

# Snohomish County 2021 Buildable Lands Report

## Draft Residential Capacity Results

SCT PLANNING ADVISORY COMMITTEE

APRIL 8, 2021

Figure 1. Counties Subject to the Review & Evaluation Program (2018)



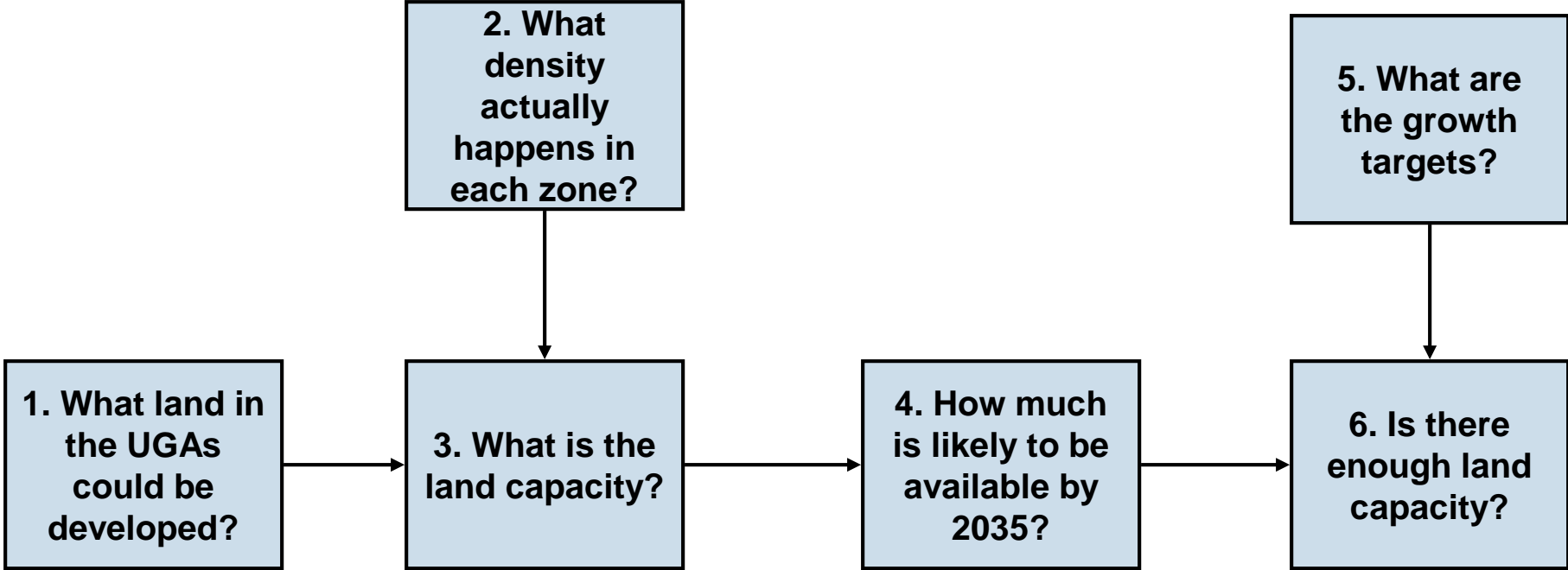
## What is the Buildable Lands Report (BLR)?

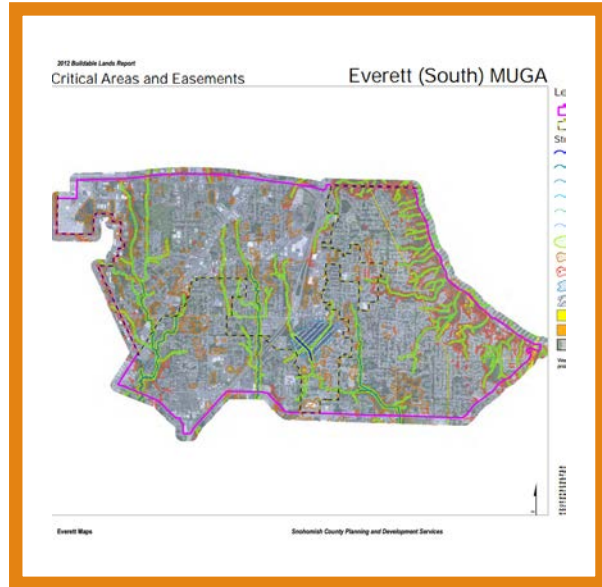
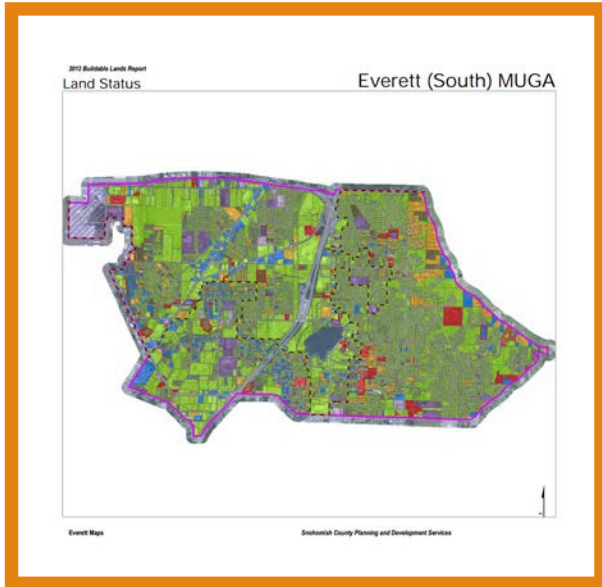
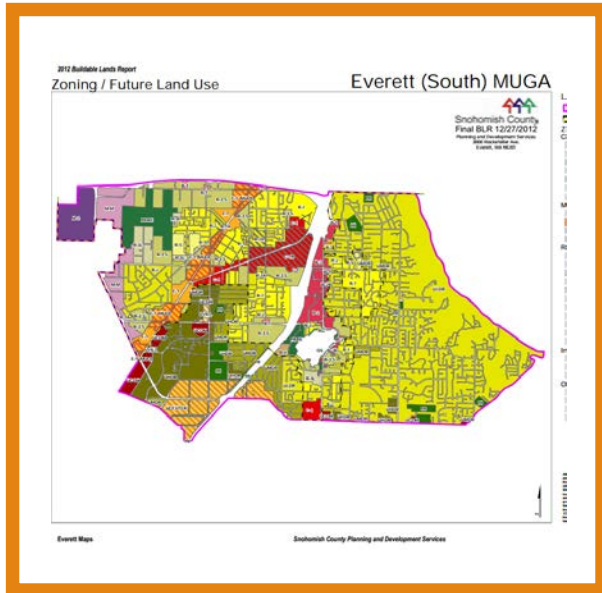
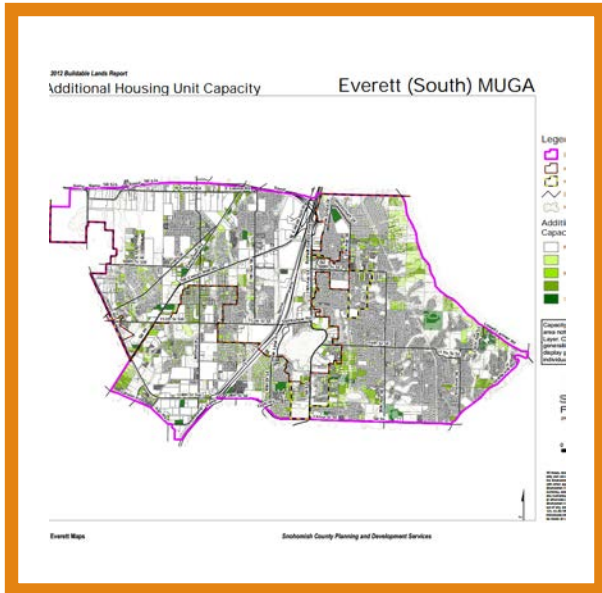
GMA requirement for 7 counties and the cities within them

Requires periodic evaluation of:

- Urban densities achieved
- Adequacy of remaining urban capacity for accommodating growth (to 2035), based on observed densities
- If needed, reasonable measures, other than expanding UGAs, to remedy inconsistencies

# BLR - Conceptual Model





# History

Countywide Planning Policies address city/county coordination on BLR through Snohomish County Tomorrow (SCT) process

- SCT Procedures Report (2000)
- SCT Reasonable Measures Program (2003)

Snohomish County has completed 3 BLRs: 2002, 2007 & 2012

Centralized data collection and analysis approach, focused on use of County GIS resources and PDS staff

Relies on extensive city-county staff meetings for map/data review

SCT recommendation

County Council adoption of final report

# Summary of Methodology Review and Update (SB 5254, Updated Commerce Guidelines)

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Past BLR accuracy assessments (including 2012 BLR Validation Study) showed:

- ❑ Underestimation of actual housing units built (actual 31% higher)
- ❑ Overestimation of actual unbuildable acres (actual 31% lower)
- ❑ Underestimation of actual buildable densities (actual 20% higher)
- ❑ Classification of redevelopable sites was reasonably accurate
- ❑ More partially-used sites, however, actually redeveloped instead of infilled
- ❑ Actual Single Family market availability reduction factor was less than current methodology

**Overall, BLR methodology generally works well at predicting land status classification, with refinements recommended for partially-used definition**

**Focused revisions to the methodology were recommended to address above capacity underestimation results**

# 2021 Buildable Lands Report

## Draft Results

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- ❑ Draft residential capacity results have been developed and distributed using updated methodology
- ❑ Currently being reviewed by cities
- ❑ Also published on 2021 BLR webpage for public review

# 2021 Buildable Lands Report

## Draft Results

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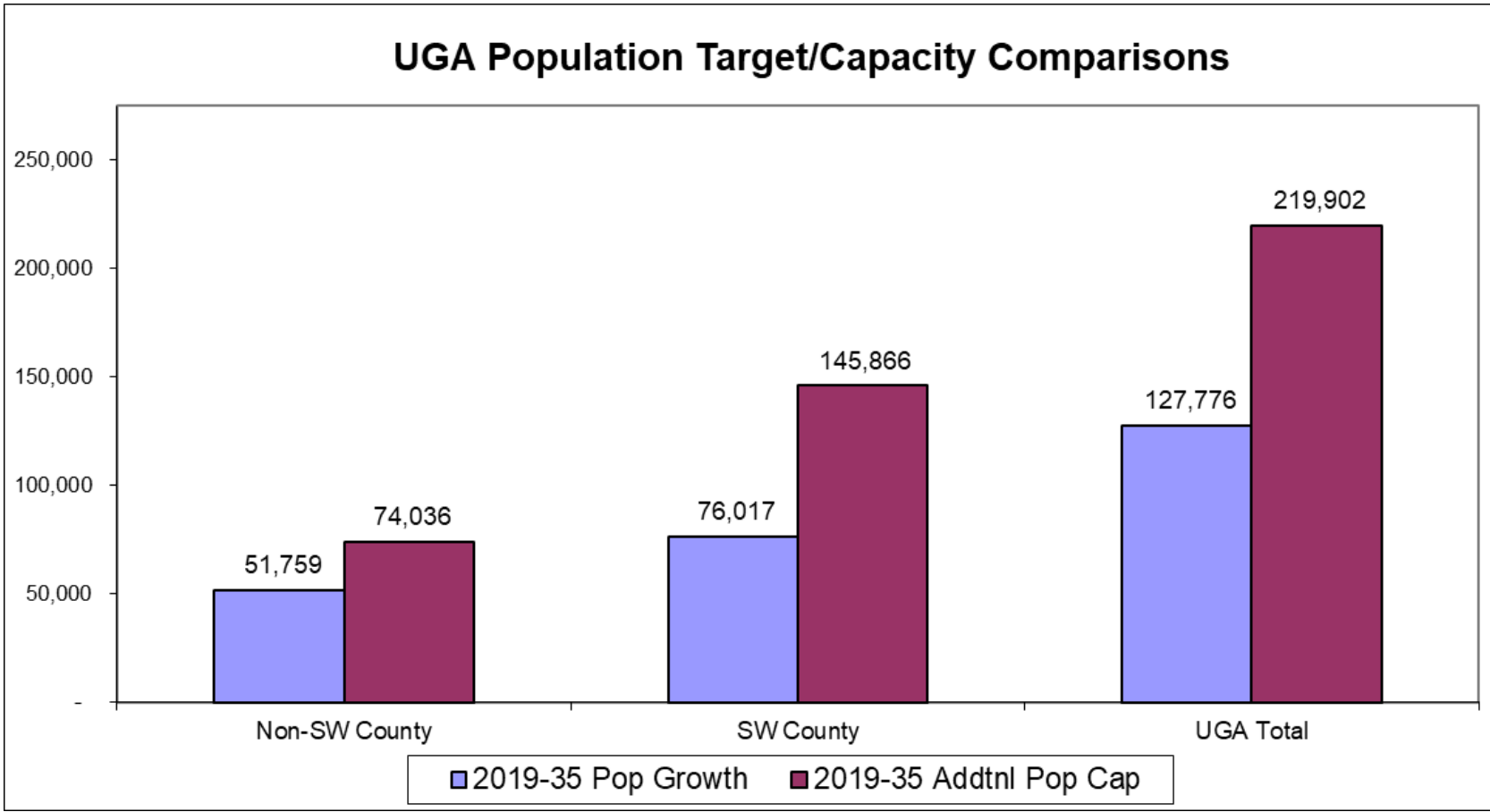
General observation – residential capacities are higher than 2012 BLR

Reflects higher observed urban densities over the course of this decade, especially the last 2-3 years

- 2015 plan and zoning updates
- Changed market conditions
- Light rail extension: Mountlake Terrace, Edmonds, Lynnwood, Everett
- Other locations: Arlington, Sultan, Bothell

# 2021 Buildable Lands Report

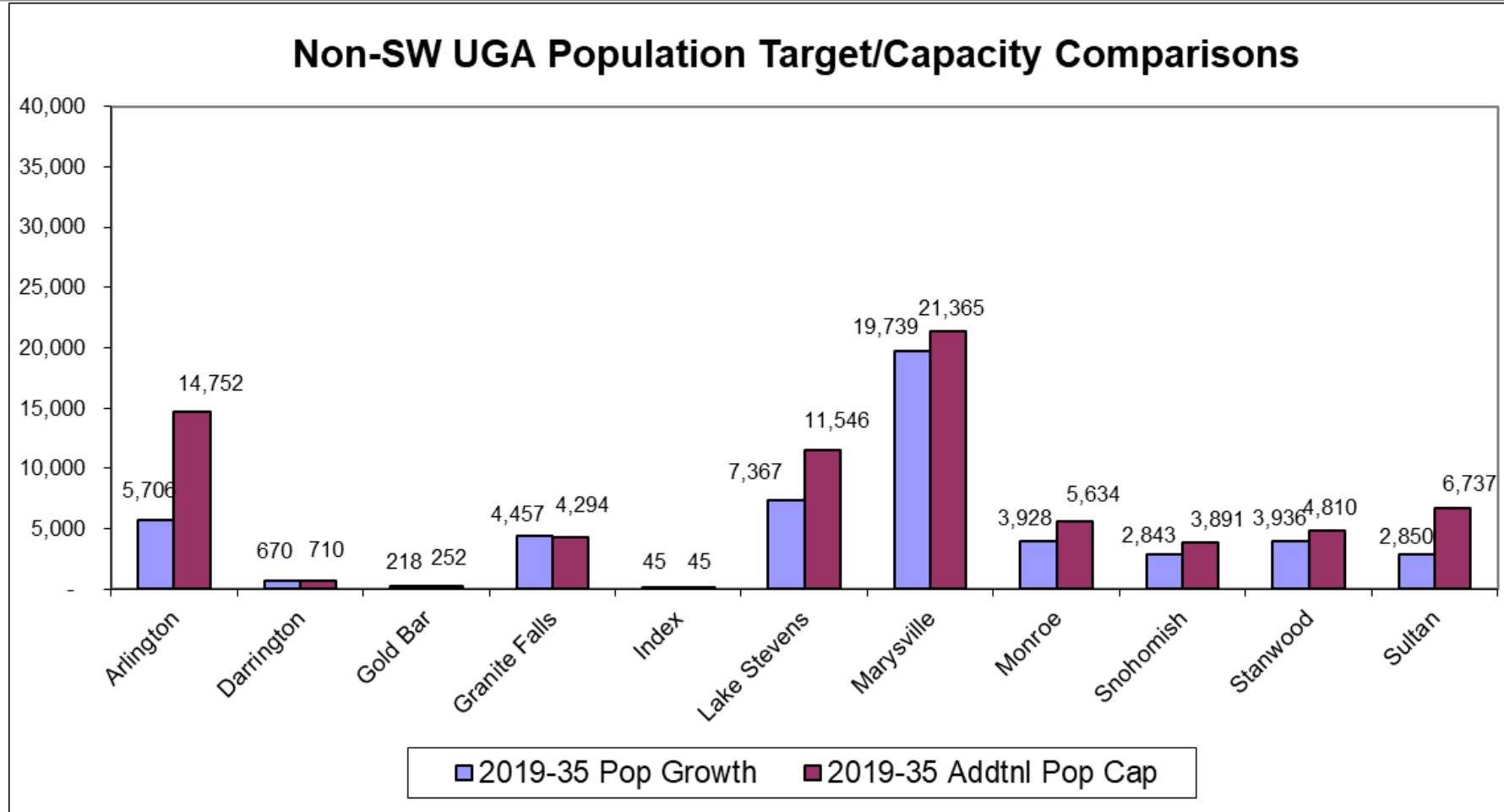
## Draft Results





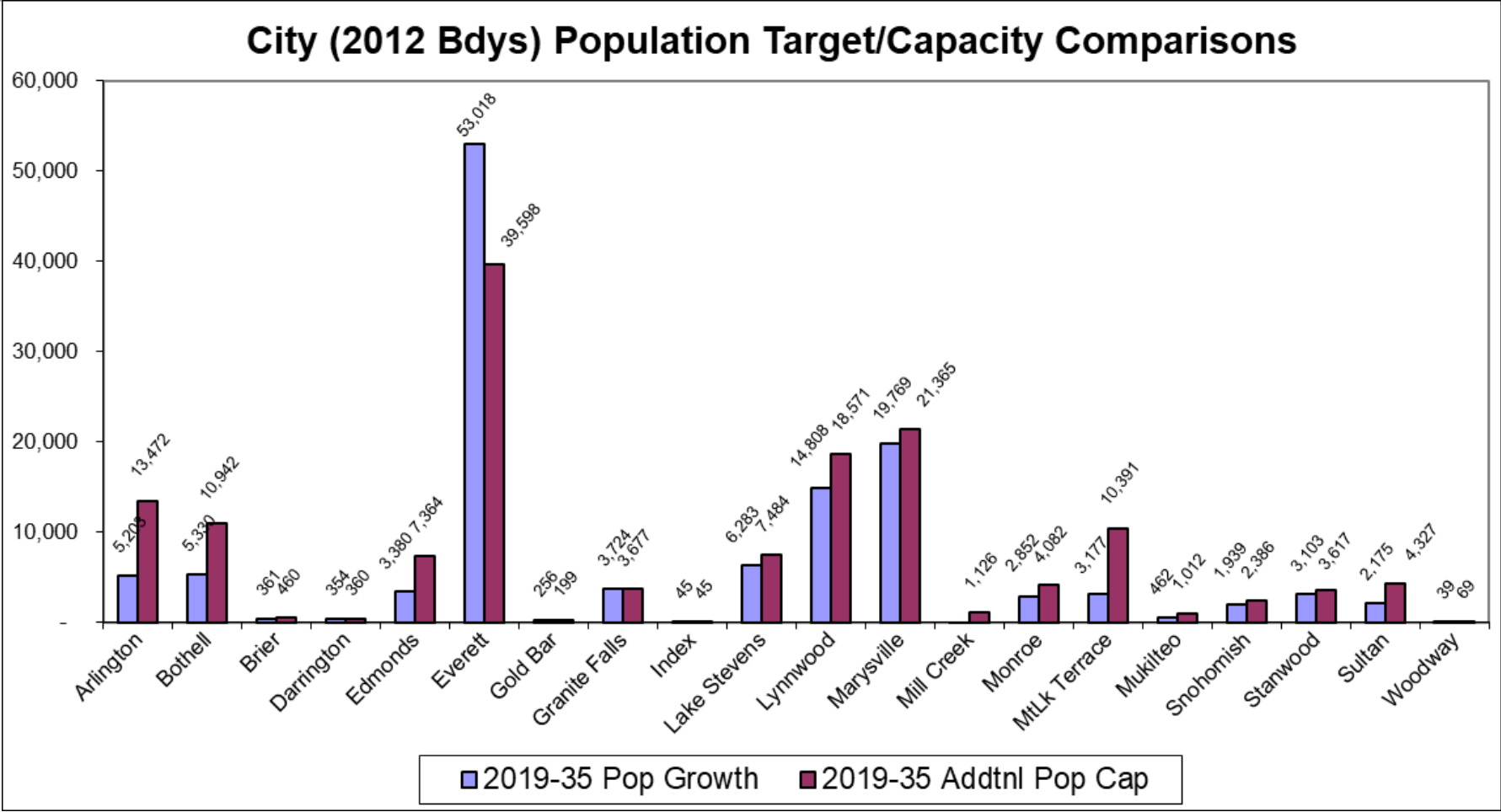
# 2021 Buildable Lands Report

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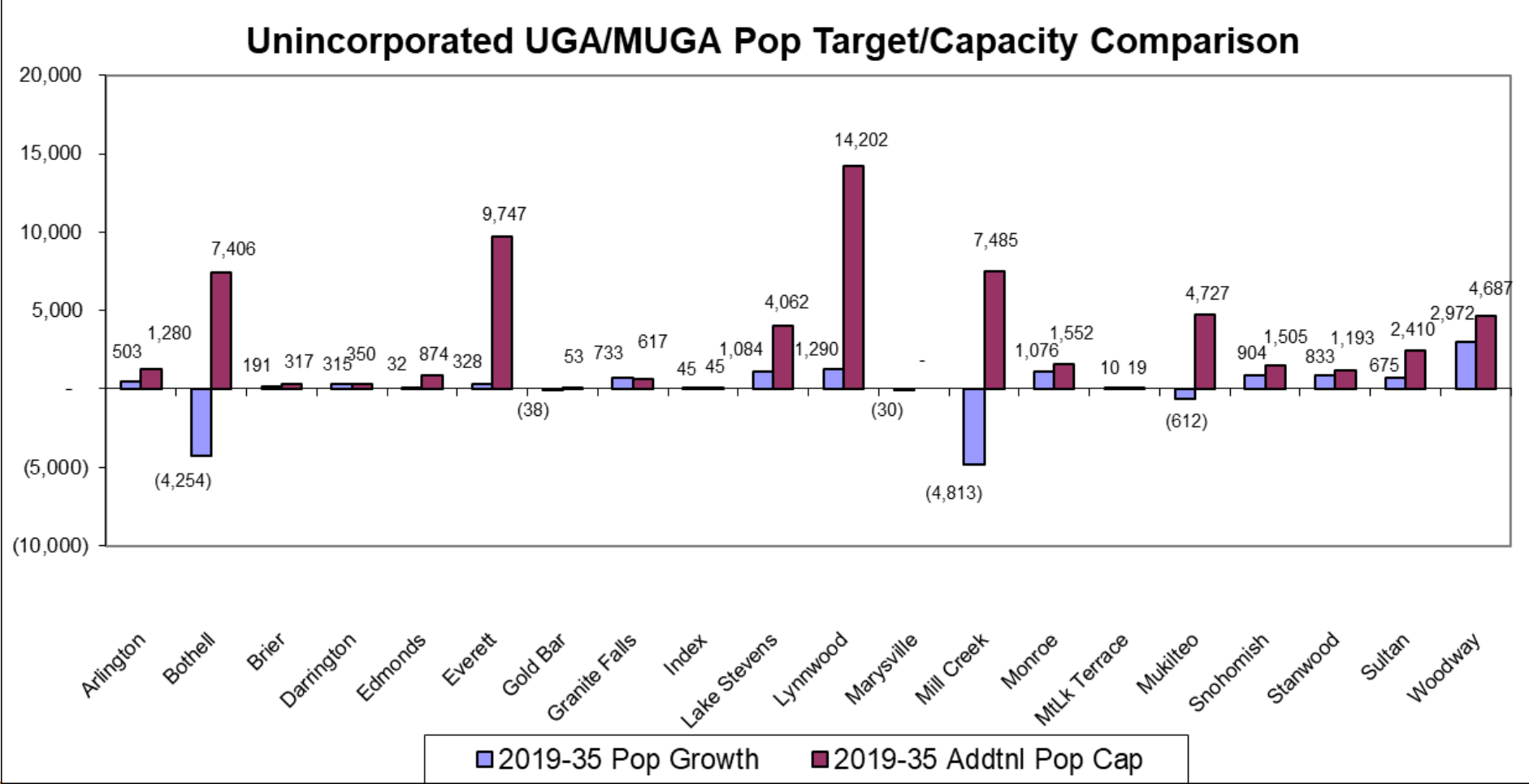
# 2021 Buildable Lands Report

## Draft Results



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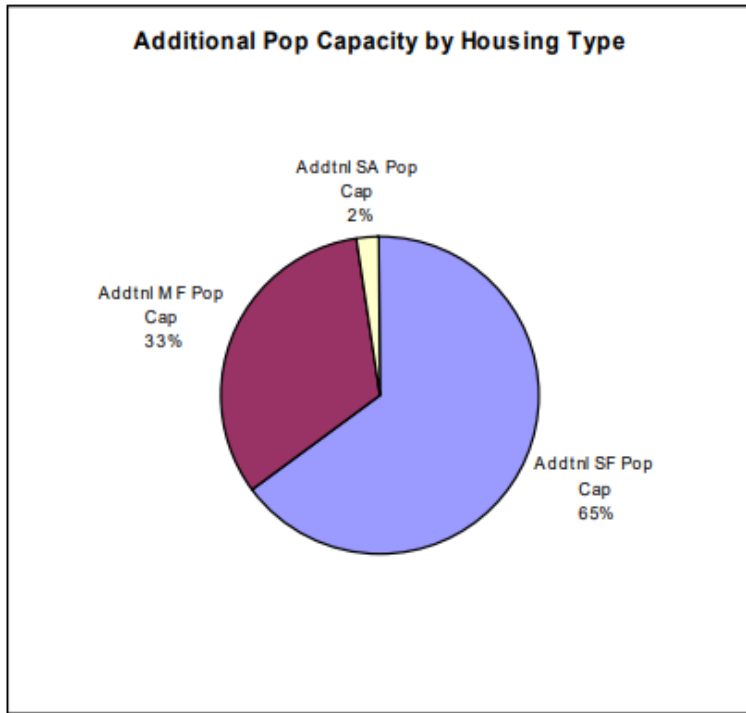


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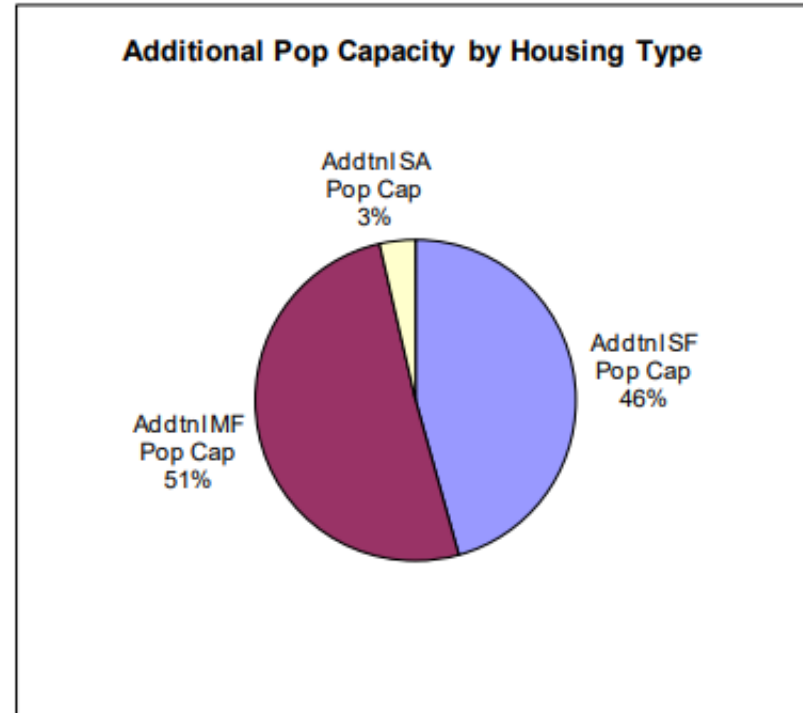
## Draft Results

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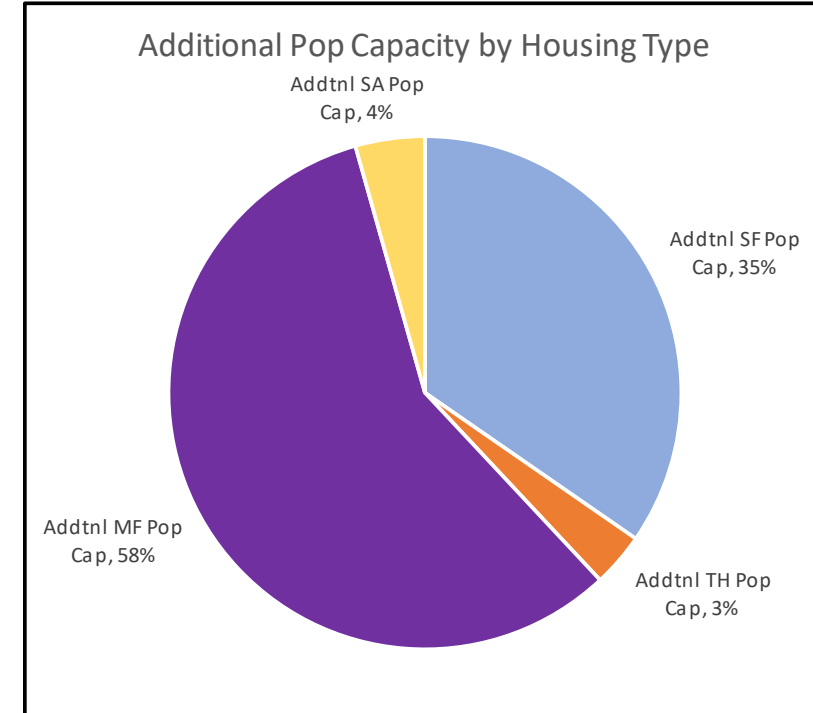
**2007 BLR:**



**2012 BLR:**



**2021 BLR:**



# Remaining Work

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## Currently working on:

- Draft employment capacity estimates
- Data QA/QC
- Fill in remaining gaps
- Market-ready overlay
- Narrative update

# Remaining Schedule

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## **SCT Planning Advisory Committee**

- **April 8:** Review of draft report results
- **May 13:** Final draft report recommendation

## **SCT Steering Committee**

- **April 28:** Briefing on draft report results
- **May 26:** Action on final draft report

## **SCT recommended report forwarded to County Council (public hearing & adoption)**

- **June 30:** GMA deadline

# Snohomish County 2021 Buildable Lands Report

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