

Snohomish County 2021 Buildable Lands Report

Final Draft Report

Updated for July 28, 2021 Steering Committee Meeting

SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE

JULY 28, 2021

Counties Subject to the Review & Evaluation Program (2018)



2021 BLR was due by June 30, 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
- Inconsistencies between actual and planned development patterns and targets
- If needed, reasonable measures, other than expanding UGAs, to remedy inconsistencies

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Development of Final Draft Results for June 23rd Steering Committee

- ❑ Sept – Dec 2020: Zoom meetings with cities to review BLR base maps & development history/density statistics by zone
- ❑ March 2021: First draft 2035 residential capacity results by city and UGA/MUGA (FTP and webpage)
- ❑ April 2021: First draft 2035 employment capacity results by city and UGA/MUGA (OneDrive and webpage)
- ❑ May 2021: Revised draft residential & employment capacity results by city and UGA/MUGA (OneDrive), incorporating:
 - Additional pending development info
 - Direction on assumed densities to use
 - Revised land status classifications
 - Capacity for UGA data gap areas
 - Market-ready overlay
- ❑ Additional data review comments received by May 26: Toyer Strategic Advisors, City of Lake Stevens
- ❑ June 4, 2021: Draft BLR sent to PAC based on May 10, 2021 data inputs
- ❑ June 9, 2021: Revised population & employment capacity estimates sent to PAC
 - based on Toyer, Lake Stevens, other additional edits (updated maps posted on BLR webpage)

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June 23rd Steering Committee meeting

- ❑ Steering Committee delayed action on the 2021 BLR until the July 28 meeting to allow time for consideration of additional data comments or concerns from cities
- ❑ For changes to be made the materials going to the Steering Committee for action on July 28, suggested revisions to the report needed to be provided in time for PAC review on July 8
- ❑ Suggested revisions were received from City of Lake Stevens
- ❑ PAC reviewed and approved the proposed revisions for transmittal to the Steering Committee

2021 Buildable Lands Report

City Capacity Sorted by Pending Status (June 10, 2021 PAC)

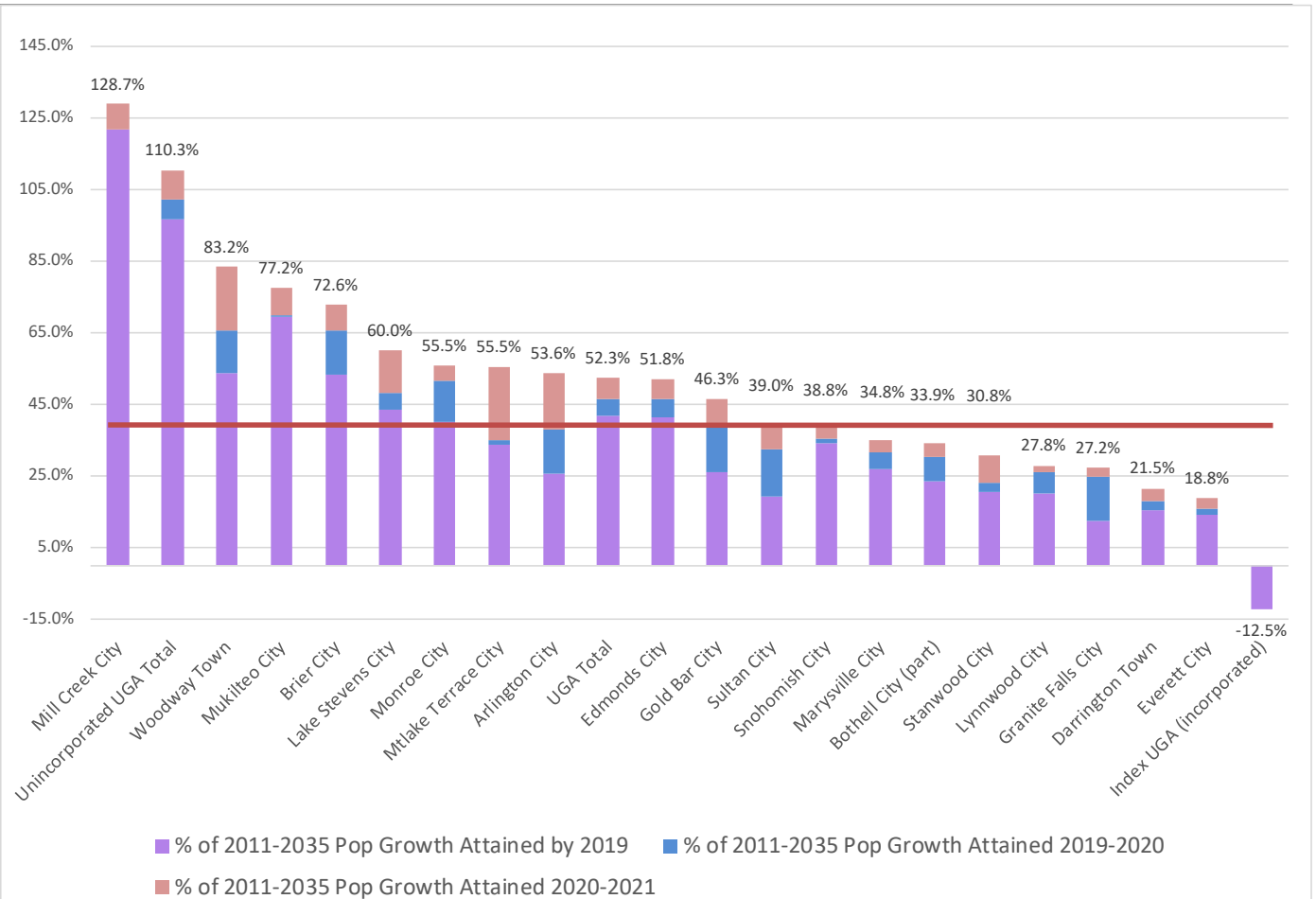
Cities (current city boundaries)										
Breakdown of additional population capacity by land status classifications										
	PENDING	VACANT	PARTUSE	REDEV	Total	PENDING	VACANT	PARTUSE	REDEV	Total
Woodway	136	10	27	-	173	79%	6%	16%	0%	100%
Mill Creek	892	72	49	128	1,140	78%	6%	4%	11%	100%
Lake Stevens	5,263	591	879	2,396	9,129	58%	6%	10%	26%	100%
Monroe	2,287	265	1,062	809	4,423	52%	6%	24%	18%	100%
Sultan	2,968	830	1,170	1,101	6,070	49%	14%	19%	18%	100%
Lynnwood	7,990	239	309	10,025	18,563	43%	1%	2%	54%	100%
Stanwood	1,659	519	270	1,616	4,064	41%	13%	7%	40%	100%
Brier	159	39	157	113	468	34%	8%	34%	24%	100%
Granite Falls	1,278	1,267	666	733	3,945	32%	32%	17%	19%	100%
Mukilteo	284	266	76	388	1,014	28%	26%	7%	38%	100%
Snohomish	680	438	772	911	2,800	24%	16%	28%	33%	100%
Mountlake Terrace	2,197	202	327	7,363	10,088	22%	2%	3%	73%	100%
Arlington	2,975	4,866	2,581	3,381	13,803	22%	35%	19%	24%	100%
Everett	6,960	3,694	700	27,962	39,316	18%	9%	2%	71%	100%
Bothell (part)	1,804	2,107	1,693	4,714	10,320	17%	20%	16%	46%	100%
Marysville	3,656	5,461	5,590	6,992	21,699	17%	25%	26%	32%	100%
Edmonds	1,212	1,161	177	6,944	9,493	13%	12%	2%	73%	100%
Darrington	35	188	131	7	360	10%	52%	36%	2%	100%
Gold Bar	6	104	28	62	199	3%	52%	14%	31%	100%
Index	-	12	10	11	33	0%	36%	30%	33%	100%
Total Cities	42,441	22,331	16,674	75,656	157,100	27%	14%	11%	48%	100%

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Updated Figure 1 (July 8, 2021 PAC)

Percent of 2011-2035 Population Growth Attained by 2021: Jurisdictions within Snohomish County UGA
(using city bdys as of Dec 13, 2012)

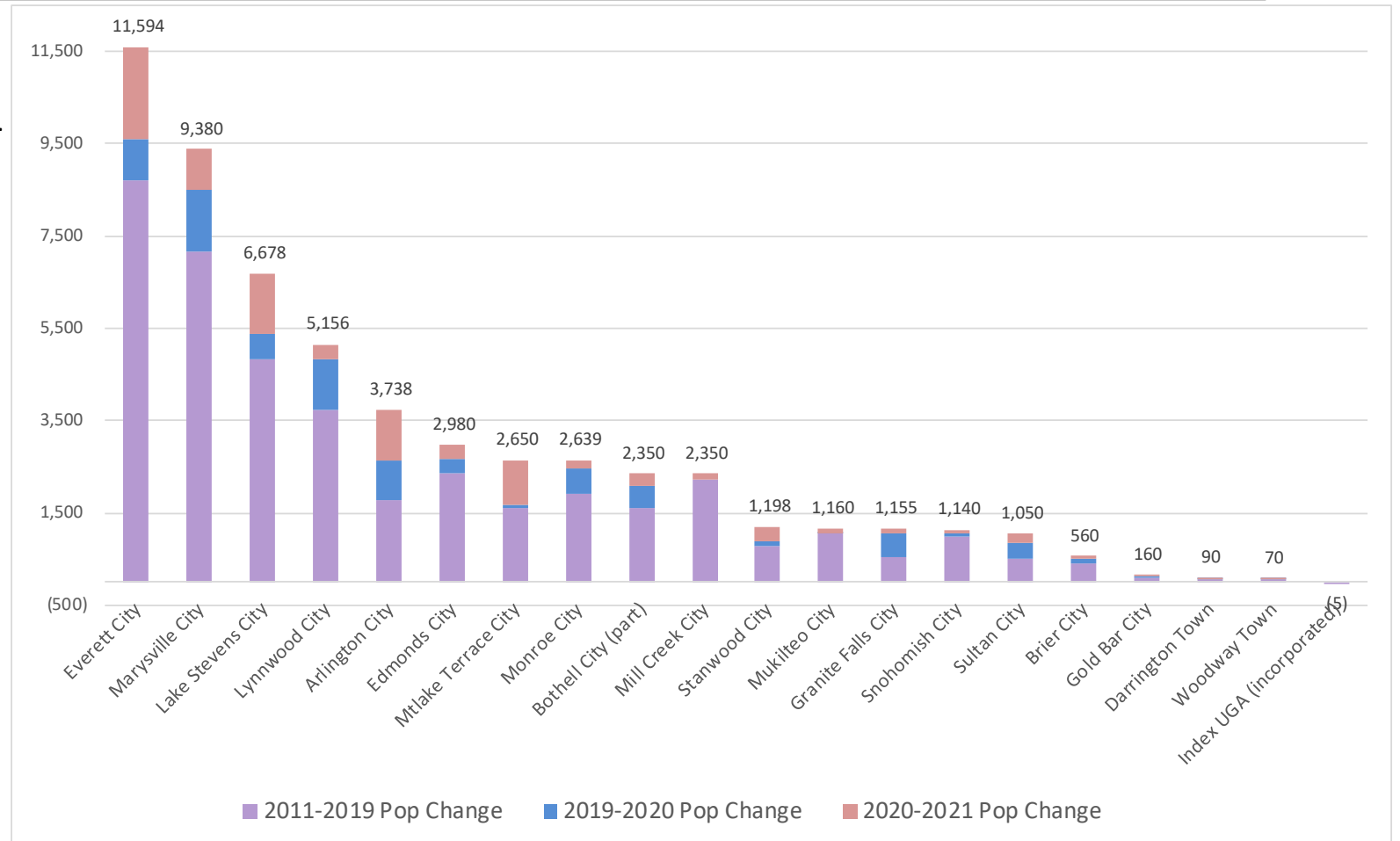
Note: Attainment of 42% of 2011-2035 population growth by 2021 would be anticipated if linear growth assumed.



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Updated Figure 2 (July 8, 2021 PAC)

City Population Growth, 2011-2021
(using city bdys as of Dec 13, 2012)



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Final Draft Results

PAC on June 10 unanimously approved a motion to recommend the draft 2021 BLR to the Steering Committee

PAC again on July 8 unanimously approved a motion to recommend a revised draft 2021 BLR to the Steering Committee with updated Figures 1 and 2; no changes to capacity estimates

General observation – residential capacities are higher than 2012 BLR

Reflects higher observed urban residential 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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Additional Data Comments since June 23 Steering Committee

July 26, 2021 email from bob@cleangov.net to SCT:

Issue	Response
Single Family Residences (SFR) built and sold before End Of Year 2019 included as 2021 BLR additional capacity	Pending capacity definition: New development unbuilt or unoccupied as of April 1, 2019 is counted as part of 2019-2035 additional capacity.
254 unit Senior Center built 2012-2019 included as 2021 BLR additional capacity	Quail Park of Lynnwood (254 senior apts) built in phases. 130 units built prior to April 1, 2019, with 124 remaining. Oversight will be acknowledged in 2021 BLR errata sheet.
Unincorporated UGA total population capacity increased from 282,645 in the adopted 2015 Land Capacity Analysis to 307,404 in the 2021 draft BLR, without any zoning changes or UGA expansions	Higher observed densities since 2015 LCA and use of updated parcel records and updated assessed values for redevelopment definition explains difference. Previous BLR model underestimated actual housing units built (31% higher) and actual buildable density (20% higher).
Mill Creek Urban Center designation 52-55 units per buildable acre density factor used when achieved buildable density of 28 shown in 2012 BLR "Validation Study"	Complete development history for the 2021 BLR, including post-2018 actual and proposed projects, is the basis for the 55 units per buildable acre density. (See page 251 of BLR)
Mill Creek Urban Village designation 23-24 units per buildable acre density factor used when achieved buildable density of 14.89 shown in 2012 BLR "Validation Study"	Complete development history for the 2021 BLR, including estimates of future urban center-based Senior Apartment densities within the Urban Village designation, is the basis for the 25 units per buildable acre density. (See page 250 of BLR)
City only achieved density data included in 2021 draft BLR. Should be both City and County	City achieved density data is used for city zones; county achieved density data is used for county designations.

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All new units sold for occupancy were after April 1, 2019 date for calculating 2019-2035 pending capacity, and therefore counted as capacity

Remaining Schedule

SCT Planning Advisory Committee

- **June 10:** Final draft report recommendation
- **July 8:** Updated Final draft report recommendation

SCT Steering Committee

- **April 28:** Briefing on draft report results
- **June 23:** Discussion of final draft report
- **July 28:** Potential action on final draft report

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

- After SCT recommendation

Snohomish County 2021 Buildable Lands Report



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