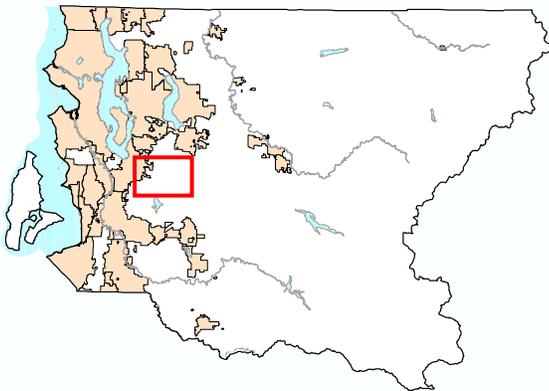
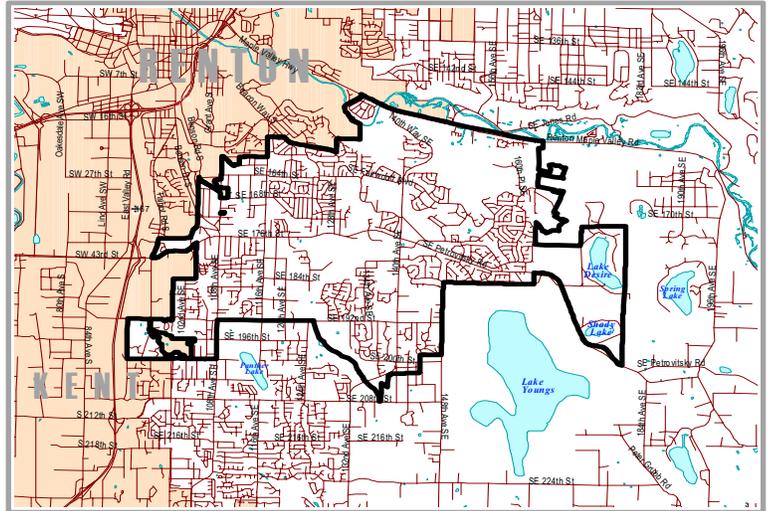


Fairwood Potential Annexation Area

The largest of the ten PAAs, Fairwood - Petrovitsky is located southeast of the City of Renton and northeast of Kent. The area is bounded by the Urban Growth Boundary on the east and Lake Youngs Watershed on the southeast. From west to east, neighborhoods include Spring Glen, part of Benson Hill, Cascade, Fairwood, and Lake Desire. The County, with the assistance of a community group, completed a governance study in 2000 for this area.



QUICK FACTS

Land Area: 6,876.04 Acres or 10.74 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City: Renton

Annexation Status:

Expected Annexation Date:

TAX INFO

2005 Assessed Valuation: \$3,648 million
'04 Uninc. Area Levy (\$1.745 per 1,000): \$5,621,900

2004 Real Estate Sales: \$482.4 million
Local Option REET Revenue (0.5%): \$2,412,082

2004 Taxable Retail Sales: \$218.5 million
Local Option Sales Tax Rev (0.85% of 1%): \$1,857,274

EMPLOYMENT

Number of Business Units: 463

Year 2003 Total Jobs: 4,537
 Manufacturing: 95
 Wholesale/Utilities: 96
 Retail: 792
 Finance/Services: 2,392
 Government/Education: 1,033
 Construction/Resource: 129

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$58,000
Number of Households: 14,630

Household by Income Category:
 0 - 80% 4,920 (33.6%)
 80 - 140% 4,640 (31.7%)
 140%+ 5,070 (34.7%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 39,430
2004 Population: 41,500
Pop. Per Sq. Mile: 3,860

Median Age: 35.4
Age Structure:
 17 and under 10,340 (26.2%)
 18 - 64 26,110 (66.2%)
 65 and over 2,980 (7.6%)

Race Categories:
 Non-hispanic White 28,050 (71.1%)
 Black or African Am.: 2,350 (6.0%)
 Asian and Pacific Is: 5,450 (13.8%)
 Native Am. and other: 200 (0.5%)
 Hispanic or Latino: 1,620 (4.1%)
 Two or more race: 1,760 (4.5%)

HOUSING

Total Housing Units: 15,080
 Single Family: 10,110 (67%)
 Multifamily: 4,370 (29%)
 Mobile Homes: 600 (4%)

Percent Homeowners: 70.2%
Average Household Size: 2.65
Median House Value: \$192,800
Median 2 Bedroom Rental: \$853

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 646
 Single Family: 269
 Multifamily: 7 / 377

2004 Formal Plats/Lots:
 Applications: 4 / 146
 Recordings: 2 / 50

2002 Land Capacity:
Residential In Acres: 604.01
 In Units: 3,801

Commercial In Acres:
 In Jobs: