

Community Profile

City of Lake Forest Park

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1 Introduction

This community profile is prepared in support of the City of Lake Forest Park's 2024 update of its Comprehensive Plan. This report articulates past and current characteristics of the community, as well as forecast conditions. It provides an update to the demographics and community data presented in the city's previous Comprehensive Plan document (2015), and includes key characteristics like population, economic indicators, and housing trends. Data and findings from this report will ultimately be incorporated into the updated Comprehensive Plan document.

Reviewing this data helps establish an understanding of where the city has been, where it is now, and where it hopes to go in the future, and sets the foundation for Lake Forest Park's long-range planning efforts. Wherever possible, the data for Lake Forest Park is compared with data from King County or Washington state, illuminating how the city compares with the larger surrounding regions.

1.1 Setting and History

Lake Forest Park is located in northern King County, adjoining the northwestern shoreline of Lake Washington. Lake Forest Park is almost three and a half square miles in area, bordered by the City of Seattle to the south, the City of Shoreline to the west, the City of Mountlake Terrace and the City of Brier to the north, and the City of Kenmore to the northeast. Defining natural features include the Lake Washington shoreline, the slopes and watercourses that drain to Lake Washington, and the city's extensive forest canopy.

Lake Forest Park is located on land that once served as a winter village site for the Tuobeda'bš, one of several distinct indigenous groups residing along the shores of Lake Washington. As per oral traditions, this settlement remained inhabited, albeit intermittently, until approximately 1903. By then, the traditional fishing resources from the streams and lake had significantly dwindled, primarily due to the impact of railroad construction and subsequent logging activities. This depletion rendered the fisheries incapable of sustaining the local population. Additionally, the influx of new landowners to the area made it increasingly challenging for Native Americans to continue occupying their ancestral territories.

During the 1860s, many of the initial landowners consisted of logging and sawmill operators, their workers, or individuals engaged in property speculation. Many of them either sold properties or logging rights to timber cutters and sawmill companies. The demand for timber remained robust throughout the 1880s and 1890s, and during this period, all aspects of logging in the area that would later become Lake Forest Park were carried out manually, by hand labor. Logs were transported downhill to the lake using flumes and skid roads, with the remnants of these structures remaining visible in Lake Forest Park well into the 1960s.

The city had its beginnings as one of the first planned communities in King County and was originally platted in 1910 around natural features and existing terrain. The community was marketed as a residential retreat into nature for professionals of nearby Seattle. In 1961, the area was incorporated as the City of Lake Forest Park when residents united in response to increasing development pressure. Today, preservation of the natural surroundings continues to be an important value in Lake Forest Park.

2 Community Characteristics

The following sections summarize the existing conditions within the City of Lake Forest Park, including demographics and population trends, economic indicators, and housing trends. Data sources used include U.S. Census Decennial Data, U.S. Census American Community Survey (ACS) 2021 5-Year Estimates, Washington State Office of Financial Management (OFM), and Puget Sound Regional Council housing data and population estimates.

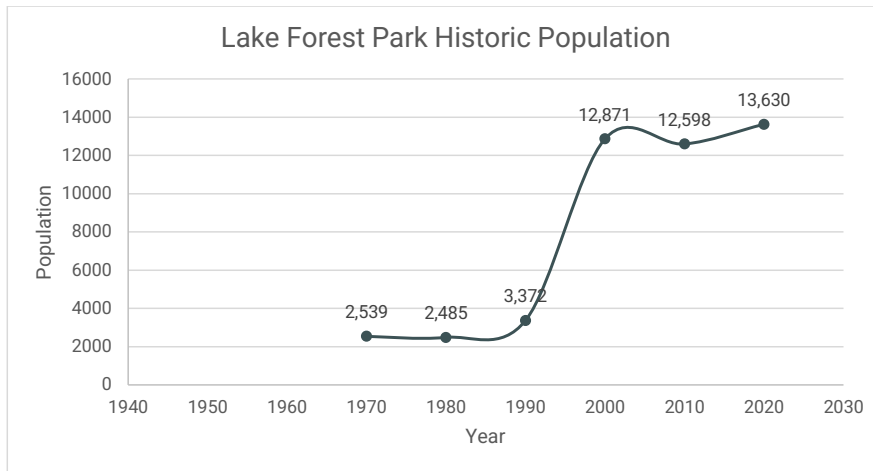
2.1 Population

OFM issues annual population estimates for all cities and counties in Washington, which are considered to be the state's official population counts for long-range planning purposes. These annual estimates are based on the most recent decennial Census counts. The official OFM 2023 population estimate for Lake Forest Park is 13,660.¹ The 2023 population estimate for King County is 2,347,800; City of Lake Forest Park accounts for 0.58% of the county's population.

Historic Population Trends

Figure 1 illustrates the City of Lake Forest Park's historic population changes from 1970 through 2020, while Figure 2 illustrates the city's population as a percentage of King County's population over the same time period. Lake Forest Park's population had fluctuated growth between 1970 through 2020. Lake Forest Park population declined by 2% between 1970 and 1980, but in 1990s a series of annexations nearly tripled the population.

Figure 1: Historic Population, 2000–2020



Source: U.S. Census Bureau, Decennial Census Data

¹ https://ofm.wa.gov/sites/default/files/public/dataresearch/pop/april1/ofm_april1_population_final.pdf

Figure 2: Percent of County Population

Year	Lake Forest Park Population	King County Population	% of County Population
1970	2,539	1,159,375	0.21%
1980	2,485	1,269,898	0.19%
1990	3,372	1,507,305	0.22%
2000	12,871	1,737,046	0.74%
2010	12,598	1,931,249	0.65%
2020	13,630	2,269,675	0.65%

Source: U.S. Census Bureau, Decennial Census Data 1970-2020

Race and Ethnicity

According to the social definition of racial categories used by the U.S. Census Bureau's ACS 5-Year Estimates, 79.5% of the Lake Forest Park residents self-identified as white, compared to 54.8% in King County overall, and 65.9% in the state of Washington. About 9.9% of Lake Forest Park's residents self-identified as Hispanic or Latino, slightly lower percentage than that of both King County (10.2%) and Washington state (12.9%). Other, more specific racial and ethnic categories were provided to survey participants; Table 3 presents a generalized summary as percentages of Lake Forest Park's overall population, compared to those of King County and the state of Washington.

Figure 3: Race and Ethnicity

Race/Ethnicity	Percentage of Population		
	Lake Forest Park	King County	Washington
White alone *	79.5%	54.8%	65.9%
Black or African American alone *	3.7%	6.6%	4.0%
American Indian and Alaska Native alone *	0.5%	0.7%	1.3%
Asian alone *	7.5%	20.8%	9.8%
Native Hawaiian and other Pacific Islander alone *	0.6%	0.8%	0.7%
Some other race alone *	2.5%	5.3%	5.8%
Two or more races	5.8%	10.9%	12.6%
Hispanic or Latino (of any race) **	9.9%	10.2%	12.9%

Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates. (*) Includes persons reporting only one race; (**) Those of Hispanic or Latino origin may be of any race, so are also included in applicable race categories

Age and Gender

The median age (half above and half below) in Lake Forest Park is 43.4 years, which is older than King County (37.1 years), and the state of Washington (37.9 years). About 12% of Lake Forest Park's population is under the age of 10, and 18.01% are over the age of 65. Figure 4 provides Lake Forest Park's age distribution as compared to King County and Washington state.

Figure 4: Age Distribution

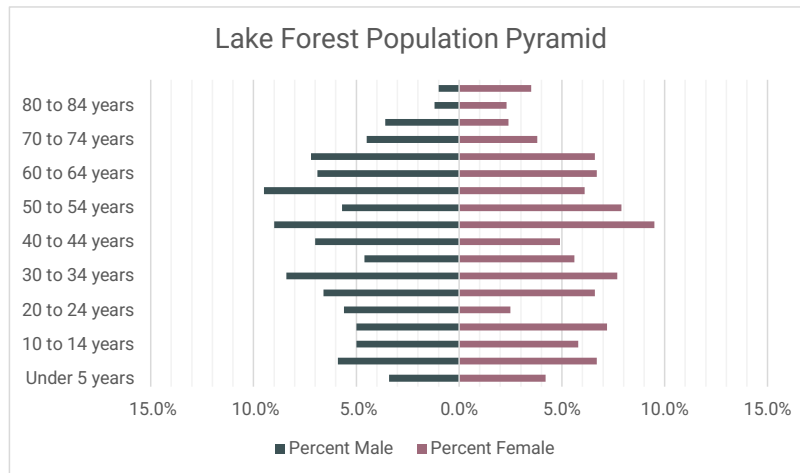
Age Group	Percentage of Population		
	Lake Forest Park	King County	Washington
Under 5 years	3.8%	5.5%	5.9%
5 to 14 years	11.7%	11.4%	12.5%
15 to 24 years	10.1%	11.2%	12.3%
25 to 34 years	14.6%	18.1%	15.1%
35 to 44 years	11.0%	15.4%	13.7%
45 to 54 years	16.0%	13.2%	12.3%
55 to 64 years	14.6%	11.8%	12.6%
65 years and over	18.0%	13.1%	15.4%
Median age (years)	43.4	37.1	37.9

Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

Commented [CL1]: Kakai, I think we need to double check those numbers, because they do not match what I found for King County or Washington in the Woodinville chart (saved below for reference), nor do they match the numbers in the narrative above.

Commented [KB2R1]: Chelsea I have updated the narrative. I used the 2021 5 Year estimate to for the County and the state
https://data.census.gov/table/ACSDP5Y2021_DP05?q=DP05&q=040XX00US53_050XX00US53033_160XX00US5337270&moe=false

Figure 5 is a population pyramid for the City of Lake Forest Park, which provides the breakdown of the city's population by age group for binary gender self-identifications (male and female). While the city's population skews slightly male overall, this differential is fairly even by age group. The population pyramid indicates that for the age cohorts between 55-59 years, and between 60-64 years, the male population is slightly higher than the female population; however, for the age cohorts between 50-54, the female population is generally higher. The male and female populations were relatively similar for age cohorts between 45-49 and 65-69.

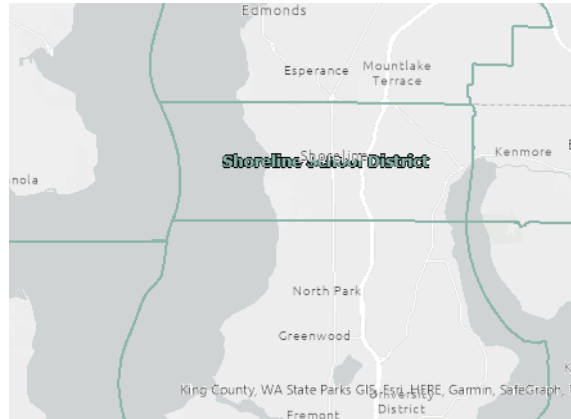
Figure 5: City of Lake Forest Park Population Pyramid

Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

Education

The Shoreline School District. Shoreline School District operates one high school, a middle school, and three elementary schools that serve Lake Forest Park students: For the 2022-2023 school year, the district's enrollment was 9,538 students, with 50.5% of students identified as racial/ethnic minorities. There were 577 classroom teachers employed, for a student-to-teacher ratio of 15.6:1.² Shoreline School District's geographical coverage is shown in Figure 6.

Figure 6: Shoreline School District



Source: Washington Office of Superintendent of Public Instruction (OSPI)

Educational attainment for Lake Forest Park's population is presented in Figure 7 and indicates the highest level of education an individual has attained. To read Figure 7, those persons who have graduated from high school include not only those listed in the high school graduate category, but also those listed with a higher level of educational attainment such as those with associate or college degrees. For example, 92% of Lake Forest Park has attained high school graduate or equivalent (4.60% for 9th to 12th grade, no diploma and 3.50% for Less than 9th grade). Approximately 73.6% of Lake Forest Park residents have attained a college, graduate, or professional degree, compared with 61.9% of King County residents and 47.5% of Washington residents.

Figure 7: Educational Attainment

Educational Attainment	Percentage of Population 25 Years and Over		
	Lake Forest Park	King County	Washington
Less than 9 th grade	.7%	3.3%	3.5%
9 th to 12 th grade, no diploma	1.0%	3.1%	4.6%
High school graduate (includes equivalency)	9.6%	14.8%	21.8%
Some college, no degree	15.0%	16.9%	22.7%
Associate degree	9.4%	7.9%	10.2%
Bachelor's degree	35.3%	31.9%	23.1%
Graduate or professional degree	28.9%	22.1%	14.2%

Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

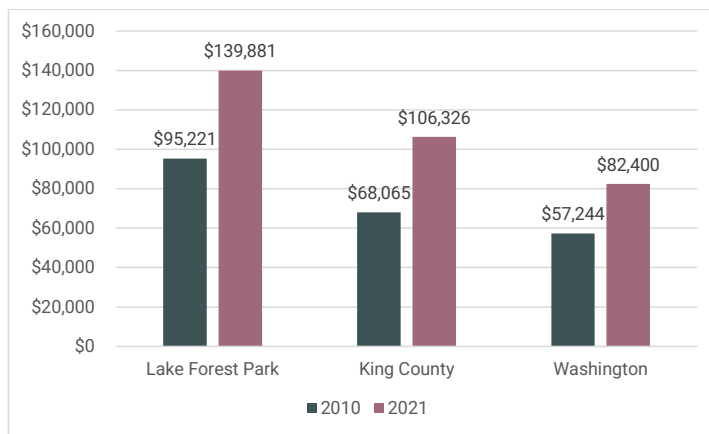
² Washington Office of Superintendent of Public Instruction (OSPI) School District Report Card, <https://washingtonstatereportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100174>

2.2 Economic Indicators

Income and Wages

Using the 2021 5-Year Community Survey Estimates, Figure 8 shows households in Lake Forest Park have a median household income of \$139,881, which is higher than both King County and the state of Washington as a whole. Washington's median income levels increased by approximately 43.9% between 2010 and 2020, while Lake Forest Park's median income levels increased by 46.9% during the same period.

Figure 8: Median Household Income

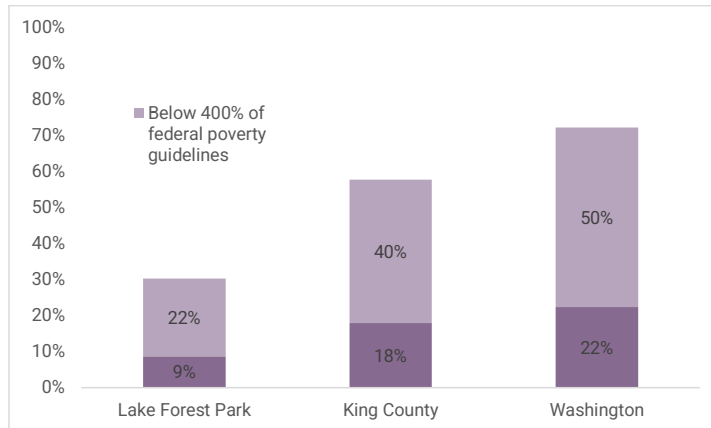


Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

Poverty and Unemployment

The federal poverty guidelines are an economic measure to determine the income level for households to qualify for certain federal benefits and programs, such as Medicaid, food stamps, family and planning services, Children's Health Insurance Program (CHIP), and National School Lunch Program. The poverty threshold defines what poverty is and provides statistics on the number of Americans who live in poverty. Per the ACS 2021 5-Year Estimates, approximately 9% of Lake Forest Park residents lived below 200% of the federal poverty level in 2019 (which is considered to be significant poverty), compared with 18% in King County, and 22% statewide. In other words, 9% of Lake Forest Park residents earned less than 200% of the federal poverty guideline, and 22% of residents earned less than 400%. As an example of what this means: a household of four in 2019 would earn less than \$51,500 to be considered living below the 200% federal poverty guideline and would earn less than \$103,000 to be considered living below the 400% federal poverty guideline.³

³ Federal poverty guidelines are updated annually and are published in the Federal Register.

Figure 9: Share of Population Below 400% Federal Poverty Guidelines

Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, Table S1701

According to the ACS 2021 5-Year Estimates, the unemployment rate in Lake Forest Park is 2.7%, while King County's is 4.6%. These are both lower than that of Washington state (5.1%).

Workforce Profile

Based on the U.S. Census Bureau's tool, OnTheMap, Lake Forest Park had approximately 1,439 total jobs (2020). Additionally, approximately 98% of Lake Forest Park residents were employed outside the city. Among jobs within the city, 7% were held by Lake Forest Park residents, with the remainder held by residents from cities and jurisdictions elsewhere in the Puget Sound region.

The largest industries in terms of the number of jobs held by workers in Lake Forest Park businesses are:

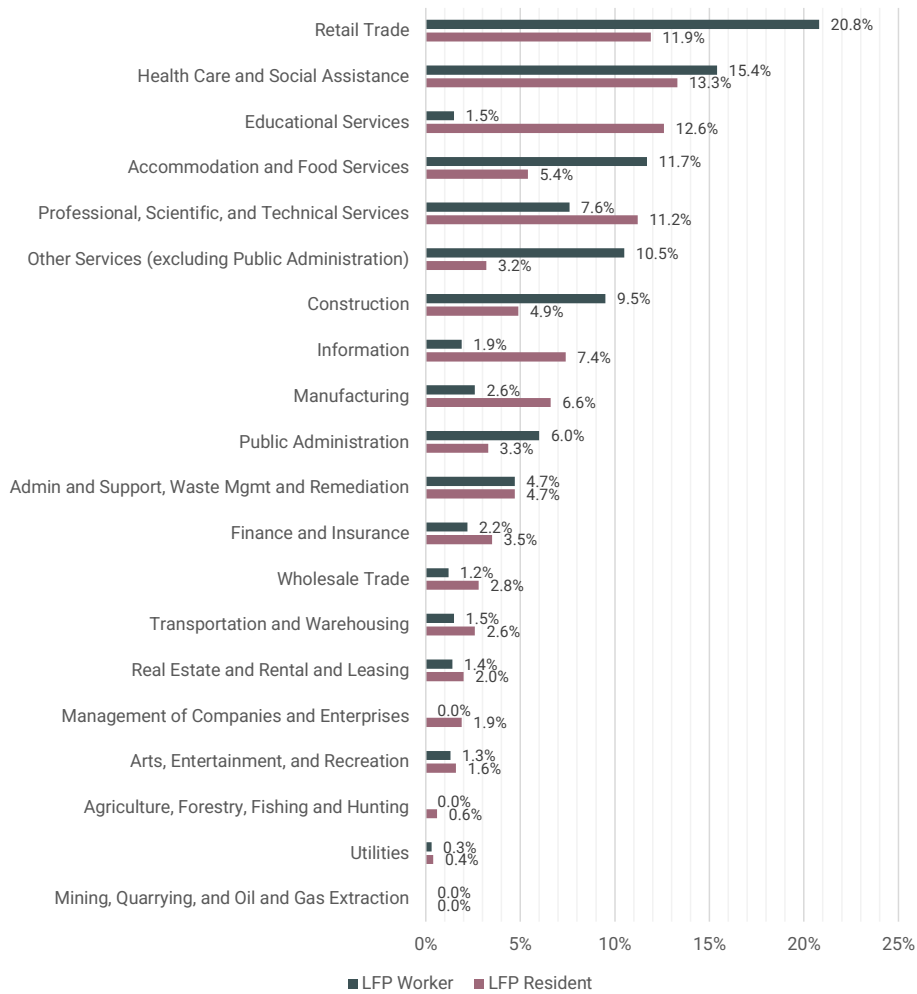
- ◆ Retail Trade – 299 jobs (20.8%)
- ◆ Healthcare and Social Assistance – 222 jobs (15.4%)
- ◆ Accommodation and Food Services – 169 jobs (11.7%)
- ◆ Professional, Scientific, and Technical Services – 109 jobs (7.6%)
- ◆ Education – 22 jobs (1.5%)

Lake Forest Park residents work primarily in the following industries, which are both inside and outside of the city limits:

- ◆ Healthcare and Social Assistance – 861 jobs (13.3%)
- ◆ Education – 816 jobs (12.6%)
- ◆ Retail Trade – 773 jobs (11.9%)
- ◆ Professional, Scientific, and Technical Services – 727 jobs (11.2%)
- ◆ Accommodation and Food Services – 351 jobs (5.4%)

Figure 10 shows the distribution of jobs by industry for workers working inside of Lake Forest Park, as well as for Lake Forest Park residents working inside and outside of the city. Retail trade is the biggest industry for those working in Lake Forest Park, while health care and social assistance is the largest industry employing Lake Forest Park residents.

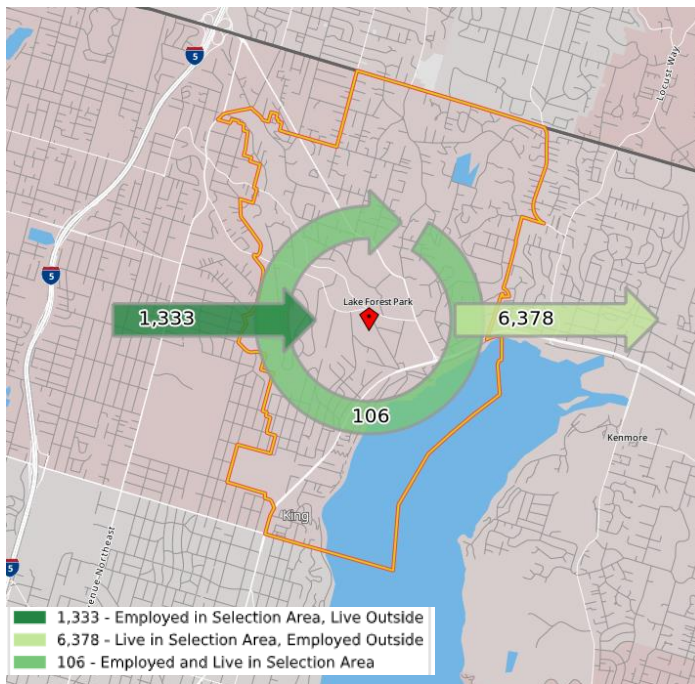
Figure 9: Employment by Industry



Source: U.S. Census Bureau OnTheMap, 2020

As shown in Figure 11, only 106 of the 1,439 jobs located within the city of Lake Forest Park are held by people who also live in Lake Forest Park; the other 1,333 jobs are filled by employees who commute into the city. It is estimated that 6,378 of the city's residents travel outside Lake Forest Park for work.

Figure 10: Commuting Patterns in Lake Forest Park



Source: U.S. Census OnTheMap, <https://onthemap.ces.census.gov/>

2.3 Housing

Household Size

According to OFM's intercensal population estimates, Lake Forest Park's average household size was 2.55 persons in 2020, an increase from an average of 2.49 persons per household in 2010. King County's average household size in 2020 was 2.42, a slight increase from its 2010 average. Figure 12 presents Lake Forest Park's average household size as compared to that of King County and Washington state for both 2010 and 2020. The total number of housing units in the City of Lake Forest Park was estimated by OFM to be 5,268 in 2010 and 5,565 in 2020, an increase of nearly 297 units (5.6%) over that decade.

Figure 11: Household Size

Year	Lake Forest Park	King County	Washington
2010	2.49	2.40	2.51
2020	2.55	2.42	2.54

Source: OFM Intercensal Estimates, 2010-2020

Housing Occupancy

Figure 13 shows the percentage of occupied and vacant households, while Figure 14 shows the percentage of owner-occupied versus renter-occupied units in Lake Forest Park as compared to King County and Washington. The percentage of occupied housing units increased from 95.4% in 2010 to 95.4% in 2020, indicating Lake Forest Park's housing construction likely lagged slightly behind population growth during that time period. Of the city's occupied units, 78.8% were owner-occupied in 2020 (a decrease from 82.8% in 2010) while 21.2% were renter occupied.

Figure 12: Housing Occupancy

	2010				2020			
	Lake Forest Park	King County	Washington		Lake Forest Park	King County	Washington	
	# of units	Percentage of total housing units			# of units	Percentage of total housing units		
Occupied	5,024	95.4%	92.7%	90.8%	5,317	95.5%	94.7%	92.9%
Vacant	244	4.6%	7.3%	9.2%	248	4.5%	5.3%	7.1%
Total Units	5,268	100.0%	100.0%	100.0%	5,895	100.0%	100.0%	100.0%

Source: OFM Intercensal Estimates, 2010-2020

Figure 13: Percentage of Owner- vs. Renter-Occupied Units

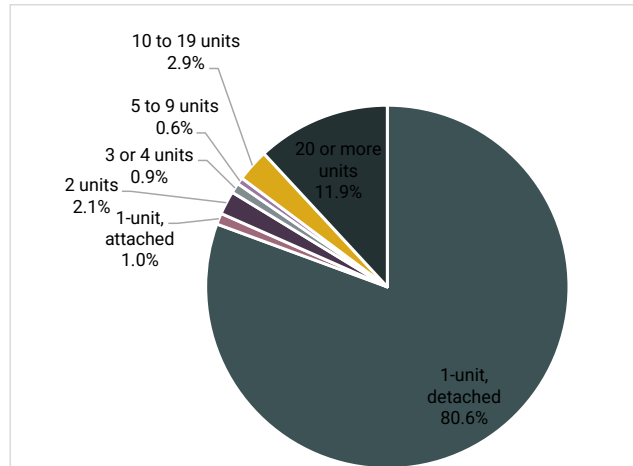
	2010			2020		
	Lake Forest Park	King County	Washington	Lake Forest Park	King County	Washington
Owner-Occupied	82.8%	59.9%	64.8%	78.8%	56.6%	63.3%
Renter-Occupied	17.2%	40.1%	35.2%	21.2%	43.4%	36.7%

Source: U.S. Census Bureau, American Community Survey 2010-2020 5-Year Estimates

Housing Types

A breakdown of Lake Forest Park's housing units by type is shown in Figure 15. Detached single-family units are by far the most prevalent housing type in Lake Forest Park, accounting for 80.6% of the city's existing housing stock. Single-family housing accounts for a significantly higher share of the housing units in Lake Forest Park when compared with King County or Washington state as a whole. Multifamily homes comprise nearly 18.4% of Lake Forest Park's housing stock, attached single-family homes account for 1%, and two-family/duplex homes account for less than 2.1%.

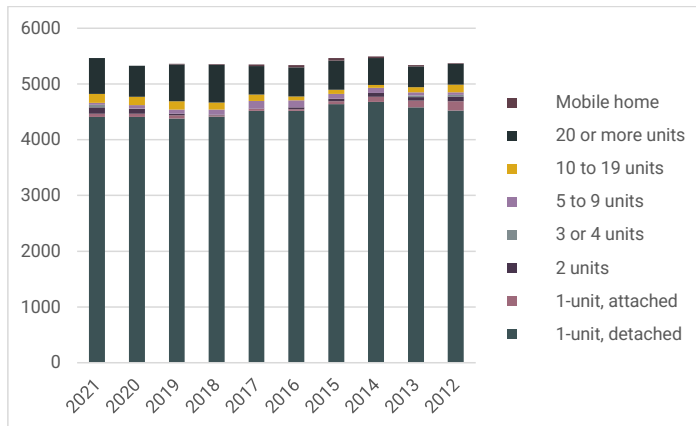
Figure 14: Lake Forest Park Existing Housing Units by Type



Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, Table DP04

Figure 16 shows the change in the number of housing units between 2012 and 2021. While the total number of units was largely stagnant between 2015 and 2020, Lake Forest Park saw big increase in housing units since 2021, primarily in the large multifamily category (complexes with 5 or more units).

Figure 15: Housing Units in City of Lake Forest Park, 2012-2020



Source: U.S. Census Bureau, 2012-2021 American Community Survey 5-Year Estimates, Table DP04

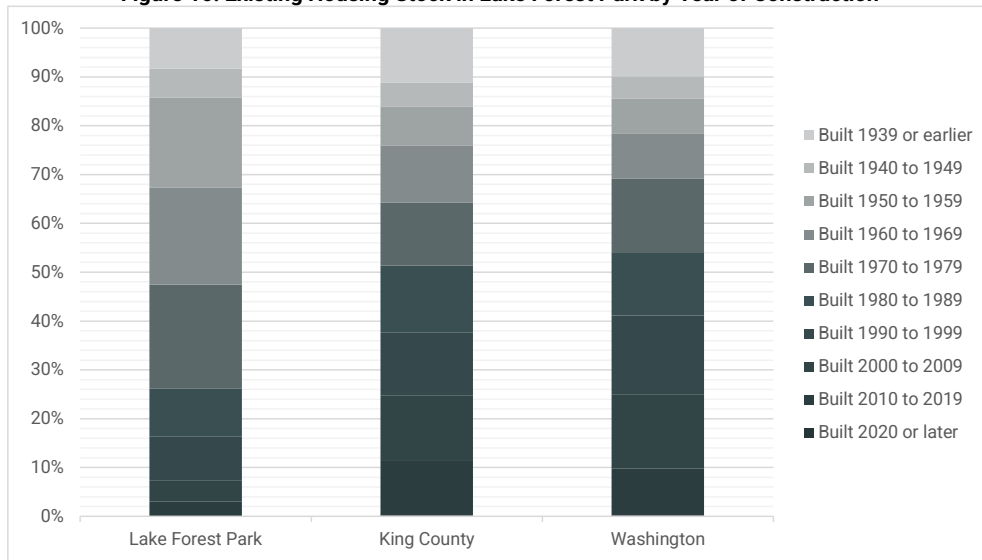
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Commented [KB4R3]: Yes I have updated with the data we received from Andrew Oliver

Age of Housing Stock

As shown in Figure 17.3% of Lake Forest Park's existing housing stock has been constructed in the years since 2010. By comparison, 11.5% of the housing stock in King County and 9.80% of that in Washington state as a whole was constructed in 2010 or later. As population growth in the central Puget Sound region has increased rapidly over the past two decades, much of the growth that had previously been centered in Seattle has moved farther out to the edges of King County and even to points beyond.

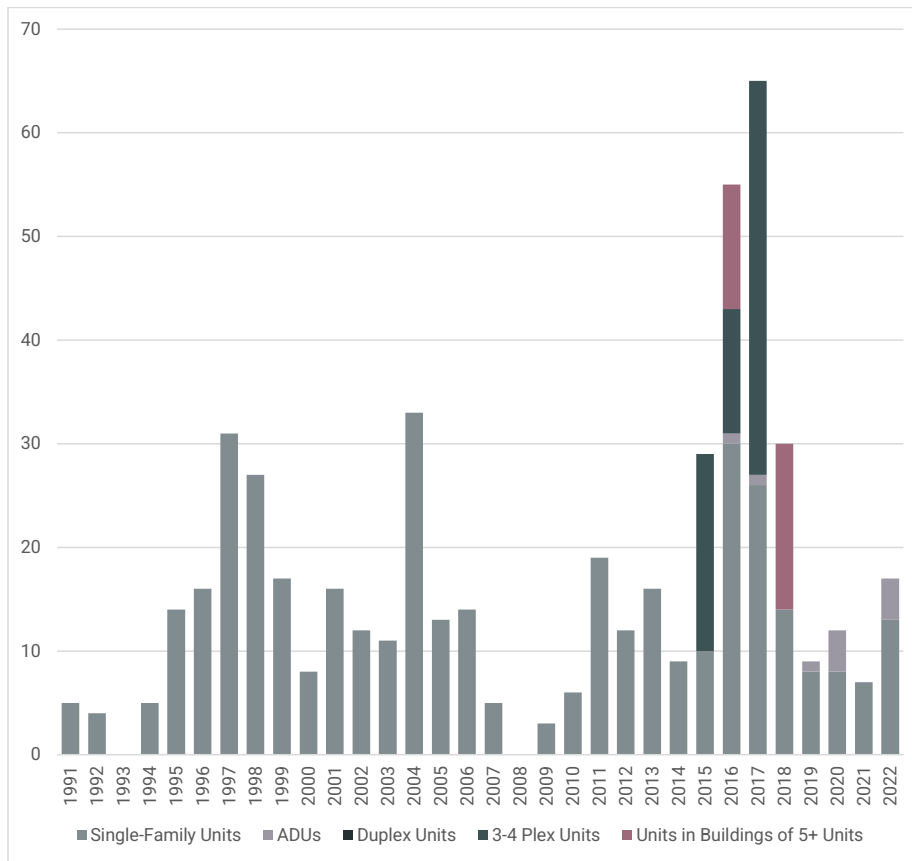
Figure 16: Existing Housing Stock in Lake Forest Park by Year of Construction



Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, Table DP04

Recent Residential Construction Activity

Figure 18 shows the number of housing units constructed in Lake Forest Park by year between 1990 and 2022 broken down by type. In all, 620 housing units of all types were permitted during that time period. Between 2015 and 2017 multifamily units have increased as a percentage of overall housing units constructed; multifamily units comprised of 18% of all housing units in 2021 compared to 12.47% in 2012.

Figure 17: Housing Production by Type in Lake Forest Park, 2010-2020

Source: U.S. Census Building Permits Survey

Housing Costs

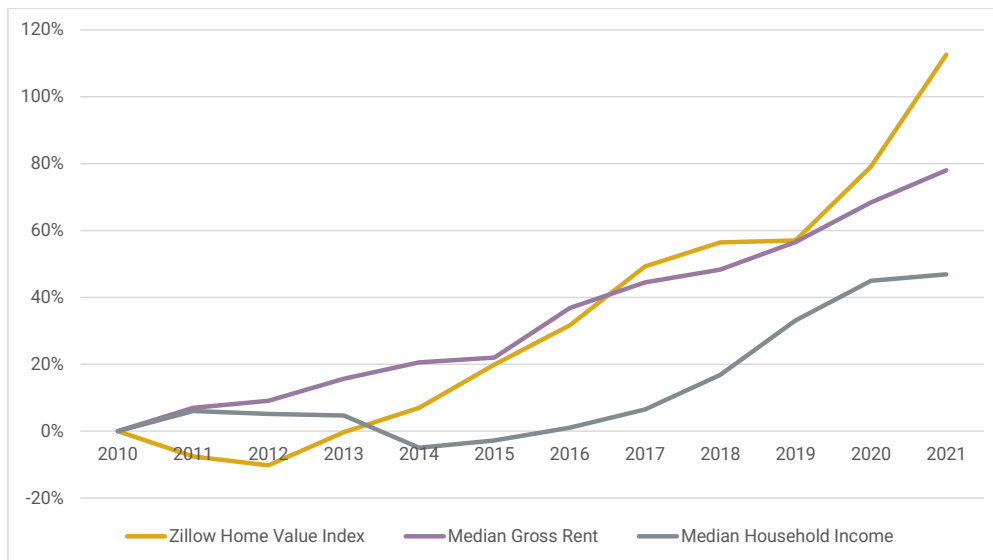
As shown in Figure 13 in the “Housing Occupancy” section above, approximately 17.20% of Lake Forest Park’s occupied housing units are rentals and 82.80% are occupied by the owner. King County has a slightly higher percentage of rental units, making up 40.10% of all occupied County housing units.

Housing costs are slightly higher in Lake Forest Park and King County, as compared to Washington State as a whole. The 2021 median rent in Lake Forest Park was \$1,839/month, compared to \$1,811 /month for King County and \$1,484 for Washington State. The 2021 median monthly owner cost for housing units with a mortgage in Lake Forest Park was \$3,089 (compared to \$2,779 for King County

and \$2,110 for Washington state); for units without a mortgage the monthly median was \$1,023 (compared to \$969 for King County and \$667 for Washington state).

Like the rest of the state and much of the country, the cost of housing in Lake Forest Park has increased in recent years, and incomes have not kept pace with housing costs, as shown in Figure 19. When compared with a 2010 baseline, incomes in Lake Forest Park (in 2021) have risen 47%. However, rental costs have increased 78% in that same time, and the cost to purchase a house has more than doubled, increasing by a staggering 113%. Additionally, recent post-pandemic trends indicate rapidly increasing rents throughout Washington, and these are not yet reflected in this census data. Overall, this data paints a picture of increased housing affordability challenges for renters and those who wish to purchase housing in Lake Forest Park.

Figure 18: Change in Rent, Home Prices, and Income in Lake Forest Park, 2010-2020



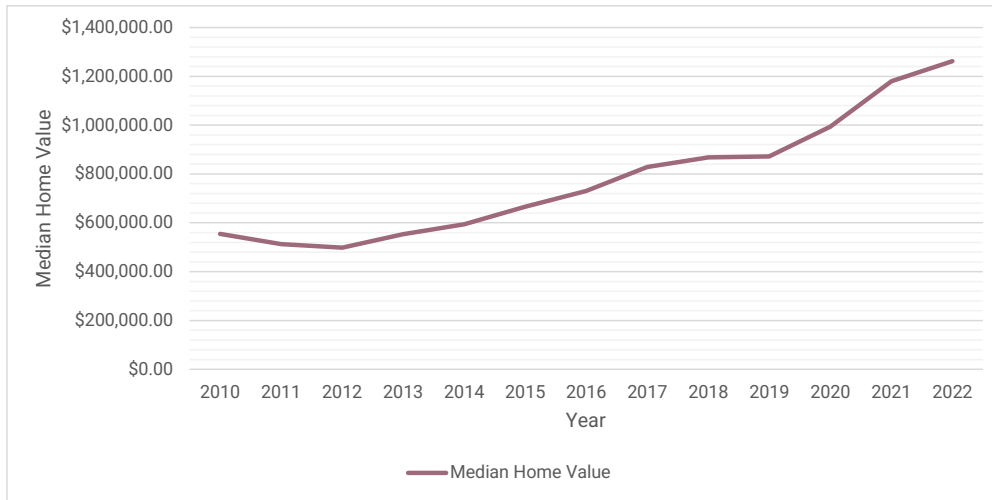
Source: U.S. Census Bureau, American Community Survey 2010-2021 5-Year Estimates, Tables B25064 and B19013; Zillow

Zillow, a national provider of real estate data, estimates the average cost of a home in Lake Forest Park as shown in Figure 20. Prices dipped slightly at the beginning of the last decade, then rose gradually between 2013 and 2019 at a steady rate. Housing was averaging around \$870,000⁴ in late 2019 before the onset of the Covid-19 pandemic – quite a bit higher than the state average, but still relatively affordable for households earning Lake Forest Park's median household income (\$994,000⁵) in that year. Since 2020, prices have risen more quickly, and were averaging just over \$1,262,000 at the end of 2022⁶. If housing prices continue to increase at a rate faster than incomes, owning a house will become unaffordable to many Lake Forest Park households in the coming years.

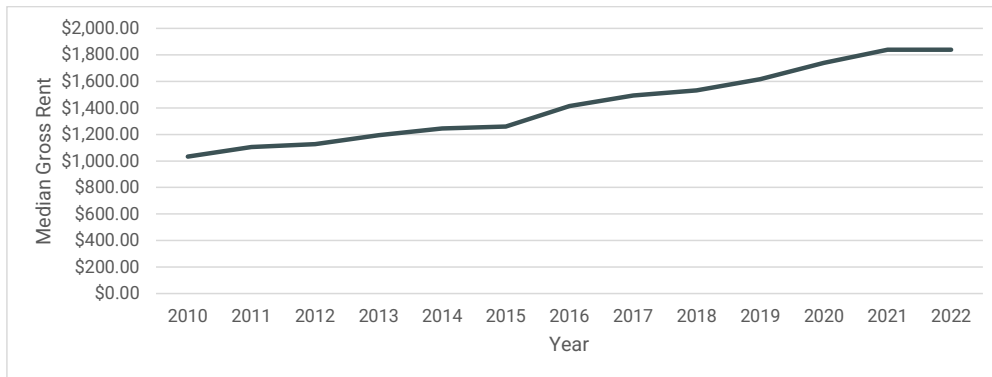
⁴ Source: Zillow Home Value Index

⁵ Source: U.S. Census Bureau American Community Survey 2021 5-Year Estimates

⁶ Source: Zillow Home Value Index

Figure 19: Zillow Home Value Index in Lake Forest Park, 2010-2022*Source: Zillow*

Rents are significantly more difficult to track than housing prices, particularly for smaller geographies. Census data on rents is both delayed and self-reported, and large real estate websites do not track rents at a granular level for smaller communities. However, the Census data shown in Figure 21 can provide a window into larger trends. Lake Forest Park's median rents have increased from \$1,033 in 2010 to \$1,839 in 2022, an increase of 78%.

Figure 20: Inflation-Adjusted Median Gross Rent in Lake Forest Park, 2010-2021*Source: U.S. Census Bureau, American Community Survey 2010-2021 5-Year Estimates*

Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) uses a measurement of “cost burden” to determine which subset of a community’s residents are most in need of housing support or most at risk of displacement or housing hardship. A household is “cost-burdened” if they are spending more than 30% of their monthly income on housing costs (including rent and utilities).⁷.

In Lake Forest Park, 48% of rental households spend more than 30% of their household income on rent, while 22% of owner-occupied households spend more than 30% of their household income on housing costs. In all, this means about 36% of households in Lake Forest Park are considered cost-burdened by HUD standards.

2.4 Land Use

Examining the existing zoning and land uses in Lake Forest Park is helpful in understanding how the city can accommodate its anticipated population growth over the next 20 years.

Existing Zoning

Lake Forest Park’s zoning code contains nine residential and four commercial districts, along with three zones for the Southern Gateway, which promotes high-density single-family residential dwellings with mixed-used developments. General descriptions of what is allowed in each zoning district can be found in Figure 22, and a map of Lake Forest Park’s existing zoning districts is shown in Figure 23. In general, the highest density development can be found in the northwest corner of town; more than two-thirds of the city is zoned for large lots of single-family residential dwellings.

⁷ U.S. Department of Housing and Urban Development (HUD), <https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm>

Figure 21: Zoning Districts in Lake Forest Park

Zoning District	Description
RS-20 – Single-Family Residential, Low	The RS-20 zone provides for single-family dwellings of a permanent character, placed in permanent locations. The zone requires a minimum lot size of 20,000 square feet.
RS-15 – Single-Family Residential, Moderate	The RS-15 zone provides for single-family dwellings of a permanent character, placed in permanent locations. The zone requires a minimum lot size of 15,000 square feet.
RS-10 – Single-Family Residential, Moderate/High	The RS-10 zone provides for single-family dwellings of a permanent character, placed in permanent locations. The zone requires a minimum lot size of 10,000 square feet.
RS-9.6 – Single-Family Residential, Moderate/High	The RS-9.6 zone provides for single-family dwellings of a permanent character, placed in permanent locations. The zone requires a minimum lot size of 9,600 square feet.
RS-7.2 – Single-Family Residential, Moderate/High	The RS-7.2 zone provides for single-family dwellings of a permanent character, placed in permanent locations. The zone requires a minimum lot size of 7,200 square feet.
RM-3600 – Residential Multifamily	The RM-3600 zone provides a limited increase in population density by permitting low-density multifamily dwellings and duplexes while maintaining a desirable family living environment by establishing a minimum lot area, yards, and open spaces.
RM-2400 – Residential Multifamily	The RM-2400 zone establishes areas permitting a greater population density than is allowed in more restrictive classifications while maintaining a residential environment consistent with the denser population.
RM-1800 – Residential Multifamily	The RM-1800 zone establishes areas permitting a greater population density than is allowed in more restrictive classifications while permitting accommodations for those who desire to live in residential atmospheres without the individually maintaining a dwelling unit.
RM-900 – Residential Multifamily	The RM-900 zone establishes the maximum population density, and allows permits nonresidential uses, such as medical, dental, social services and shelter, for all human beings.
BN – Neighborhood Business	The BN zone provides locations for business facilities that serve the everyday needs of the immediate neighborhood, and do not attract excessive traffic from beyond that neighborhood. Permitted uses include small merchandise and convenience stores, general services, small gas stations, and small business offices.
CC – Commercial Corridor	The CC zone provides locations for commercial uses along the Bothell Way corridor. Clustered retail and pedestrian-friendly designs are encouraged. Permitted uses include retail, business, government uses, hotels and motels, public utilities, and adult use establishments.
TC – Town Center	The TC zone encourages neighborhood and community-scale uses that create interesting and vital places for residents of the city and the nearby community. Permitted uses include retail, business, government uses, daycare facilities, and public facilities. High-density residential uses as part of mixed-use developments, such as multifamily dwellings, senior apartments, and senior care facilities are allowed.
SG-SFR – Southern Gateway - Single-Family Residential	The SG-SFR zone provides locations for single-family detached and townhouse residential uses in a high-density, mixed-use neighborhood that is attractive and functional, promotes social and economic vitality, fosters safety and comfort, and supports walkability.
SG-T – Southern Gateway - Transition	The SG-T zone provides for increased diversity for desirable businesses, commercial, civic, recreation, employment, and housing opportunities that are compatible with the residential character and scale of the local neighborhood.

SG-C – Southern Gateway - Corridor

The SG-C zone encourages neighborhood and community-scale residential and commercial development, supports an active, walkable, mixed-use center, creates an attractive gateway and streetscape character, protects the livability and attractiveness of adjacent residential neighborhoods, and implements the city's sustainability objectives.

Source: Lake Forest Park Municipal Code Title 18

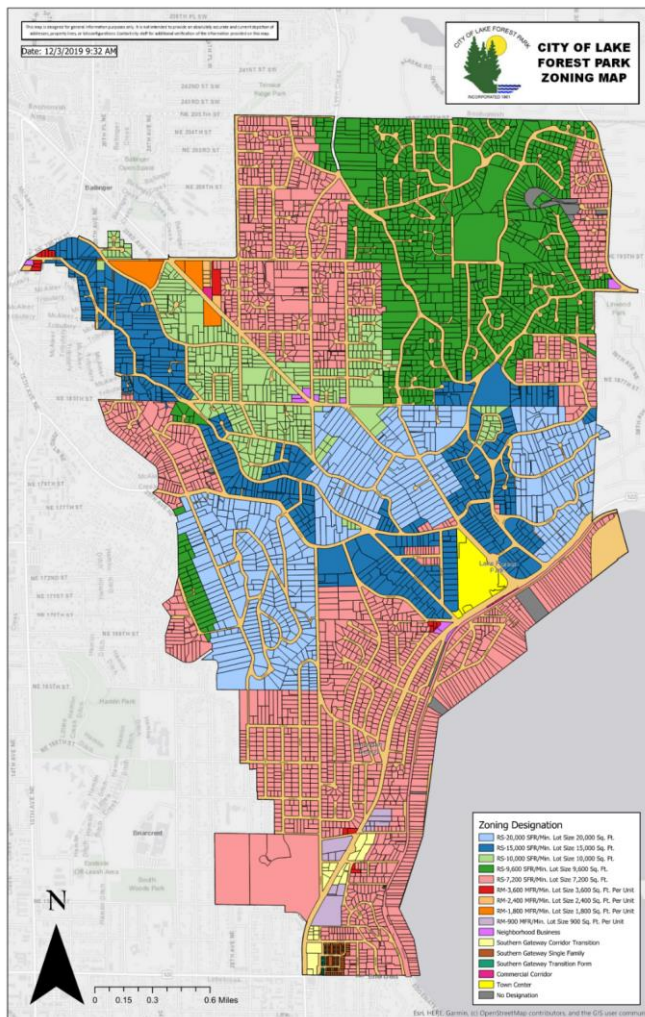


Figure 22: Existing Zoning Map (2019)

Source: City of Lake Forest Park

Existing Land Uses

Lake Forest Park's incorporated boundaries cover about 4.15 square miles. A breakdown of the land uses for the 1,951 acres is shown in Figure 24. Approximately 6% of the city's land is undeveloped. Over three-quarters of the land in Lake Forest Park (78%) is used for single-family residential, and 3% is used for multifamily residential.

Figure 23: Existing Land Uses in Lake Forest Park (2015)

Land Use	Acres	% of Total Acreage
Single-Family Residential	1,518	78%
Multifamily Residential	56	3%
Business/Commercial	32	2%
Public Facility/Institution	137	7%
Recreation/Open Space	92	5%
Vacant	116	6%
Total	1,951	101%

Source: City of Lake Forest Park 2015 Comprehensive Plan

3 Forecast Conditions

3.1 Population Projection

Based on the city's historic population growth and anticipated development potential, the Puget Sound Regional Council estimated the population will increase to between 15,066 residents by 2044. This represents an increase in population of 10.5% over the next 20 years. The projected trend line is shown in Figure 26 alongside the historical population data for context.

Figure 24: Lake Forest Park Historic and Projected Population Growth, 2000-2044



Source: Population Estimates, Puget Sound Regional Council

3.2 Projection of Housing Need

Lake Forest Park's GMA Growth Housing Target, identified in the 2021 King County Countywide Planning Policies,⁸ is to add 870 units of all types by 2044. This target was developed based on a 2019 housing baseline of 5,494 units, resulting in a total of 6,364 housing units anticipated by 2044.

The OFM estimates there are currently 5,589 housing units in the City of Lake Forest Park (2023); the city needs to accommodate an additional 775 housing units of all types by 2044 to meet its GMA

⁸ https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021_CPPs-Adopted_and_Ratified.ashx?la=en

Growth Housing Target. Lake Forest Park currently has an estimated housing capacity to accommodate a total of 1,870 housing units of all types (King County Buildable Land Report, 2021), well beyond its currently allocated 2044 GMA Growth Housing Target.

4 Findings and Conclusions

- ◆ Population growth has fluctuated based on the first official Census data available after Lake Forest Park's incorporation, and the city has kept pace with the growth of King County.
- ◆ Lake Forest Park's population is expected to grow by approximately 1,436 people over the next 20 years, for **a total of 15,066 people by 2044**.
- ◆ Lake Forest Park has a higher median age than King County and Washington state, which could be a result of the high household income levels and other positive social determinants of health.
- ◆ Based on its GMA Growth Housing Target, Lake Forest Park will need to accommodate **an additional 870 housing units of all types** over the next 20 years.
- ◆ Lake Forest Park's jobs are predominantly filled by commuters – of the city's 1,439 jobs, only 106 are filled by employees who are also residents of Lake Forest Park. Approximately 6,378 Lake Forest Park residents commute out of the city for work.
- ◆ Retail trade, healthcare and social assistance, and accommodation and food services make up about half (47.9%) of the jobs held by workers in Lake Forest Park.
- ◆ Lake Forest Park's median household income of \$139,881 is significantly more than that of Washington state as a whole. Both Lake Forest Park and the state as a whole saw an increase to income levels of about 44% between 2010 and 2020.
- ◆ An estimated 9% of Lake Forest Park residents lived below 200% of the federal poverty level in 2019, compared with 18% in King County, and 22% statewide.
- ◆ Based on the 2021 ACS estimates, the unemployment rate in Lake Forest Park (2.7%) is lower than both King County (4.6%) and the state overall (5.1%).
- ◆ Lake Forest Park has a significantly higher number of single-family than multifamily housing units. **Multifamily units have been growing as a percentage of overall housing units** in recent years, reflecting increased density within the city.
- ◆ **Home values and rents are rising rapidly** in Lake Forest Park's real estate and housing market. Since 2015, home values in Lake Forest Park have doubled, and average residential rents in Lake Forest Park have increased by 56%.
- ◆ According to Zillow estimates, the average home price in late 2019 was around \$871,000, and in late 2021 it was just over \$1,180,000 – a **56% increase** in just over two years. Over the same time period, rents increased by 21%, from \$1,617 to \$1,839 per month.
- ◆ About 36% of Lake Forest Park's households are cost-burdened, meaning there is a **significant need for more affordable housing**.
- ◆ If housing prices continue to increase at a rate faster than incomes, owning a house will become unaffordable to many Lake Forest Park households in the coming years.