Snohomish County
2021 Buildable Lands Report

Draft Residential Capacity Results

SCT PLANNING ADVISORY COMMITTEE
APRIL 8, 2021
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

1. What land in the UGAs could be developed?

2. What density actually happens in each zone?

3. What is the land capacity?

4. How much is likely to be available by 2035?

5. What are the growth targets?

6. Is there enough land capacity?
History

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

- 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)

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

- 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
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Draft Results

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
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UGA Population Target/Capacity Comparisons

- Non-SW County: 51,759
- SW County: 76,017
- UGA Total: 219,902

Legend:
- □ 2019-35 Pop Growth
- ■ 2019-35 Addtl Pop Cap
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Non-SW UGA Population Target/Capacity Comparisons

- 2019-35 Pop Growth
- 2019-35 Addtln Pop Cap
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City (2012 Bdys) Population Target/Capacity Comparisons

2019-35 Pop Growth 2019-35 Addtnl Pop Cap
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Unincorporated UGA/MUGA Pop Target/Capacity Comparison

- 2019-35 Pop Growth
- 2019-35 Addtnl Pop Cap
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**2007 BLR:**
- Additional SA Pop Cap: 2%
- Additional MF Pop Cap: 33%
- Additional SF Pop Cap: 65%

**2012 BLR:**
- Additional SA Pop Cap: 3%
- Additional MF Pop Cap: 51%
- Additional SF Pop Cap: 46%

**2021 BLR:**
- Additional SA Pop Cap: 4%
- Additional SF Pop Cap: 35%
- Additional MF Pop Cap: 58%
- Additional TH Pop Cap: 3%
Remaining Work

Currently working on:

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

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