# Chapter 6 Phase III: Consolidation and Reporting

The previous chapter was organized around five tasks of data collection and evaluation. We noted that these tasks are strongly correlated with, but not identical to, questions that GMA requires a five-year growth monitoring program to address. Thus, the information collected in Phase II must be consolidated and reported in a way that meets GMA requirements and makes sense to planners, policymakers, and the public in Snohomish County jurisdictions. This chapter provides our recommendations.

The GMA requires that the five-year monitoring report:

- Determine whether a county and its cities are achieving urban densities within UGAs by comparing growth and development assumptions, targets, and objectives with actual growth and development that has occurred in the county and its cities.
- Identify reasonable measures, other than adjusting UGAs, that will be taken to comply with the Growth Management Act (GMA), including increasing consistency between actual development and plan assumptions.

The first issue requires a comparison of recent development trends, land demand estimates, and land capacity. The second addresses measures communities can take to address inconsistencies in actual development and plan assumptions. This chapter addresses the two final components of the work plan: consolidation and reporting.

## TASK 3.1 CONSOLIDATION

Chapter 5 listed the seven key categories of questions that the buildable lands program is intended to answer. It described data sources and methods to complete parts of the required analysis, but did not directly address the specific GMA reporting requirements, or how to structure a report consistent with those requirements. This section addresses specific indicators and approaches to answer those questions.

### 3.1.1 ANALYSIS OF ACTUAL VS. TARGET DENSITIES

Chapter 5 presented methods for evaluating actual densities. The key questions posed by the GMA on actual and target densities are:

- What is the actual density and type of housing that has been constructed in UGAs since the last comprehensive plan was adopted or the last five-year evaluation completed?
- Are urban densities being achieved within UGAs?

- If not, what measures could be taken, other than adjusting UGAs, to comply with the GMA?

Following are specific measures to determine residential densities and intensities of commercial and industrial development achieved during the period 1 January 1995 to 31 December 2000 in cities and unincorporated UGAs. We describe specific measures below.

### 3.1.1.1 Net densities in formal plats

The process of platting determines the ultimate density in single-family subdivisions. This measure requires analysis of net densities in recorded formal plats during 1995-2000 in cities and unincorporated UGAs by comprehensive plan and zoning designation.

#### Summary of steps

1. Gather data on all recorded plats for the analysis period. Key data are described in Task 2.3.4. The key data include area of the parent parcel, number of lots created, area of lots created, and acres in critical areas.

2. Subtract critical area from the area of the parent parcel. This results in buildable lot area.

3. Subtract areas in new lots from area of the parent parcel. This results in areas used for public facilities. Divide areas in public facilities by buildable lot area to obtain the gross buildable to net buildable factor.

4. Divide the area in new lots by the number of lots. This results in the net density.

5. Compare actual density with target density.

### 3.1.1.2 Net densities in short plats

The short plat process is similar to the formal plat process. This measure analyzes single-family residential net densities in recorded short plats during 1995-2000 in cities and unincorporated UGAs by comprehensive plan and zoning designation. This analysis is needed only in areas/cities where a significant proportion of new residential lots created since 1995 have been through the short subdivision process.

#### Summary of steps

The steps are the same as those described for formal plats in subtask 3.1.1.1.

### 3.1.1.3 Net densities in multiple family developments

Multiple family densities differ from single-family densities in several ways. Typically, no land divisions are involved with a multiple family

development. Moreover, by definition, multiple family development has three or more units on a tax lot. This measure calculates multiple family residential net densities for new apartments/condos (in 3+ unit structures) from building permits issued during 1995-2000 in cities and unincorporated UGAs by comprehensive plan and zoning designation.

**Summary of steps**

1. Gather data on all multiple family building permits issued for the analysis period. Key data are described in Task 2.3.4. The key data include area of the parent parcel, number of units created, area of public access and any other public uses, and area of critical areas. It may be necessary to review the site plan to obtain the required data.
2. Subtract critical area from the area of the parent parcel. This results in buildable lot area.
3. Subtract areas in public access or any other public areas from buildable area. This results in net buildable area.
4. Divide the net buildable area by the number of dwelling units. This results in the net density.
5. Compare actual density with target density.

### 3.1.1.4 Net residential densities by plan designation

This measure requires that information on lot sizes and number of dwelling units is stored as a parcel attribute. It calculates net residential density by generalized/regional comprehensive plan designation categories (low, medium, and high density residential) by city and unincorporated UGA. The analysis is relatively simple using a spreadsheet program.

**Summary of steps**

1. Extract data on all tax lots in residential uses.
2. Sort the data by city/UGA (if necessary) and plan designation.
3. Calculate subtotals of dwelling units, total acres, and net buildable acres for each city/plan designation.
4. Divide the total acres by the number of dwelling units to calculate gross residential density.
5. Divide the net buildable acres by the number of dwelling units to calculate net residential density.
6. Compare actual density with target density.

### 3.1.1.5 Net densities in commercial and industrial development

GMA requires analysis of actual densities in commercial and industrial development. This measure analyzes net floor area ratios (FARs) for new commercial and industrial structures from building permits issued between 1 January 1995 and 31 December 2000 by type of development.

#### Summary of steps

1. Gather data on all commercial and industrial building permits issued for the analysis period. Key data are described in Task 2.3.4. The key data include area of the parent parcel, building footprint, number of floors, total built space in the building, area of public access and any other public uses, and area of critical areas. It may be necessary to review the site plan to obtain the required data.
2. Subtract critical area from the area of the parent parcel. This results in buildable lot area.
3. Subtract areas in public access or any other public areas from buildable area. This results in net buildable area.
4. Divide the net buildable area in by the total building area. This results in the net floor area ratio.
5. Compare actual density with target density.

### 3.1.1.6 Net densities in commercial and industrial development by plan designation

This measure is a city-level or regional analysis of net densities of commercial and industrial development. This measure analyzes net floor area ratios (FARs) for new commercial and industrial structures from building permits issued between 1 January 1995 and 31 December 2000 in cities and unincorporated UGA by comprehensive plan and zoning designation.

#### Summary of steps

1. Extract data on all tax lots in commercial or industrial uses.
2. Sort the data by city/UGA (if necessary), use, and plan designation.
3. Calculate subtotals of total built space, total lot area, and net buildable lot area for each city/plan designation.
4. Divide the total lot area by the total built space to calculate gross density.
5. Divide the net buildable lot area by the total built area to calculate net density.
6. Compare actual density with target density.

### 3.1.2 COMPARISON OF CAPACITY (SUPPLY) AND NEED (DEMAND)

Chapter 5 presented methods for evaluating land supply and demand. The key questions posed by the GMA on capacity and demand are:

- How much land was actually developed for residential use and at what density since the comprehensive plan was adopted or the last five-year evaluation completed? Based on this and other relevant information, how much land would be needed for residential development during the remainder of the 20-year comprehensive planning period?
- How much land was actually developed for commercial and industrial uses within the UGA since the last comprehensive plan was adopted or the last five-year evaluation was completed? Based on this and other relevant information, how much land would be needed for commercial and industrial development during the remainder of the 20-year comprehensive planning period?
- To what extent have capital facilities, critical areas, and rural development affected the supply of land suitable for development over the comprehensive plan's 20-year timeframe?
- Is there enough suitable land in each county and its cities to accommodate the county-wide population growth for the remainder of the 20-year planning period (based on the forecast by the state Office of Financial Management and the subsequent allocations between the county and cities)?

The following steps will determine remaining residential, commercial and industrial land requirements necessary to achieve the adjusted[1] County Planning Policy 2012 population and employment targets by city and unincorporated UGA.

#### 3.1.2.1 Residential development trends and land demand

This measure uses recent development history as an indication of future development trends and densities. The purpose is to document the number of net new housing units developed by type (single-family and multiple family including subsets of each) and density range from 1 January 1995 to 31 December 2000 for each city and unincorporated UGA. Subtasks 2.3.4 and 2.5.2 provide the necessary data.

**Summary of steps**

1. Analyze residential development trends using data gathered in subtask 2.3.4. At a minimum, new units should be grouped by broad categories (e.g., single-family, multiple family, mobile homes) and type

[1] Adjusted for annexations to April 1, 2001

within categories (i.e., single-family detached, single-family attached, duplex, etc.).

2. Calculate net density by type of dwelling unit (see subtask 3.1.1 for methods).

3. Calculate remaining housing unit needs by type and density range for 2001-2012 period for each city and unincorporated UGA using 1992-2000 past trend analysis and extrapolation, in order to reach adjusted 2012 population targets (also add in any "redeveloped" housing units from land supply calculations).

4. Calculate net buildable land area needed by generalized/regional comprehensive plan designation category to accommodate the remaining housing unit needs for the 2001-2012 period at net residential densities observed from 1995-2000 for each city and unincorporated UGA.

#### 3.1.2.1 Commercial and industrial development trends and land demand

This measure uses recent development history as an indication of future development trends and densities. The purpose is to document the amount of net new floor space developed by type (commercial and industrial by type of use) and density range from 1 January 1995 to 31 December 2000 for each city and unincorporated UGA. Subtasks 2.3.4 and 2.5.2 provide the necessary data.

**Summary of steps**

1. Document net new commercial and industrial employment added from March 1990 to March 2001 for each city and unincorporated UGA.

2. Calculate remaining commercial and industrial employment anticipated for the 2001-2012 period for each city and unincorporated UGA using 1990-2001 past trend analysis and extrapolation, in order to reach adjusted 2012 employment targets (also add in employment associated with any "redeveloped" employment sites from land supply calculations)

3. Calculate net buildable land area needed by generalized/regional comp plan designation category (commercial and industrial) to accommodate the remaining commercial and industrial employment anticipated for the 2001-2012 period at net commercial and industrial floor area ratios observed from 1995-2000 for each city and unincorporated UGA.

## Summary of Task 3.1

**Product:** Comparison of actual and target densities
**Schedule:** May 2001 - May 2002
**Discussion:** County will develop matrix, cities will provide additional data if

necessary

**Product 2:** Analysis of capacity and demand, Chapter in five-year report
**Schedule:** May 2001 - May 2002
**Discussion:** The GMA

## TASK 3.2 FIVE-YEAR GROWTH MONITORING REPORT

The final step in the work program is to assemble the 5-year growth monitoring report.

### 3.2.1 DRAFT 5-YEAR GROWTH MONITORING REPORT

The data derived from the methods discussed in Phase II and III of the work program provide the basis for writing the five-year growth monitoring report. An outline of the report is presented in Appendix F.

### 3.2.2 FINAL 5-YEAR GROWTH MONITORING REPORT

The final 5-year report will be prepared based on comments from local jurisdictions and other interested parties generated by review of the draft report. Preparation of this final 5-year report will entail the review and recommendation of the Snohomish County Tomorrow (SCT) Planning Advisory Committee and Community Advisory Board, before it is transmitted as an information item to the SCT Steering Committee. The final report would also be sent to the Washington State Department of Community, Trade and Economic Development.

### Summary of Task 3.2

**Product:** Final five-year growth evaluation report
**Schedule:** January - May 2002
**Discussion:** Review of draft report, changes based on comments, final report.