SOUTHEAST PLANNING AREA
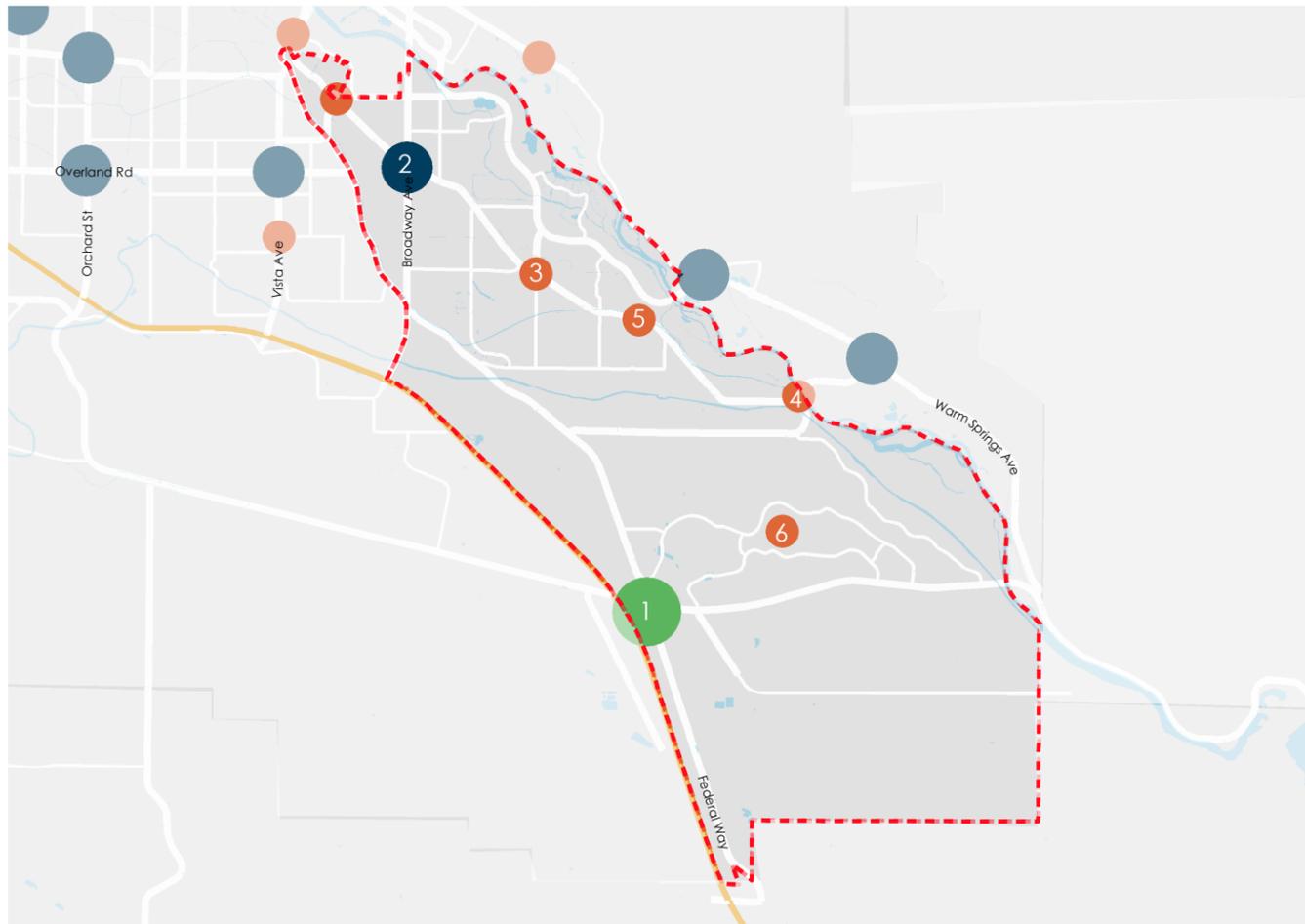
REGIONAL ACTIVITY CENTER

1. Federal Way and Gowen (Micron)

COMMUNITY ACTIVITY CENTER

2. Broadway and Boise

NEIGHBORHOOD ACTIVITY CENTER

3. Boise and Apple

4. Boise and Eckert

5. Boise and Norfolk

6. Lake Forest and Grand Forest

Federal Way and Gowen (Micron)
REGIONAL ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	760
ACRES	2,898
TAXABLE VALUE	$692,175,700
TAXABLE VALUE PER ACRE	$238,830
VACANT ACRES	1181
% VACANT	40.70%
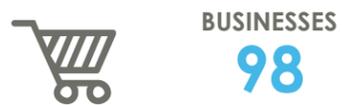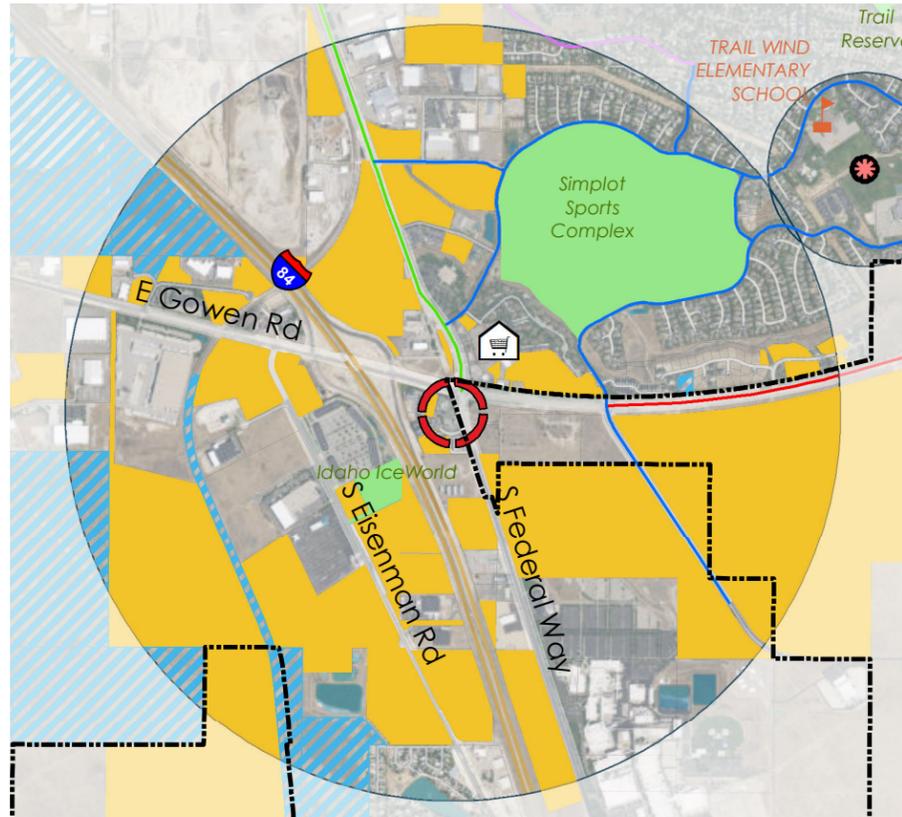
POPULATION
1,621

MEDIAN AGE
33.7

JOBS
7,786

MEDIAN HOUSEHOLD INCOME
$98,385

BUSINESSES
98

COMMUNITY DESTINATIONS

TRAIL WIND ELEMENTARY SCHOOL
Trail Reserve
Simplot Sports Complex
E Gowen Rd
84
S Eisenman Rd
S Federal Way
Idaho IceWorld

🕐 *1.0 mile radius*   See **Map Legend** on Page 11.

HOUSING UNITS
718

AVERAGE HOUSEHOLD SIZE
2.6

66.2% OWNER OCCUPIED

20.6% RENTER OCCUPIED

13.2% VACANT

HOUSING UNITS PER ACRE
0.4

MEDIAN HOME VALUE
$249,528

TRANSPORTATION

COMMUTE TRIPS

🚗	DRIVE ALONE	84.1%
🚗	CARPOOL	4.7%
🚌	PUBLIC TRANSIT	--
🚶	WALK	2.3%
🚴	BICYCLE	0.5%
🚕	TAXI / MOTORCYCLE/ OTHER	1%
🏠	WORK FROM HOME	7.3%

AUTOS PER HOUSEHOLD
2

SERVED BY TRANSIT ROUTES
N/A

EXISTING BICYCLE INFRASTRUCTURE
Federal Way Multi-Use Path
Simplot Sports Complex Perimeter
Bike Lanes
Technology Way Bike Lanes

ZONING & LAND USE DESIGNATIONS
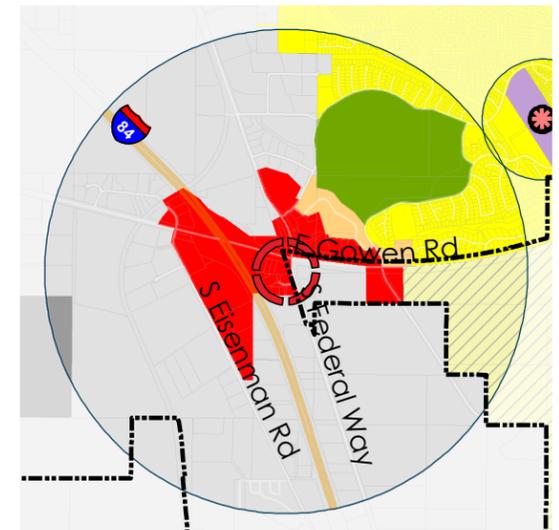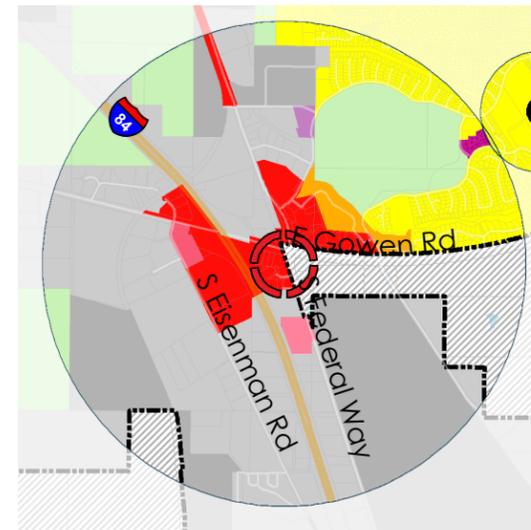
ZONING			
A-1	24.9%	C-4	3.1%
M-1	24.0%	T-1D	1.4%
RUT	17.0%	R-2	1.2%
T-2D	9.3%	C2	0.4%
M-2	7.5%	C-2	0.3%
R-1C	5.6%	C-3	0.3%
M3	5.0%	N-O	0.1%
		L-O	0.0%

LAND USE	
Industrial	64.3%
Suburban	9.9%
Commercial	9.3%
Parks/Open Space	8.1%
PC	5.9%
Compact	1.6%
Airport	0.8%

Broadway & Boise
COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	1,855
ACRES	387
TAXABLE VALUE	$490,480,400
TAXABLE VALUE PER ACRE	$1,268,821
VACANT ACRES	1
% VACANT	0.30%

POPULATION
4,173

MEDIAN AGE
30.3

JOBS
1,081

MEDIAN HOUSEHOLD INCOME
$37,814

BUSINESSES
131

COMMUNITY DESTINATIONS
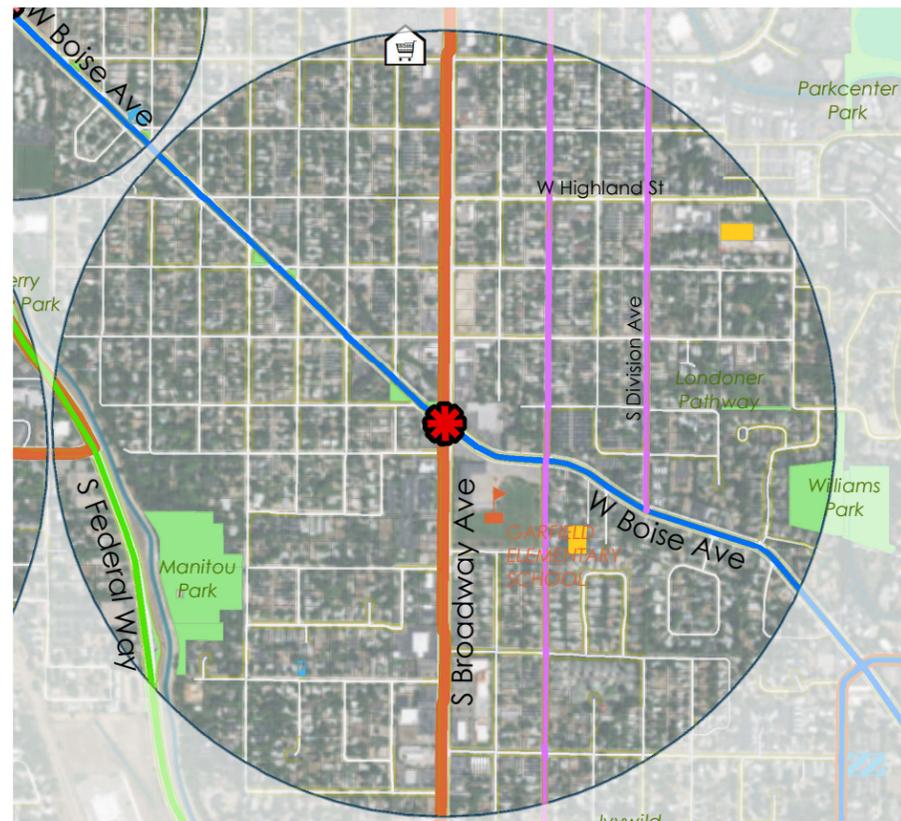
🕐 *0.5 mile radius*

See **Map Legend** on Page 11.

HOUSING UNITS
2,104

37.7% OWNER OCCUPIED

55.8% RENTER OCCUPIED

6.4% VACANT

AVERAGE HOUSEHOLD SIZE
2.12

HOUSING UNITS PER ACRE
4.2

MEDIAN HOME VALUE
$180,805

TRANSPORTATION

COMMUTE TRIPS

🚗	DRIVE ALONE	72.4%
🚗	CARPOOL	8.7%
🚌	PUBLIC TRANSIT	--
🚶	WALK	7.3%
🚲	BICYCLE	8.2%
🚕	TAXI / MOTORCYCLE/ OTHER	1%
🏠	WORK FROM HOME	2.4%

AUTOS PER HOUSEHOLD
1.6

SERVED BY TRANSIT ROUTES
R2 Broadway
R29 Overland

EXISTING BICYCLE INFRASTRUCTURE
Federal Way Multi-Use Path
Boise Avenue Bike Lanes
Leadville & Division Neighborhood
Bike Route

ZONING & LAND USE DESIGNATIONS

ZONING	
R-1C	47.5%
R-2	31.4%
C-2	11.5%
R-3	3.8%
A-1	3.3%
L-O	1.6%
R-1M	0.6%
PC	0.3%
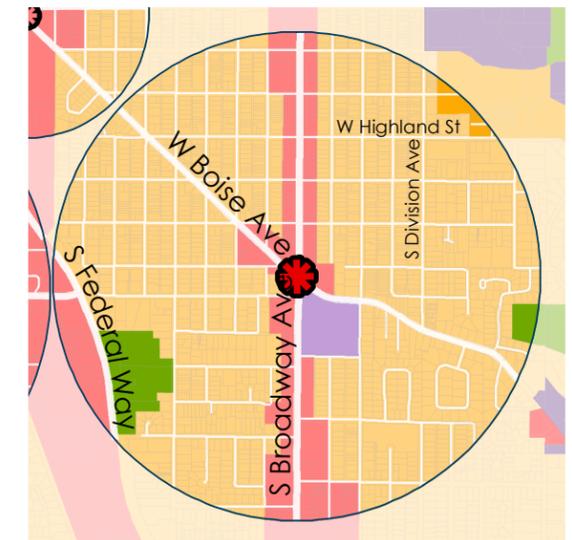
LAND USE	
Compact	79.0%
Mixed Use	15.0%
Parks/Open Space	3.2%
School	2.1%
High Density	0.7%

Boise and Apple
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	173
ACRES	152
TAXABLE VALUE	$100,436,700
TAXABLE VALUE PER ACRE	$661,497
VACANT ACRES	2
% VACANT	1.20%

POPULATION
518

MEDIAN AGE
44.3

JOBS
321

MEDIAN HOUSEHOLD INCOME
$75,000

BUSINESSES
51

COMMUNITY DESTINATIONS

Parkcenter Blvd ROW

E Linden St
E Boise Ave
S Apple St
WHITE PINE ELEMENTARY SCHOOL
S Apple St
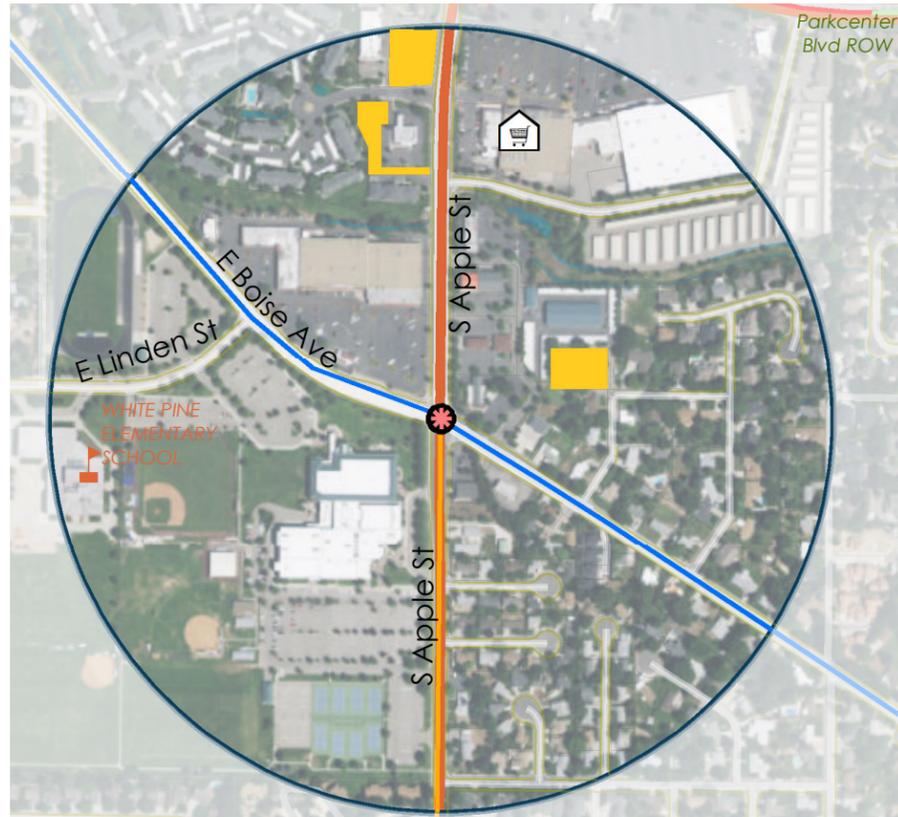
0.25 mile radius

See **Map Legend** on Page 11.

HOUSING UNITS
250

74% OWNER OCCUPIED

20.8% RENTER OCCUPIED

5.2% VACANT

AVERAGE HOUSEHOLD SIZE
2.18

HOUSING UNITS PER ACRE
2

MEDIAN HOME VALUE
$270,000

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	86.9%	
CARPOOL	3.6%	
PUBLIC TRANSIT	0.8%	
WALK	2.4%	
BICYCLE	1.6%	
TAXI / MOTORCYCLE/ OTHER	1.2%	
WORK FROM HOME	3.6%	

AUTOS PER HOUSEHOLD
N/A

SERVED BY TRANSIT ROUTES
R1 Parkcenter
R2 Broadway

EXISTING BICYCLE INFRASTRUCTURE
Boise Avenue Bike Lanes
Apple Shared Bike Route

ZONING & LAND USE DESIGNATIONS

E Linden St
S Apple St
S Apple St
E Boise Ave

E Linden St
S Apple St
S Apple St
E Boise Ave
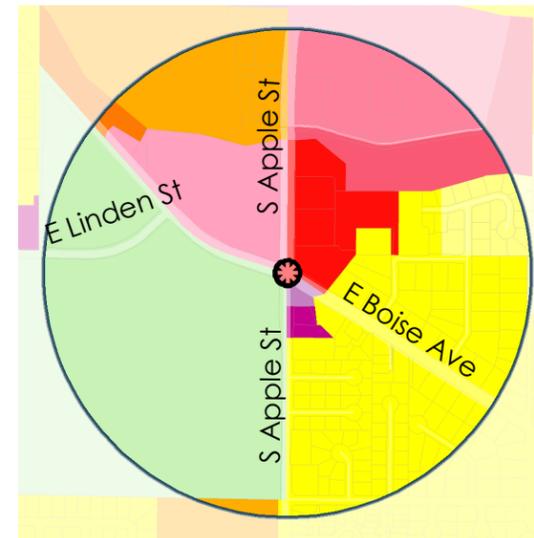
ZONING

A-1	37.7%
R-1C	20.7%
R-2	13.8%
C-2	9.1%
C-1	5.8%
C-3	5.4%
C-4	4.1%
R-1B	2.6%

N-O	0.4%
R-3	0.3%
L-O	0.1%
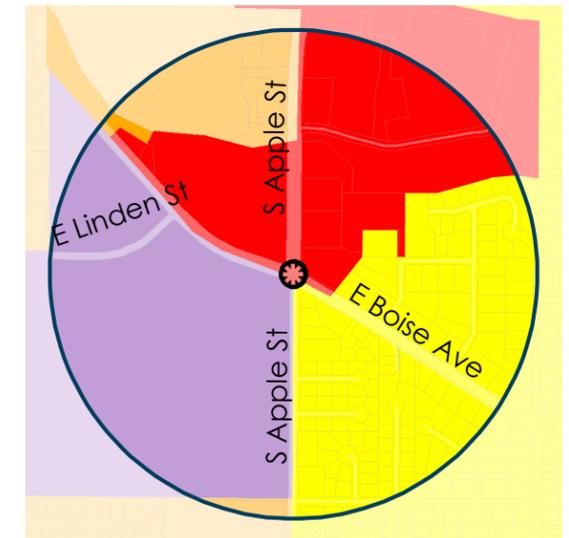
LAND USE

School	32.5%
Suburban	31.9%
Commercial	26.4%
Compact	8.7%
High Density	0.4%

Boise and Eckert
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	173
ACRES	178
TAXABLE VALUE	$45,509,300
TAXABLE VALUE PER ACRE	$255,346
VACANT ACRES	44
% VACANT	24.60%

POPULATION
192

MEDIAN AGE
40.4

JOBS
27

MEDIAN HOUSEHOLD INCOME
$116,201

BUSINESSES
4

COMMUNITY DESTINATIONS

Alta Harris
S Eckert Rd
E Boise Ave
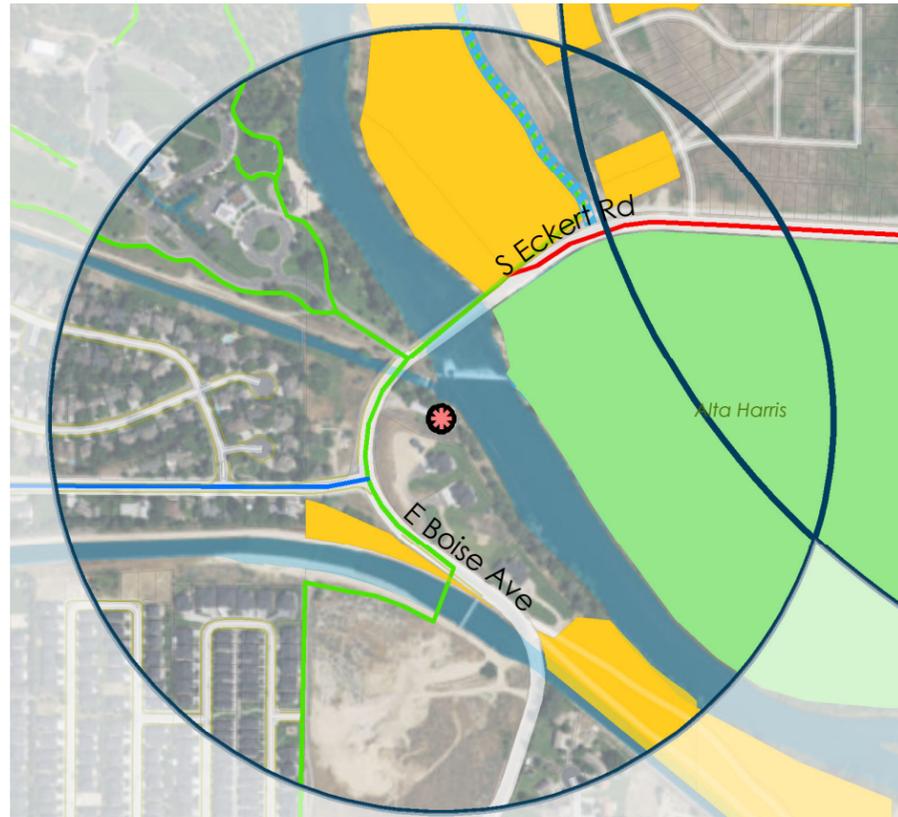
0.25 mile radius

See **Map Legend** on Page 11.

HOUSING UNITS
67

AVERAGE HOUSEHOLD SIZE
3

92% OWNER OCCUPIED

HOUSING UNITS PER ACRE
0.5

8% RENTER OCCUPIED

0% VACANT

MEDIAN HOME VALUE
$389,286

TRANSPORTATION

COMMUTE TRIPS

|		
🚗	DRIVE ALONE	84.2%
🚙	CARPOOL	5.3%
🚌	PUBLIC TRANSIT	--
🚶	WALK	2.6%
🚲	BICYCLE	0%
🚕	TAXI / MOTORCYCLE/ OTHER	0%
🏠	WORK FROM HOME	7.9%

AUTOS PER HOUSEHOLD
2.1

SERVED BY TRANSIT ROUTES
N/A

EXISTING BICYCLE INFRASTRUCTURE
The Greenbelt
Eckert Road & Boise Avenue Bike Lanes

ZONING & LAND USE DESIGNATIONS

S Eckert Rd
E Boise Ave

S Eckert Rd
E Boise Ave
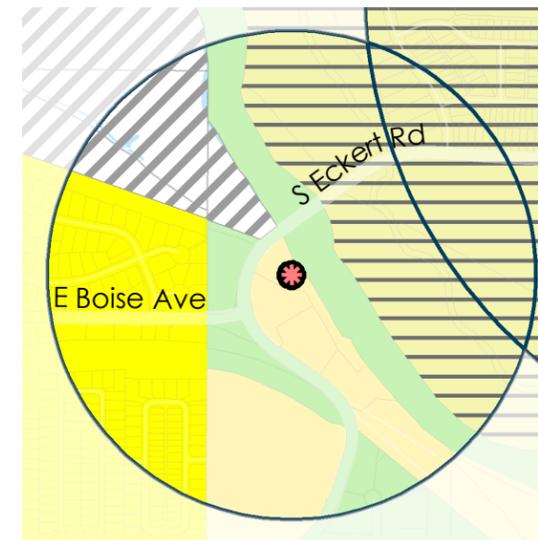
ZONING	
SP-01	35.8%
RUT	32.5%
R-1A	15.8%
R-1C	12.7%
A-1	3.2%
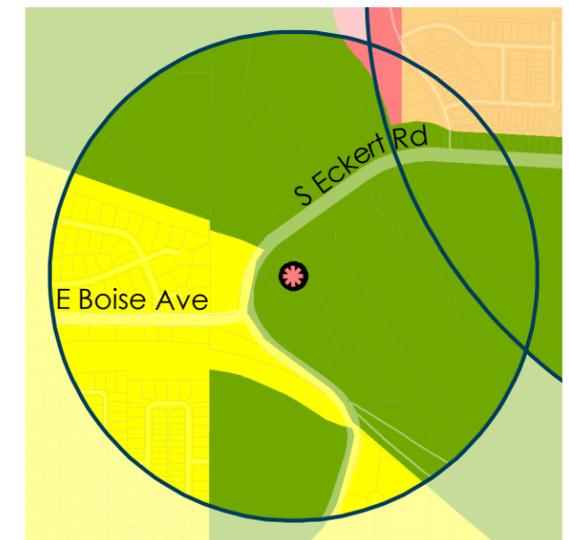
LAND USE	
Parks/Open Space	68.7%
Suburban	28.3%
Compact	1.8%
Mixed Use	1.2%

Boise and Norfolk
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	470
ACRES	112
TAXABLE VALUE	$133,152,300
TAXABLE VALUE PER ACRE	$1,187,916
VACANT ACRES	1
% VACANT	1.00%

POPULATION
777

MEDIAN AGE	JOBS
43.2	**191**

MEDIAN HOUSEHOLD INCOME
$84,947

BUSINESSES
27

COMMUNITY DESTINATIONS
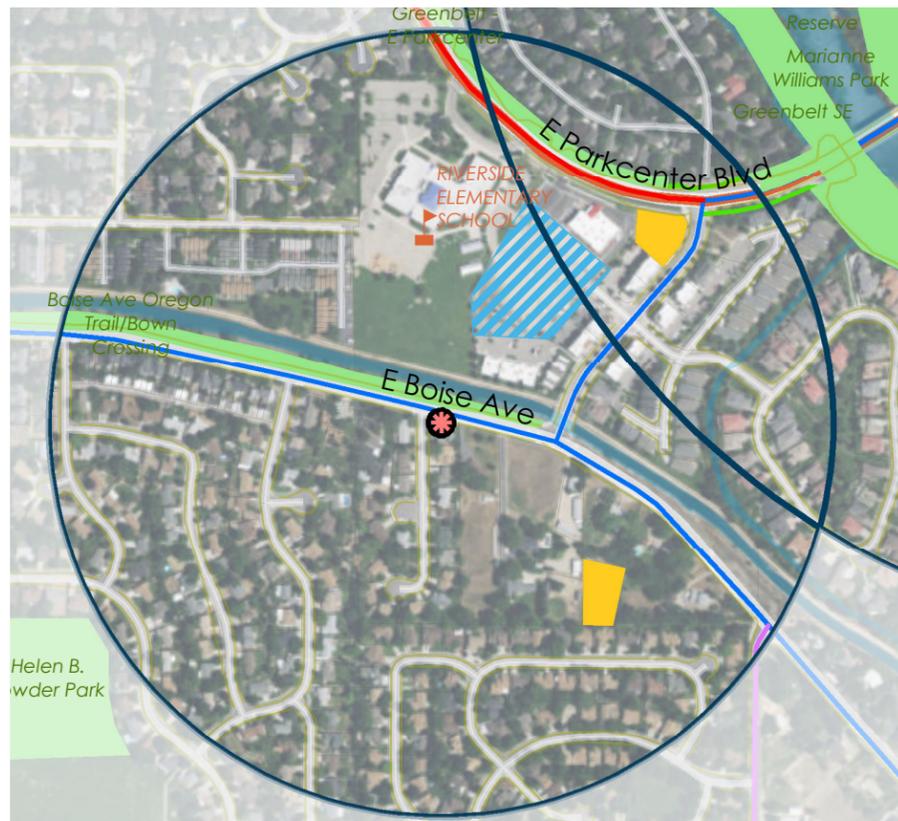
🕐 *0.25 mile radius*

See **Map Legend** on Page 11.

HOUSING UNITS
350

76.6% OWNER OCCUPIED

19.1% RENTER OCCUPIED

4.3% VACANT

AVERAGE HOUSEHOLD SIZE
2.32

HOUSING UNITS PER ACRE
2.8

MEDIAN HOME VALUE
$264,286

TRANSPORTATION

COMMUTE TRIPS

🚗	DRIVE ALONE	80.6%
🚗	CARPOOL	10.6%
🚌	PUBLIC TRANSIT	--
🚶	WALK	0.3%
🚲	BICYCLE	4.5%
🚕	TAXI / MOTORCYCLE/ OTHER	0.3%
🏠	WORK FROM HOME	3.7%

**AUTOS PER HOUSEHOLD**
2

SERVED BY TRANSIT ROUTES
N/A

EXISTING BICYCLE INFRASTRUCTURE
Boise Avenue, Parkcenter Boulevard, & Bown Way Bike Lanes

ZONING & LAND USE DESIGNATIONS
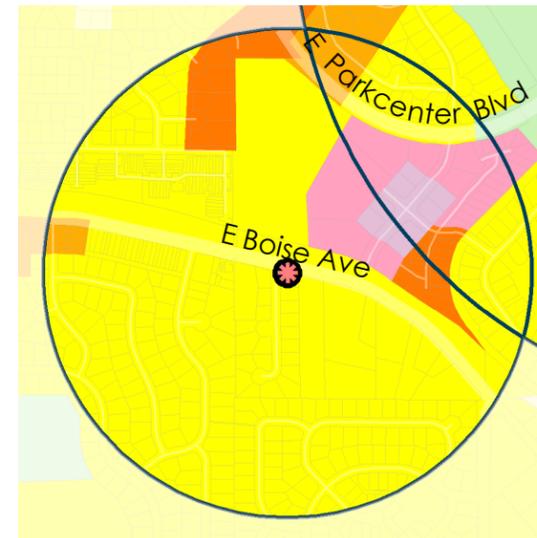
ZONING	
R-1C	78.3%
C-1	8.8%
R-3	8.2%
R-2	2.6%
PC	1.9%
A-1	0.1%

LAND USE	
Suburban	58.2%
Mixed Use	21.8%
Compact	10.5%
School	9.5%

Lake Forest and Grand Forest
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	341
ACRES	165
TAXABLE VALUE	$69,344,700
TAXABLE VALUE PER ACRE	$421,289
VACANT ACRES	0
% VACANT	0.00%

POPULATION
867

MEDIAN AGE
33.6

JOBS
1,181

MEDIAN HOUSEHOLD INCOME
$97,875

BUSINESSES
14

COMMUNITY DESTINATIONS

Oregon Trail Reserve

E Lake Forest Dr

E Grand Forest Dr
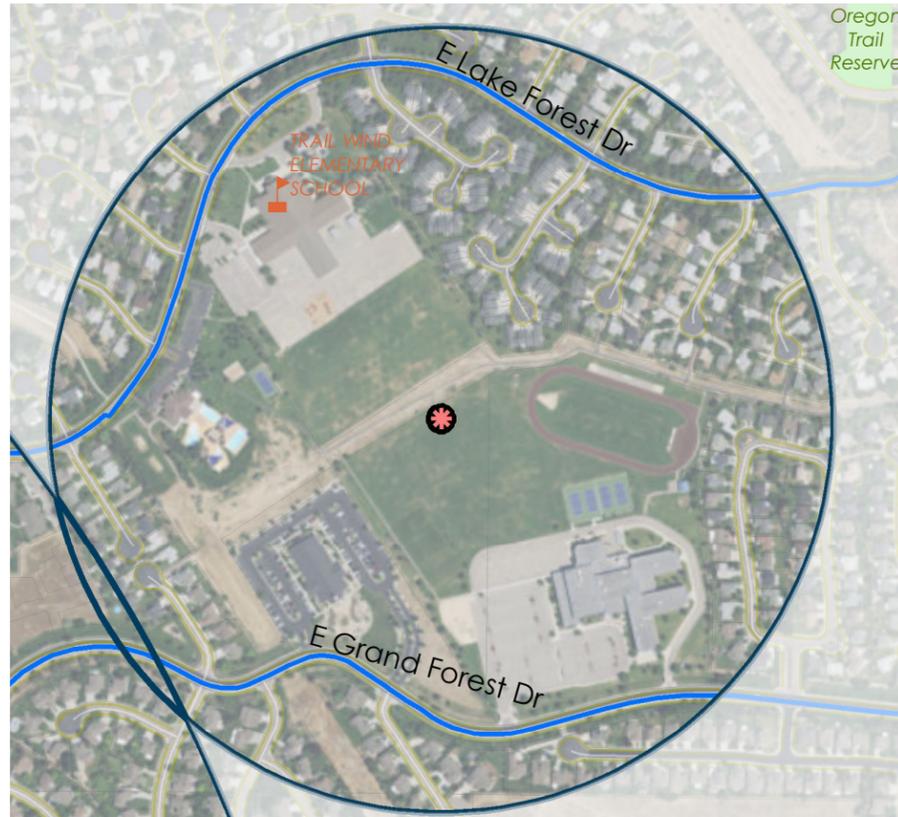
0.25 mile radius

See **Map Legend** on Page 11.

HOUSING UNITS
405

AVERAGE HOUSEHOLD SIZE
2.38

68.6% OWNER OCCUPIED

HOUSING UNITS PER ACRE
3.2

21.5% RENTER OCCUPIED

9.9% VACANT

MEDIAN HOME VALUE
$249,597

TRANSPORTATION

COMMUTE TRIPS

|		
DRIVE ALONE	84.1%	
CARPOOL	4.7%	
PUBLIC TRANSIT	0.6%	
WALK	7.3%	
BICYCLE	2.2%	
TAXI / MOTORCYCLE/ OTHER	14%	
WORK FROM HOME	1%	

AUTOS PER HOUSEHOLD
2

SERVED BY TRANSIT ROUTES
N/A

EXISTING BICYCLE INFRASTRUCTURE
Lake Forest Drive & Grand Forest Drive Bike Lanes

ZONING & LAND USE DESIGNATIONS

E Lake Forest Dr

E Grand Forest Dr

E Lake Forest Dr

E Grand Forest Dr
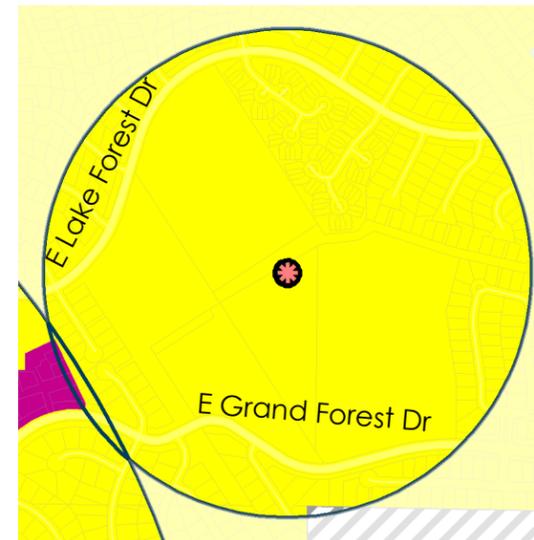
ZONING	
R-1C	78.1%
RUT	20.7%
N-O	1.2%

LAND USE	
Suburban	66.2%
School	33.8%