residents.






Service Districts			
	Enumclaw Public Schools		King County Fire District 28
	County Council District 9	No designated water or sewer district	

**Land Characteristics**

**Zoning**



	Rural Area
	City in Rural Area UGA
	Agriculture

**Land Use**

Acres: 7  
 Parcels: 6  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

**Housing**

433<sup>rd</sup> Street Corner has 6 housing units, all of which are single family homes. All 6 of the parcels in this PAA have a land use designation of city in the rural area.

**Revenues**

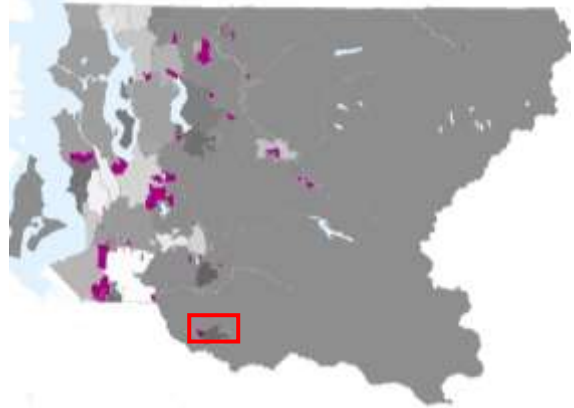
The total taxable value of land and properties of the 433<sup>rd</sup> Street Corner PAA is \$2,324,000. The total tax revenues generated is \$29,500 for the 2017 bill year.

Districts	Revenue
State	\$4,700
County	\$3,200
Roads	\$5,2000
Port	\$360
Library	\$1,000
Flood	\$270
RST	\$0
EMS	\$600
School #216	\$10,500
Fire #28	\$3,500
Total	\$29,500



**ENUMCLAW – MCHUGH AVENUE PAA PROFILE**

McHugh Avenue (SE 432<sup>nd</sup> Street) is a 5-acre area located on the northern border of Enumclaw. McHugh Avenue borders this area to the south, and the Newaukum Creek, and agricultural lands to the north.






**Population**

This Potential Annexation Area has approximately 10 residents.

**Economic Measures**

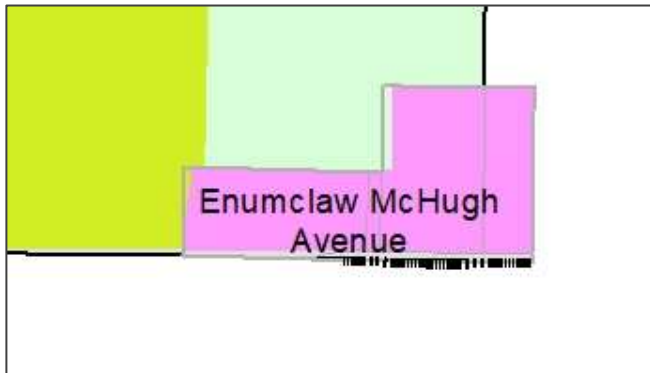
The McHugh Avenue PAA has no covered employment.

The average household income the McHugh Avenue PAA is approximately \$78,000 per year. Residents of this area make just a little more than the average household income in King County (\$76,600), and just under the countywide PAAs average (\$87,200) with residents.

Service Districts	
 Enumclaw Public Schools	 King County Fire District 28
 County Council District 9	No designated water or sewer district

**Land Characteristics**

**Zoning**



- Rural Area
- City in Rural Area UGA
- Agriculture

**Land Use**

Acres: 5  
 Parcels: 3  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

**Orphan Roads**

McHugh Avenue PAA is bordered by one orphan roadway to the south: SE 432<sup>nd</sup> Street (McHugh Ave.).

**Housing**

McHugh Avenue PAA has 4 single family homes. All 3 parcels in this PAA have a land use designation of city in the rural area.

**Revenues**

The total taxable value of land and properties of McHugh Avenue is \$1,059,000. The total tax revenues generated is \$13,428 for the 2017 bill year.

Districts	Revenue
State	\$2,150
County	\$1,500
Roads	\$2,400
Port	\$160
Library	\$500
Flood	\$100
RST	\$0
EMS	\$300
School #216	\$4,800
Fire #28	\$1,600
<b>Total</b>	<b>\$13,400</b>

## ENUMCLAW – NORTH HILL CREST PAA PROFILE

North Hill Crest is a 30-acre area located on the northeastern border of Enumclaw.

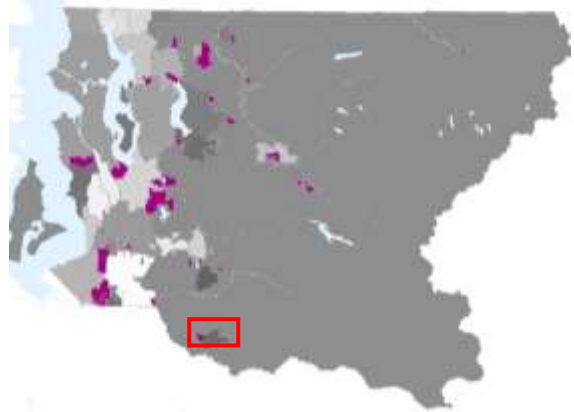
### Population




This Potential Annexation Area is predominantly residential and has approximately 275 residents.

### Economic Measures

The North Hill Crest PAA has no covered employment.

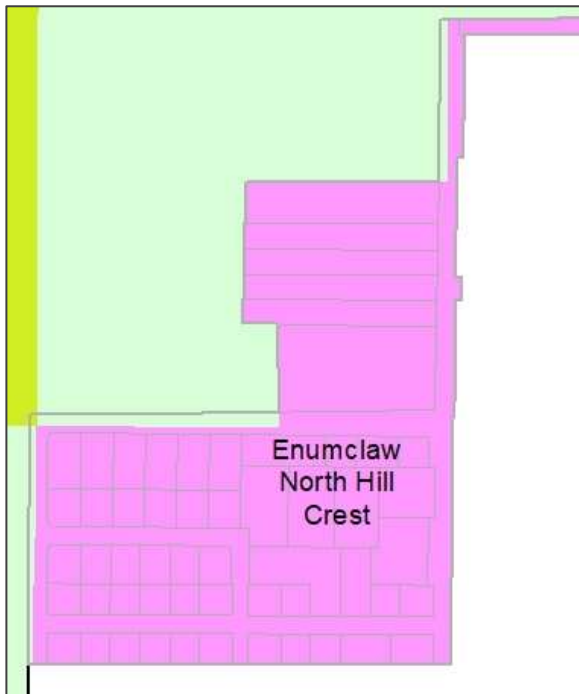
The average household income the North Hill Crest PAA is approximately \$77,000 per year. Residents of this area make just less than the average household income in King County (\$76,600), and just under the countywide PAAs average (\$87,200) with residents.



Service Districts			
	Enumclaw Public Schools		King County Fire District 28
	County Council District 9		No designated water or sewer district

### Land Characteristics

#### Zoning



	Rural Area
	City in Rural Area UGA
	Agriculture

**DRAFT FINAL**

**Land Use**

Acres: 30

Parcels: 56

Tax Exempt Parcels: 5

Vacant Parcels: 4

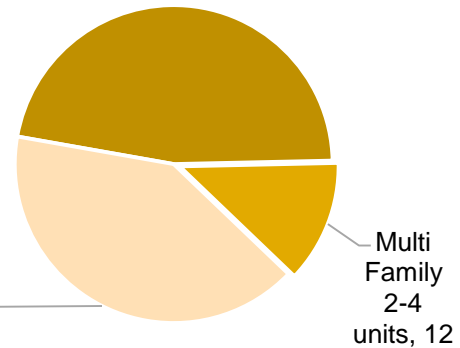
All 56 of the parcels in this PAA have a land use designation of city in the rural area.

**Housing**

North Hill Crest PAA has approximately 100 total housing units. 47% are single family units. 40% of the units are mobile homes, and the remaining homes are in multi-family units.

Single Family Units, 45

Mobile Homes, 39



**Revenues**

The total taxable value of land and properties of North Hill Crest is \$15,401,000. The total tax revenues generated is \$195,300 for the 2017 bill year.

Districts	Revenue
State	\$31,300
County	\$21,300
Roads	\$34,600
Port	\$2,400
Library	\$7,000
Flood	\$1,800
RST	\$0
EMS	\$4,000
School #216	\$69,800
Fire #28	\$23,100
<b>Total</b>	<b>\$195,300</b>

**ENUMCLAW – SIERRA VISTA PAA PROFILE**

Sierra Vista is a 57-acre area located on the southeastern side of Enumclaw. This PAA is adjacent agricultural lands, and near the King County forest production district.

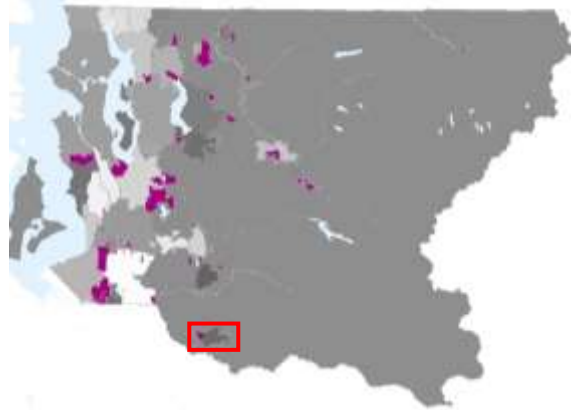
**Population**




This Potential Annexation Area has approximately 100 residents.

**Economic Measures**

The Sierra Vista PAA has no covered employment.

The average household income the Sierra Vista PAA is approximately \$66,500 per year. Residents of this area make less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.






Service Districts			
	Enumclaw Public Schools		King County Fire District 28
	County Council District 9	No designated water or sewer district	

**Land Characteristics**

**Zoning**



	City in Rural Area UGA
	Open Space
	Agriculture

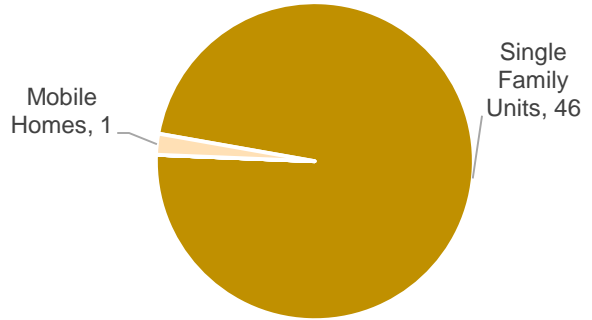
**Land Use**

Acres: 57  
 Parcels: 51  
 Tax Exempt Parcels: 3  
 Vacant Parcels: 2

All 51 of the parcels in this PAA have a land use designation of city in the rural area.

**Housing**

The Sierra Vista PAA has approximately 50 housing units. 46 single family homes, and 1 mobile home.



**Revenues**

The total taxable value of land and properties of Sierra Vista is \$190,100. The total tax revenues generated is \$14,989,000 for the 2017 bill year.

**Orphan Roads**

Sierra Vista PAA has 2 orphan roadways: SE 456<sup>th</sup> Street on the southern border running east-west, and 284<sup>th</sup> Avenue SE running north-south at the southern end of the PAA.

Districts	Revenue
State	\$30,500
County	\$20,700
Roads	\$33,700
Port	\$2,300
Library	\$6,800
Flood	\$1,800
RST	\$0
EMS	\$3,900
School #216	\$68,000
Fire #28	\$22,500
<b>Total</b>	<b>\$190,100</b>

## ENUMCLAW – THUNDER MOUNTAIN PAA PROFILE

Thunder Mountain is a 32-acre area located on the northern edge of Enumclaw. This PAA is adjacent agricultural lands.

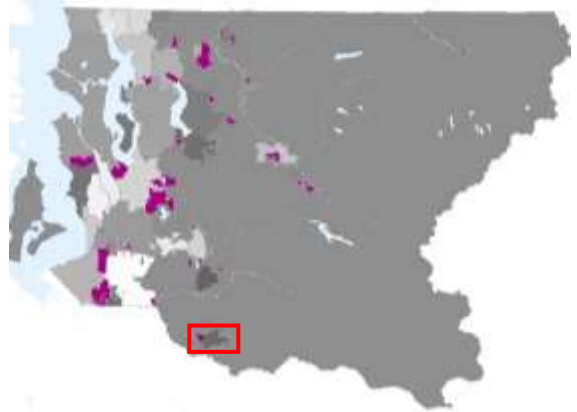
### Population




This Potential Annexation Area is predominantly residential and has approximately 20 residents.

### Economic Measures

The Thunder Mountain PAA has no covered employment.

The average household income of the Thunder Mountain PAA is approximately \$66,500 per year. Residents of this area make less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.





Service Districts			
	Enumclaw Public Schools		King County Fire District 28
	County Council District 9		No designated water or sewer district

## Land Characteristics

### Zoning



	Rural Area
	City in Rural Area UGA

**DRAFT FINAL**

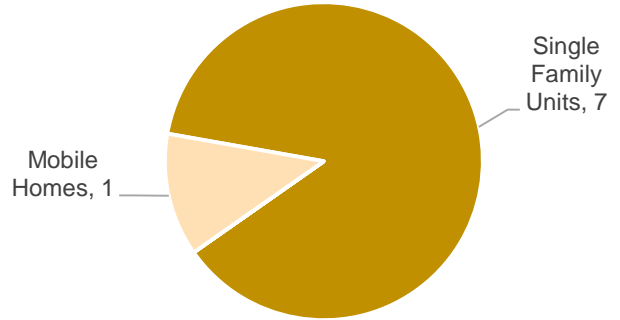
**Land Use**

Acres: 32  
 Parcels: 7  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

All 7 of the parcels in this PAA have a land use designation of city in the rural area.

**Housing**

The Thunder Mountain PAA has 7 single family homes, and 1 mobile home.



**Revenues**

The total taxable value of land and properties of Thunder Mountain PAA is \$3,651,000. The total tax revenues generated is \$46,300 for the 2017 bill year.

Districts	Revenue
State	\$7,400
County	\$5,100
Roads	\$8,200
Port	\$600
Library	\$1,700
Flood	\$400
RST	\$0
EMS	\$1,000
School #216	\$16,600
Fire #28	\$5,500
<b>Total</b>	<b>\$46,300</b>

## ENUMCLAW – WEST PLATEAU PAA PROFILE

West Plateau PAA is a 467-acre area located on the western border of Enumclaw, adjacent to agricultural lands and Farmers Park. This area is boarded by 228<sup>th</sup> Ave. SE to the west and, State Route 164 runs east-west through the PAA.

### Population




This Potential Annexation Area has approximately 400 residents.

### Economic Measures

The West Plateau PAA has approximately 70 jobs, or about 1 job per 6 residents.

The average household income of West Plateau is \$78,000 per year. This is just higher than the average household income in King County (\$76,600), and less than the countywide PAAs (\$87,200) with residents.







Service Districts	
 Enumclaw Public Schools	 King County Fire District 28
 County Council District 9	No designated water or sewer district

## Land Characteristics

### Zoning



 Rural Area
 City in Rural Area UGA
 Agriculture
 Rural Neighborhood Commercial Centers



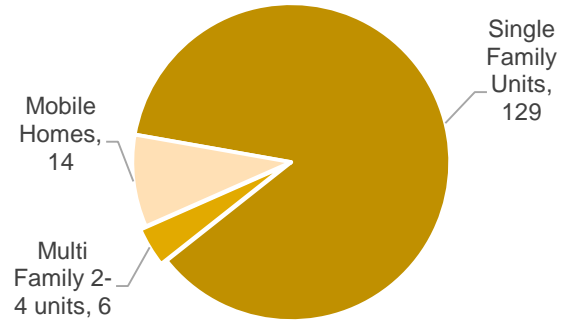
**Land Use**

Acres: 467  
 Parcels: 177  
 Tax Exempt Parcels: 8  
 Vacant Parcels: 26

175 parcels have a land use designation of city in the rural area. The 2 remaining parcels have a land use designation of rural neighborhood commercial centers.

**Housing**

West Plateau has approximately 150 housing units. 87% of all units are single family homes, 4% are multi-family units, and 9% are mobile homes.



**Revenues**

The total taxable value of land and properties in West Plateau is \$46,176,300. The total tax revenues generated is \$585,500 for the 2017 bill year.

Districts	Revenue
State	\$93,800
County	\$63,900
Roads	\$103,700
Port	\$7,100
Library	\$20,800
Flood	\$5,400
RST	\$0
EMS	\$12,100
School #216	\$209,400
Fire #28	\$69,300
<b>Total</b>	<b>\$585,500</b>

## ENUMCLAW – VANDERBECKS ADDITION PAA PROFILE

Vanderbecks Addition is a 10-acre area located on the southern edge of Enumclaw, and is bordered by Enumclaw-Buckley Rd SE, and 244<sup>th</sup> Ave SE. This PAA is adjacent agricultural lands and Boise Creek Park.

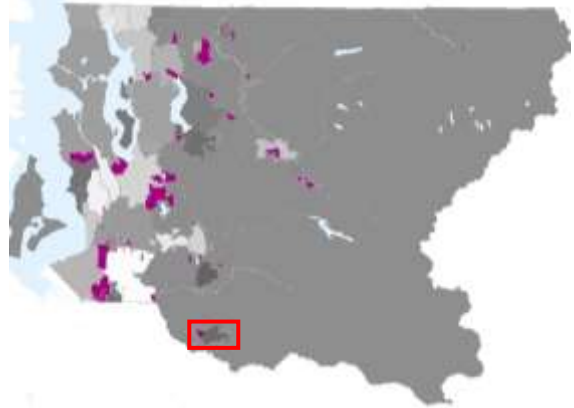
### Population




This Potential Annexation Area has approximately 20 residents.

### Economic Measures

The Vanderbecks Addition PAA has no covered employment.

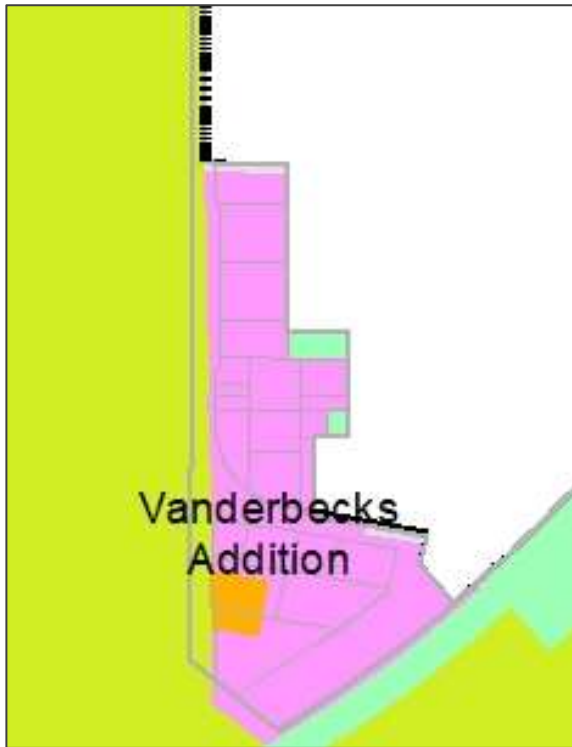
The average household income the Vanderbecks Addition PAA is approximately \$57,000 per year. Residents of this area make less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.







Service Districts			
	Enumclaw Public Schools		King County Fire District 28
	County Council District 9	No designated water or sewer district	

## Land Characteristics

### Zoning



	City in Rural Area UGA
	Open Space
	Agriculture
	Rural Neighborhood Commercial Centers

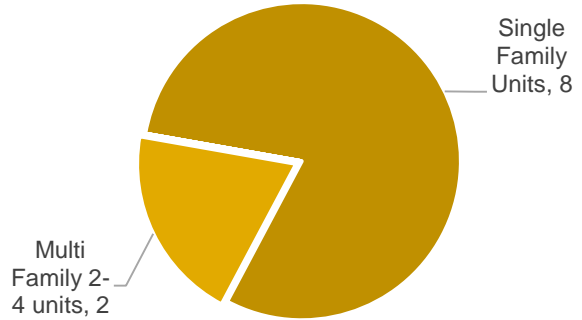
**Land Use**

Acres: 10  
 Parcels: 22  
 Tax Exempt Parcels: 6  
 Vacant Parcels: 12

20 of the parcels have a land use designation of city in a rural area, 1 parcel is designated as open space, and the remaining parcel is designated as a rural neighborhood commercial center.

**Housing**

The Vanderbecks Addition PAA has 8 single family homes, and 2 multi-family homes.



**Revenues**

The total taxable value of land and properties of the Vanderbecks Addition PAA is \$2,874,600. The total tax revenues generated is \$36,500 for the 2017 bill year.

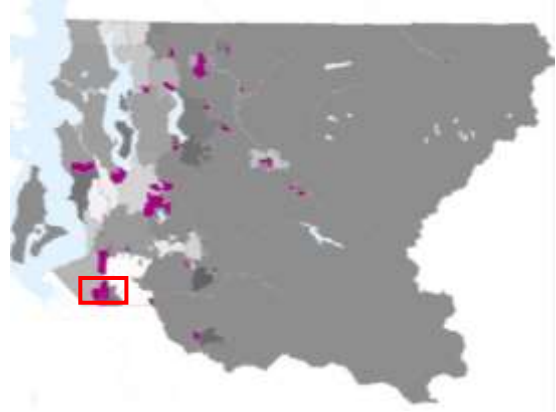
**Orphan Roads**

244<sup>th</sup> Avenue SE runs north-south along the western boundary of Vanderbecks Addition.

Districts	Revenue
State	\$5,800
County	\$4,000
Roads	\$6,500
Port	\$400
Library	\$1,300
Flood	\$300
RST	\$0
EMS	\$800
School #216	\$13,000
Fire #28	\$4,300
<b>Total</b>	<b>\$36,500</b>

FEDERAL WAY – LAKELAND SOUTH PAA PROFILE






Lakeland South is a 1,808-acre area located in Federal Way, bordering Algona, and Pacific. WA-18 borders the PAA to the north, and I-5 to the west. This PAA is one of the largest in King County.



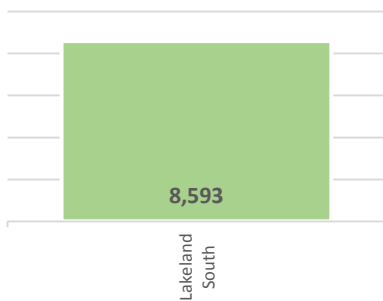
**Population**

This Potential Annexation Area has approximately 8,600 residents. 29% of all residents speak a language other than English at home, and over 2,800 people identify as non-white. 23% of adults over the age of 25 have obtained a bachelors or advanced degree, while 7% of adults do not have a high school diploma

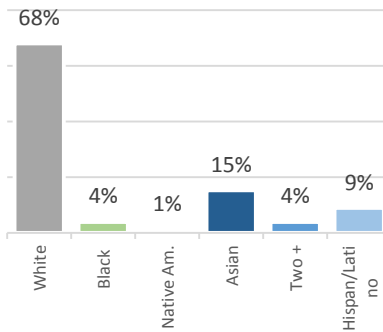
**Service Districts**

 Federal Way Public Schools	 Lakeheaven Utility District
 County Council District 7	 King County Fire District 39
 King County Water District 997	

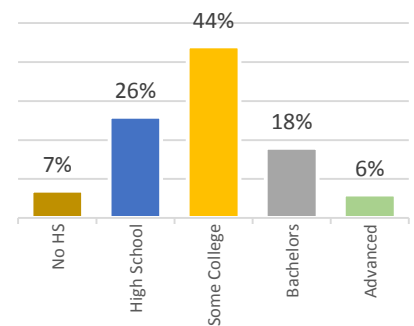
**Total Population**



**Race Characteristics**



**Educational Attainment**

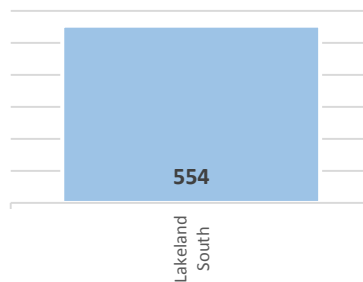


**Economic Measures**

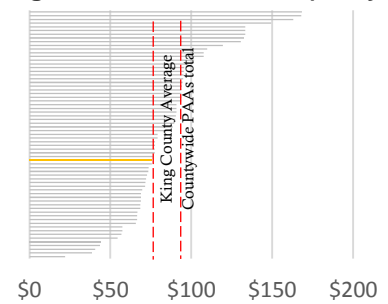
The Lakeland South PAA has approximately 550 jobs, or about 1 job per 16 residents.

The average household income of Lakeland South is \$76,000 per year. This is the same as the King County average (\$76,600), and is less than the countywide PAAs (\$87,200) with resident's average.

**Total Jobs**

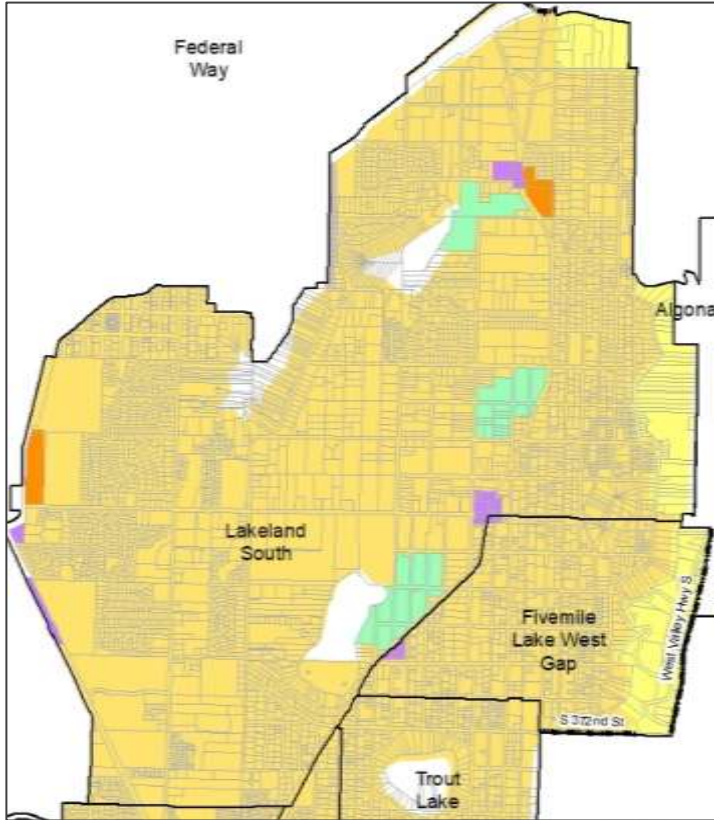


**Avg. Household Income (\$ks/yr.)**



**Land Characteristics**

**Zoning**



**Land Use**

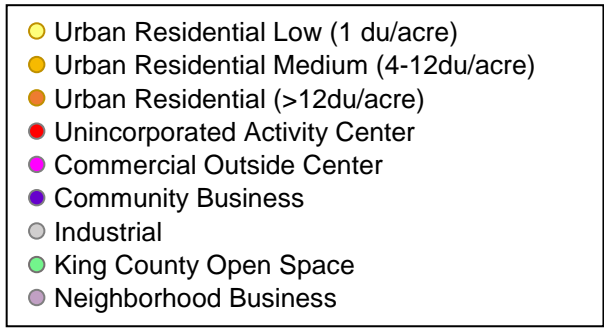
Acres: 1,808

Parcels: 3,256

Tax Exempt Parcels: 111

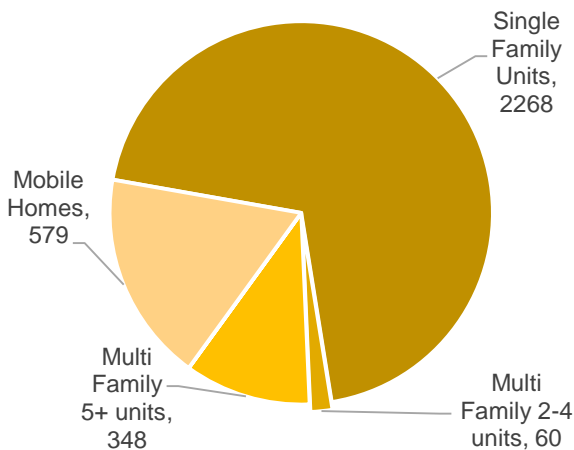
Vacant Parcels: 746

96% of the parcels have a land use designation of residential. 68 of those parcels have a land use designation of urban residential low, 3,134 parcels have a land use designation of urban residential medium, and 4 parcels are urban residential high. 12 parcels have a land use designation of industrial, 16 parcels are neighborhood business center, and the remaining 22 parcels are part of the King County open space system.



**Housing**

Lakeland South has approximately 3,260 housing units. 70% of all units are single family homes. 13% of homes are multi-family units, and 18% are mobile homes.



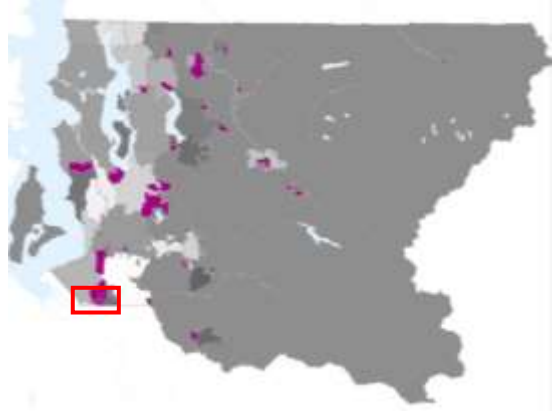
**Revenues**

The total taxable value of land and properties of the Lakeland South PAA is \$733,252,000. The total tax revenues generated is \$10,988,900 for the 2017 bill year.

Districts	Revenue
State	\$1,490,000
County	\$1,014,000
Roads	\$1,646,600
Port	\$112,400
Library	\$330,800
Flood	\$86,100
RST	\$183,300
EMS	\$192,900
School #210	\$4,492,000
School #408	\$200
School #888	\$97,000
Fire #39	\$1,343,600
<b>Total</b>	<b>\$10,988,900</b>

## NORTH FEDERAL WAY PAA PROFILE

North Federal Way is a 1,704-acre area located in northern Federal Way, bordering Auburn to the east, Kent to the north. I-5 separates this PAA with the rest of Federal Way, and S. Peasley Canyon Road connects North Federal Way and Lakeland South. This PAA is one of the largest in King County.








### Population

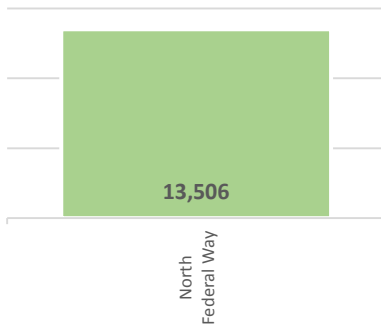
This Potential Annexation Area has approximately 13,500 residents. 25% of all residents speak a language other than English at home, and over 4,800 people identify as non-white.

23% of adults over the age of 25 have obtained a bachelors or advanced degree, while 7% of adults do not have a high school diploma.

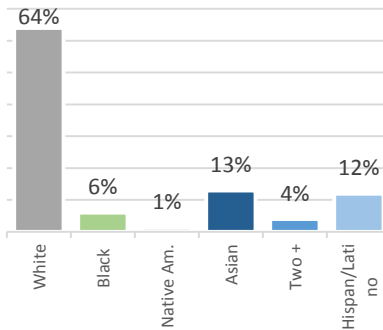
**Service Districts**

 Federal Way Public Schools	 Lakeheaven Utility District
 County Council District 7	 King County Fire District 39
 King County Water District 997	

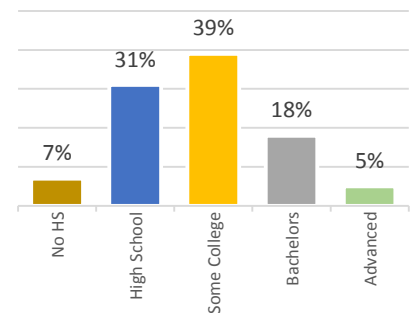
**Total Population**



**Race Characteristics**



**Educational Attainment**

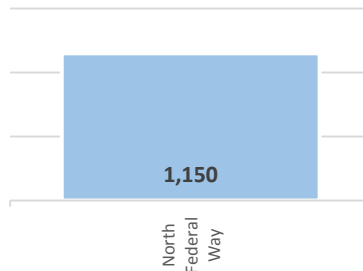


### Economic Measures

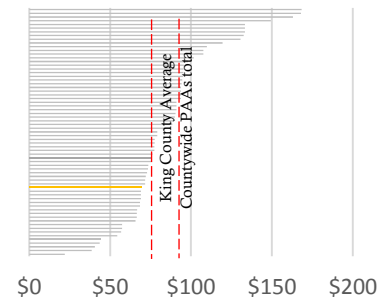
The North Federal Way PAA has approximately 1,150 jobs, or about 1 job per 12 residents.

The average household income of North Federal Way is \$70,000 per year. This is less than the King County average (\$76,600), and the countywide PAAs (\$87,200) with resident's average.

**Total Jobs**

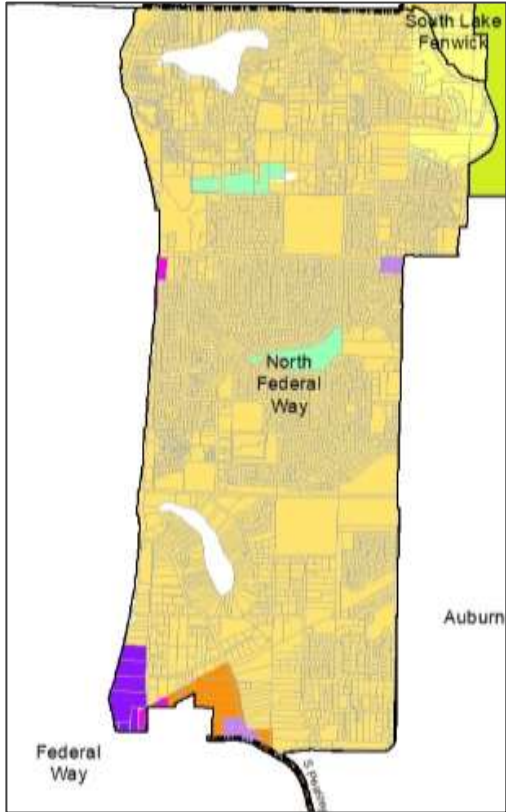


**Avg. Household Income (\$ks/yr.)**



**Land Characteristics**

**Zoning**



**Land Use**

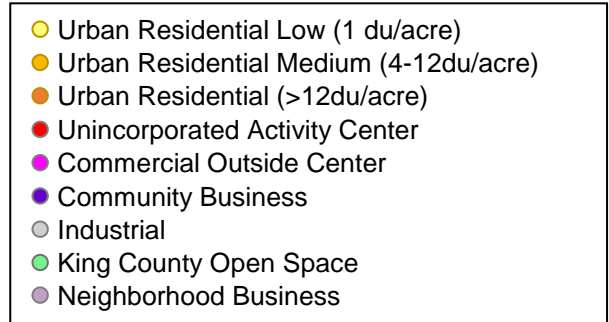
Acres:1,704

Parcels: 4,390

Tax Exempt Parcels: 102

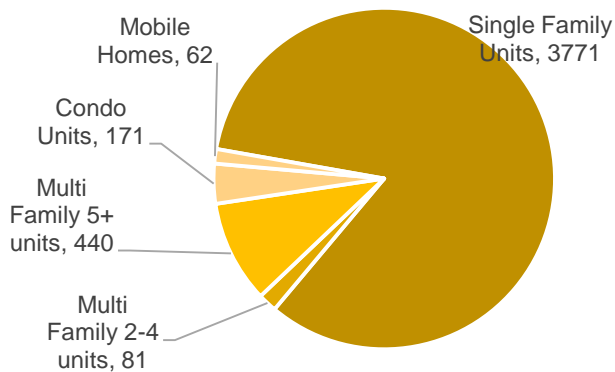
Vacant Parcels: 301

99% of the parcels have a land use designation of residential. 53 of those parcels have a land use designation of urban residential low, 4,293 have a land use designation of urban residential medium, and 16 are urban residential high. 8 have a land use designation of a community business center, 3 have a land use designation of commercial outside center, and 12 have a land use designation of neighborhood business center. The remaining 5 parcels are part of the King County open space system.



**Housing**

North Federal Way has approximately 4,500 housing units. 83% of all units are single family homes. 12% of homes are multi-family units. The remaining 5% are condo units, and mobile homes.



**Revenues**

The total taxable value of land and properties of the North Federal Way PAA is \$1,198,906,000. The total tax revenues generated is \$18,030,400 for the 2017 bill year.

Districts	Revenue
State	\$2,436,200
County	\$1,658,000
Roads	\$2,692,200
Port	\$183,800
Library	\$540,900
Flood	\$140,800
RST	\$299,700
EMS	\$315,400
School #210	\$7,553,300
School #408	\$7,900
School #415	\$10,000
Fire #62	\$8,000
Fire #39	\$2,179,500
Hospital #1	\$4,700
<b>Total</b>	<b>\$18,030,400</b>

**Orphan Roads**

S. Peasley Canyon Road 244<sup>th</sup> Avenue runs north-south connecting North Federal Way and Lakeland South. S. 272<sup>nd</sup> Street borders this PAA to the north.

**FEDERAL WAY – VONDOENHOFF PAA PROFILE**

VondoenHoff is a 10-acre area located on the border of Federal Way, and Milton.

**Demographics**

This PAA has no jobs, residents, or housing units.

**Land Use**

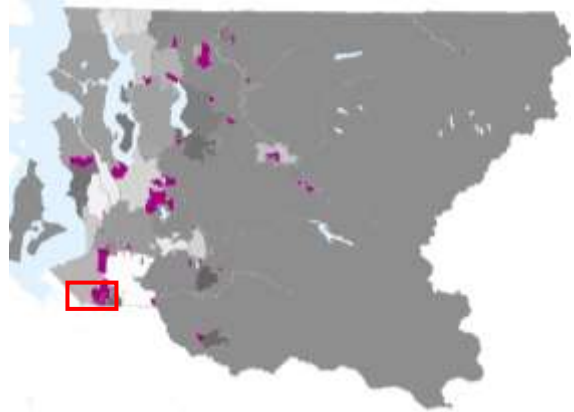
Acres: 9.79






Parcels: 1

Tax Exempt Parcels: 0

Vacant Parcels: 1

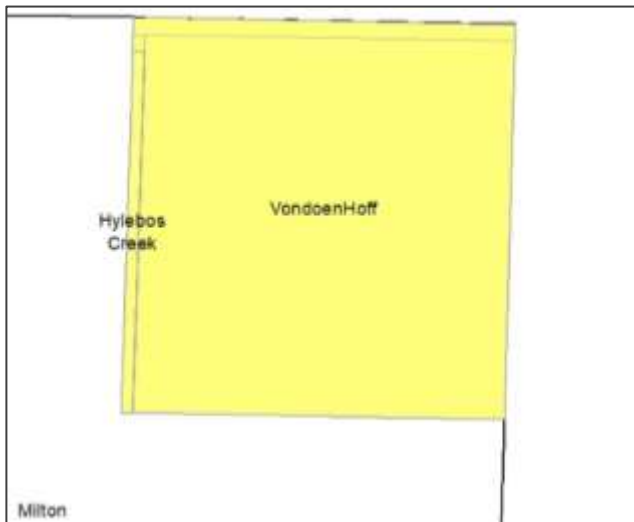
The parcel is designated as urban residential low.



Service Districts	
 Federal Way Public Schools	 Lakeheaven Utility District
 County Council District 7	 King County Fire District 39
 King County Water District 997	

**Land Characteristics**

**Zoning**



● Urban Residential, Low (1du/acre)

**Revenues**

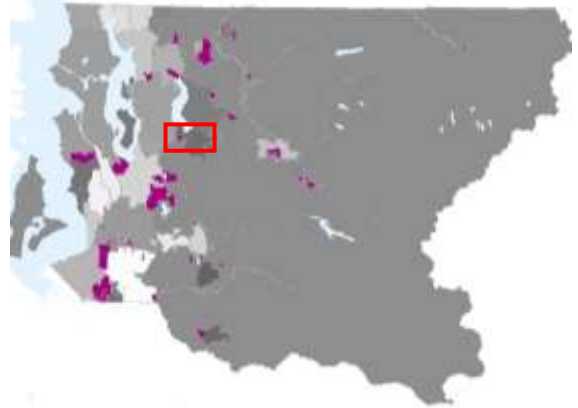
The total taxable value of land and properties of the VondenHoff PAA is \$305,000. The total tax revenues generated is \$4,600 for the 2017 bill year.

Districts	Revenue
State	\$600
County	\$400
Roads	\$700
Port	\$50
Library	\$150
Flood	\$50
RST	\$100
EMS	\$80
School #210	\$1,900
Fire #39	\$600
<b>Total</b>	<b>\$4,600</b>



**ISSAQUAH – EAST COUGAR MOUNTAIN PAA PROFILE**

East Cougar Mountain is a 278-acre area located on the southwestern edge of Issaquah, on the border of Bellevue. This PAA is south of I-90, and the Montreux neighborhood, and is adjacent to the Cougar Mountain Regional Wildlife Park.






**Population**

This Potential Annexation Area is predominantly residential and has approximately 200 residents.

**Economic Measures**

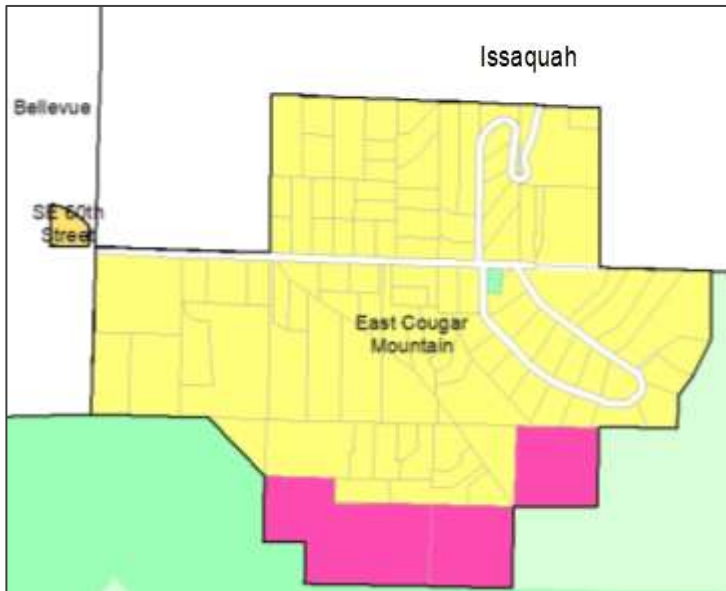
East Cougar Mountain has approximately 4 jobs, or about 1 job per 51 residents.




The average household income of East Cougar Mountain is \$132,500 per year. This is significantly more than the average household income in King County (\$76,600), and in countywide PAAs (\$87,200) with residents.

Service Districts	
 Issaquah Public Schools	 King County Fire District 10
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



 Urban Residential Low (1 du/acre)
 Urban Planned Development
 King County Open Space

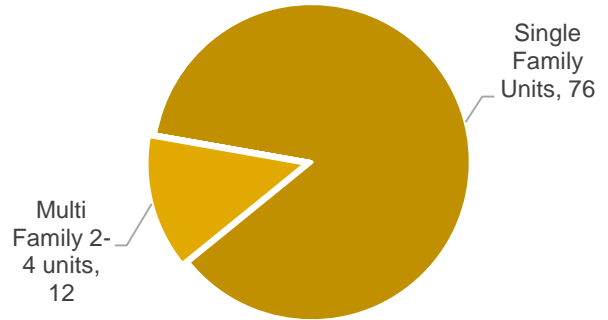
**Land Use**

Acres: 278  
 Parcels: 109  
 Tax Exempt Parcels: 2  
 Vacant Parcels: 24

96% of parcels have a land use designation of urban residential low. The remaining parcels have a land use designation of King County open space and urban planned development.

**Housing**

East Cougar Mountain has approximately 90 total housing units. 86% are single family homes, and 14% are multi-family homes.



**Revenues**

The total taxable value of land and properties of the East Cougar Mountain PAA is \$80,047,000. The total tax revenues generated is \$1,733,000 for the 2017 bill year.

Districts	Revenue
State	\$162,700
County	\$110,700
Roads	\$179,800
Port	\$12,300
Library	\$36,100
Flood	\$9,400
RST	\$16,700
EMS	\$21,000
School #411	\$325,300
Fire #10	\$853,600
Issaquah Cap. Fac. Lib.	\$5,5600
<b>Total</b>	<b>\$1,733,000</b>

## KENT – GREEN RIVER PAA PROFILE

The Green River PAA is a 320 acre industrial area located in Kent. This PAA is adjacent to the Green River, and agricultural lands.

### Demographics

The Green River PAA has no residents or housing units.

### Economic Measures

The Green River PAA has an employment of 106 covered employment.

### Land Use

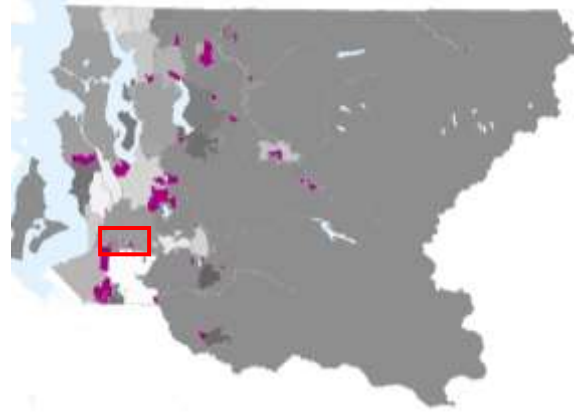
Acres: 32.44





Parcels: 10

Tax Exempt Parcels: 0

Vacant Parcels: 4

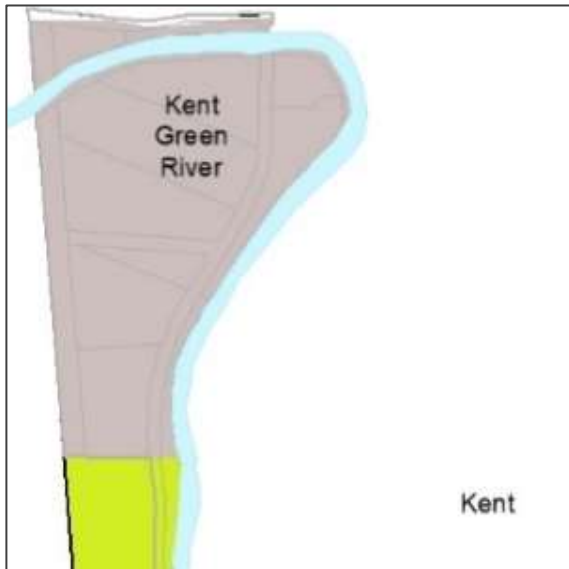
100% of the parcels in the Green River PAA is industrial.





Service Districts	
 Kent Public Schools	 King County Water District 87
 County Council District 5	 King County Fire District 52
No designated sewer district	

## Land Characteristics

### Zoning



 Agriculture
 Industrial

**DRAFT FINAL**

<b>Revenues</b>	<b>Districts</b>	<b>Revenue</b>
The total taxable value of land and properties of the Green River PAA is \$7,884,300. The total tax revenues generated is \$103,000 for the 2017 bill year.	State	\$16,000
	County	\$10,900
	Roads	\$17,700
	Port	\$1,200
	Library	\$3,600
	Flood	\$900
	RST	\$2,000
	EMS	\$2,100
	School #415	\$38,000
	Fire #62	\$6,700
	Hospital #1	\$4,000
	Total	\$103,000

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**KENT – NORTH GREEN RIVER PARK PAA PROFILE**

The North Green River Park PAA is a 183-acre area located at the southern border of Kent adjacent to the Green River. This PAA includes King County’s North Green River Park.

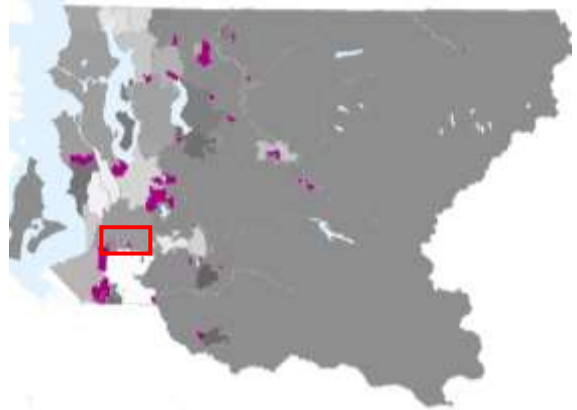
**Population**





This Potential Annexation Area has approximately 30 residents.

**Economic Measures**

The North Green River Park PAA has no covered employment.

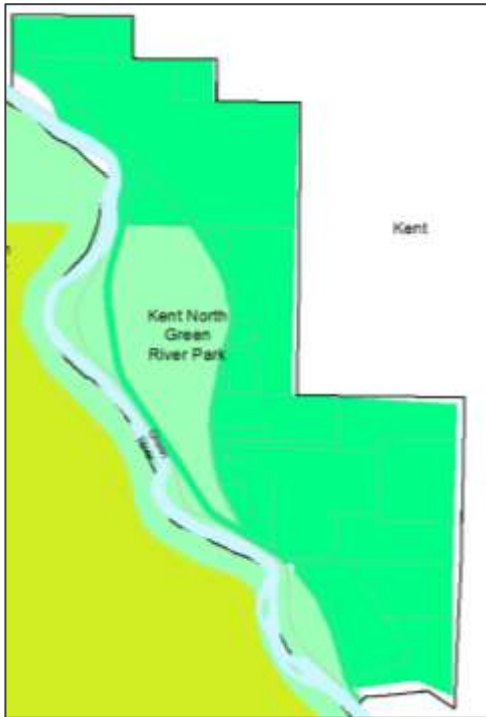
The average household income the North Green River Park PAA is approximately \$41,000 per year. Residents of this area make significantly less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.



Service Districts			
	Kent Public Schools		King County Water Distirct 87
	County Council District 5		King County Fire District 52
No designated water or sewer district			

**Land Characteristics**

**Zoning**



**Land Use**




Acres:182.73

Parcels: 22

Tax Exempt Parcels: 8

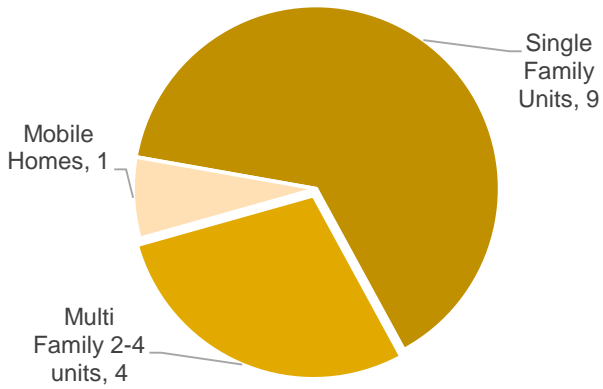
Vacant Parcels: 9

21 parcels have a land use designation of greenbelt/urban separator. The remaining parcel is designated as King County open space.

	King County Open Space
	Forestry
	Agriculture

**Housing**

The North Green River Park PAA has 14 total housing units. 64% are single family homes, 29% are a multi-family units, and the remaining 7% are mobile homes.



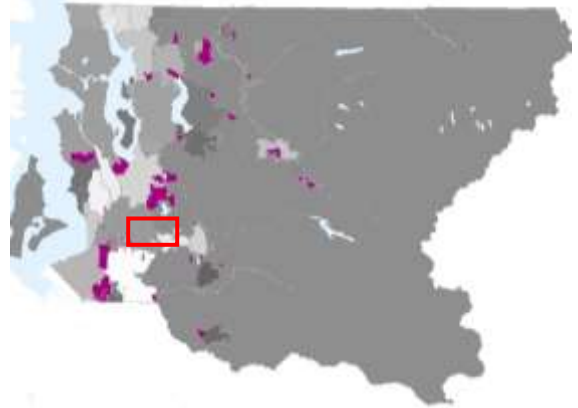
**Revenues**

The total taxable value of land and properties of the North Green River Park PAA is \$3,900,000. The total tax revenues generated is \$51,000 for the 2017 bill year.

Districts	Revenue
State	\$7,900
County	\$5,400
Roads	\$8,800
Port	\$600
Library	\$1,800
Flood	\$500
RST	\$1,000
EMS	\$1,000
School #415	\$18,800
Fire #62	\$3,300
Hospital #1	\$2,000
<b>Total</b>	<b>\$51,000</b>

## KENT – SOOS CREEK PARK PAA PROFILE

The Soos Creek PAA is a 55-acre area located on the eastern side of Kent, near the border of the Fairwood PAA. This area is adjacent to Big Soos Creek, and includes the Soos Creek Park.



### Demographics

This PAA has no residents, jobs, or housing units.

### Land Use






Acres: 55

Parcels: 8

Tax Exempt Parcels: 7

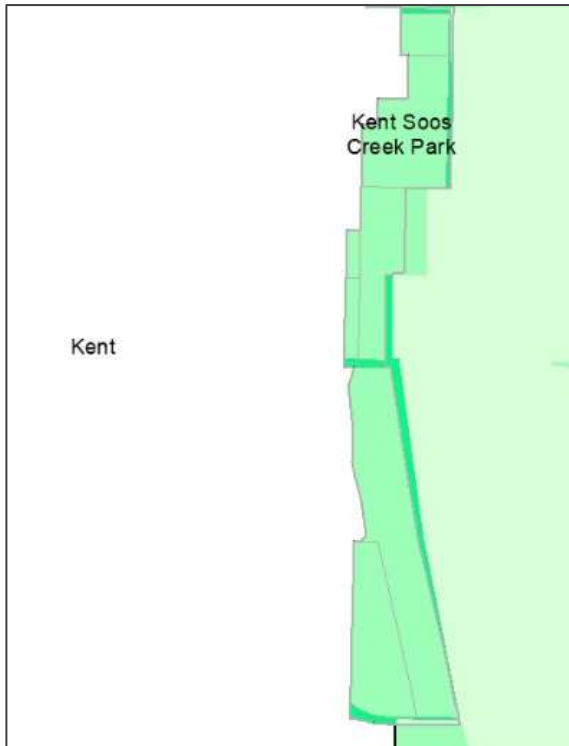
Vacant Parcels: 8

7 parcels have a land use designation of King County open space, and the remaining parcel is designated as a green belt/urban separator.

Service Districts			
	Kent Public Schools		Soos Creek Water & Sewer *
	County Council District 5		King County Fire District 52
	King County Water District 87	*Some parcels do not have a designated sewer district	

### Land Characteristics




#### Zoning



### Revenues

The total taxable value of land and properties of the Soos Park PAA is \$1,000. The total tax revenues generated is \$13 for the 2017 bill year.

Districts	Revenue
State	\$2
County	\$1
Roads	\$2
Port	\$0
Library	\$0
Flood	\$0
RST	\$0
EMS	\$0
School #415	\$5
Fire #62	\$1
Hospital #1	\$1
Total	\$13

	Greenbelt/Urban Separator
	King County Open Space
	Rural Area (2.5-10 du/acre)

## KENT – MIDWAY PAA PROFILE

The Midway PAA is a 62-acre area located on the western edge of Kent, near the border of Des Moines. Kent Des Moines Road borders this PAA to the north.

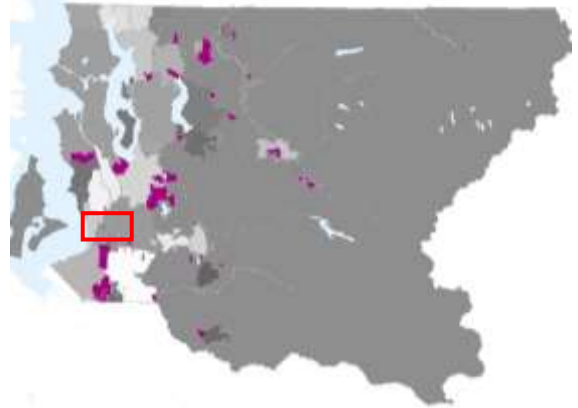
### Population





This Potential Annexation Area is predominantly residential and has approximately 300 residents.

### Economic Measures

The Midway PAA has approximately 37 jobs, or about 1 job per 8 residents.

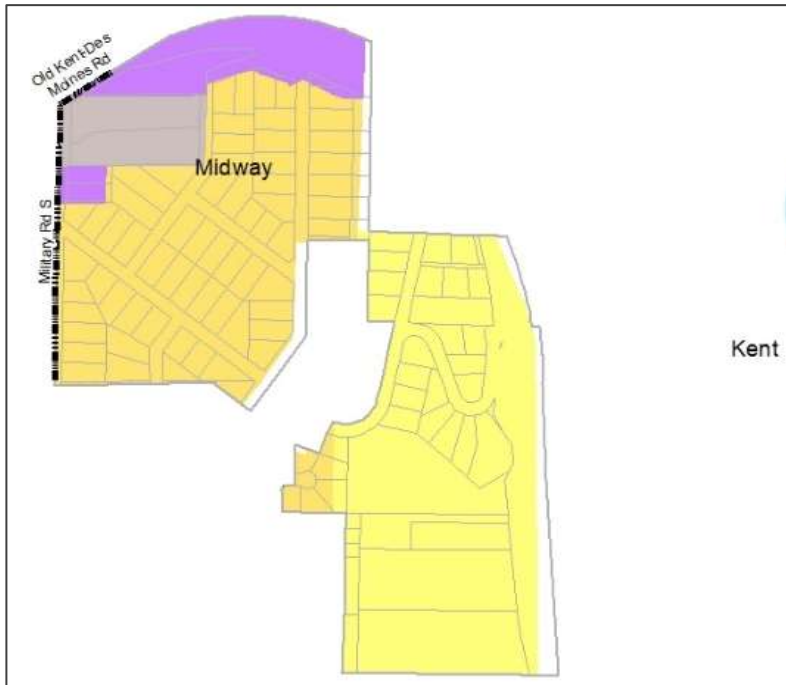
The average household income of the Midway PAA is \$54,500 per year. This is less than the average household income in King County (\$76,600), and in countywide PAAs (\$87,200) with residents.



Service Districts	
 Federal Way Public Schools	 Water District 75
 County Council District 5	 King County Fire District 39
No designated sewer district	

## Land Characteristics

### Zoning



- Urban Residential, low (1 du/acre)
- Urban Residential Medium (4-12 du/acre)
- Neighborhood Business Center
- Industrial



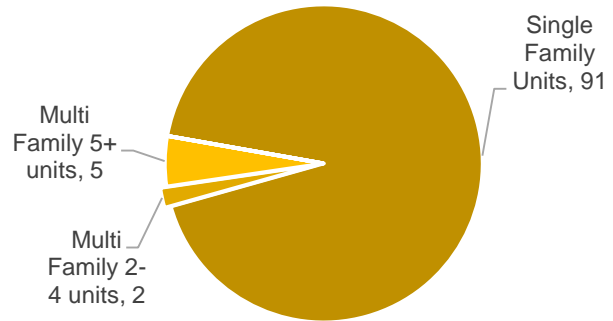
**Land Use**

Acres: 62  
 Parcels: 114  
 Tax Exempt Parcels: 4  
 Vacant Parcels: 16

95% of parcels have a land use designation of residential, 73 of those parcels are urban residential medium, and 35 parcels are urban residential low. 2 parcels have a land use designation of industrial, and 4 parcels have a land use designation of neighborhood business.

**Housing**

The Midway PAA has 98 total housing units. 93% are single family units, and 7% are multi-family homes.



**Revenues**

The total taxable value of land and properties of the Midway PAA is \$32,200,000. The total tax revenues generated is \$484,500 for the 2017 bill year.

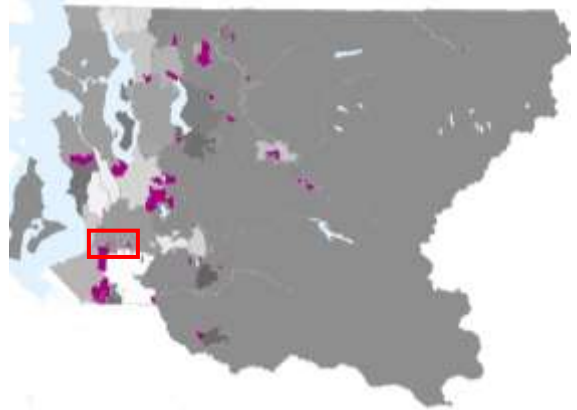
**Orphan Roads**

The Midway PAA has 2 orphan roads. Military Road South runs north-south along the western edge of Midway. A portion of Old Kent Des Moines Road (SR-516) is an orphan road to the north of Midway.

Districts	Revenue
State	\$65,40
County	\$44,500
Roads	\$72,300
Port	\$4,900
Library	\$14,500
Flood	\$3,800
RST	\$8,100
EMS	\$8,500
School #210	\$203,400
Fire #39	\$59,000
<b>Total</b>	<b>\$484,500</b>

**KENT – SOUTH LAKE FENWICK PAA PROFILE**

The South Lake Fenwick PAA is a 123-acre area located in Kent, just north of the North Federal Way PAA. This PAA includes Lake Fenwick, and is adjacent to Lake Fenwick Park and agricultural lands. S 272<sup>nd</sup> Way borders the PAA to the south, and Lake Fenwick Rd S. to the west.







**Population**

This Potential Annexation Area is predominantly residential and has approximately almost 150 residents.

**Economic Measures**

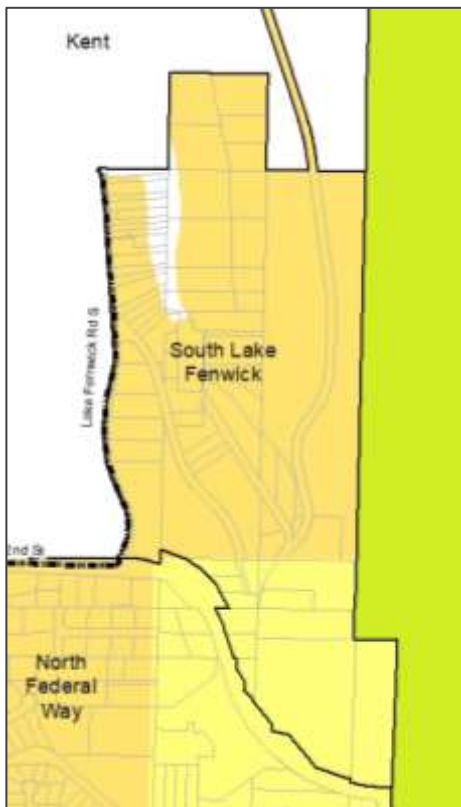
The South Lake Fenwick PAA has no covered employment.

The average household income of the South Lake Fenwick PAA is approximately \$67,000 per year. Residents of this area make less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

Service Districts	
	Federal Way Public Schools
	Water District 75
	County Council District 5
	King County Fire Districts 62 & 39

**Land Characteristics**




**Zoning**



**Land Use**

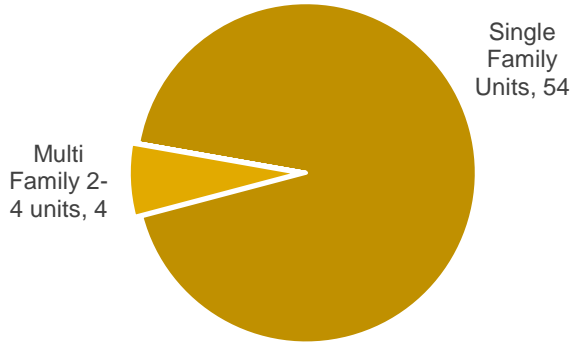
Acres: 123  
 Parcels: 74  
 Tax Exempt Parcels: 1  
 Vacant Parcels: 17

All parcels have a land use designation of residential, 12 of those parcels have a land use designation of urban residential low, and 62 parcels have a land use designation of urban residential, medium.

	Urban Residential, Medium (4-12du/acre)
	Urban Residential, Low (1du/acre)
	Agriculture

**Housing**

The South Lake Fenwick PAA has approximately 60 housing units. 93% of all units are single family homes, and the remaining 7% are multi-family units.



**Orphan Roads**

Lake Fenwick Road S runs north-south along the western boundary of the PAA.

**Revenues**

The total taxable value of land and properties of the South Lake Fenwick PAA is \$23,552,000. The total tax revenues generated is \$353,000 for the 2017 bill year.

Districts	Revenue
State	\$47,900
County	\$32,600
Roads	\$53,000
Port	\$3,600
Library	\$10,600
Flood	\$2,800
RST	\$5,900
EMS	\$6,200
School #210	\$148,800
Fire #39	\$37,900
Fire #62	\$2,400
Hospital #1	\$1,400
<b>Total</b>	<b>\$353,000</b>

**KENT – ORILLIA ROAD SOUTH PAA PROFILE**

The Kent Orillia Road South PAA is a 26-acre area located on the northwestern border of Kent. This PAA is adjacent to Sea Tac, and Tukwila.

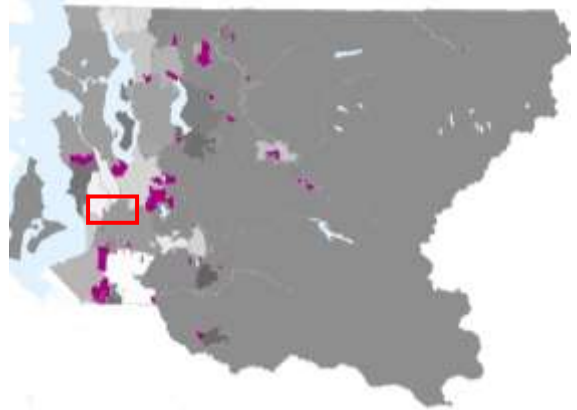
**Population**




This Potential Annexation Area is 100% residential and has approximately 3 residents.

**Economic Measures**

The Kent Orillia Road South PAA has no covered employment.

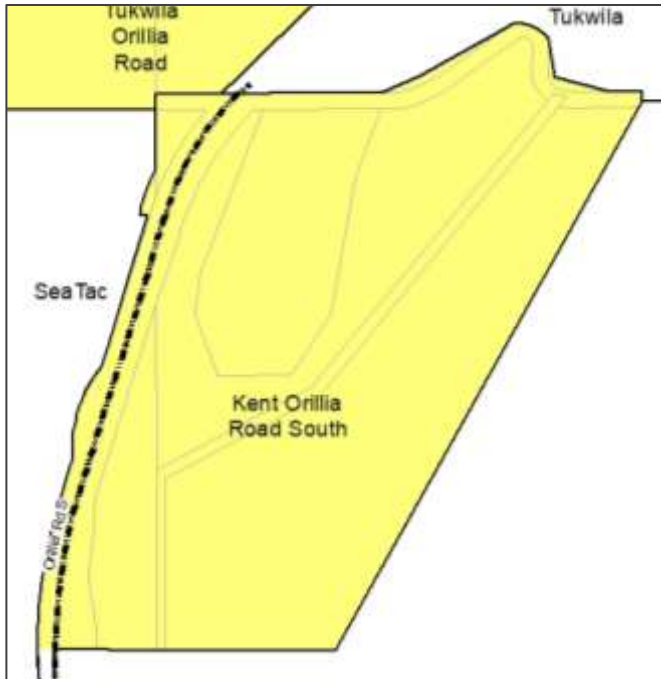
The average household income of Kent Orillia Road South PAA is approximately \$79,000 per year. Residents of this area make more than the average household income in King County (\$76,600), and less than the countywide PAAs average (\$87,200) with residents.



Service Districts			
	Kent Public Schools		King County Fire District 62
	County Council District 5	No designated water or sewer district	

**Land Characteristics**


**Zoning**



**Land Use**

Acres:26  
 Parcels: 3  
 Tax Exempt Parcels: 1  
 Vacant Parcels: 1

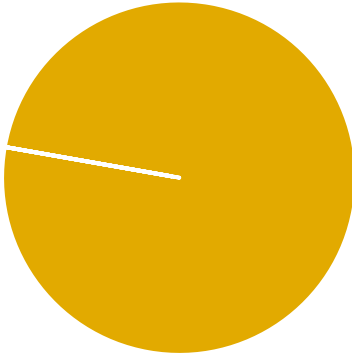
All 3 parcels have a land use designation of urban residential, low.

 Urban Residential, Low (1du/acre)
-----------------------------------------------------------------------------------------------------------------------

**Housing**

The Kent Orillia Road South PAA has 2 multi-family homes.

Multi Family 2-4 units, 2



**Orphan Roads**

The Orillia Road South PAA runs north-south along the western boundary of the PAA with Sea Tac.

**Revenues**

The total taxable value of land and properties of the Kent Orillia Road PAA is \$755,000. The total tax revenues generated is \$38,100 for the 2017 bill year.

<b>Districts</b>	<b>Revenue</b>
State	\$1,500
County	\$1,000
Roads	\$1,700
Port	\$100
Library	\$300
Flood	\$100
RST	\$200
EMS	\$200
School #401	\$500
School #415	\$32,000
Hospital #1	\$300
Fire #24	\$0
<b>Total</b>	<b>\$38,100</b>

**MAPLE VALLEY – ROW AND ORPHAN ROAD PAAS PROFILE**

There are only ROW and/or Orphan Roads associated with Maple Valley. See the *City-Level Data* section of the report.

## MILTON – HYLEBOS CREEK PAA PROFILE

The Hylebos Creek PAA is a 99-acre area located on the northern edge of Milton, and is bordered by the Lakeland South PAA. SR-161 cuts north-south through the PAA, and Military Road S. is the eastern border of this area.

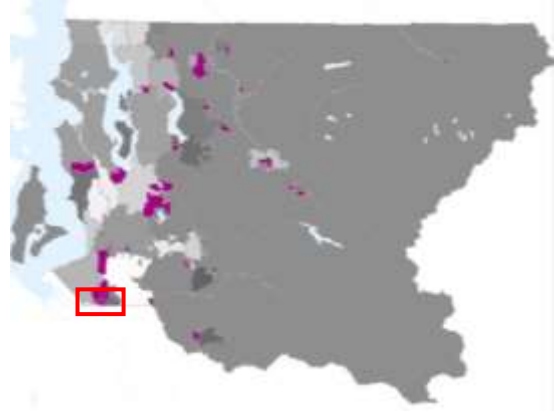
### Population






This Potential Annexation Area is 100% residential, and has approximately almost 1,200 residents.

### Economic Measures

The Hylebos PAA has approximately 60 jobs, or about 1 job per 21 residents.

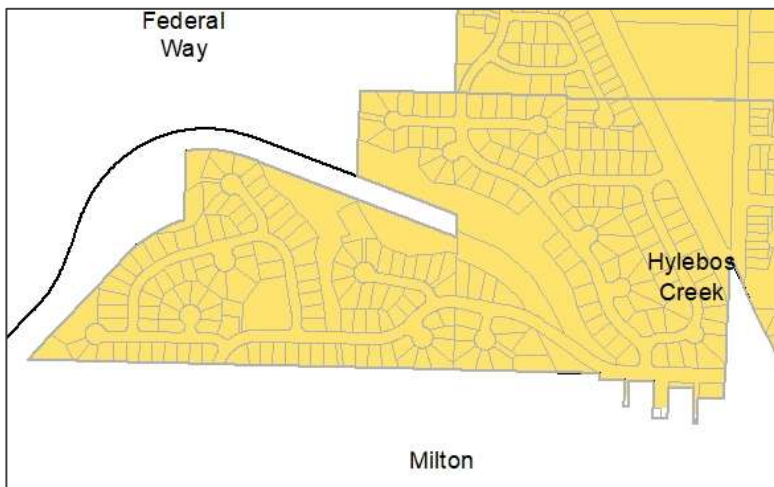
The average household income of Hylebos is \$72,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.



Service Districts	
	Federal Way & Fife Public Schools
	County Council District 7
	Water District 997
	Lakehaven Sewer District
	King County Fire District 39

### Land Characteristics

#### Zoning



● Urban Residential Medium (4-12 du/acre)

**DRAFT FINAL**

**Land Use**

Acres: 99

Parcels: 464

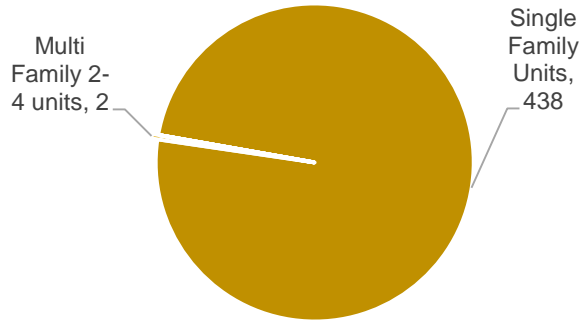
Tax Exempt Parcels: 7

Vacant Parcels: 23

100% of all parcels have a land use designation of urban residential medium.

**Housing**

The Hylebos Creek PAA has 440 total housing units, almost all of which are single family homes.



**Revenues**

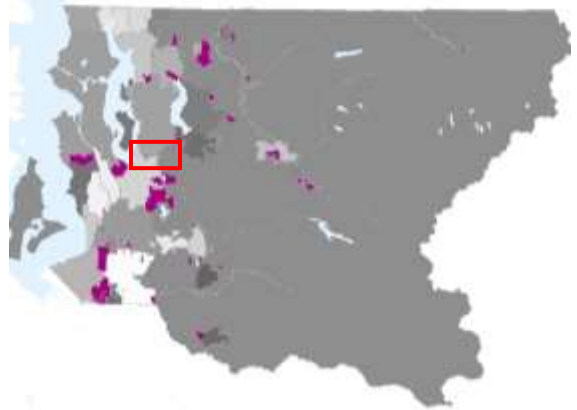
The total taxable value of land and properties of the Hylebos Creek PAA is \$122,806,000. The total tax revenues generated is \$1,616,400 for the 2017 bill year.

Districts	Revenue
State	\$249,500
County	\$169,800
Roads	\$275,800
Port	\$18,800
Library	\$55,400
Flood	\$14,400
RST	\$30,700
EMS	\$32,300
School #210	\$22,000
School #888	\$522,500
Fire #39	\$225,000
<b>Total</b>	<b>\$1,616,400</b>



**NEWCASTLE – MAY VALLEY ROAD PAA PROFILE**

The May Valley PAA is a 6-acre area located on the border of Newcastle and Renton. This PAA is adjacent to the Cougar Mountain Wildlife Refuge, and SE May Valley Road borders this area to the south.







**Population**

This Potential Annexation Area is 100% residential and has approximately 7 residents.

**Economic Measures**

The May Valley Road PAA has no covered employment.




The average household income of the May Valley Road PAA is approximately \$110,000 per year. Residents of this area make significantly more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

Service Districts			
	Issaquah Public Schools		Water District 90
	County Council District 9		King County Fire District 10
No designated sewer district			

**Land Characteristics**

**Zoning**



	Urban Residential, low (1du/acre)
	King County Open Space
	Rural Area (2.5-10 du/acre)

**Land Use**

Acres: 6

Parcels: 3

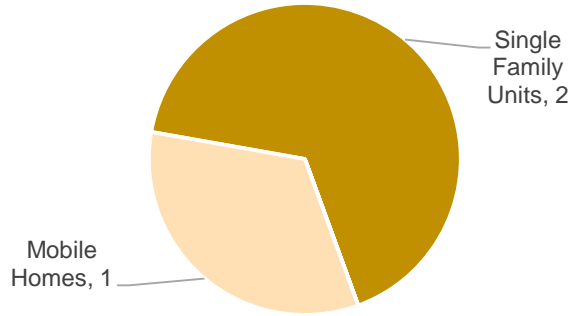
Tax Exempt Parcels: 0

Vacant Parcels: 1

All of the parcels have a land use designation of urban residential low.

**Housing**

The May Valley Road PAA has 3 total housing units.



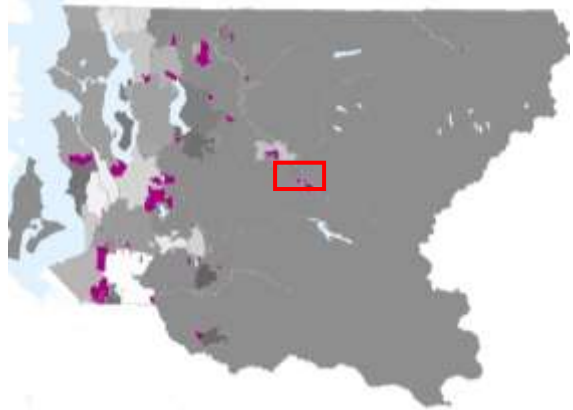
**Revenues**

The total taxable value of land and properties of May Valley Road is \$909,000. The total tax revenues generated is \$10,768 for the 2017 bill year.

Districts	Revenue
State	\$1,800
County	\$1,300
Roads	\$2,000
Port	\$150
Library	\$400
Flood	\$100
RST	\$0
EMS	\$250
School #411	\$3,700
Fire #10	\$1,000
Issaquah Cap. Fac. Lib.	\$100
<b>Total</b>	<b>\$10,800</b>

**NORTH BEND – ALPINE ESTATES PAA PROFILE**

The Alpine Estates PAA is a 171-acre area located at the southwestern border of North Bend. This PAA is adjacent to I-90 and the South Forks Snoqualmie River.






**Population**

This Potential Annexation Area has approximately 200 residents.

**Economic Measures**

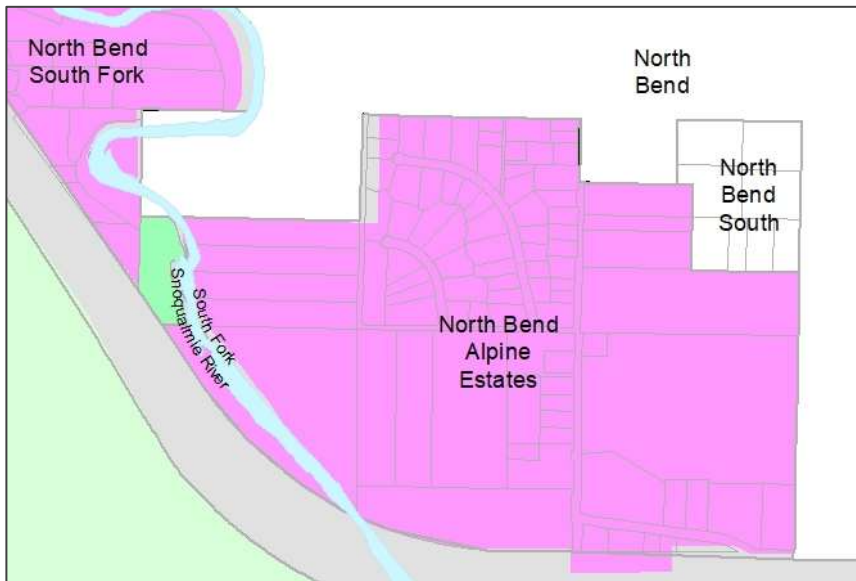
The Alpine Estates PAA has no covered employment.




The average household income of the Alpine Estates PAA is approximately \$69,000 per year. Residents of this area make less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



	Rural City Urban Growth Area
	King County Open Space
	Rural Area (2.5-10 du/acre)

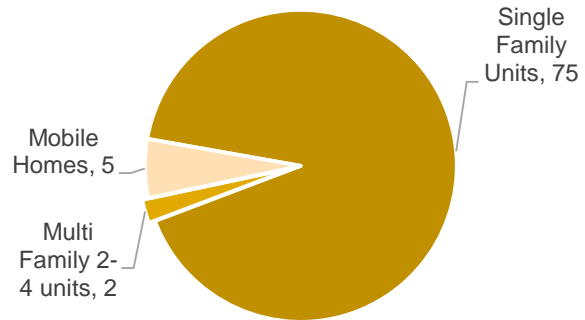
**Land Use**

Acres: 171  
 Parcels: 90  
 Tax Exempt Parcels: 1  
 Vacant Parcels: 9

All of the parcels have a land use designation of city in the rural area.

**Housing**

The Alpine Estates PAA has 80 total housing units. 91% are single family homes. The remaining 8% are multi-family units or mobile homes.



**Revenues**

The total taxable value of land and properties of the Alpine Estates PAA is \$33,572,000. The total tax revenues generated is \$471,800 for the 2017 bill year.

Districts	Revenue
State	\$68,200
County	\$46,400
Roads	\$75,400
Port	\$5,150
Library	\$15,150
Flood	\$3,900
RST	\$0
EMS	\$8,800
School #410	\$164,800
Fire #38	\$43,600
Hospital #4	\$14,850
SVMP	\$25,400
<b>Total</b>	<b>\$471,800</b>

## NORTH BEND – RIVERBEND PAA PROFILE

The Riverbend PAA is a 266-acre area located on the southern border of North Bend. This PAA is adjacent to I-90 and the South Forks Snoqualmie River. The Snoqualmie Valley Trail borders the north eastern part of the PAA.

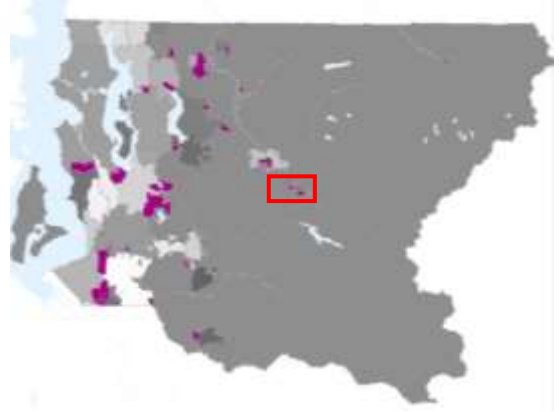
### Population




This Potential Annexation Area has approximately almost 1,600 residents.

### Economic Measures

The Riverbend PAA has approximately 30 jobs, or about 1 job per 60 residents.

The average household income of the Riverbend PAA is \$95,000 per year. This is significantly more than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.






Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

## Land Characteristics

### Zoning



 Rural City Urban Growth Area
 King County Open Space
 Rural Area (2.5-10 du/acre)

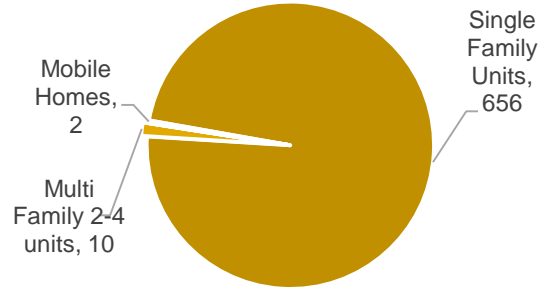
**Land Use**

Acres: 266  
 Parcels: 735  
 Tax Exempt Parcels: 9  
 Vacant Parcels: 70

734 parcels have a land use designation of city in the rural area, 1 parcel is designated as King County open space.

**Housing**

The Riverbend PAA has approximately 670 total housing units. 98% are single family homes. The remaining 2% are multi-family units or mobile homes.



**Revenues**

The total taxable value of land and properties of the Riverbend PAA is \$201,790,000. The total tax revenues generated is \$2,835,700 for the 2017 bill year.

Districts	Revenue
State	\$410,00
County	\$279,050
Roads	\$453,100
Port	\$30,900
Library	\$91,000
Flood	\$23,700
RST	\$0
EMS	\$53,100
School #410	\$990,40
Fire #38	\$262,200
Hospital #4	\$89,300
SVMP	\$152,850
<b>Total</b>	<b>\$2,835,700</b>

**NORTH BEND – SOUTH FORK PAA PROFILE**

The South Fork PAA is an 89-acre area located on the southwestern border of North Bend. This PAA is adjacent to I-90, and is bordered by the South Forks Snoqualmie River.

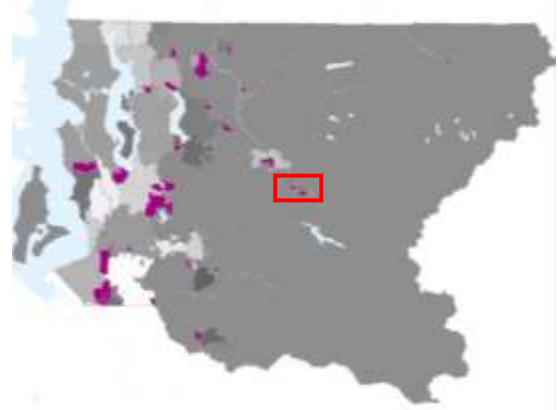
**Population**




This Potential Annexation Area home to almost 200 residents.

**Economic Measures**

The Riverbend PAA has approximately 4 jobs, or about 1 job per 50 residents.

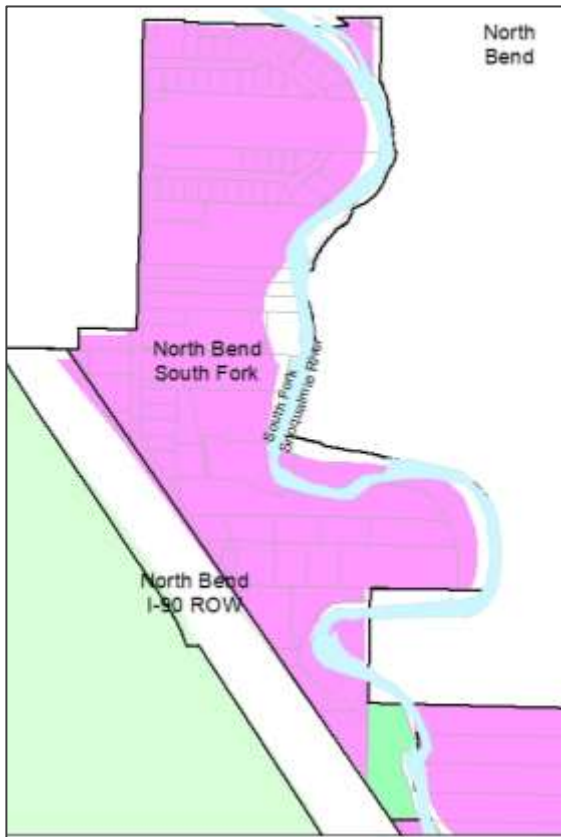
The average household income of the South Fork PAA is \$69,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.






Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



 Rural City Urban Growth Area
 King County Open Space
 Rural Area (2.5-10 du/acre)

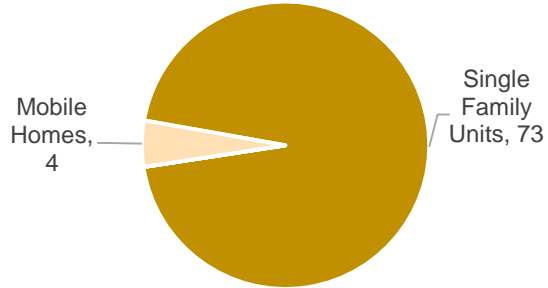
**Land Use**

Acres: 88.75  
 Parcels: 89  
 Tax Exempt Parcels: 7  
 Vacant Parcels: 13

88 parcels have a land use designation of city in the rural area, 1 parcel is designated as King County open space.

**Housing**

The South Fork PAA has 73 total housing units. 95% of all units are single family homes. The remaining 5% are mobile homes.



**Revenues**

The total taxable value of land and properties of the South Fork PAA is \$26,458,000. The total tax revenues generated is \$371,800 for the 2017 bill year.

Districts	Revenue
State	\$53,800
County	\$36,600
Roads	\$59,400
Port	\$4,100
Library	\$11,900
Flood	\$3,100
RST	\$0
EMS	\$7,000
School #410	\$129,900
Fire #38	\$34,400
Hospital #4	\$11,700
SVMP	\$20,000
<b>Total</b>	<b>\$371,800</b>



**NORTH BEND – SOUTH PAA PROFILE**

The North Bend South PAA is a 101-acre area located on the southern border of North Bend. This PAA is adjacent to I-90, and is near the South Forks Snoqualmie River.

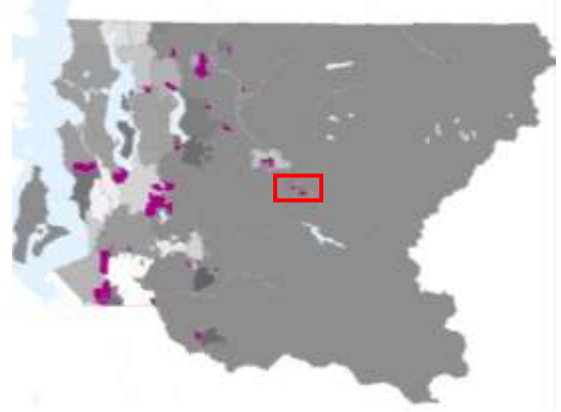
**Population**




This Potential Annexation Area has approximately almost 500 residents.

**Economic Measures**

The North Bend South PAA has approximately 8 jobs, or about 1 job per 61 residents.

The average household income of the North Bend South PAA is \$69,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.






Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



 Rural City Urban Growth Area
 King County Open Space
 Rural Area (2.5-10 du/acre)

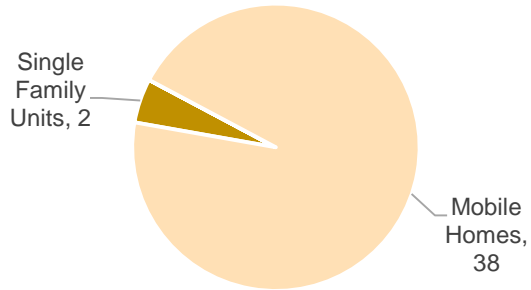
**Land Use**

Acres: 101  
 Parcels: 188  
 Tax Exempt Parcels: 3  
 Vacant Parcels: 7

All parcels have a land use designation of city in the rural area.

**Housing**

The North Bend South PAA has 40 total housing units. 95% are mobile homes. The remaining 5% are single family homes.



**Revenues**

The total taxable value of land and properties of the North Bend South PAA is \$59,217,000. The total tax revenues generated is \$832,200 for the 2017 bill year.

Districts	Revenue
State	\$120,300
County	\$81,900
Roads	\$133,000
Port	\$9,100
Library	\$26,700
Flood	\$6,900
RST	\$0
EMS	\$15,600
School #410	\$290,600
Fire #38	\$76,900
Hospital #4	\$26,200
SVMP	\$44,900
<b>Total</b>	<b>\$832,200</b>

## PACIFIC – TROUT LAKE PAA PROFILE

The Trout Lake PAA is a 186-acre area located on the western edge of Pacific, and is between Fivemile Lake West Gap, South Trout Lake Gap, and Lakeland South PAAs.

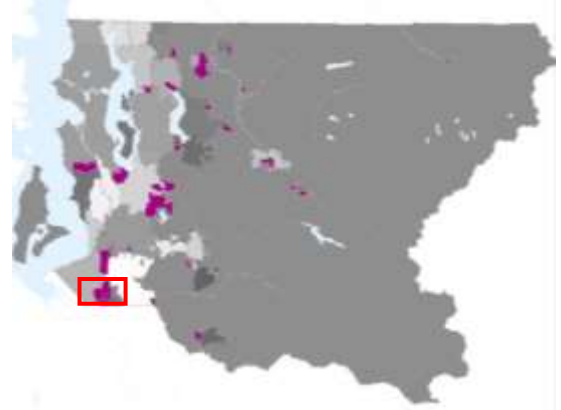
### Population






This Potential Annexation Area is 100% residential, and has approximately 720 residents.

### Economic Measures

The Trout Lake PAA has approximately 20 jobs, or about 1 job per 30 residents.

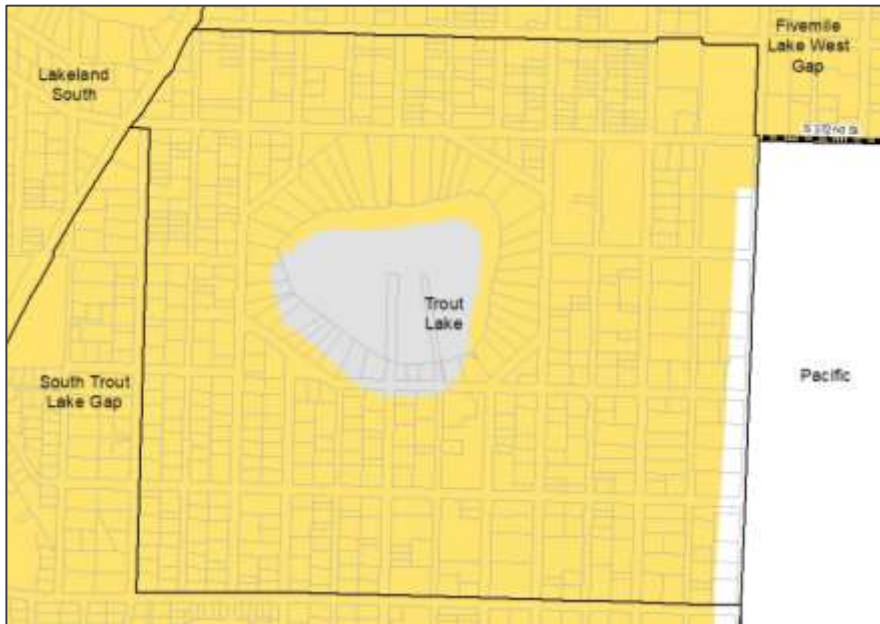
The average household income of the Trout Lake PAA is \$69,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.



Service Districts	
 Federal Way & Fife Public Schools	 Lakehaven Utility District
 County Council District 7	 King County Fire District 39
 Water District 997	

## Land Characteristics

### Zoning



● Urban Residential, Medium (4-12du/acre)

**DRAFT FINAL**

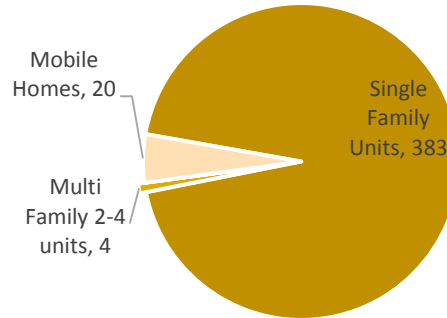
**Land Use**

Acres: 186  
 Parcels: 548  
 Tax Exempt Parcels: 9  
 Vacant Parcels: 237

All parcels have a land use designation of urban residential medium.

**Housing**

The Trout Lake PAA has approximately 300 total housing units. 92% are single family homes. The remaining 4% are multi-family units or mobile homes.



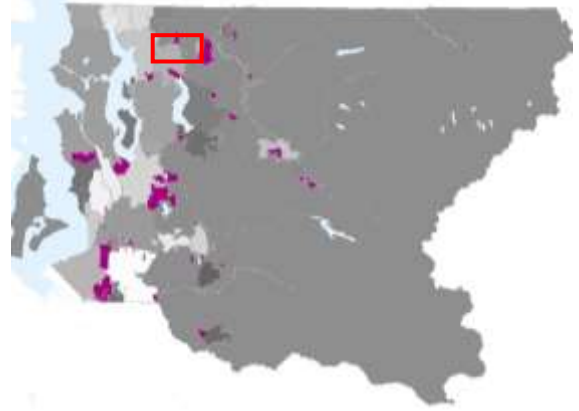
**Revenues**

The total taxable value of land and properties of the Trout Lake PAA is \$79,319,000. The total tax revenues generated is \$1,047,000 for the 2017 bill year.

Districts	Revenue
State	\$161,200
County	\$109,700
Roads	\$178,100
Port	\$12,200
Library	\$35,800
Flood	\$9,300
RST	\$19,800
EMS	\$20,900
School #210	\$23,900
School #888	\$330,800
Fire #39	\$145,300
<b>Total</b>	<b>\$1,047,000</b>

## REDMOND – AVONDALE PAA PROFILE

The Avondale PAA is a 7-acre area located on the northeastern edge of Redmond. NE 116<sup>th</sup> Street borders the PAA to the South, and Avondale Road NE borders the PAA to the east. This PAA has no jobs, residents, or housing units.



### Land Use




Acres: 7

Parcels: 4

Tax Exempt Parcels: 2

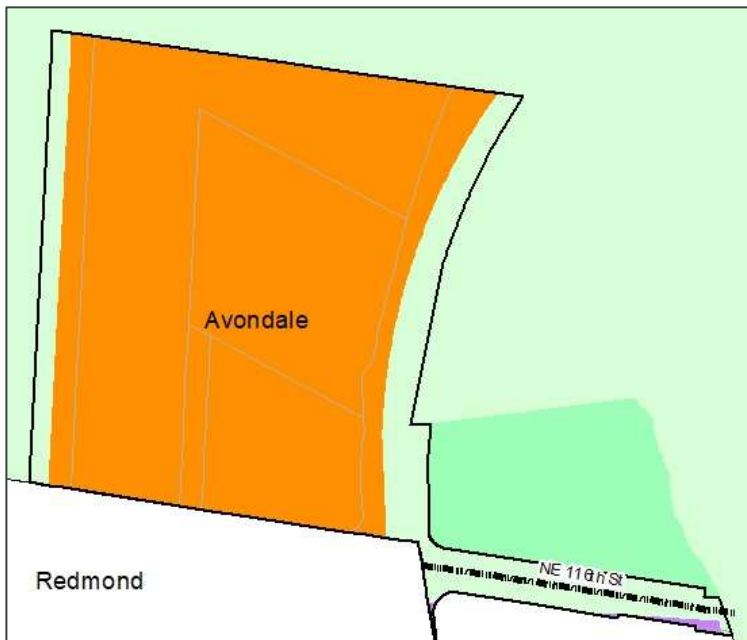
Vacant Parcels: 3




All parcels have a land use designation of urban residential high. All but 1 parcel is currently vacant.

Service Districts	
 Lake Washington Public Schools	 King County Fire District 34
 County Council District 3	No designated water or sewer district

### Land Characteristics

#### Zoning



 Urban Residential, High (>12du/acre)
 King County Open Space
 Rural Area (2.5-10 du/acre)

**DRAFT FINAL**

**Revenues**

The total taxable value of land and properties of the Avondale PAA is \$60,000. The total tax revenues generated is \$700 for the 2017 bill year.

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**Orphan Roads**

NE 116<sup>th</sup> Street runs east-west on the south side of the Avondale PAA.

<b>Districts</b>	<b>Revenue</b>
State	\$120
County	\$80
Roads	\$140
Port	\$10
Library	\$30
Flood	\$10
EMS	\$20
Fire #34	\$70
School #414	\$200
Hospital #2	\$20
Total	\$680

## REDMOND – ENGLISH HILL PAA PROFILE

The English Hill PAA is a 424-acre area located on the northern edge of Redmond. 172<sup>nd</sup> Avenue NE borders the PAA to the west, and NE 128<sup>th</sup> Street to the south.

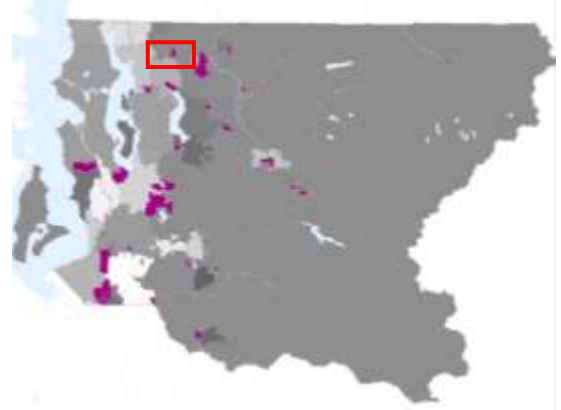
### Population




This Potential Annexation Area is 100% residential, and has approximately almost 2,700 residents.

### Economic Measures

The English Hill PAA has approximately 500 jobs, or about 1 job per 6 residents.

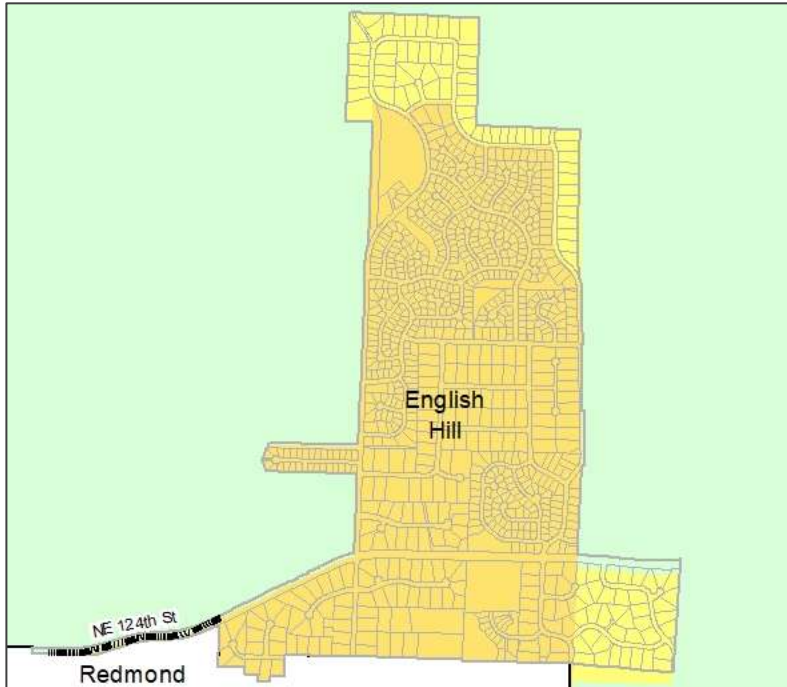
The average household income of the English Hill PAA is \$150,000 per year. This is significantly more than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.






Service Districts	
 Lake Washington Public Schools	 King County Fire District 34
 County Council District 3	No designated water or sewer district

## Land Characteristics

### Zoning



 Urban Residential, Medium (4-12du/acre)
 Urban Residential, Low (1-4du/acre)
 Rural Area (1.5-10 du/acre)

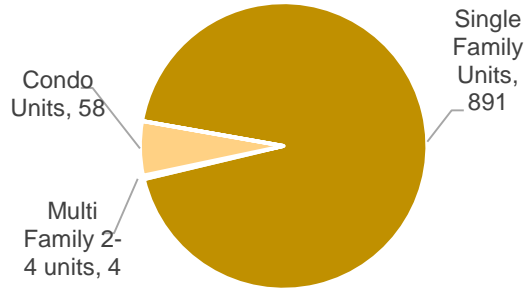
**Land Use**

Acres: 424  
 Parcels: 980  
 Tax Exempt Parcels: 9  
 Vacant Parcels: 25

All parcels have a land use designation of residential, 905 of those parcels have a land use designation of urban residential medium, and 75 parcels have a land use designation of urban residential low.

**Housing**

The English Hill PAA has approximately 950 total housing units. 93% of all units are single family homes. The remaining 7% multi-family units, and condo units.



**Revenues**

The total taxable value of land and properties of the English Hill PAA is \$593,178,000. The total tax revenues generated is \$7,144,700 for the 2017 bill year.

**Orphan Roads**

NE 124<sup>th</sup> Street runs east-west on the south side of the English Hill PAA.

Districts	Revenue
State	\$1,205,400
County	\$820,300
Roads	\$1,332,000
Port	\$91,000
Library	\$267,600
Flood	\$69,600
RST	\$118,400
EMS	\$156,000
School #414	\$459,300
School #417	\$1,795,500
Hospital #2	\$212,700
Northshore Park & Rec	\$2,500
Fire #34	\$303,300
Fire #36	\$311,000
<b>Total</b>	<b>\$7,144,700</b>



## REDMOND – NE 97<sup>TH</sup> STREET PAA PROFILE

The NE 97<sup>th</sup> Street PAA a 13-acre area located on the western edge of Redmond on the border of Kirkland just south of the NE 109<sup>th</sup> Street PAA.

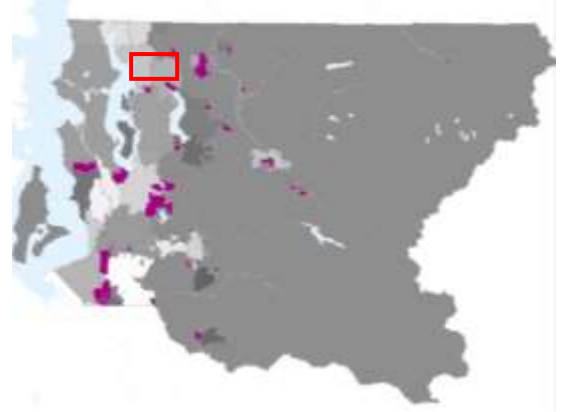
### Population




This Potential Annexation Area is 100% residential, and has approximately almost 20 residents.

### Economic Measures

The NE 97<sup>th</sup> Street PAA has approximately 3 jobs, or about 1 job per 63 residents.

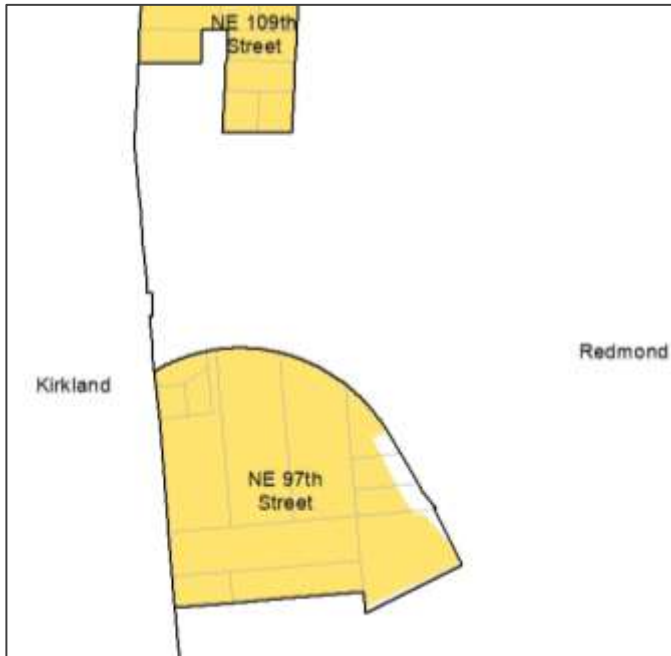
The average household income of the NE 97<sup>th</sup> Street PAA is \$75,500 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.



Service Districts	
 Lake Washington Public Schools	 King County Fire District 34
 County Council District 6	No designated water or sewer district

## Land Characteristics

### Zoning



● Urban Residential, Medium (4-12du/acre)

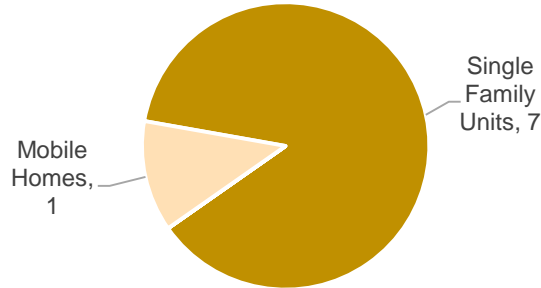
**Land Use**

Acres: 13  
 Parcels: 13  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 4

All parcels have a land use designation of urban residential medium.

**Housing**

The NE 97<sup>th</sup> Street PAA has approximately 8 total housing units. 88% of the units are single family homes, and the remaining 12% are mobile homes.



**Revenues**

The total taxable value of land and properties of the NE 97<sup>th</sup> Street PAA is \$5,903,000. The total tax revenues generated is \$68,500 for the 2017 bill year.

Districts	Revenue
State	\$12,000
County	\$8,200
Roads	\$13,300
Port	\$900
Library	\$2,700
Flood	\$700
RST	\$1,500
EMS	\$1,600
School #414	\$18,700
Fire #34	\$7,100
Hospital #2	\$2,100
<b>Total</b>	<b>\$68,500</b>

## EAST RENTON PAA PROFILE





The East Renton PAA is a 1,328-acre area located east of Renton. This area is bordered by the Maple Wood Golf Course, The Cedar River, and Maple Valley Highway to the south. 184<sup>th</sup> Avenue SE borders the PAA to the east.



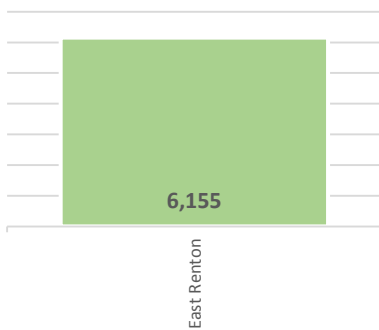
### Population

This Potential Annexation Area is predominantly residential, and has approximately a diverse group of residents. This area has approximately over 6,000 residents. 16% of all residents speak a language other than English at home and approximately 30% of the population identify as non-white.

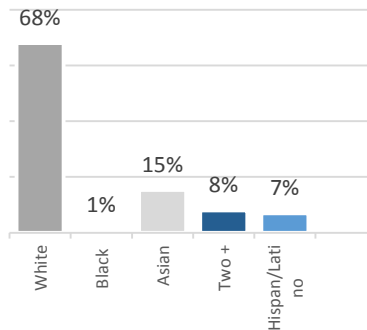
38% of adults over the age of 25 have obtained a bachelors or advanced degree, while 6% of adults do not have a high school diploma.

Service Districts	
 Renton, Tahoma & Kent Public Schools	 King County Water District 108 & 90
 County Council District 9	 King County Fire District 10, 40 & 63
No designated sewer district	

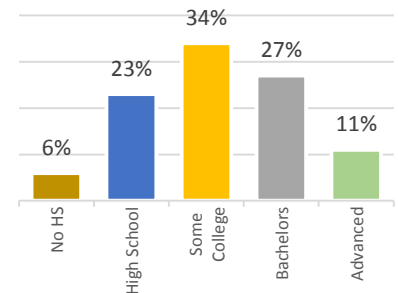
**Total Population**



**Race Characteristics**



**Educational Attainment**

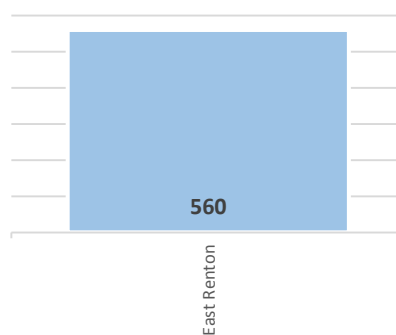


### Economic Measures

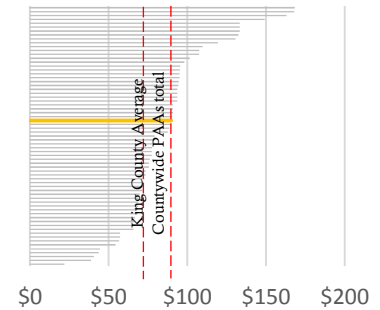
East Renton has approximately 560 jobs, or about 1 job per 11 residents.

The average household income of the East Renton PAA is \$89,500 per year. This is more than the average household income in King County (\$76,600), and countywide PAAs (\$87,200) with residents.

**Total Jobs**

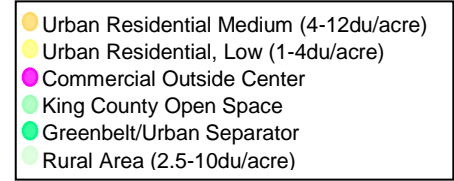
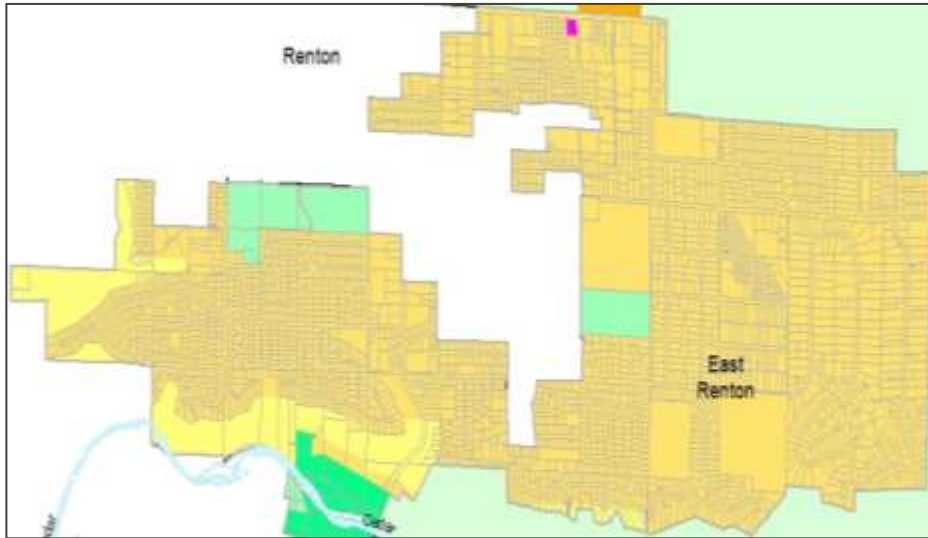


**Avg. Household Income (\$ks/yr.)**



**Land Characteristics**

**Zoning**



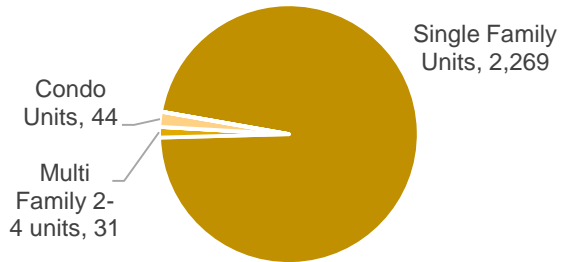
**Land Use**

Acres: 1,328  
 Parcels: 3,548  
 Tax Exempt Parcels: 75  
 Vacant Parcels: 214

98% of the parcels have a land use designation of residential, of those parcels 37 are urban residential low, and 2,463 are urban residential medium. The remaining 2% have a land use designation of King County Open Space, and greenbelt/urban separator.

**Housing**

The East Renton PAA has about 2,300 housing units. 97% of the housing units are single family homes. The remaining 3% are multi-family homes, and condo units.



**Revenues**

The total taxable value of land and properties of East Renton is \$876,919,000. The total tax revenues generated is \$11,154,000 for the 2017 bill year.

Districts	Revenue
State	\$1,782,000
County	\$1,212,700
Roads	\$1,969,200
Port	\$134,500
Library	\$395,600
Flood	\$102,90
RST	\$192,200
EMS	\$230,700
School #403	\$1,736,500

Districts	Revenue
School #409	\$5,900
School #411	\$2,136,800
Fire #63	\$869,600
Fire #40	\$300
Fire #10	\$6,400
Hospital #1	\$378,900
Other	
Other	
Other	
Other	
Total	\$11,154,000

## RENTON – FAIRWOOD PAA PROFILE






The Fairwood PAA is a 3,576-acre area located southeast of Renton. This area is adjacent to Lake Young, and forestry lands. SR- 169 borders the PAA to the north, and SE 192<sup>nd</sup> Street to the South. SE Petrovitsky Road runs east-west, and 140<sup>th</sup> Avenue South East runs north-south through the PAA. This is one of the largest PAAs in the County.



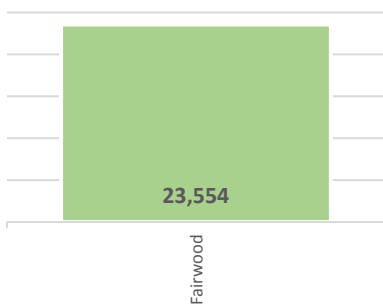
### Population

This Potential Annexation Area is predominantly residential, and has approximately a diverse group of residents. This area has approximately over 23,500 residents. 20% of all residents speak a language other than English at home and approximately 9,000 residents identify as non-white.

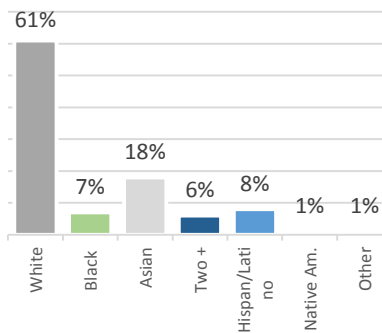
41% of adults over the age of 25 have obtained a bachelors or advanced degree, while 6% of adults do not have a high school diploma.

Service Districts	
 Renton & Kent Public Schools	 Soos Creek Sewer & Water District*
 County Council District 9	 King County Fire District 40,62 & 63
 King County Water District 108 & 996	*Some parcels do not have a designated sewer district

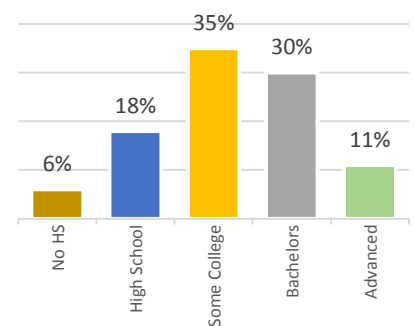
**Total Population**



**Race Characteristics**



**Educational Attainment**

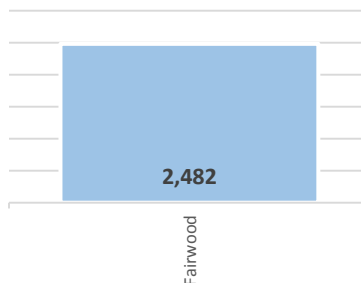


### Economic Measures

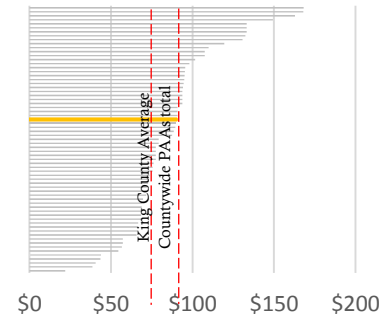
The Fairwood PAA has approximately 2,500 jobs, or about 1 job per 9 residents.

The average household income of the Fairwood PAA is \$90,000 per year. This is more than the average household income in King County (\$76,600), and countywide PAAs (\$87,200) with residents.

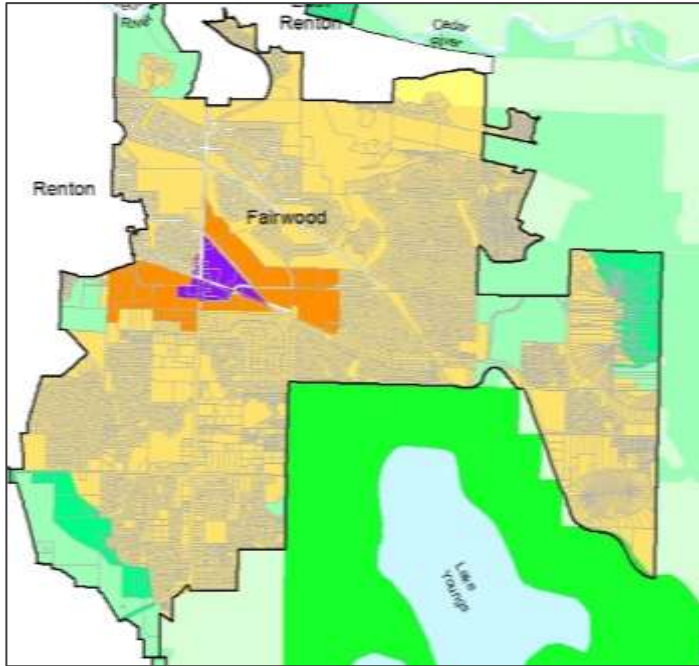
**Total Jobs**



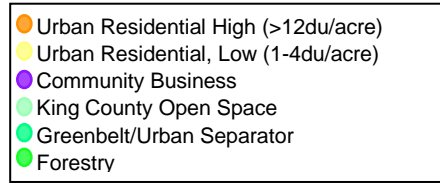
**Avg. Household Income (\$ks/yr.)**



**Land Characteristics**



**Zoning**



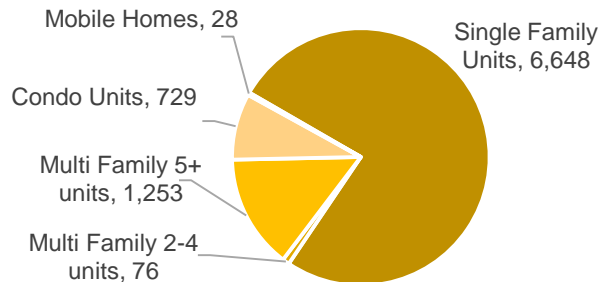
**Land Use**

Acres: 3,576  
 Parcels: 7,856  
 Tax Exempt Parcels: 172  
 Vacant Parcels: 353

97% parcels have a land use designation of residential, of those parcels 754 are urban residential high, and 6,934 are urban residential medium. The remaining parcels have a land use designation of forestry, community business, King County open space, and greenbelt/urban separator.

**Housing**

The Fairwood PAA has approximately 8,700 housing units. 76% of the housing units are single family homes and 15% are multi-family units.



**Revenues**

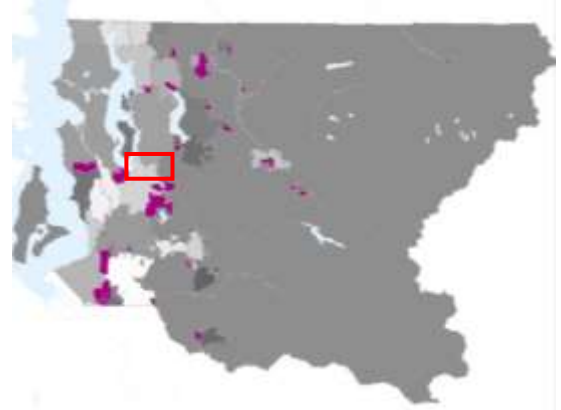
The total taxable value of land and properties of the Fairwood PAA is \$2,822,622,000. The total tax revenues generated is \$37,730,700 for the 2017 bill year.

Districts	Revenue
State	\$5,735,700
County	\$3,903,500
Roads	\$6,338,400
Port	\$432,800
Library	\$1,273,500
Flood	\$331,400
RST	\$605,800

Districts	Revenue
EMS	\$742,500
School #403	\$1,290,60
School #415	\$12,339,900
Fire #40	\$3,074,700
Fire #62	\$246,100
Fire #53	\$2,000
Hospital #1	\$1,413,800
Total	\$37,730,700

**RENTON – HONEY CREEK ESTATES PAA PROFILE**

The Honey Creek Estates PAA is a 34-acre area located on the northeastern edge of Renton. 148<sup>th</sup> Avenue SE connects the 2 pieces of the PAA.







**Population**

This Potential Annexation Area is 100% residential, and has approximately 230 residents.

**Economic Measures**

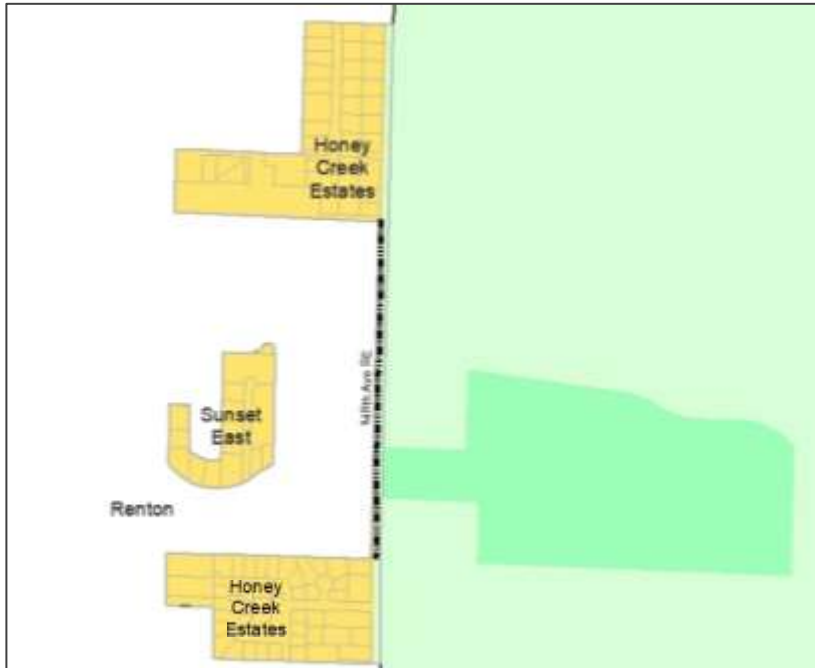
The Honey Creek Estates PAA has approximately 7 jobs, or about 1 job per 33 residents.




The average household income of the Honey Creek Estates PAA is \$88,500 per year. This is more than the average household income in King County (\$76,600), and just less than the countywide PAAs (\$87,200) with residents.

Service Districts	
 Issaquah Public Schools	 Water District 90
 County Council District 9	 King County Fire District 10
No designated sewer district	

**Land Characteristics**

**Zoning**



 Urban Residential, Medium (4-12du/acre)
 King County Open Space
 Rural Area (2.5-10du/acre)

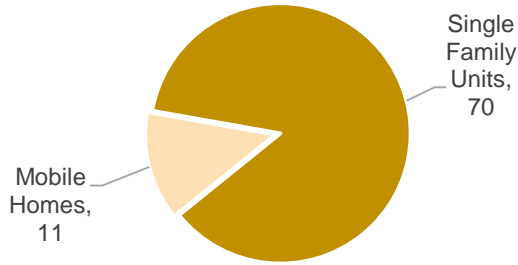
**Land Use**

Acres: 34  
 Parcels: 86  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 5

All parcels have a land use designation of urban residential medium.

**Housing**

The Honey Creek Estates PAA has approximately 80 total housing units. 86% of all units are single family homes. The remaining 14% are mobile homes.



**Revenues**

The total taxable value of land and properties of the Honey Creek Estates PAA is \$30,139,000. The total tax revenues generated is \$358,700 for the 2017 bill year.

**Orphan Roads**

148<sup>th</sup> Avenue SE runs north-south along the eastern edge of the PAA. This roadway connects the 2 portions of the Honey Creek Estates PAA.

Districts	Revenue
State	\$61,200
County	\$41,700
Roads	\$67,700
Port	\$4,600
Library	\$13,600
Flood	\$3,500
RST	\$3,800
EMS	\$7,900
School #411	\$122,500
Fire #10	\$32,100
<b>Total</b>	<b>\$358,700</b>



## RENTON – MAY CREEK PAA PROFILE

The May Creek PAA is a 92-acre area located on the northern edge of Renton, and Newcastle. This PAA is adjacent to Honey Dew Creek, and May Creek.

### Population





This Potential Annexation Area is predominately residential, and has approximately 540 residents.

### Economic Measures

The May Creek PAA has approximately 20 jobs, or about 1 job per 27 residents.

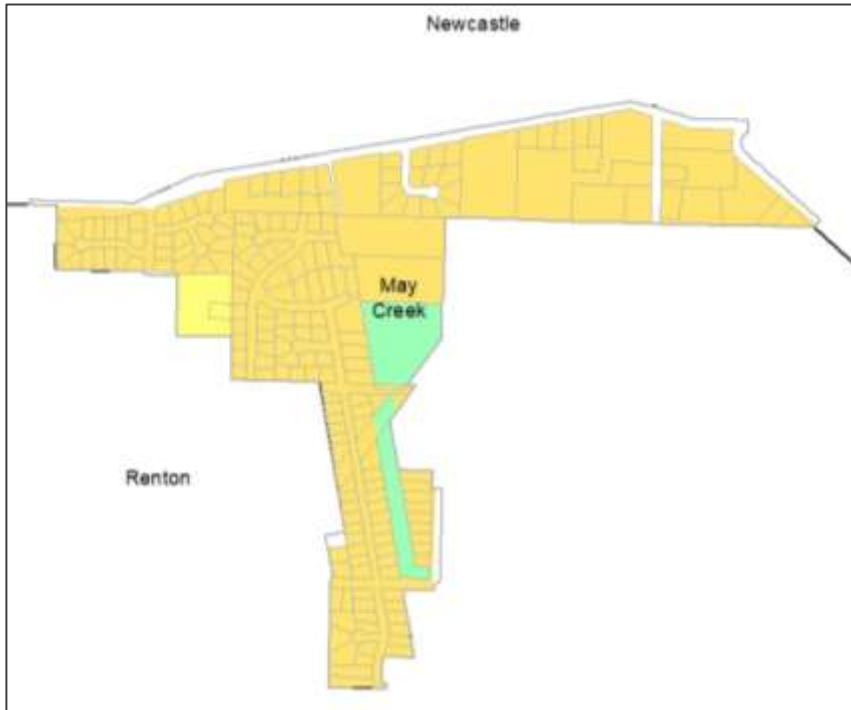
The average household income of the May Creek PAA is \$73,600 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.






Service Districts	
 Renton Public Schools	 Water District 107
 County Council District 9	 King County Fire District 63
No designated sewer district	

### Land Characteristics

#### Zoning



-  Urban Residential, Low (1-4du/acre)
-  Urban Residential, Medium (4-12du/acre)
-  King County Open Space

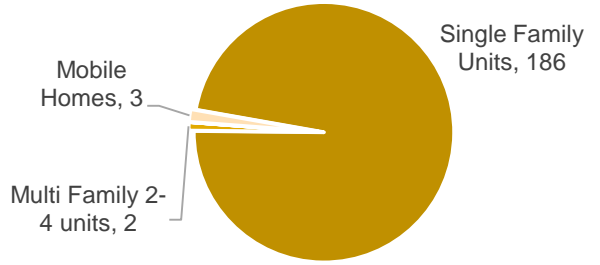
**Land Use**

Acres: 92  
 Parcels: 196  
 Tax Exempt Parcels: 3  
 Vacant Parcels: 6

98% of parcels have a land use designation of residential, of those parcels 2 are urban residential low, and 192 are urban residential medium. The remaining 2% of parcels have a land use designation of King County open space.

**Housing**

The May Creek PAA has approximately 191 total housing units. 97% of all units are single family homes. The remaining 3% are mobile homes, and multi-family units.



**Revenues**

The total taxable value of land and properties of May Creek is \$70,795,000. The total tax revenues generated is \$936,600 for the 2017 bill year.

Districts	Revenue
State	\$143,900
County	\$97,900
Roads	\$159,000
Port	\$11,000
Library	\$31,900
Flood	\$8,30
RST	\$17,700
EMS	\$18,600
School #403	\$351,100
Fire #63	\$70,800
Hospital #1	\$26,500
<b>Total</b>	<b>\$936,600</b>

**RENTON – SUNSET EAST PAA PROFILE**

The Sunset East PAA is an 8-acre area located on northeastern edge of Renton, west of the Honey Creek Estates PAA.

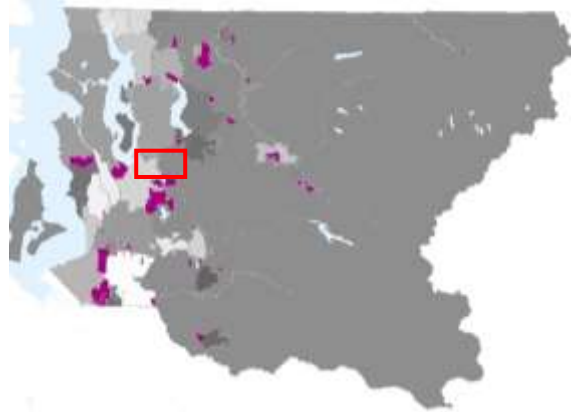
**Population**





This Potential Annexation Area is 100% residential and has approximately 30 residents.

**Economic Measures**

The Sunset East PAA has no covered employment.

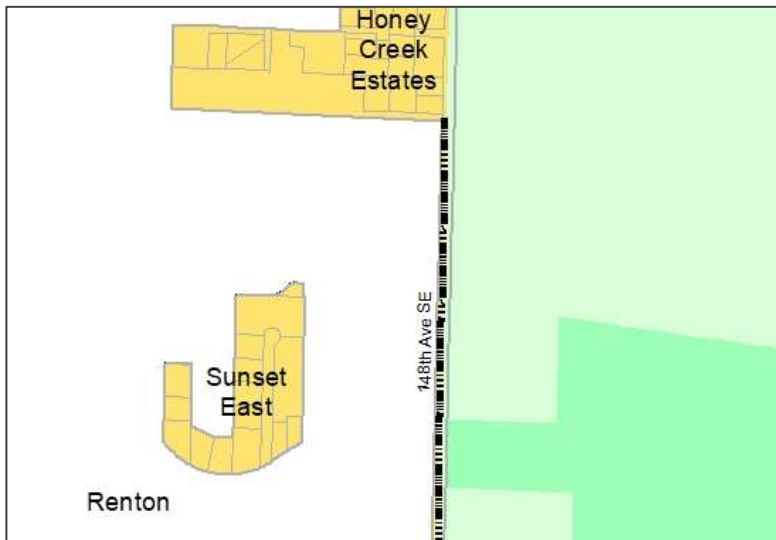
The average household income of the Sunset East PAA is approximately \$73,500 per year. Residents of this area make less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.






Service Districts	
 Issaquah Public Schools	 Water District 90
 County Council District 9	 King County Fire District 10
No designated sewer district	

**Land Characteristics**

**Zoning**



 Urban Residential, Medium (4-12du/acre)
 King County Open Space
 Rural Area (2.5-10du/acre)

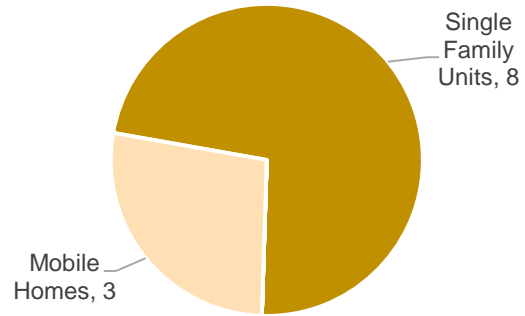
**Land Use**

Acres: 8  
 Parcels: 15  
 Tax Exempt Parcels: 1  
 Vacant Parcels: 2

All of the parcels have a land use designation of urban residential medium.

**Housing**

The Sunset East PAA has 11 total housing units. 73% of all units are single family, and 27% are mobile homes.



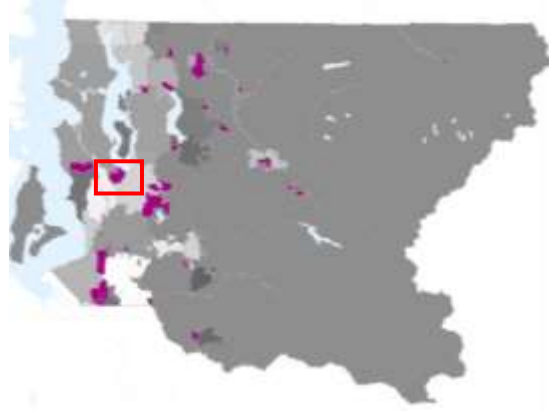
**Revenues**

The total taxable value of land and properties of the Sunset East PAA is \$5,210,000. The total tax revenues generated is \$61,400 for the 2017 bill year.

Districts	Revenue
State	\$10,600
County	\$7,200
Roads	\$11,700
Port	\$800
Library	\$2,400
Flood	\$600
RST	\$0
EMS	\$1,400
School #411	\$21,200
Fire #10	\$5,600
<b>Total</b>	<b>\$61,400</b>

## RENTON – WEST HILL PAA PROFILE






The West Hill PAA is a 989-acre area located on the border of Renton, Seattle, and Tukwila. Martin Luther King Jr. Way S borders the PAA to the south, I-5, and the Green River borders to the west, and Lake Washington borders to the north. This is one of the largest PAAs in the County.



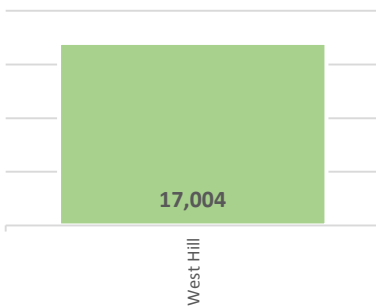
### Population

This Potential Annexation Area is predominantly residential, and has approximately a diverse group of residents. This area has approximately over 17,000 residents. 34% of all residents speak a language other than English at home, and approximately 12,000 residents identify as non-white.

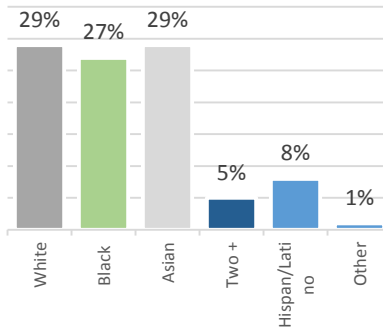
26% of adults over the age of 25 have obtained a bachelors or advanced degree, while 7% of adults do not have a high school diploma.

Service Districts			
	Renton Public Schools		Skyway Water & Sewer District*
	County Council District 2		King County Fire District 20
	King County Water District 125 & 994*	*Some parcels do not have a designated water district	

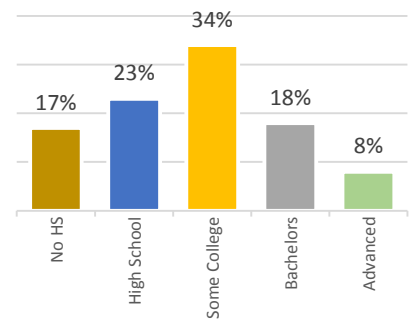
Total Population



Race Characteristics



Educational Attainment

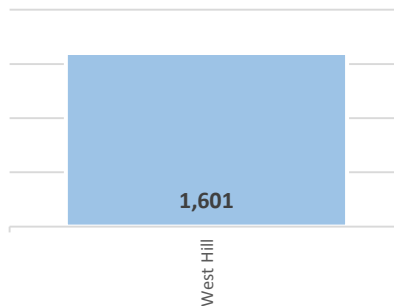


### Economic Measures

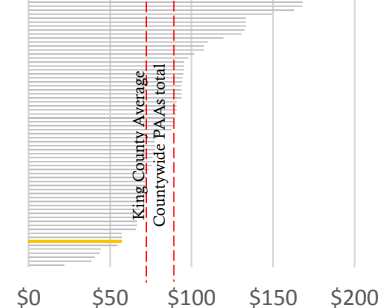
The West Hill PAA has approximately 1,600 jobs, or about 1 job per 11 residents.

The average household income of West Hill is \$57,000 per year. This is significantly less than the average household income in King County (\$76,600), and countywide PAAs (\$87,200) with residents.

Total Jobs



Avg. Household Income (\$ks/yr.)



**Land Characteristics**

**Zoning**



- Urban Residential Low (1 du/acre)
- Urban Residential Medium (4-12du/acre)
- Urban Residential (>12du/acre)
- Unincorporated Activity Center
- Commercial Outside Center
- Community Business
- Industrial
- King County Open Space
- Neighborhood Business

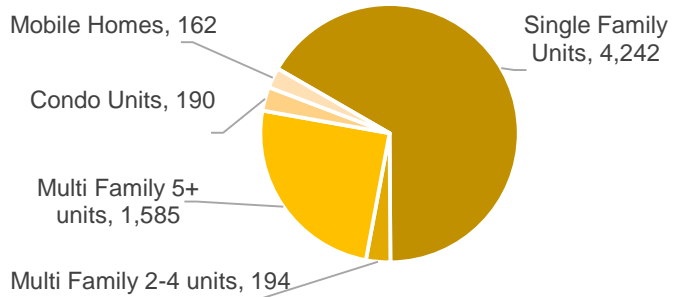
**Land Use**

Acres: 989  
 Parcels: 5,169  
 Tax Exempt Parcels: 182  
 Vacant Parcels: 474

96% of all parcels have a land use designation of residential, of those parcels 4,709 are urban residential medium, and 260 are urban residential low. The remaining 4% of parcels have a land use designation of community business, commercial outside center, industrial, and King County open space.

**Housing**

The West Hill PAA has approximately 6,400 housing units. 67% of the housing units are single family homes, 28% of all units are multi-family homes, and the remaining 6% are mobile homes, and condo units.



**Revenues**

The total taxable value of land and properties of the West Hill PAA is \$1,564,164,000. The total tax revenues generated is \$21,673,369 for the 2017 bill year.

Districts	Revenue
State	\$3,178,500
County	\$2,163,100
Roads	\$3,512,400
Port	\$239,800
Library	\$705,700
Flood	\$183,600
RST	\$391,000
EMS	\$411,500
School #403	\$7,757,900
Fire #20	\$2,346,200
Hospital #1	\$783,500
Total	\$21,673,400

**Orphan Roads**

West Hill has two orphan road: S 120<sup>th</sup> Street (South Juniper Street) runs east-west on the border of Seattle. This orphan road runs perpendicular to orphan road 59<sup>th</sup> Avenue S.

## RENTON – WHITE FENCE RANCH PAA PROFILE

The White Fence Ranch PAA is a 31-acre area located on the eastern edge of Renton, just north of the East Renton PAA. This PAA is adjacent to Coalfield Park, and 156<sup>th</sup> Avenue SE runs north-south through the PAA.

### Population





This Potential Annexation Area is 100% residential, and has approximately 260 residents.

### Economic Measures

The White Fence Ranch PAA has approximately 7 jobs, or about 1 job per 37 residents.

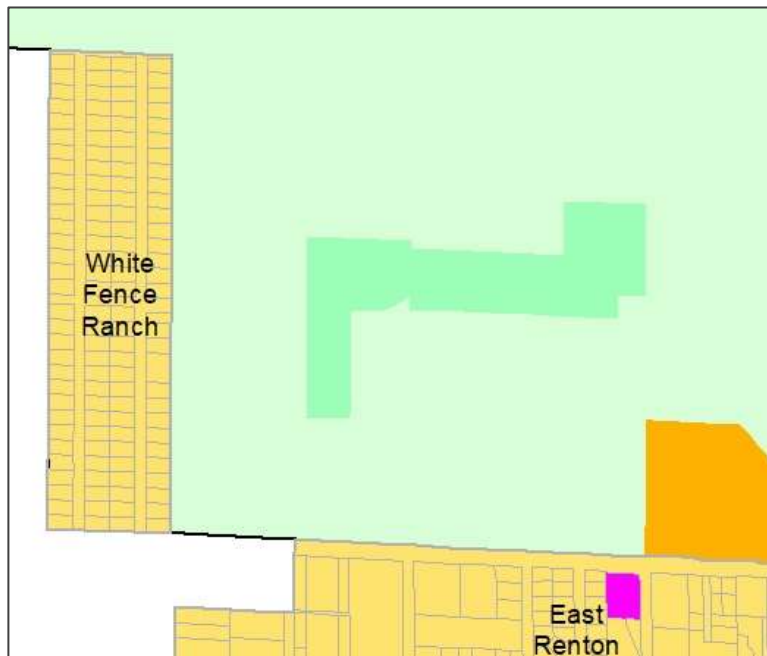
The average household income of the White Fence Ranch PAA is \$102,000 per year. This is significantly more than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.








Service Districts	
 Issaquah Public Schools	 Water District 90
 County Council District 9	 King County Fire District 63
No designated sewer district	

## Land Characteristics

### Zoning



 Urban Residential Medium (4-12du/acre)
 Urban Residential (>12du/acre)
 Commercial Outside Center
 Rural Area
 King County Open Space

**DRAFT FINAL**

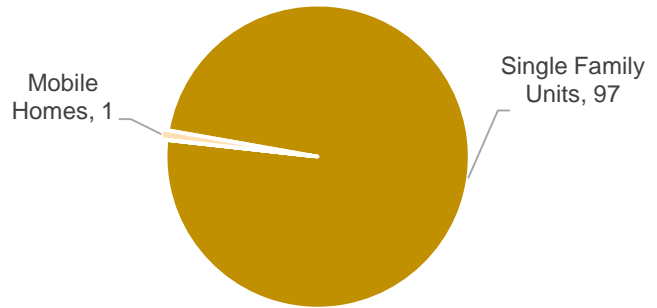
**Land Use**

Acres: 31  
Parcels: 123  
Tax Exempt Parcels: 0  
Vacant Parcels: 24

All parcels have a land use designation of urban residential medium.

**Housing**

The White Fence Ranch PAA has approximately 98 total housing units. 97 of the units are single family homes, and there is 1 mobile home.



**Revenues**

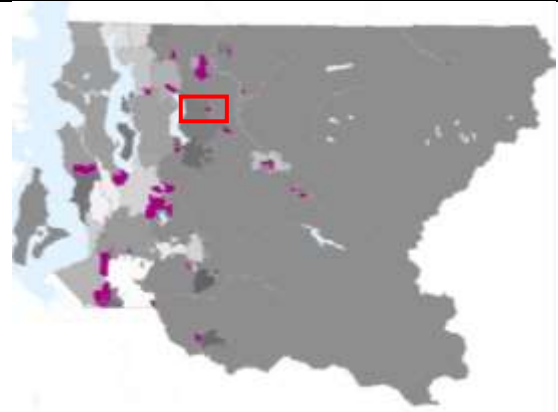
The total taxable value of land and properties of the White Fence Ranch PAA is \$39,305,000. The total tax revenues generated is \$460,200 for the 2017 bill year.

Districts	Revenue
State	\$79,900
County	\$54,400
Roads	\$88,300
Port	\$6,000
Library	\$17,700
Flood	\$4,600
RST	\$0
EMS	\$10,300
School #411	\$159,700
Fire #63	\$39,300
Total	\$460,200



**SAMMAMISH – SWAN RIDGE PAA PROFILE**

The Swan Ridge PAA is a 301-acre area located on the northeastern edge of Sammamish, north of the Aldarra Golf Course PAA. This area is adjacent to the Patterson Creek Natural Area, and Soaring Eagle Regional Park. 244<sup>th</sup> Avenue NE borders the area to the west







**Population**

This Potential Annexation Area is 100% residential, and has approximately 430 residents.

**Economic Measures**

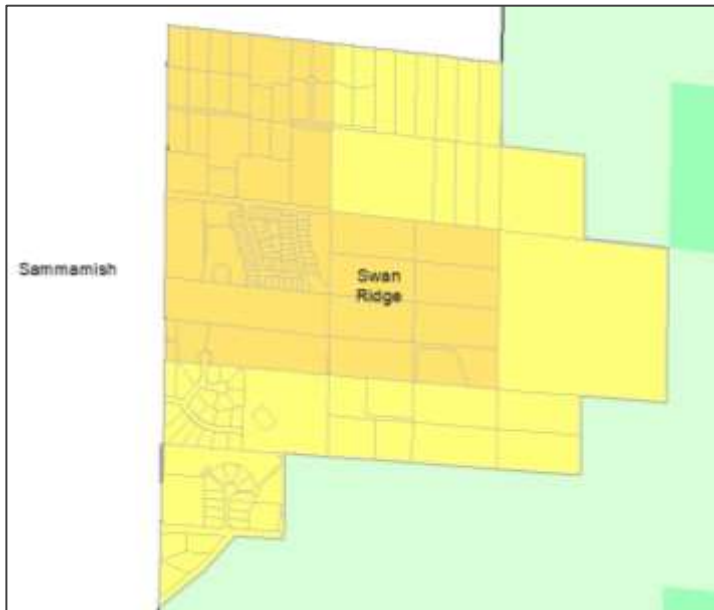
The Swan Ridge PAA has approximately 5 jobs, or about 1 job per 86 residents.





The average household income of the Swan Ridge Ranch PAA is \$168,000 per year. This is significantly more than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.

Service Districts	
 Lake Washington & Snoqualmie Valley Public Schools	 Water District 82
 County Council District 3	 King County Fire District 10,34
No designated sewer district	

**Land Characteristics**

**Zoning**



 Urban Residential, Medium (4-12du/acre)
 Urban Residential, Low (1-4du/acre)
 King County Open Space
 Rural Area (2.5-10du/acre)

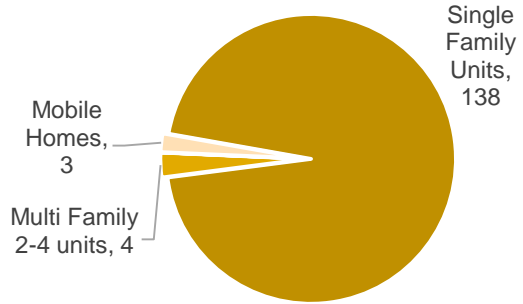
**Land Use**

Acres: 301  
 Parcels: 182  
 Tax Exempt Parcels: 3  
 Vacant Parcels: 39

All parcels have a land use designation of residential. 110 have a land use designation of urban residential medium, and 72 have a land use designation of urban residential low.

**Housing**

The Swan Ridge PAA has approximately 140 total housing units. 95% of the units are single family homes, and the remaining 5% is multi-family units and mobile homes.



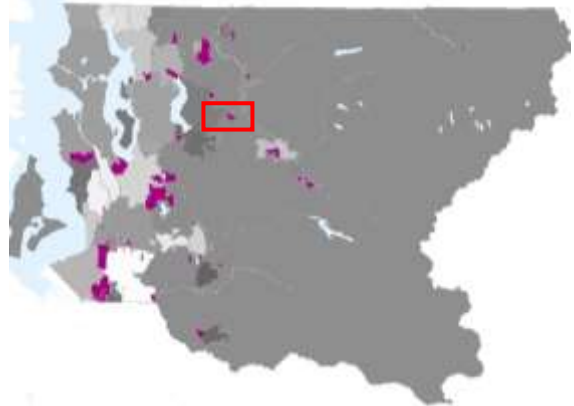
**Revenues**

The total taxable value of land and properties of the Swan Ridge PAA is \$104,766,000. The total tax revenues generated is \$1,161,000 for the 2017 bill year.

Districts	Revenue
State	\$212,900
County	\$144,900
Roads	\$235,300
Port	\$16,100
Library	\$47,300
Flood	\$12,300
RST	\$26,200
EMS	\$27,600
School #414	\$331,300
Fire #10	\$32,900
Fire #34	\$36,900
Hospital #2	\$37,600
<b>Total</b>	<b>\$1,161,000</b>

**SAMMAMISH – ALDARRA GOLF COURSE PAA PROFILE**

The Aldarra Golf Course PAA is a 398-acre area located on east side of Sammamish. Redmond-Fall City Road borders this area to the east, and SE Duthie Hill Road runs through it east to west. This PAA includes the Aldarra Golf Course and is adjacent to agricultural lands.







**Population**

This Potential Annexation Area is 100% residential and has approximately 9 residents.

**Economic Measures**

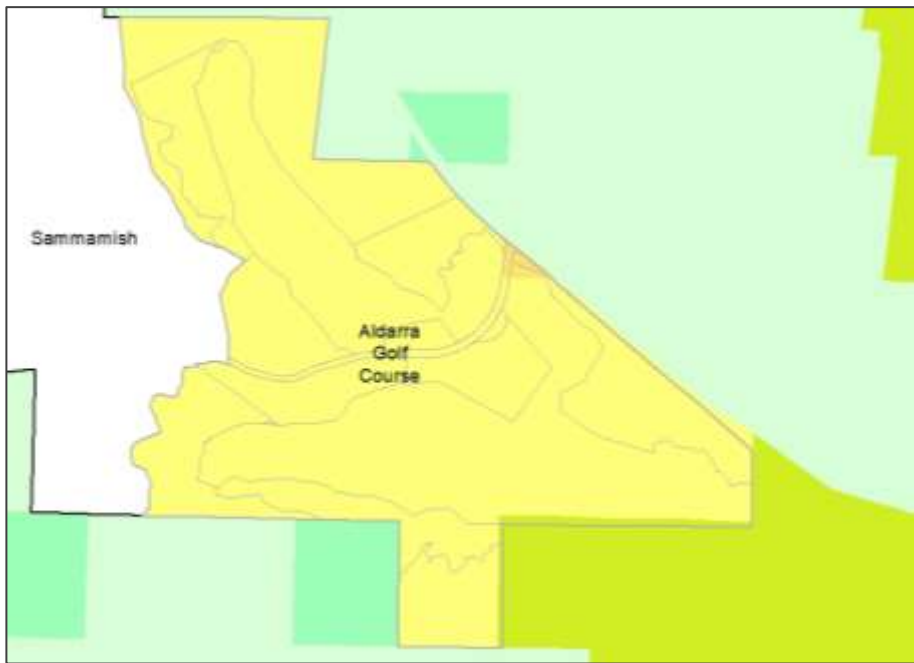
The Aldarra Golf Course PAA has no covered employment.






The average household income of the Aldarra Golf Course PAA is approximately \$168,000 per year. Residents of this area make significantly more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents. This is the highest income PAA in King County.

Service Districts	
	Snoqualmie Valley Public Schools
	Water District 82
	County Council District 3
	King County Fire District 27
No designated sewer district	

**Land Characteristics**

**Zoning**



	Urban Residential, Medium (4-12du/acre)
	Urban Residential, Low (1-4du/acre)
	King County Open Space
	Rural Area (2.5-10du/acre)
	Agriculture

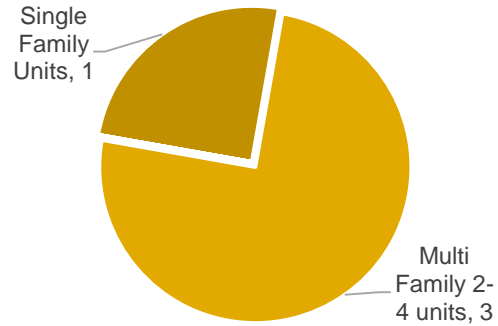
**Land Use**

Acres: 398  
 Parcels: 13  
 Tax Exempt Parcels: 2  
 Vacant Parcels: 10

All of the parcels have a land use designation of urban residential low.

**Housing**

The Aldarra Golf Course PAA has 4 total housing units. 75% of all units are multi-family units.



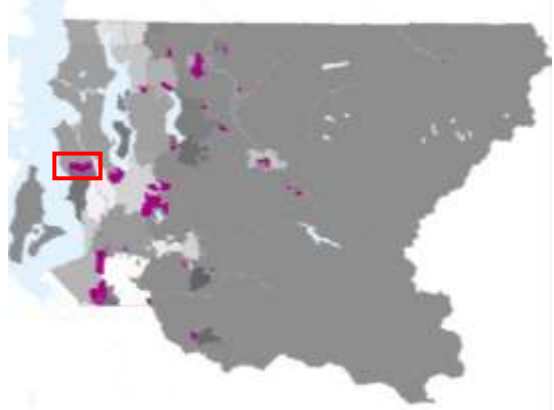
**Revenues**

The total taxable value of land and properties of the Aldarra Golf Course PAA is \$10,631,000. The total tax revenues generated is \$149,000 for the 2017 bill year.

Districts	Revenue
State	\$21,600
County	\$14,700
Roads	\$23,900
Port	\$1,600
Library	\$4,800
Flood	\$1,200
Fire #27	\$20,500
EMS	\$2,800
School #410	\$52,200
Hospital #4	\$4,700
FCMP	\$1,00
<b>Total</b>	<b>\$149,000</b>

## SEATTLE – NORTH HIGHLINE AREA Y PAA PROFILE

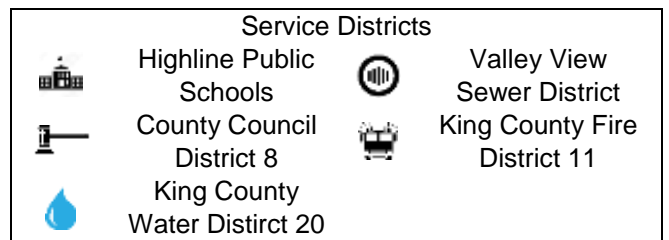
The North Highline Area Y PAA is a 1,583-acre area located south of Seattle between Tukwila and Burien near the Duwamish River. This area is boarded by I-99 to the east and I-509 runs north-south through its center. This is one of the largest and most diverse PAAs in the County.



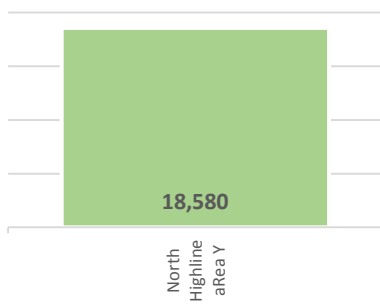
### Population

This Potential Annexation Area is predominantly residential, and has approximately a diverse group of residents. This area has approximately over 18,600 residents. 42% of all residents speak a language other than English at home and approximately 1,200 people identify as non-white.

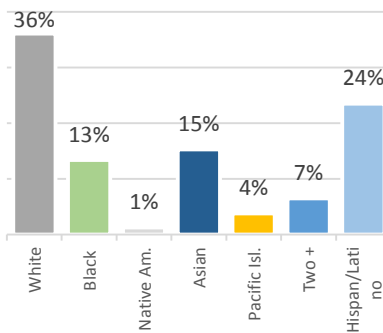
15% of adults over the age of 25 have obtained a bachelors or advanced degree, while 22% of adults do not have a high school diploma.



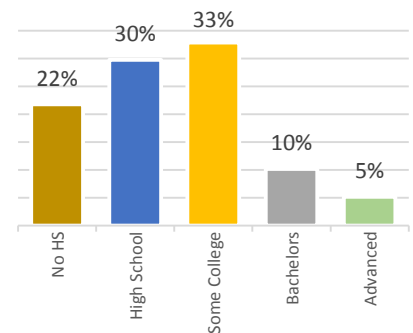
**Total Population**



**Race Characteristics**



**Educational Attainment**

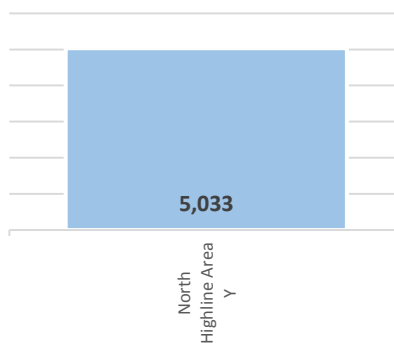


### Economic Measures

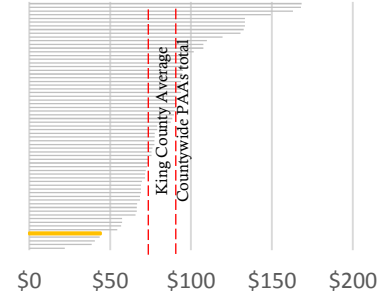
The North Highline Area Y has approximately 5,000 jobs, or about 1 job per 4 residents.

The average household income of North Highline Area Y is \$44,200 per year. This is significantly less than the average household income in King County (\$76,600), and countywide PAAs (\$87,200) with residents.

**Total Jobs**

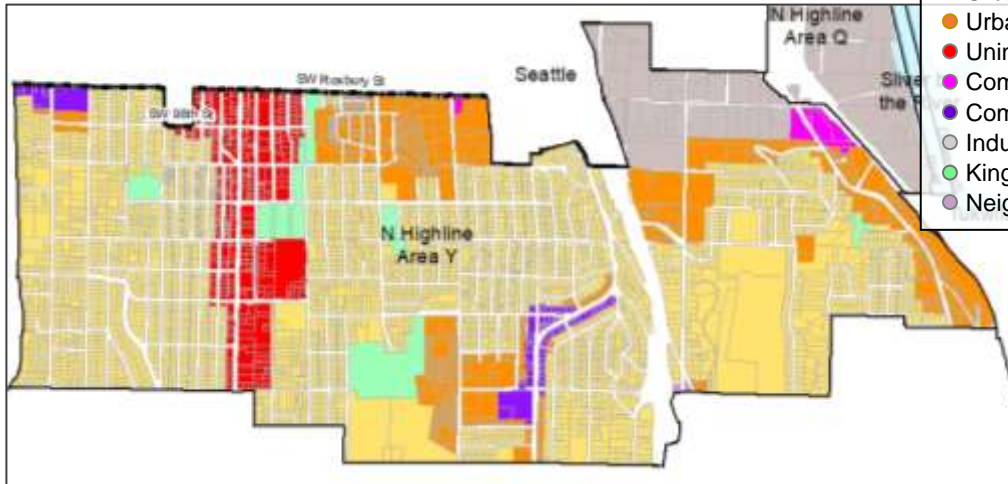


**Avg. Household Income (\$ks/yr.)**



**Land Characteristics**

**Zoning**



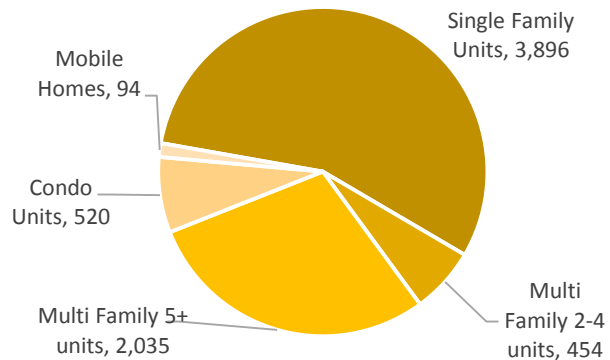
**Land Use**

Acres: 1,583  
 Parcels: 5,486  
 Tax Exempt Parcels: 1,313  
 Vacant Parcels: 429

89% of all parcels have a land use designation of residential, of those parcels 4,160 are urban residential medium, and 743 are urban residential high. 8% of the parcels have a land use designation of part an unincorporated activity center, and the remaining 3% have a land use designation of community business, industrial, King County Open Space, commercial outside center and neighborhood business.

**Housing**

The North Highline Area Y PAA has about 7,000 housing units. 56% are single family homes, 36% are multi-family units, and the remaining 8% are condo units and mobile homes.



**Revenues**

The total taxable value of land and properties in the North Highline Area Y PAA is \$1,596,238,000. The total tax revenues generated is \$21,231,000 for the 2017 bill year.

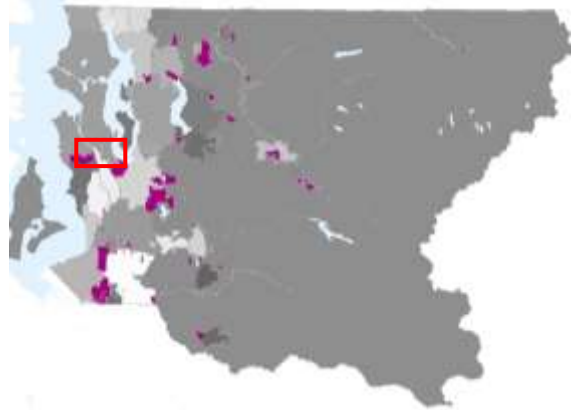
Districts	Revenue
State	\$3,243,600
County	\$2,207,500
Roads	\$3,584,500
Port	\$244,800
Library	\$720,200
Flood	\$187,400
RST	\$396,800
EMS	\$419,900
School #001	\$294,000
School #401	\$8,337,000
Fire #11	\$1,595,000
Total	\$21,231,000

**Orphan Roads**

North Highline Area Y is bordered by three orphan roadways: SW Roxbury Street, SW 98th Street, and 21st Avenue SW.

**SEATTLE – NORTH HIGHLINE AREA Q PAA PROFILE**

The North Highline Area Q PAA a 101-acre industrial area located in Seattle. This PAA is adjacent to the Duwamish River, and is on the border of Tukwila, and Burien. This area has a border of I-99 to the west








**Population**

This PAA has no residents or housing units.

**Economic Measures**






The North Highline Area Q PAA has approximately 1,200 jobs. With no residents all employees commute into this PAA from outside the area.

Service Districts			
	Seattle & Highline Public Schools		Valey View Sewer District
	County Council District 8		King County Fire District 11
	King County Water Distirct 20		

**Land Characteristics**

**Zoning**



	Urban Residential Low (1 du/acre)
	Urban Residential Medium (4-12du/acre)
	Urban Residential (>12du/acre)
	Commercial Outside Center
	Industrial

**DRAFT FINAL**

**Land Use**

Acres: 101

Parcels: 28

Tax Exempt Parcels: 4

Vacant Parcels: 3

100% of the parcels have a land use designation of industrial.

**Revenues**

The total taxable value of land and properties of the North Highline Area Q PAA is \$109,625,000. The total tax revenues generated is \$1,101,000 for the 2017 bill year.

<b>Districts</b>	<b>Revenue</b>
State	\$222,800
County	\$151,600
Roads	\$246,200
Port	\$16,800
Library	\$49,500
Flood	\$12,900
RST	\$27,400
EMS	\$28,80
School #001	\$235,800
Fire #11	\$109,600
Total	\$1,101,000



**SEATTLE – SLIVER BY THE RIVER PAA PROFILE**

The Sliver by the River PAA is a 14-acre area located on the western side of the Duwamish River in Seattle on the border of Tukwila, and Burien.

**Population**




This Potential Annexation Area has approximately 100 residents.

**Economic Measures**

The Sliver by the River PAA has approximately 320 jobs, or about 3 jobs per resident. This is the only PAA with residents that has more jobs than residents.

The average household income of the Sliver by the River PAA is \$44,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.



Service Districts	
 Seattle Public Schools	 King County Fire District 11
 County Council District 8	No designated water or sewer district

**Land Characteristics**

**Zoning**



**Land Use**

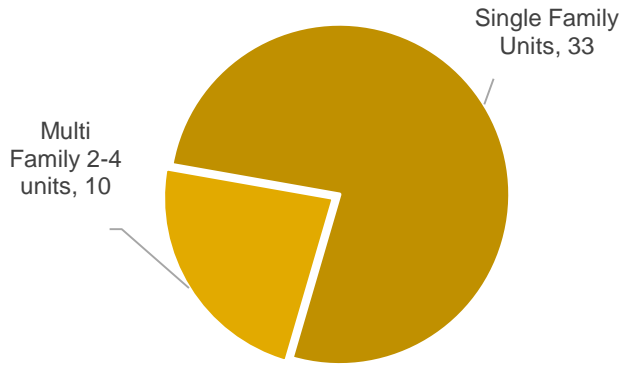
- Acres: 14
- Parcels: 56
- Tax Exempt Parcels: 6
- Vacant Parcels: 11

31 parcels have a land use designation of urban residential medium. 13 parcels have a land use designation of commercial outside center, and 12 parcels have a land use designation of industrial.

<span style="color: yellow;">●</span> Urban Residential Medium (4-12du/acre)
<span style="color: magenta;">●</span> Commercial Outside Center
<span style="color: grey;">●</span> Industrial

**Housing**

The Sliver by the River PAA has approximately 40 total housing units. 77% of the units are single family homes, and the remaining 23% are multi-family units



**Orphan Roads**

The Sliver by the River PAA is bordered by two orphan roadways: 12<sup>th</sup> Avenue S, and Dallas Avenue South.

**Revenues**

The total taxable value of land and properties of the Sliver by the River PAA is \$19,054,000. The total tax revenues generated is \$191,400 for the 2017 bill year.

Districts	Revenue
State	\$38,700
County	\$26,400
Roads	\$42,800
Port	\$2,900
Library	\$8,600
Flood	\$2,300
RST	\$4,800
EMS	\$5,000
School #001	\$41,000
Fire #11	\$19,000
<b>Total</b>	<b>\$191,400</b>

## SEATTLE – LAKERIDGE ESTATES PAA PROFILE

The Lakeridge Estates PAA is a 3-acre area located in southern Seattle adjacent to the Renton West Hill PAA. This PAA is on the eastern side of Lakeridge Park and is near Lake Washington.

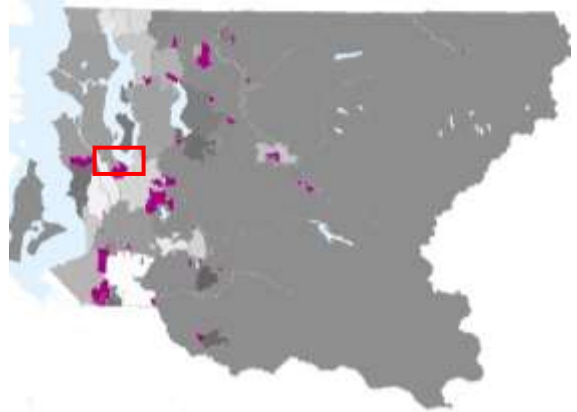
### Population




This Potential Annexation Area is 100% residential and has approximately 60 residents.

### Economic Measures

The Lakeridge Estates PAA has no covered employment.

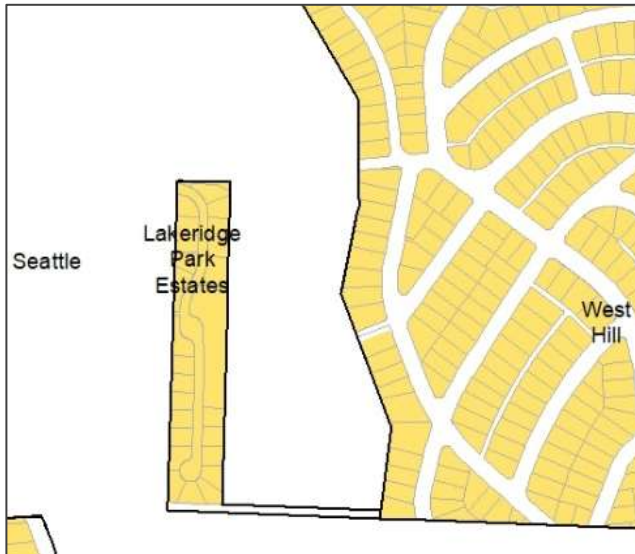
The average household income of the Lakeridge Estates PAA is approximately \$72,000 per year. Residents of this area make slightly less than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.



Service Districts			
	Renton Public Schools		King County Fire District 20
	County Council District 2		No designated water or sewer district

## Land Characteristics

### Zoning



● Urban Residential, Medium (4-12du/acre)

**DRAFT FINAL**

**Land Use**

Acres: 3

Parcels: 24

Tax Exempt Parcels: 0

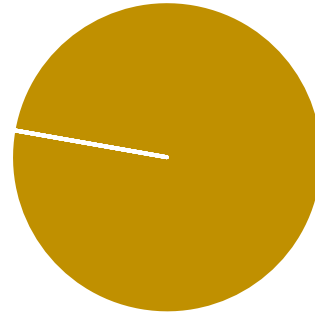
Vacant Parcels: 0

All of the parcels have a land use designation of urban residential medium.

**Housing**

The Lakeridge Estates PAA has approximately 20 single family homes.

Single Family  
Units, 24



**Revenues**

The total taxable value of land and properties of the Lakeridge Park PAA is \$8,270,000. The total tax revenues generated is \$114,600 for the 2017 bill year.

Districts	Revenue
State	\$16,800
County	\$11,400
Roads	\$18,600
Port	\$1,300
Library	\$3,700
Flood	\$1,000
RST	\$2,100
EMS	\$2,200
School #403	\$41,000
Fire #20	\$12,400
Hospital #1	\$4,100
Total	\$114,600

## SNOQUALMIE SOUTHWEST PAA PROFILE

The Snoqualmie Southwest PAA is a 636-acre area located on the southern edge of Snoqualmie near the Kimball and Coal Creeks. 384<sup>th</sup> Avenue SE run north-south along the eastern edge of the PAA.






### Population

This Potential Annexation Area has approximately 740 residents.

### Economic Measures

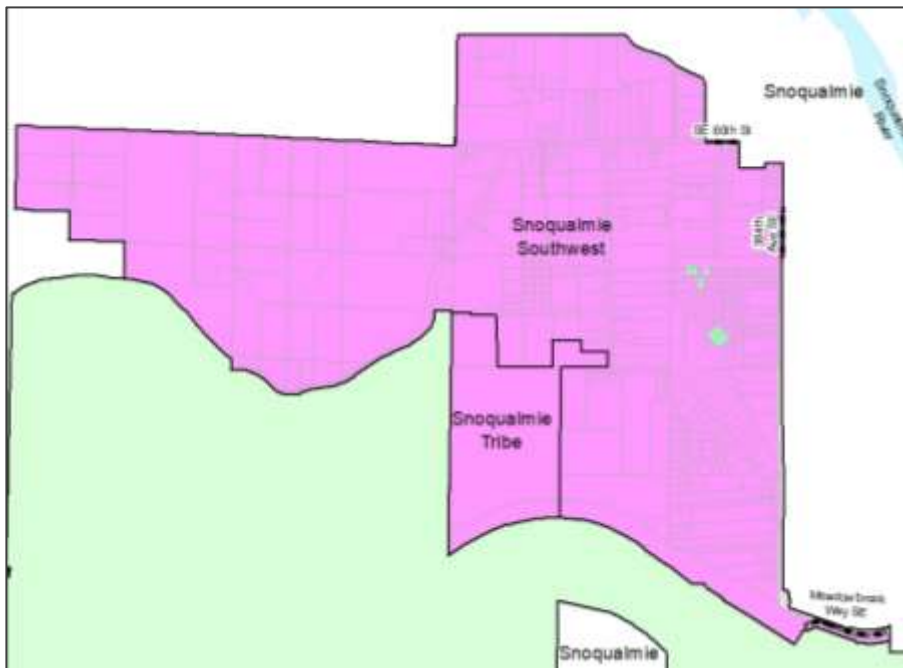
The Snoqualmie Southwest PAA has approximately 30 jobs, or about 1 job per 25 residents.

The average household income of the Snoqualmie Southwest PAA is approximately \$90,000 per year. This is more than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.

Service Districts	
	Snoqualmie Valley Public Schools
	King County Fire District 38
	County Council District 3
	No designated water or sewer district

## Land Characteristics

### Zoning



	City in Rural Area
	King County Open Space
	Rural Area (2.5-10du/acre)

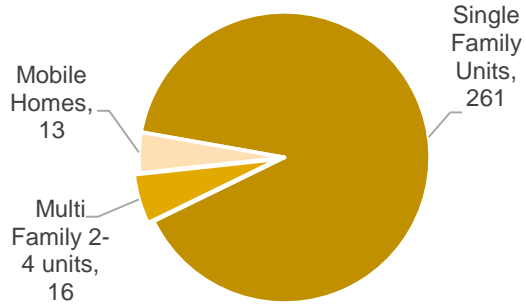
**Land Use**

Acres: 636  
 Parcels: 347  
 Tax Exempt Parcels: 15  
 Vacant Parcels: 65

340 parcels have a land use designation of city in the rural area. The remaining 7 parcels have a land use designation of King County open space.

**Housing**

The Snoqualmie Southwest PAA has approximately 280 total housing units. 90% which are single family homes. The remaining 10% are multi-family units or mobile homes.



**Revenues**

The total taxable value of land and properties of the Snoqualmie Southwest PAA is \$107,114,000. The total tax revenues generated is \$1,492,000 for the 2017 bill year.

**Orphan Roads**

This PAA has 3 orphan roads: Meadowbrook Way SE, which runs east-west on the southern border. 384<sup>th</sup> Avenue SE runs north-south on the north eastern border. SE 80<sup>th</sup> Street runs east-west

Districts	Revenue
State	\$217,700
County	\$148,100
Roads	\$240,500
Port	\$16,400
Library	\$48,300
Flood	\$12,600
RST	\$0
EMS	\$28,200
School #410	\$525,700
Fire #38	\$135,600
Hospital #4	\$47,400
SVMP	\$71,200
<b>Total</b>	<b>\$1,492,000</b>

**SNOQUALMIE – WEYERHAEUSER WEST PAA PROFILE**

The Weyerhaeuser West PAA is a 257-acre area located in north Snoqualmie adjacent to the Snoqualmie Valley Trail. WA-202 is the western border, and Tokul Road SE is the eastern border of this PAA.



**Demographics**

This PAA has no jobs, residents, or housing units.

**Land Use**




Acres: 257

Parcels: 1

Tax Exempt Parcels: 0

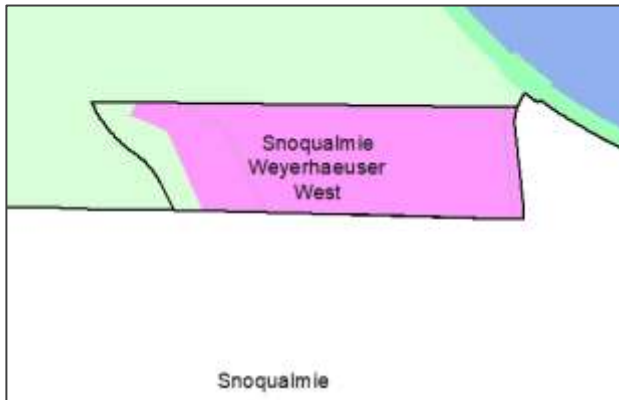
Vacant Parcels: 1





The Weyerhaeuser West PAA is designated as city in the rural area.

Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



 City in Rural Area
 King County Open Space
 Rural Area (2.5-10 du/acre)
 Mining

**Revenues**

The total taxable value of land and properties of the Weyerhaeuser West PAA is \$44,200. The total tax revenues generated is \$1,030 for the 2017 bill year.

Districts	Revenue
State	\$90
County	\$60
Roads	\$100
Port	\$10
Library	\$20
Flood	\$10
RST	\$0
EMS	\$10
School #410	\$200
Fire #38	\$60
Hospital #4	\$20
SVMP	\$440
<b>Total</b>	<b>\$1,030</b>

**SNOQUALMIE – WEYERHAEUSER EAST PAA PROFILE**

The Weyerhaeuser East PAA is a 14-acre area located in north Snoqualmie.

**Population**

This PAA has no jobs, residents, or housing units.

**Land Use**

Acres: 14




Parcels: 1

Tax Exempt Parcels: 0

Vacant Parcels: 1

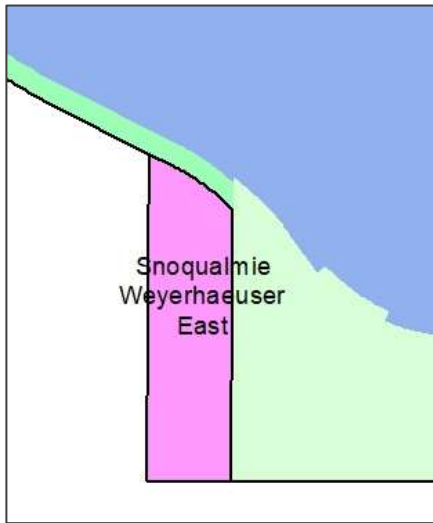






The Weyerhaeuser East PAA is designated as city in the rural area.

Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



	City in Rural Area
	King County Open Space
	Rural Area (2.5-10du/acre)
	Mining

**Revenues**

The total taxable value of land and properties of the Weyerhaeuser East PAA is \$1,700. The total tax revenues generated is \$40 for the 2017 bill year.

Districts	Revenue
State	\$3
County	\$2
Roads	\$4
Port	\$0
Library	\$1
Flood	\$0
RST	\$0
EMS	\$0
School #410	\$8
Fire #38	\$2
Hospital #4	\$1
SVMP	\$17
<b>Total</b>	<b>\$40</b>



**SNOQUALMIE MILL PAA PROFILE**

The Snoqualmie Mill PAA is a 13-acre area located in north Snoqualmie adjacent to mining property. 396<sup>th</sup> Drive SE is the eastern border of this PAA.



**Population**

This PAA has no jobs, residents, or housing units.

**Land Use**




Acres: 13

Parcels: 2

Tax Exempt Parcels: 1

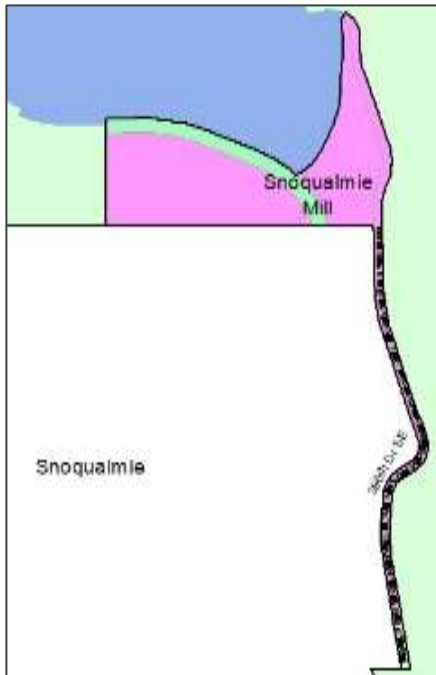
Vacant Parcels: 2





The Snoqualmie Mill PAA parcels are both designated as city in the rural area.

Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



	City in Rural Area
	King County Open Space
	Rural Area (2.5-10du/acre)
	Mining

**Revenues**

The total taxable value of land and properties of the Snoqualmie Mill PAA is \$91,400. The total tax revenues generated is \$1,100 for the 2017 bill year.

Districts	Revenue
State	\$190
County	\$130
Roads	\$200
Port	\$10
Library	\$40
Flood	\$10
RST	\$0
EMS	\$20
School #410	\$450
Hospital #4	\$40
<b>Total</b>	<b>\$1,100</b>

**Orphan Roads**

396<sup>th</sup> Drive SE runs north- south between Snoqualmie Mill and unincorporated King County.

**TUKWILA – ORILLIA ROAD PAA PROFILE**

The Tukwila Orillia Road PAA is a 52-acre area located on the southern edge of Tukwila on the border of Sea Tac and Kent. Orillia Road S borders the area to the east.

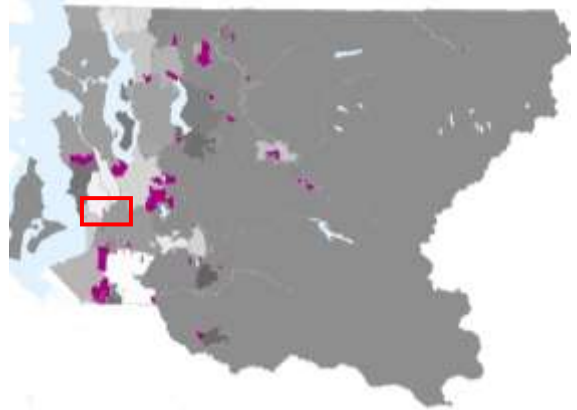
**Population**





This Potential Annexation Area is 100% residential and has approximately 20 residents.

**Economic Measures**

The Tukwila Orillia Road PAA has no covered employment.

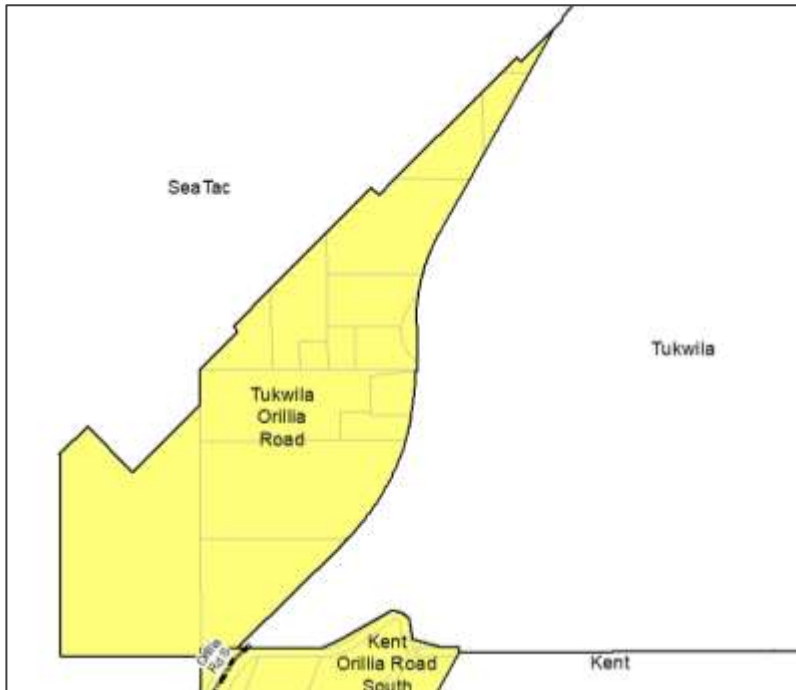
The average household income of the Tukwila Orillia Road is approximately \$79,000 per year. Residents of this area make more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.




Service Districts	
 Kent Public Schools	 Water District 75
 County Council District 5	 King County Fire District 24
No designated sewer district	

**Land Characteristics**

**Zoning**



 Urban Residential, Low (1-4du/acre)

**DRAFT FINAL**

**Land Use**

Acres: 52

Parcels: 17

Tax Exempt Parcels: 1

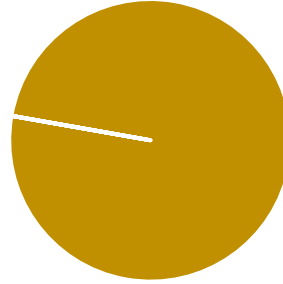
Vacant Parcels: 8

All of the parcels have a land use designation of urban residential low.

**Housing**

The Tukwila Orillia Road PAA has 7 single family homes.

Single Family Units, 7



**Revenues**

The total taxable value of land and properties of the Tukwila Orillia Road PAA is \$2,943,000. The total tax revenues generated is \$36,000 for the 2017 bill year.

Districts	Revenue
State	\$6,000
County	\$4,000
Roads	\$6,600
Port	\$500
Library	\$1,300
Flood	\$400
RST	\$700
EMS	\$800
School #401	\$800
School #415	\$13,500
Fire #24	\$0
Hospital #1	\$1,400
Total	\$36,000

## GAP – CEDAR RIVER SCHOOL PROFILE

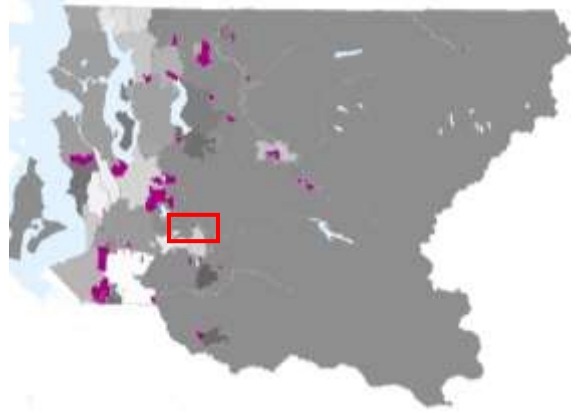
The Cedar River School PAA is a 46 acre gap area north of Maple Valley. State Route 18 separates this gap from Maple Valley.




### Demographics

The Cedar River School PAA has no residents or housing units.

### Economic Measures

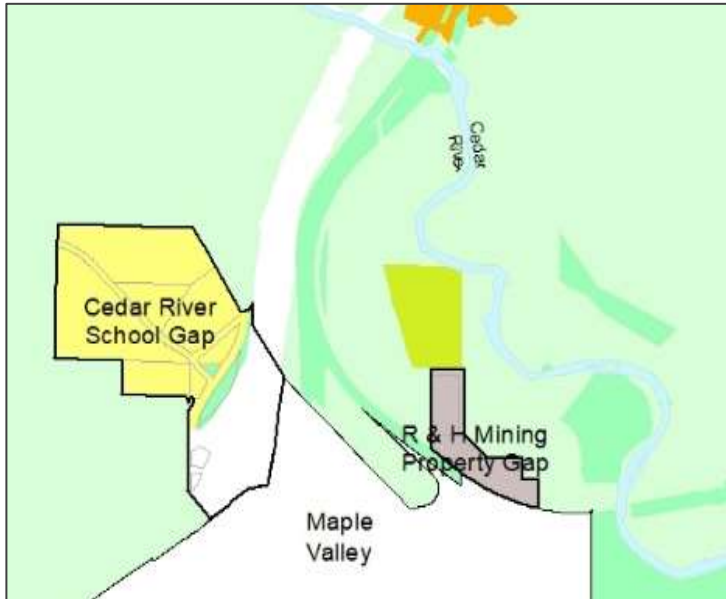
The Cedar River School PAA has approximately 200 jobs. With no residents all employees commute into this PAA from outside the area.








Service Districts	
 Tahoma Public Schools	 King County Fire District 43
 County Council District 3	No designated water or sewer district

## Land Characteristics

### Zoning



 Urban Residential, Low (1du/acre)
 Industrial
 King County Open Space
 Rural (2.5-10du/acre)
 Agriculture

**Land Use**

Acres: 44

Parcels: 6

Tax Exempt Parcels: 4

Vacant Parcels: 5

5 parcels have a land use designation of urban residential low. 1 parcel is part of the King County Open Space.

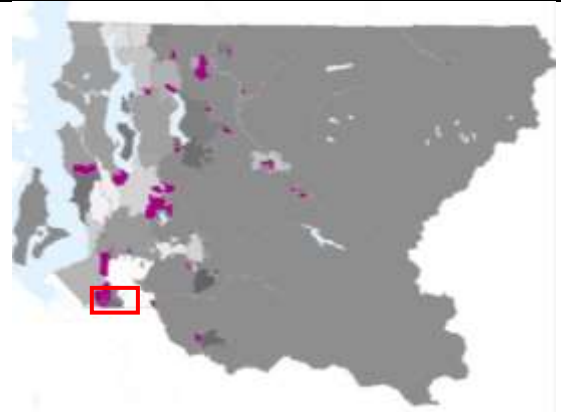
**Revenues**

The total taxable value of land and properties of the Cedar River School PAA is \$3,000. The total tax revenues generated is \$40 for the 2017 bill year.

Districts	Revenue
State	\$6
County	\$4
Roads	\$7
Port	\$0
Library	\$1
Flood	\$0
RST	\$0
EMS	\$1
School #409	\$17
Fire #43	\$4
Total	\$40

**GAP – FIVEMILE LAKE WEST PAA PROFILE**

The Fivemile Lake West PAA is a 589 acre gap area adjacent to the cities of Algona and Pacific, and between the Lakeland South and Trout Lake PAAs. West Valley Highway S borders the gap area to the east, and S 372<sup>nd</sup> Street borders to the south.



**Population**

This PAA has approximately 650 residents.

**Economic Measures**

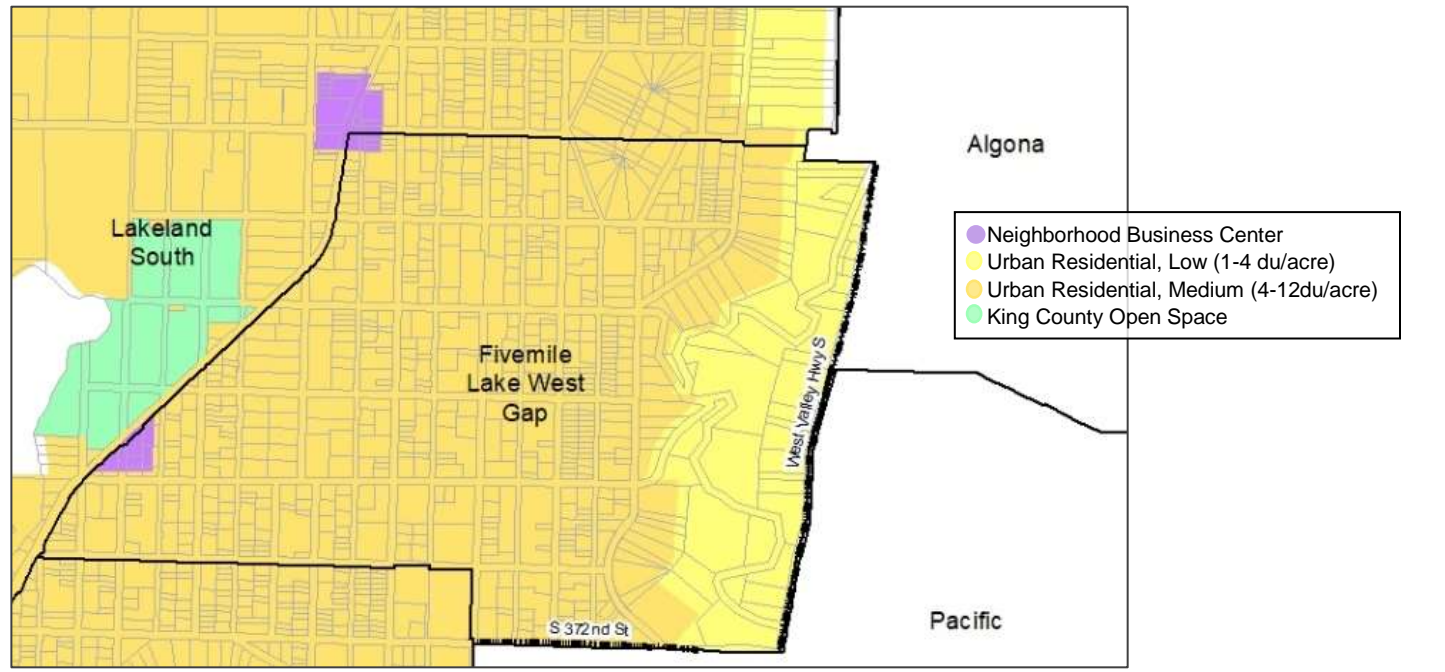
The Fivemile Lake West PAA has approximately 30 jobs, or about 1 job per 19 residents.

The average household income of the Fivemile Lake West PAA is approximately \$73,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.

Service Districts	
Federal Way, Auburn & Fife Public Schools	Lakehaven Utility District*
County Council District 7	King County Fire District 31&39
Water District 997*	*Some parcels do not have a designated water or sewer districts

**Land Characteristics**

**Zoning**



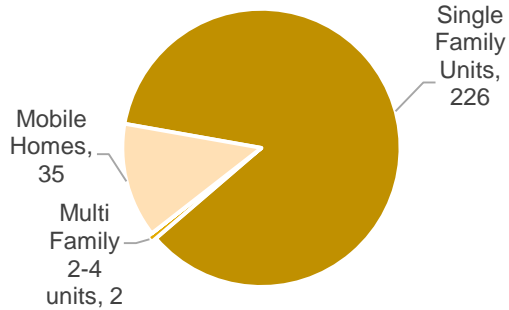
**Land Use**

Acres: 589  
 Parcels: 630  
 Tax Exempt Parcels: 7  
 Vacant Parcels: 360

97% of the parcels are residential, of those parcels 43 have a land use designation of urban residential low and 574 parcels are medium. The remaining 13 parcels have a land use designation of neighborhood business center.

**Housing**

The Fivemile Lake West PAA has approximately 260 total housing units. 86% are single family homes, 14% are multi-family units or mobile homes.



**Revenues**

The total taxable value of land and properties of the Fivemile Lake West PAA is \$66,270,900. The total tax revenues generated is \$971,625 for the 2017 bill year.

**Orphan Roads**

The Fivemile Lake West has 2 orphan roads: West Valley Highway S on the eastern side runs north-south. S 372<sup>nd</sup> Street on the southern border runs east-west.

Districts	Revenue
State	\$134,700
County	\$91,600
Roads	\$148,800
Port	\$10,200
Library	\$29,900
Flood	\$7,800
RST	\$16,600
EMS	\$17,400
School #210	\$322,700
School #408	\$12,100
School #488	\$58,600
Fire #39	\$120,100
Fire #31	\$1,100
<b>Total</b>	<b>\$971,700</b>

**GAP – MAPLE VALLEY LARGE TRIANGLE PAA PROFILE**

The Maple Valley Large Triangle PAA is a 6-acre area on the western side of Maple Valley, just south of the Maple Valley Small Triangle PAA.

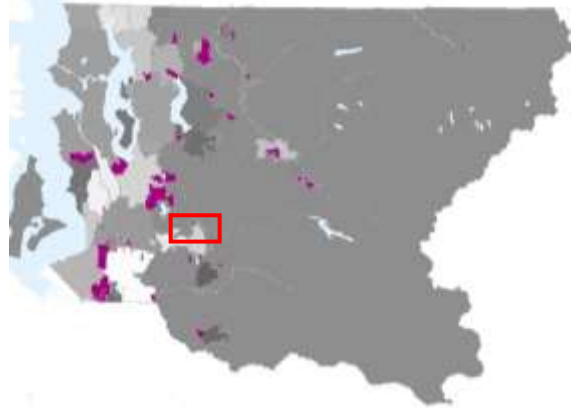
**Population**






This PAA is 100% residential and has approximately 6 residents.

**Economic Measures**

The Maple Valley Large Triangle PAA has no covered employment.

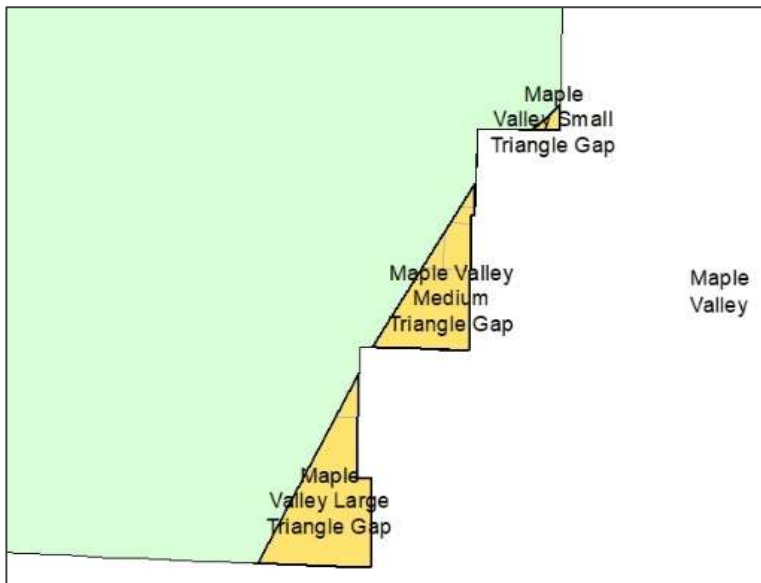
The average household income of the Maple Valley Large Triangle PAA is approximately \$94,000 per year. Residents of this area make significantly more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.





Service Districts			
	Tahoma Public Schools		Soos Creek Water & Sewer District
	County Council District 9		King County Fire District 43
	Water District 105		

**Land Characteristics**

**Zoning**



	Urban Residential, Medium (4-12du/acre)
	Rural Area (2.5-10du/acre)



**DRAFT FINAL**

**Land Use**

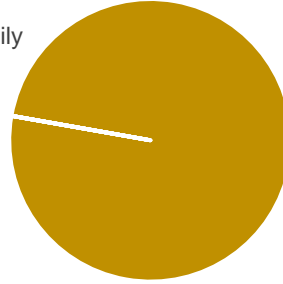
Acres: 6  
 Parcels: 2  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 1

All of the parcels have a land use designation of urban residential medium.

**Housing**

The Maple Valley Large Triangle PAA has 2 single family homes.

Single Family Units, 2



**Revenues**

The total taxable value of land and properties of the Maple Valley Large Triangle PAA is \$1,639,000. The total tax revenues generated is \$22,600 for the 2017 bill year.

Districts	Revenue
State	\$3,300
County	\$2,300
Roads	\$3,700
Port	\$250
Library	\$700
Flood	\$200
RST	\$0
EMS	\$400
School #409	\$9,600
Fire #43	\$2,100
Total	\$22,600

**GAP – MAPLE VALLEY MEDIUM TRIANGLE PAA PROFILE**

The Maple Valley Medium Triangle PAA is a 3-acre area on the western side of Maple Valley, between the Large and Small Maple Valley gaps.

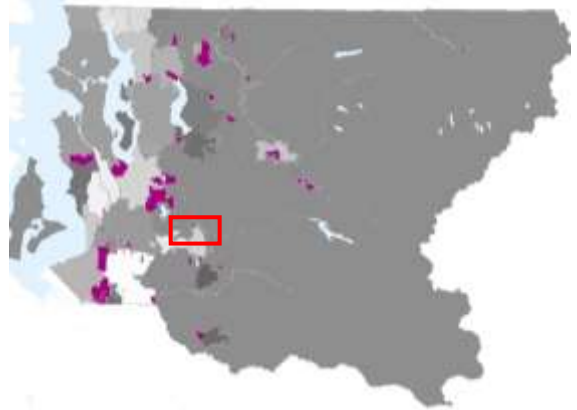
**Population**






This PAA is 100% residential and has approximately 10 residents.

**Economic Measures**

The Maple Valley Medium Triangle PAA has no covered employment.

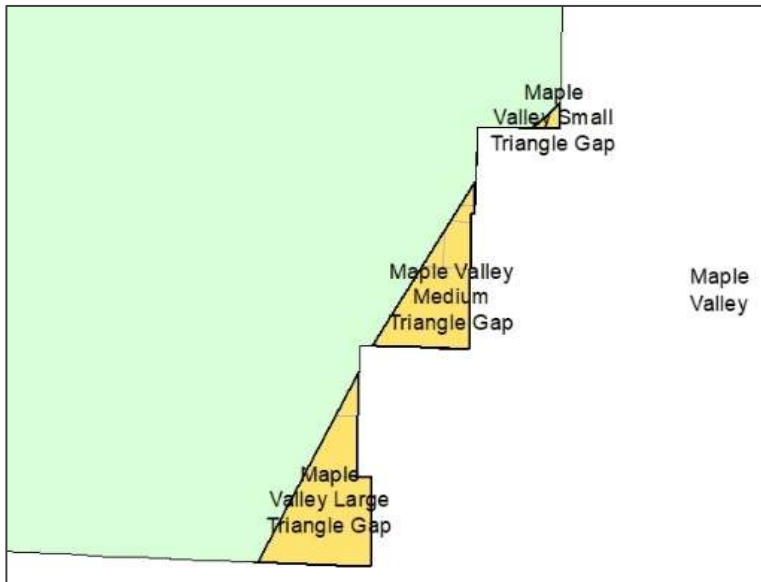
The average household income of the Maple Valley Medium Triangle PAA is approximately \$94,600 per year. Residents of this area make significantly more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.





Service Districts			
	Tahoma Public Schools		Soos Creek Water & Sewer District
	County Council District 9		King County Fire District 43
	Water District 105		

**Land Characteristics**

**Zoning**



	Urban Residential, Medium (4-12du/acre)
	Rural Area (2.5-10du/acre)

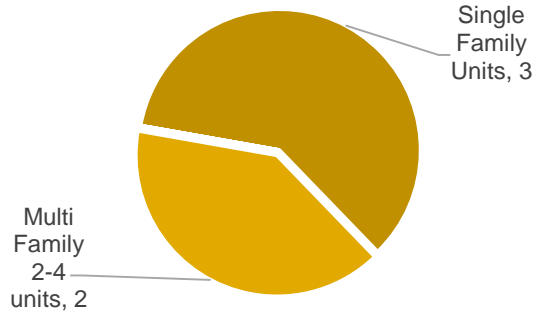
**Land Use**

Acres: 3  
 Parcels: 2  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

All of the parcels have a land use designation of urban residential medium.

**Housing**

The Maple Valley Medium Triangle PAA has 5 total housing units. 3 are single family homes, and 2 are multi-family units.



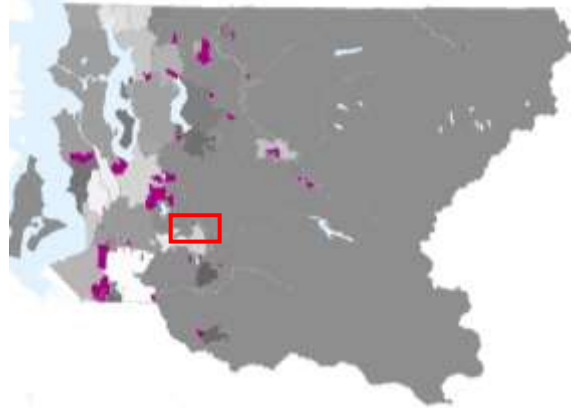
**Revenues**

The total taxable value of land and properties of the Maple Valley Medium Triangle PAA is \$1,317,000. The total tax revenues generated is \$18,200 for the 2017 bill year.

Districts	Revenue
State	\$2,700
County	\$1,800
Roads	\$3,000
Port	\$200
Library	\$600
Flood	\$200
RST	\$0
EMS	\$300
School #409	\$7,700
Fire #43	\$1,700
<b>Total</b>	<b>\$18,200</b>

**GAP – MAPLE VALLEY SMALL TRIANGLE PAA PROFILE**

Maple Valley Small Triangle PAA is a 1-acre area on the western side of Maple Valley, north of the Medium Maple Valley Gap.








**Population**

This PAA is 100% residential and has approximately 2 residents.

**Economic Measures**

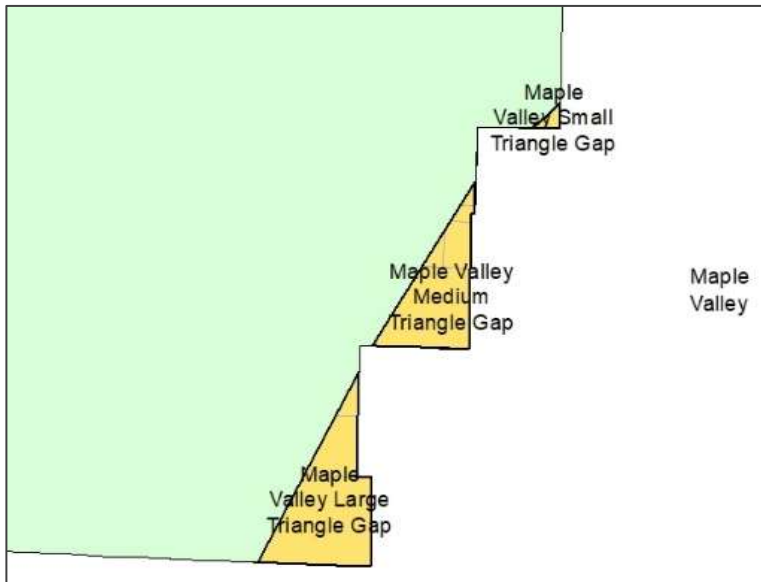
The Maple Valley Small Triangle PAA has no covered employment.



The average household income of the Maple Valley Small Triangle PAA is approximately \$95,000 per year. Residents of this area make significantly more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

Service Districts			
	Tahoma Public Schools		Soos Creek Water & Sewer District
	County Council District 9		King County Fire District 43
	Water District 105		

**Land Characteristics**

**Zoning**



	Urban Residential, Medium (4-12du/acre)
	Rural Area (2.5-10du/acre)

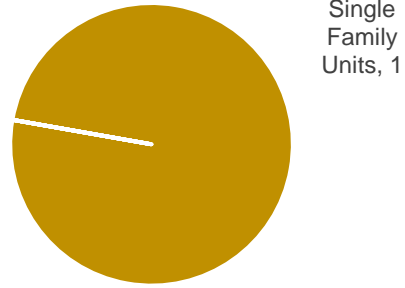
**DRAFT FINAL**

**Land Use**

Acres: 1  
Parcels: 1  
Tax Exempt Parcels: 0  
Vacant Parcels: 0

**Housing**

The Maple Valley Small Triangle PAA has 1 single family home.



**Revenues**

The total taxable value of land and properties of the Maple Valley Small Triangle PAA is \$404,000. The total tax revenues generated is \$5,700 for the 2017 bill year.

Districts	Revenue
State	\$800
County	\$600
Roads	\$900
Port	\$60
Library	\$200
Flood	\$50
RST	\$100
EMS	\$100
School #409	\$2,400
Fire #43	\$500
Total	\$5,700

## GAP – MUCKLESHOOT TRIBE PAA PROFILE

The Muckleshoot Tribe PAA is a 184-acre area located on the southeastern edge of Auburn. The White River, and SR- 164 runs through the gap area.

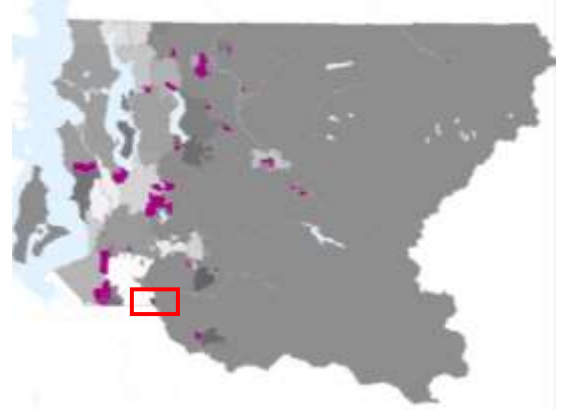
### Population




This PAA has approximately 20 residents.

### Economic Measures

The Muckleshoot Tribe PAA has approximately 7 jobs, or about 1 job per 3 residents.

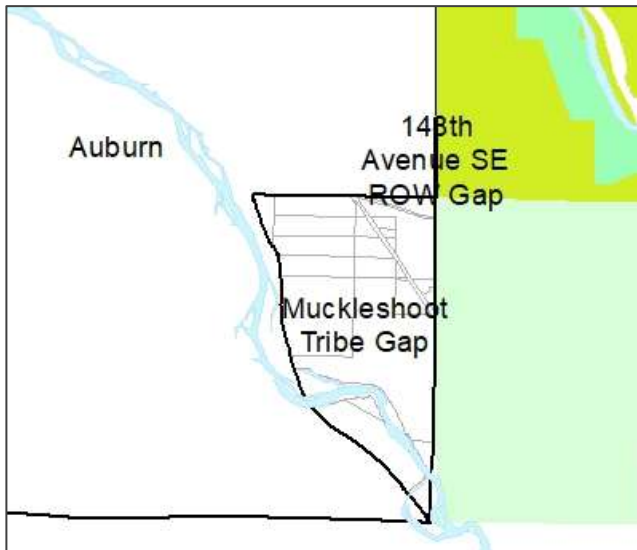
The average household income of this PAA is \$72,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.



Service Districts	
 Auburn Public Schools	 King County Fire District 48
 County Council District 7	No designated water or sewer district

## Land Characteristics

### Zoning



These parcels do not have a comprehensive plan land use or Zoning classification.

 Agriculture
 King County Open Space
 Rural Area (2.5-10du/acre)

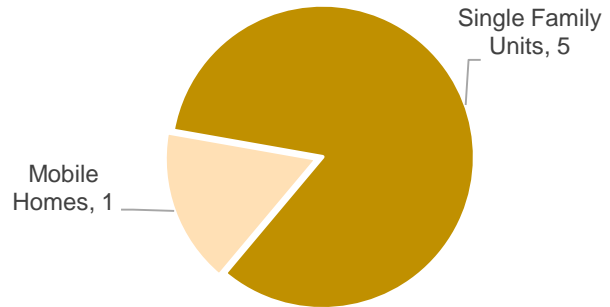
**Land Use**

Acres: 184  
 Parcels: 17  
 Tax Exempt Parcels: 7  
 Vacant Parcels: 10

Parcel land use is not designated.

**Housing**

The Muckleshoot Tribe PAA has approximately 6 total housing units. 5 units are single family homes, and there is 1 mobile home.



**Revenues**

The total taxable value of land and properties of the Muckleshoot Tribe PAA is \$1,997,000. The total tax revenues generated is \$30,800 for the 2017 bill year.

Districts	Revenue
State	\$4,100
County	\$2,800
Roads	\$4,500
Port	\$300
Library	\$900
Flood	\$200
RST	\$0
EMS	\$500
School #408	\$13,500
Fire #44	\$4,000
<b>Total</b>	<b>\$30,800</b>

**GAP – SNOQUALMIE RIVER ALIGNMENT # 5 PAA PROFILE**

The Snoqualmie River Alignment 5 PAA is a 102-acre area located on the eastern edge of Snoqualmie at the confluence of the north and south fork of the Snoqualmie River.



**Population**

This PAA has no jobs, residents, or housing units.

**Land Use**




Acres: 102

Parcels: 2

Tax Exempt Parcels: 1

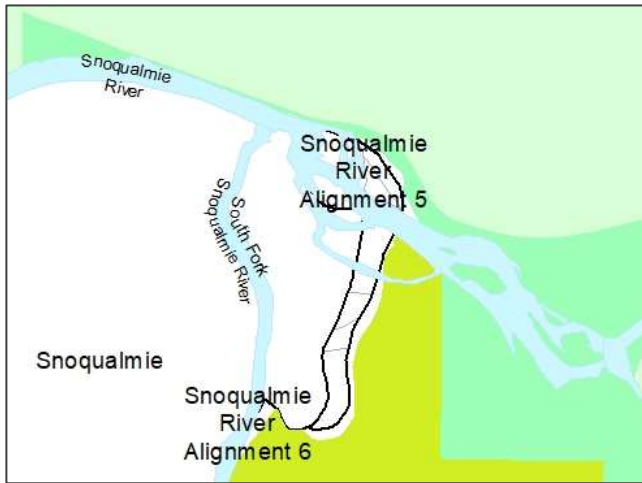
Vacant Parcels: 2




1 parcel is designated as the King County Open Space, and the other parcel is designated as agricultural.

Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



	Agricultural
	Rural Area (2.5-10du/acre)
	King County Open Space

**Revenues**

The total taxable value of land and properties of the Snoqualmie River Alignment #5 PAA is \$47,000. The total tax revenues generated is \$660 for the 2017 bill year.

Districts	Revenue
State	\$100
County	\$70
Roads	\$100
Port	\$10
Library	\$20
Flood	\$10
RST	\$0
EMS	\$10
School #410	\$230
Fire #38	\$60
Hospital #4	\$20
SVMP	\$40
<b>Total</b>	<b>\$660</b>



**GAP – SNOQUALMIE RIVER ALIGNMENT # 8 PAA PROFILE**

The Snoqualmie River Alignment 8 PAA is a 24-acre area located on the eastern edge of Snoqualmie on the south fork of the Snoqualmie River.



**Population**

This PAA has no jobs, residents, or housing units.

**Land Use**




Acres: 24

Parcels: 1

Tax Exempt Parcels: 0

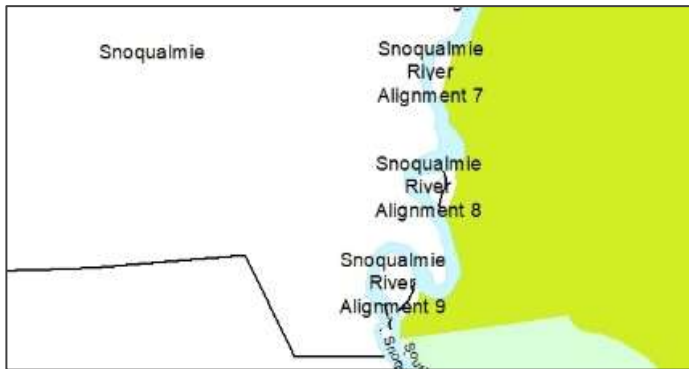
Vacant Parcels: 1



This parcel is designated as agricultural.

Service Districts	
 Snoqualmie Valley Public Schools	 King County Fire District 38
 Snoqualmie County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



 Agricultural
 Rural Area (2.5-10du/acre)

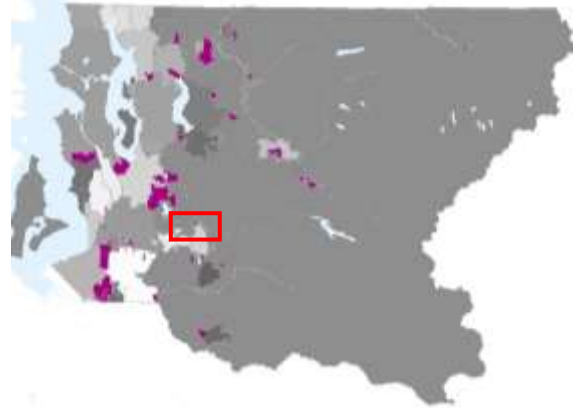
**Revenues**

The total taxable value of land and properties of the Snoqualmie River Alignment #8 PAA is \$6,600. The total tax revenues generated is \$100 for the 2017 bill year.

Districts	Revenue
State	\$10
County	\$10
Roads	\$20
Port	\$1
Library	\$3
Flood	\$1
RST	\$0
EMS	\$2
School #410	\$30
Fire #38	\$10
Hospital #4	\$3
SVMP	\$5
<b>Total</b>	<b>\$90</b>

**GAP – R&H MINING PROPERTY PAA PROFILE**

R&H Mining Property PAA is 11-acre area located north of Maple Valley. This PAA is adjacent to the Cedar River, and agricultural lands. Cedar River School Gap is located just north.



**Population**

This PAA has no jobs, residents, or housing units.

**Land Use**





Acres: 11

Parcels: 3

Tax Exempt Parcels: 0

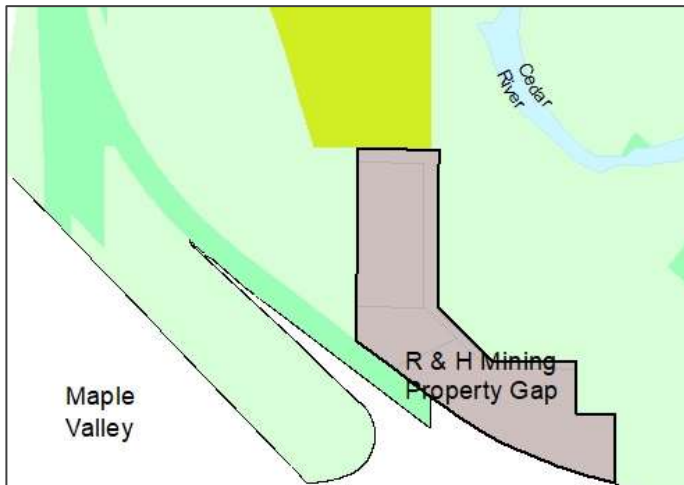
Vacant Parcels: 3





All 3 parcels have a land use designation of Industrial.

Service Districts	
 Tahoma Public Schools	 King County Water District 108
 County Council District 9	 King County Fire District 43
<ul style="list-style-type: none"> <li>No designated sewer district</li> </ul>	

**Land Characteristics**

**Zoning**



 Industrial
 Agriculture
 King County Open Space
 Rural Area (2.5-10du/acre)

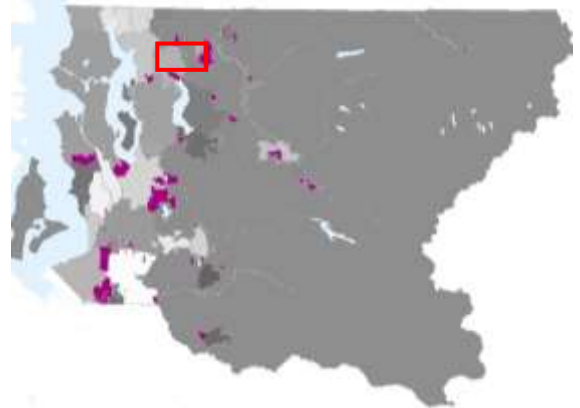
**Revenues**

The total taxable value of land and properties of the R&H Mining Property PAA is \$1,503,600. The total tax revenues generated is \$21,000 for the 2017 bill year.

Districts	Revenue
State	\$3,100
County	\$2,100
Roads	\$3,400
Port	\$200
Library	\$700
Flood	\$200
RST	\$0
EMS	\$400
School #409	\$8,800
Fire #43	\$2,000
<b>Total</b>	<b>\$21,000</b>

**GAP – REDMOND PAA PROFILE**

The Redmond Gap PAA is a 3-acre area on the eastern side of Redmond. Bear Creek runs through this PAA, and Bear Creek Park, and Conrad Olson Farmstead are adjacent to this area. Conrad Olson Road (NE 95<sup>th</sup> Street) is the southern border of this gap.






**Population**

This PAA is 100% residential and has approximately 4 residents.

**Economic Measures**

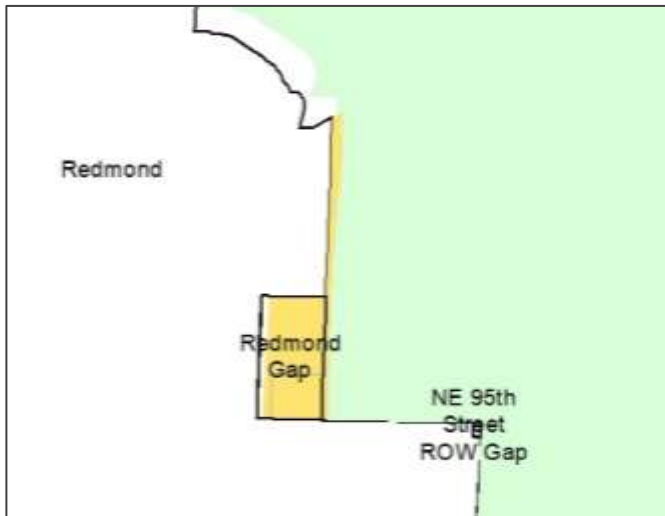
The Redmond Gap PAA has no covered employment.

The average household income of Redmond Gap PAA is approximately \$95,000 per year. Residents of this area make significantly more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

Service Districts	
 Lake Washington Public Schools	 King County Fire District 34
 County Council District 3	No designated water or sewer district

**Land Characteristics**

**Zoning**



- Urban Residential, Medium (4-12du/acre)
- Rural Area (2.5-10du/acre)

**Land Use**

Acres: 3  
 Parcels: 2  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 0

**Housing**

The Redmond Gap PAA has 2 single family homes. Both parcels have a land use designation of urban residential, medium.

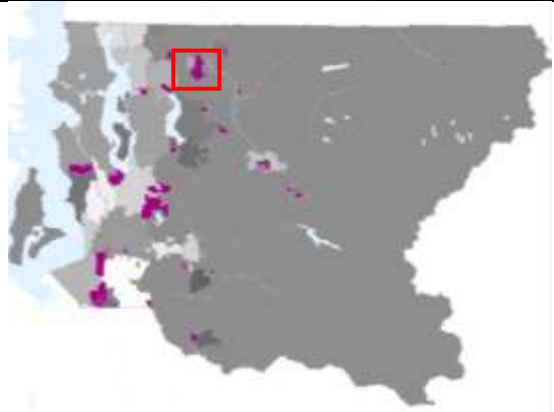
**Revenues**

The total taxable value of land and properties of the Redmond Gap PAA is \$955,000. The total tax revenues generated is \$11,000 for the 2017 bill year.

Districts	Revenue
State	\$1,900
County	\$1,300
Roads	\$2,150
Port	\$150
Library	\$400
Flood	\$100
RST	\$0
EMS	\$250
School #414	\$3,000
Fire #34	\$1,100
Hospital #2	\$300
<b>Total</b>	<b>\$10,850</b>

**GAP – REDMOND RIDGE PAA PROFILE**

The Redmond Ridge PAA is a 3,154-acre area located between Redmond and Duvall. This gap area is adjacent to the Redmond Watershed Preserve, and NE Novelty Hill Road runs through this area. This gap is an urban planned development, and is predominantly residential.



*Note: Urban Planned developments are not permitted for annexation; however, as this property is included in the Countywide Planning Policies map, it is shown within the Databook.*

**Population**

This Potential Annexation Area is predominantly residential. This area has approximately 10,000 residents. 29% of all residents speak a language other than English at home and approximately 3,700 people identify as non-white.

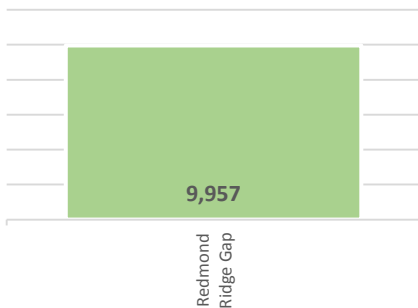
69% of adults over the age of 25 have obtained a bachelors or advanced degree, while 2% of adults do not have a high school diploma.

**Service Districts**

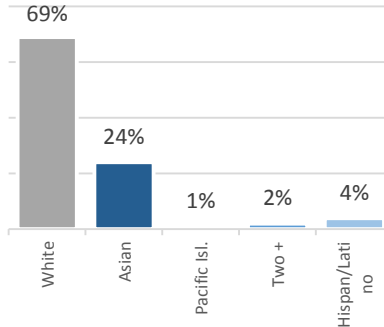
Lake Washington & Riverview Public Schools		Water District 104*
County Council District 3	King County Fire District 34, 36, 45	

- No designated sewer district

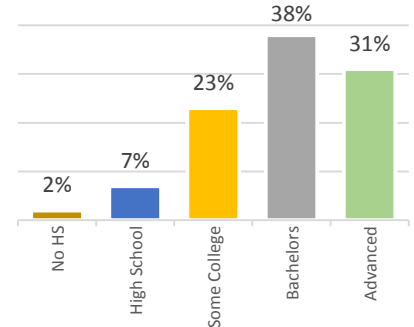
**Total Population**



**Race Characteristics**



**Educational Attainment**

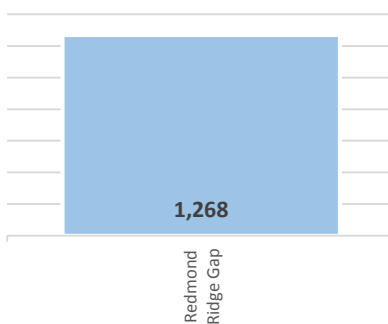


**Economic Measures**

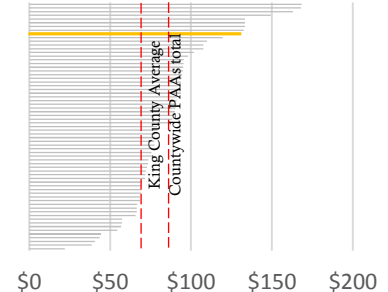
Redmond Ridge has approximately 1,300 jobs, or about 1 job per 7 residents.

The average household income of the Redmond Ridge PAA is \$119,500 per year. This is significantly more than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.

**Total Jobs**

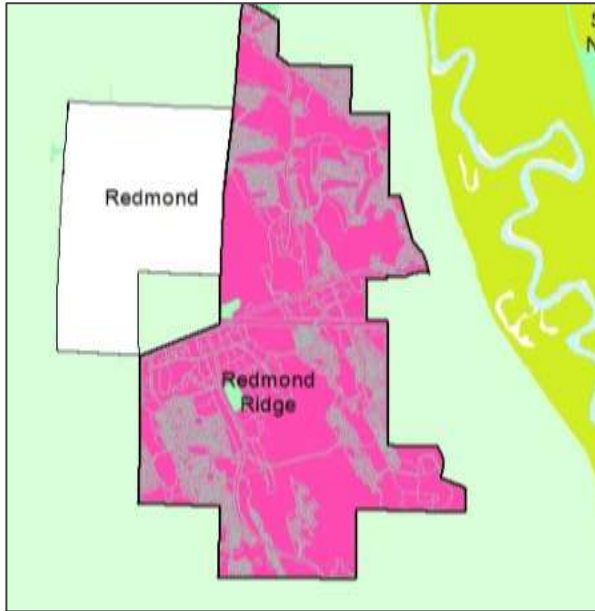


**Avg. Household Income (\$ks/yr.)**



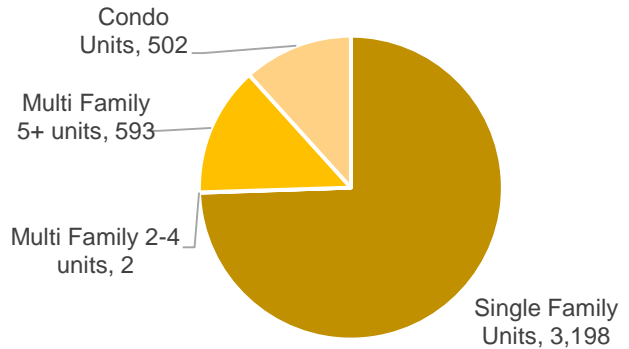
**Land Characteristics**

**Zoning**



**Housing**

The Redmond Ridge Gap has about 4,300 housing units. 74% are single family homes, 14% are multi-family units, and 12% are condos.



**Revenues**

The total taxable value of land and properties in Redmond Ridge PAA is \$2,371,657,000. The total tax revenues generated is \$27,216,000 for the 2017 bill year.

**Land Use**

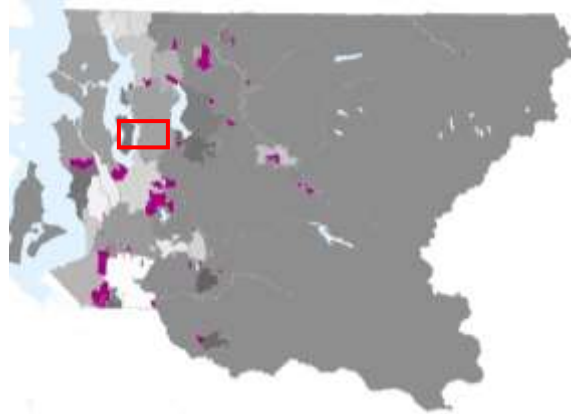
Acres: 3,154.47  
 Parcels: 4,035  
 Tax Exempt Parcels: 197  
 Vacant Parcels: 281

Almost all of the parcels have a land use designation of Urban Planned Development. 2 parcels have a land use designation of King County open space.

Districts	Revenue
State	\$4,819,344
County	\$3,279,900
Roads	\$5,325,700
Port	\$363,700
Library	\$1,070,000
Flood	\$278,400
RST	\$0
EMS	\$623,900
School #414	\$6,515,700
School #407	\$1,286,200
Fire #36	\$232,700
Fire #34	\$2,463,100
Fire #45	\$107,000
Hospital #2	\$850,300
Total	\$27,216,000

**GAP – RIPLEY LANE PAA PROFILE**

The Ripley Lane PAA is an 11-acre area on the northwestern edge of Newcastle. This gap area is between Newcastle, Renton and Bellevue on the shores of Lake Washington. This PAA is between I-405 borders this gap area on the east side dividing it from New Castle.







**Population**

This PAA is 100% residential and has approximately 75 residents.

**Economic Measures**

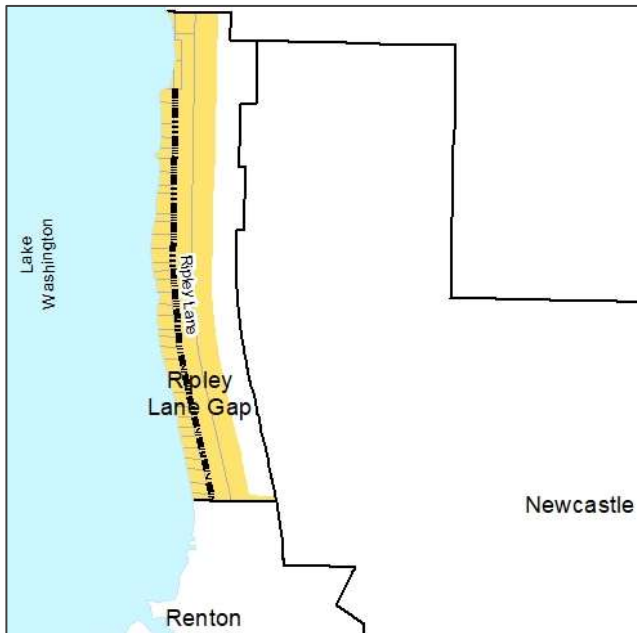
This PAA has no covered employment.


The average household income of Ripley Lane PAA is approximately \$110,000 per year. Residents of this area make significantly more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

Service Districts	
 Renton Public Schools	 Water District 107
 County Council District 9	 King County Fire District 63
<ul style="list-style-type: none"> <li>No designated water or sewer district</li> </ul>	

**Land Characteristics**

**Zoning**



 Urban Residential, Medium (4-12du/acre)

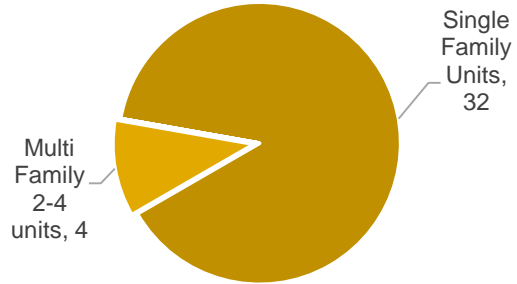
**Land Use**

Acres: 11  
 Parcels: 36  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 2

100% of the parcels have a land use designation of urban residential medium.

**Housing**

The Ripley Lane PAA has approximately 40 housing units. 89% of them are single family homes, the remaining 11% are multi-family units.



**Revenues**

The total taxable value of land and properties of the Ripley Lane PAA is \$59,757,000. The total tax revenues generated is \$798,000 for the 2017 bill year.

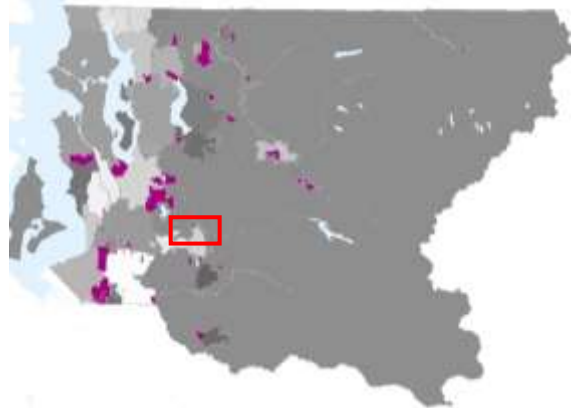
**Orphan Roads**

The Ripley Lane PAA runs north- south along Lake Washington.

Districts	Revenue
State	\$121,400
County	\$82,600
Roads	\$134,200
Port	\$9,200
Library	\$27,000
Flood	\$7,000
RST	\$15,000
EMS	\$15,700
School #403	\$296,400
Fire #63	\$59,800
Hospital #1	\$29,900
<b>Total</b>	<b>\$798,000</b>

**GAP – RIVER RIDGE AT DAYBREAK PAA PROFILE**

The River Ridge PAA at Daybreak Gap is a 19 acre area on the eastern side of Maple Valley. This gap is adjacent to the Dorre Don Natural Area, and is bordered by SE 243<sup>rd</sup> Street to the west








**Population**

This PAA is 100% residential and has approximately 100 residents.

**Economic Measures**

This PAA has no covered employment.

The average household income of the River Ridge at Daybreak PAA is approximately \$88,000 per year. Residents of this area make more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

Service Districts			
	Tahoma Public Schools		Soos Creek Water & Sewer District
	County Council District 9		King County Fire District 43
	Water District 108		

**Land Characteristics**

**Zoning**



- Urban Residential, Medium (4-12du/acre)
- King County Open Space
- Rural Area (2.5-10 du/acre)

**Land Use**

Acres: 19.13  
 Parcels: 29  
 Tax Exempt Parcels: 1  
 Vacant Parcels: 1

**Housing**

The River Ridge Daybreak PAA has 28 housing units. All of which are single family homes. 100% of the parcels have a land use designation of urban residential medium.

**Revenues**

The total taxable value of land and properties of the River Ridge at Daybreak PAA is \$18,929,000. The total tax revenues generated is \$261,000 for the 2017 bill year.

Districts	Revenue
State	\$38,500
County	\$26,200
Roads	\$42,500
Port	\$2,900
Library	\$8,500
Flood	\$2,200
RST	\$0
EMS	\$5,000
School #409	\$110,400
Fire #43	\$24,800
<b>Total</b>	<b>\$261,000</b>



## GAP – SOUTH TROUT LAKE PAA PROFILE

The South Trout Lake PAA is a 160-acre area located between Milton, Pacific, 3 King County PAAs and the King County line. Military Road South is the western border of this gap.

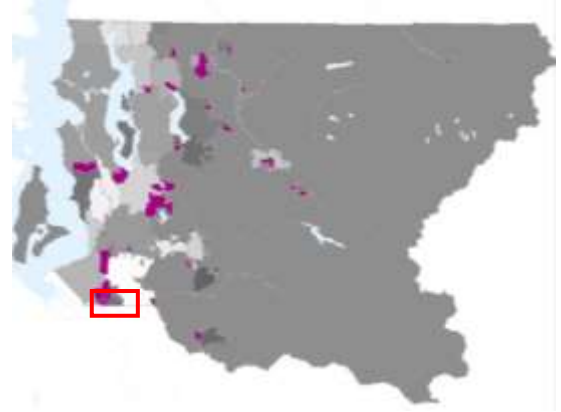
### Population






This PAA has approximately 1,200 residents.

### Economic Measures

This PAA has approximately 100 jobs, or about 1 job per 12 residents.

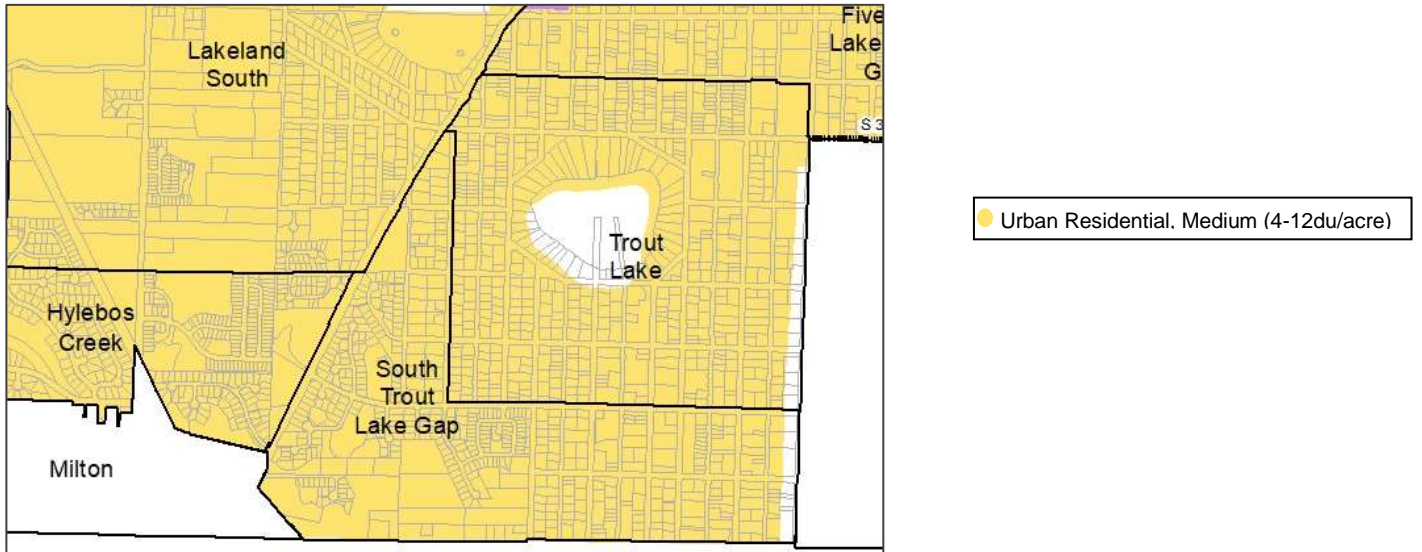
The average household income of this PAA is \$69,000 per year. This is less than the average household income in King County (\$76,600), and the countywide PAAs (\$87,200) with residents.



Service Districts	
	Fife Public Schools
	County Council District 7
	Water District 997
	Lakehaven Utility District
	King County Fire District 39

### Land Characteristics

#### Zoning



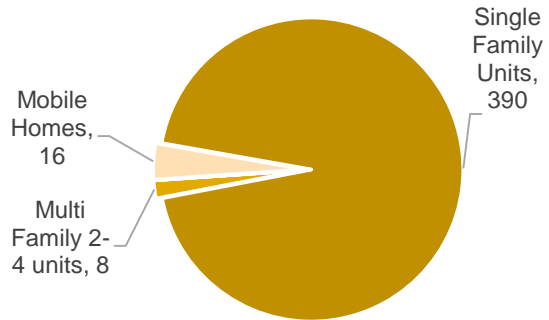
**Land Use**

Acres: 160  
 Parcels: 504  
 Tax Exempt Parcels: 14  
 Vacant Parcels: 90

All parcels have a land use designation of urban residential medium.

**Housing**

The South Trout Lake PAA has approximately 410 total housing units. 94% are single family homes, and the remaining 6% are multi-family units, and mobile homes.



**Revenues**

The total taxable value of land and properties of the South Trout Lake PAA is \$114,632,000. The total tax revenues generated is \$1,502,500 for the 2017 bill year.

Districts	Revenue
State	\$233,000
County	\$158,600
Roads	\$257,400
Port	\$17,600
Library	\$51,700
Flood	\$13,500
RST	\$28,700
EMS	\$30,200
School #888	\$502,000
Fire 39	\$210,000
<b>Total</b>	<b>\$1,502,500</b>

**GAP – WOODIN CREEK ESTATES PAA PROFILE**

The Woodin Creek Estates PAA is a 5-acre area on the eastern side of Woodinville. This PAA is bordered by NE 171<sup>st</sup> Street to the north.

**Population**

This PAA is 100% residential and has approximately 80 residents.





**Economic Measures**

This PAA has no covered employment. The average household income of Woodin Creek Estates is approximately \$163,000 per year. Residents of this area make more than the average household income in King County (\$76,600), and the countywide PAAs average (\$87,200) with residents.

**Housing**

This PAA has 33 single family homes. 100% of the parcels have a land use designation of urban residential medium.






Service Districts			
	Tahoma Public Schools		Water District 104
	County Council District 3		King County Fire District 36
No designated water or sewer district			

**Land Characteristics**

**Zoning**



	Urban Residential, Medium (4-12du/acre)
	Agriculture
	Rural Area (2.5-10du/acre)

**Land Use**

Acres: 5  
 Parcels: 37  
 Tax Exempt Parcels: 0  
 Vacant Parcels: 4

**Revenues**

The total taxable value of land and properties of the Woodin Creek Estates PAA is \$17,778,000. The total tax revenues generated is \$212,000 for the 2017 bill year.

Districts	Revenue
State	\$36,100
County	\$24,600
Roads	\$39,900
Port	\$2,700
Library	\$8,000
Flood	\$2,100
RST	\$0
EMS	\$4,700
School #417	\$71,300
Fire #36	\$16,300
Hospital #2	\$6,400
Northshore Park & Rec	\$200
<b>Total</b>	<b>\$212,000</b>

## VI. Conclusions and Next Steps

Comprehensive Plan action item 14 directs the development of countywide plan to move the remaining unincorporated urban Potential Annexation Areas toward annexation. Given the interjurisdictional nature of this work, it is being conducted in the context of the Growth Management Planning Council. The action may involve amendments to the Potential Annexation Areas map and the Annexation policies in the Countywide Planning Policies. It is also intended to evaluate options for addressing Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future.

This **Annexation Area Databook** is intended to support this action item by providing information on all the annexation areas at the countywide level, jurisdiction level, and individual Potential Annexation Area level. This information is intended to support conversations between the County and the cities, as well as residents in these areas.

As shown in the data, some of the Potential Annexation Areas on Countywide Planning Policies map are rights-of-way, linear open space segments, parks, properties adjacent to waterways, properties that are split by a PAA boundary, and more. During implementation of action 14, it may be appropriate to remove some of these areas from the map. These changes may be considered technical fixes.

Some of the unaffiliated "gap" Potential Annexation Areas involve tribal properties, or areas not intended for annexation such as the Redmond Ridge urban planned development. These too may be appropriate to remove from the map, and may also be considered technical fixes.

There are a number of isolated Potential Annexation Areas with either no development, or very small amounts of development. As noted earlier, the data for these areas will be finalized data through outreach to cities and the public. Many of these appear to have higher-income residents and development. With the publication of this information, which may have been heretofore unknown, some cities may be able to annex these isolated areas and/or parcels.

And, while there are more than 20 jurisdictions with affiliated Potential Annexation Areas, more than two thirds of the population are in Potential Annexation Areas affiliated with just three cities – Renton, Federal Way and Seattle. Following this, there are seven cities with between 500 and 10,000 residents, and then nine cities with less than 500 residents. As the Growth Management Planning Council considers its planning and work program over the coming year, and how it will guide implementation of workplan action 14, it may use this tiering to tailor strategies for the large, medium and small Potential Annexation Areas. These strategies could take the form of amendments to the Countywide Planning Policies, or other planning tools and processes.

## Appendices

### LIST OF ORPHAN ROADS

The following tables lists all of the orphan roads known by King County Department of Transportation. Many but not all are affiliated with jurisdictions that have Potential Annexation Areas.

ADJACENT CITY	LOCATION
Algona	West Valley Hwy – between S 360th St. and St and S 372nd St
Auburn	Green River Rd – between SE 280th St and SE 293rd St
Auburn	88th Ave S (D St SE) – between 29th St SE. and approximately 117' south of 32nd St. SE
Auburn	148th Ave SE – between SE 364th St. south to the southern boundary of Auburn
Black Diamond	Lake Sawyer Rd SE – from SE 312th St to approximately 1,800 feet northerly of SE Auburn–Black Diamond Rd
Bothell	130th PI NE – between NE 197th PI and NE 190th PI
Enumclaw	284th Ave SE – between SE 456th St and approximately 698' north of SE 464th St
Enumclaw	SE 456 <sup>th</sup> St – between 276th Ave SE and 284th Ave SE
Enumclaw	244th Ave SE – between McDougall Ave and approximately 727' northerly of SE 468th St and between SE 456th St and McDougall Ave
Enumclaw	SE 440 <sup>th</sup> St – lying westerly of 292 <sup>nd</sup> Ave SE
Enumclaw	SE 440 <sup>th</sup> St – at the 283rd PI SE intersection
Enumclaw	SE 432nd St (McHugh Ave) – at Florence St intersection
Federal Way	S Peasley Canyon Rd – between S 320th St and Peasley Canyon Way S
Issaquah	Not KC Maintained. This portion is State Hwy SR–900, but within unincorporated KC – Renton–Issaquah Rd – lying northerly of SE 95th St, in SW 32-24-6
Kenmore	NE 205th St – between 60th Ave NE and 61st Ave NE
Kenmore	NE 205th St – between NE 204th St and 73rd Ave NE
Kent	Lake Fenwick Rd S – between S 272nd Way and S 263rd St
Kent	Orillia Rd S – from S 212th St to approximately 1000' northerly
Kent	Orillia Rd S – from approximately 1000' northerly of S 212th St to S 204th St
Kent	Military Rd S – between S 240th St and Kent–Des Moines Rd
Kent	216th Ave SE – between SE 283rd St and SE 288th St
Kent	S 277th St – at the West Valley Highways intersection
Kent	S 277th St – lying westerly of SR 167
Kent	Old Kent–Des Moines Rd – between Military Rd S and SR–516
Kent	37th PI S/ 40th PI S – lying westerly of 42nd Ave S
Kent	S 272nd St – between 42nd Ave S and Lake Fenwick Rd S
Lake Forest Park	NE 205th St – between 39th PI NE and 45th Ave NE
Lake Forest Park	40th PI NE/ 37th Ave NE – between NE 205th St and NE 202nd St
Maple Valley	SE 288th St – between 236th Ave SE and 241st Ave SE
Maple Valley	SE 281st Way – between Maple Ridge Way SE and 253rd PI SE
Normandy Park	SW 170th St – between 22nd Ave SW and 19th Ave SW
Normandy Park	SW 168th St – between 19th Ave SW and 12th Ave SW
Pacific	S 372nd St – between 51st Ave S and 56th Ave S
Redmond	154th PI NE – between NE 116th St and NE 120th Way
Redmond	NE 116th St – lying easterly of Avondale Rd NE

**DRAFT FINAL**

<b>ADJACENT CITY</b>	<b>LOCATION</b>
Redmond	NE Union Hill Rd – lying westerly of 196th Ave NE
Redmond	NE 124th St – at the 162nd PI NE intersection
Renton	S 125th St – between approx. 86th Ave S and Stevens Ave NW
Renton	Ripley Lane – between SE 64th St and NE 51st St
Renton	148th Ave SE – between SE Renton–Issaquah Rd and SE 105th St
Renton	148th Ave SE – between SE 112th St and SE Renton–Issaquah Rd
Renton	S 104th St (Ryan St) – between Cornell Ave S and 76th Ave S
Renton	59th Ave S – between S 120th St (Juniper St) and S Avon St
Renton	S 120th St (Juniper St) – between 59th Ave S and SR–900 (Martin Luther King JR Way S)
Seattle	SW 98th St – between 21st Ave SW and 19th Ave SW
Seattle	SW Roxbury St. – between 2nd Ave SW and 4th Ave SW
Seattle	12th Ave S – between Dallas Ave S and alley between S Rose St and S Southern St
Seattle	Dallas Ave S – between 12th Ave S and 16th Ave S
Seattle	21st Ave SW – between SW Roxbury St and SW 98th St
Seattle	51st Ave S – between S Ryan St and S Avon St
Seattle	N 145th St – between Lake City Way NE and 40th Ave NE (Lake Washington shoreline)
Seattle	SW Roxbury St – between 30th Ave SW and 21st Ave SW
Seattle	SW Roxbury St – between 19th Ave SW and 4th Ave SW
Seattle	N 145th St – between Greenwood Ave N and Aurora Ave N
Seattle	Not KC Maintained, ROW is under WSDOT jurisdiction as SR523 – N 145th St – between Aurora Ave N and Lake City Way NE.
Shoreline	NW 205th St – between 3rd Ave NW and Aurora Ave N
Shoreline	NW 205th St – between 15th Ave NW and 12th Ave NW
Shoreline	Not KC Maintained. This portion is State Hwy SR–104, but ROW under KC jurisdiction – NE 205th St – between Aurora Ave N and I–5.
Snoqualmie	SE 96 <sup>th</sup> St – between Snoqualmie Pkwy and 356 <sup>th</sup> Ave SE
Snoqualmie	SE 99 <sup>th</sup> St – portion lying westerly of Snoqualmie Pkwy
Snoqualmie	Meadowbrook Way SE – portion lying northerly SE North Bend Way
Snoqualmie	SE 80th St – at 382nd Ave SE intersection
Snoqualmie	384th Ave SE – between SE 84th St and SE River St
Snoqualmie	396th Dr. SE – between north city limit to 396th Ave SE
Tukwila	Airport Way S – in the SE ¼ of 33-24-4
Woodinville	140th Ave NE – between NE 171st St and NE 168th St

- End -



