

# Outline for Buildable Lands Report, May 2002

## Appendix F

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This appendix presents a proposed outline for the five-year buildable lands monitoring report. The outline is framed similar to the annual reports prepared by Snohomish County, with new chapters that address the additional GMA requirements for the five-year report. Specifically, the new chapters address buildable lands and land capacity, estimated land demand, and a comparison of capacity and demand.

### **SUMMARY**

The summary should not be chronological (We did this, then this, then..., and finally came to these conclusions); it should be conclusionary (The key findings of this study are: 1...2...3...).

### **CHAPTER I. INTRODUCTION**

Standard organization: Background and Purpose (why the report is being done; what work and events led to it); Methods (how the analysis was undertaken: the July 2000 Work Program should cover this); and Organization of the Report (so readers have a guide).

### **CHAPTER II. POPULATION AND EMPLOYMENT GROWTH TRENDS**

Even though this study will not re-do population forecasts, it must address previous forecasts (from 1995) and how well those forecasts match actual development over the last five years. In some cases the match will be adequate, but the County staff already know from their growth monitoring reports that in other cases the estimated actual growth will be far from the forecasted expectations in 1995. This section should address those issues, and explain (as Chapter 2 of this report does briefly) how the forecasts will be updated as part of the 10-year update that will begin in 2002/2003.

### **CHAPTER III. ANNEXATIONS/INCORPORATIONS**

The *1999 Growth Monitoring Report* presents a detailed analysis of annexations and incorporations. This section will examine annexations within Snohomish County since February 28, 1993 (the date at which city boundaries were “frozen” for the development of 20-year population and employment growth targets). This section should document the characteristics of annexations certified by the Office of Financial Management (OFM). The specific characteristics that need to be addressed include acres, population, housing units, and employment annexed by city. The main purpose of this analysis is to make sure that consistent boundaries

are being used when measuring the change in a jurisdiction's land supply, population, and employment.

## **CHAPTER IV. RESIDENTIAL DEVELOPMENT TRENDS**

The analysis of residential development trends will largely follow the organization in the *1999 Growth Monitoring Report*. It presents data on residential lot creation, residential densities in recorded single-family formal plat subdivisions, and recorded single-family short plat subdivisions. It also provides a detailed summary of residential building permit activity by city and UGA.

A new element that needs to be incorporated into this section is an analysis of net densities of multiple-family residential development.

## **CHAPTER V. COMMERCIAL AND INDUSTRIAL DEVELOPMENT TRENDS**

This is a new monitoring element that was not included in previous reports. The analysis reviews historical trends in built space by use and plan designation for each city and UGA. This section also includes an evaluation of net densities (FARs) of commercial and industrial development.

## **CHAPTER VI. BUILDABLE LANDS INVENTORY AND CAPACITY ANALYSIS**

The buildable lands inventory and capacity analysis are new elements. The inventory should report data by city/UGA and plan designation. The chapter will be organized in two broad sections: (1) buildable lands inventory, and (2) capacity analysis. The capacity analysis relies on data from the inventory as well as data from Chapters IV and V.

The buildable lands inventory should summarize land by classification, constraints, buildable lands (vacant, partially-vacant, under-utilized), and redevelopment potential for each city and UGA.

The capacity analysis should make estimates of the amount of development capacity that exists given the buildable lands base for each city and UGA. The capacity analysis should be based on the evaluation of recent development densities that is presented in chapters IV and V.

## **CHAPTER VII. LAND DEMAND ANALYSIS**

The land demand analysis will include two subsections: (1) residential, and (2) employment. The analysis will use the forecasts described in Chapter II as its basis.

The output of the residential land demand analysis is an estimate of needed dwelling units by type, and an estimate of land needed for those units.

The output of the employment land demand analysis is built square feet by employment type, and acres needed by plan designation.

## **CHAPTER VIII. COMPARISON OF SUPPLY AND DEMAND**

This section compares land capacity (supply) and land need (demand) for all cities and unincorporated UGAs. This analysis will identify whether there are inconsistencies between adopted growth targets and available land.