

Snohomish County 2021 Buildable Lands Report

Final Draft Report

SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE

JUNE 23, 2021

Counties Subject to the Review & Evaluation Program (2018)



Next BLR is 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

CERTIFICATION OF ENROLLMENT

ENGROSSED SECOND SUBSTITUTE SENATE BILL 5254

Chapter 16, Laws of 2017

65th Legislature
2017 3rd Special Session

GROWTH MANAGEMENT ACT--BUILDABLE LANDS--HOMELESS HOUSING FUNDING

EFFECTIVE DATE: October 19, 2017

Passed by the Senate June 29, 2017
Yeas 47 Nays 2

CYRUS HABIB

President of the Senate

Passed by the House June 29, 2017
Yeas 85 Nays 9

FRANK CHOPP

Speaker of the House of Representatives

Approved July 6, 2017 2:37 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Hunter G. Goodman, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE SENATE BILL 5254** as passed by Senate and the House of Representatives on the dates hereon set forth.

HUNTER G. GOODMAN

Secretary

FILED

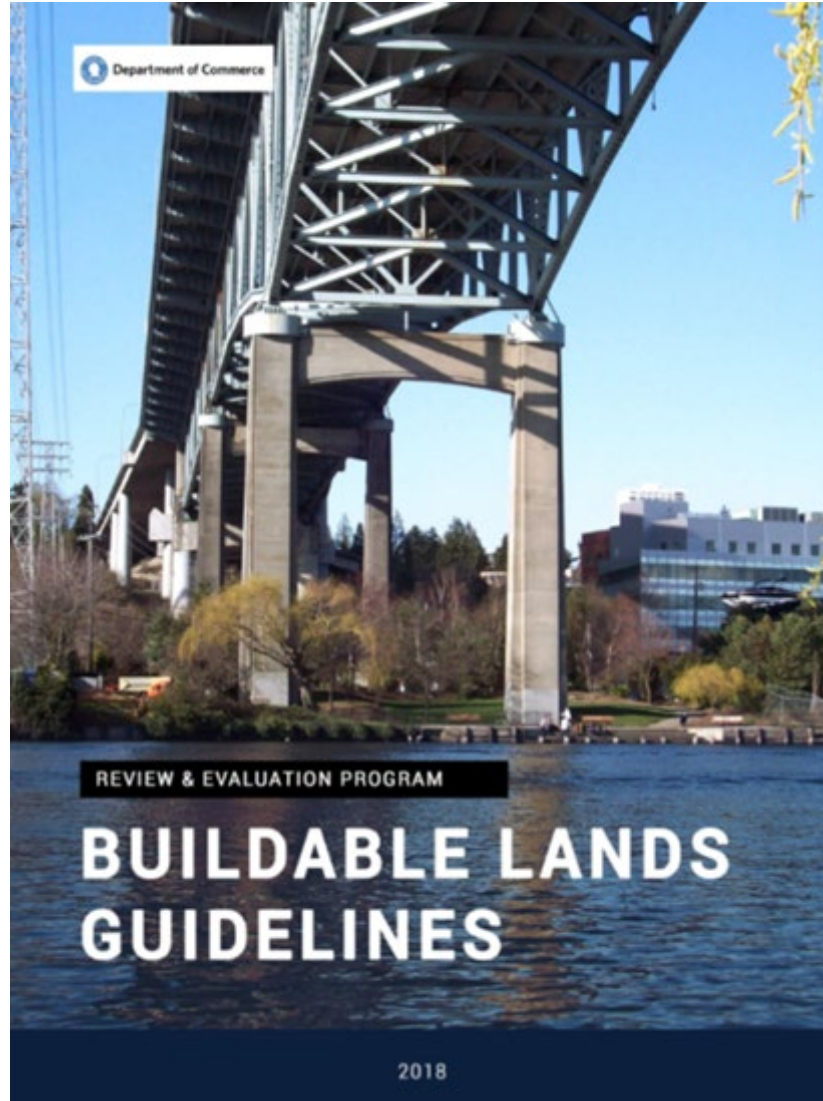
July 7, 2017

**Secretary of State
State of Washington**

E2SSB 5254 (2017)

Added new requirements for Buildable Lands:

- ❑ Expanded reasonable measures definition
- ❑ Evaluation of regulations and infrastructure gaps that could limit achievement of targets/densities
- ❑ Review/Refine market availability factor
- ❑ Emphasis on increasing overall accuracy
- ❑ New Commerce Guidelines released in December 2018



Snohomish County's 2021 Buildable Lands Report

- ❑ Updated methodology to be used for 2021 BLR
- ❑ Procured consultant assistance to address new Commerce Guidelines (ESA/ECONorthwest)
- ❑ SCT recommended revisions to BLR methodology in June 2020

- ❑ Engaged with stakeholders from various organizations
 - ❑ Stakeholder workshop held in November 2019
 - ❑ March 2020 follow-up meeting canceled due to COVID-19
 - ❑ E-mail updates and the Snohomish County 2021 BLR webpage have been relied on since start of remote work

<https://www.snohomishcountywa.gov/1352/Buildable-Lands>

Summary of SCT 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

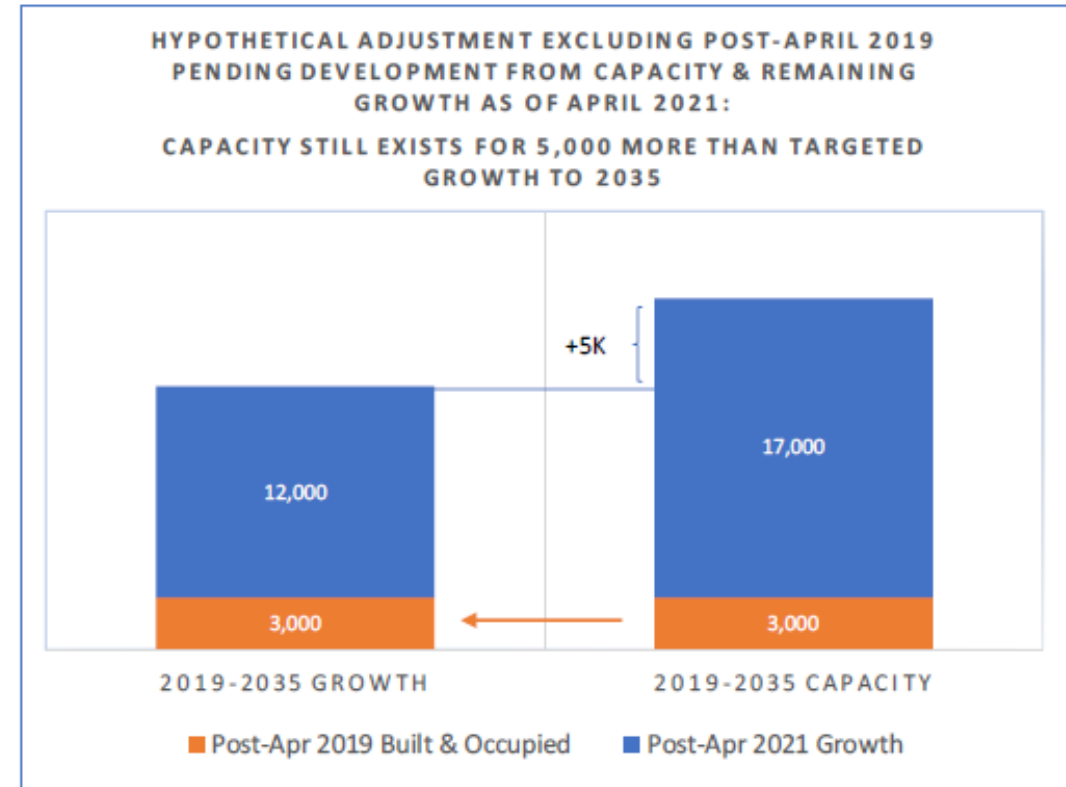
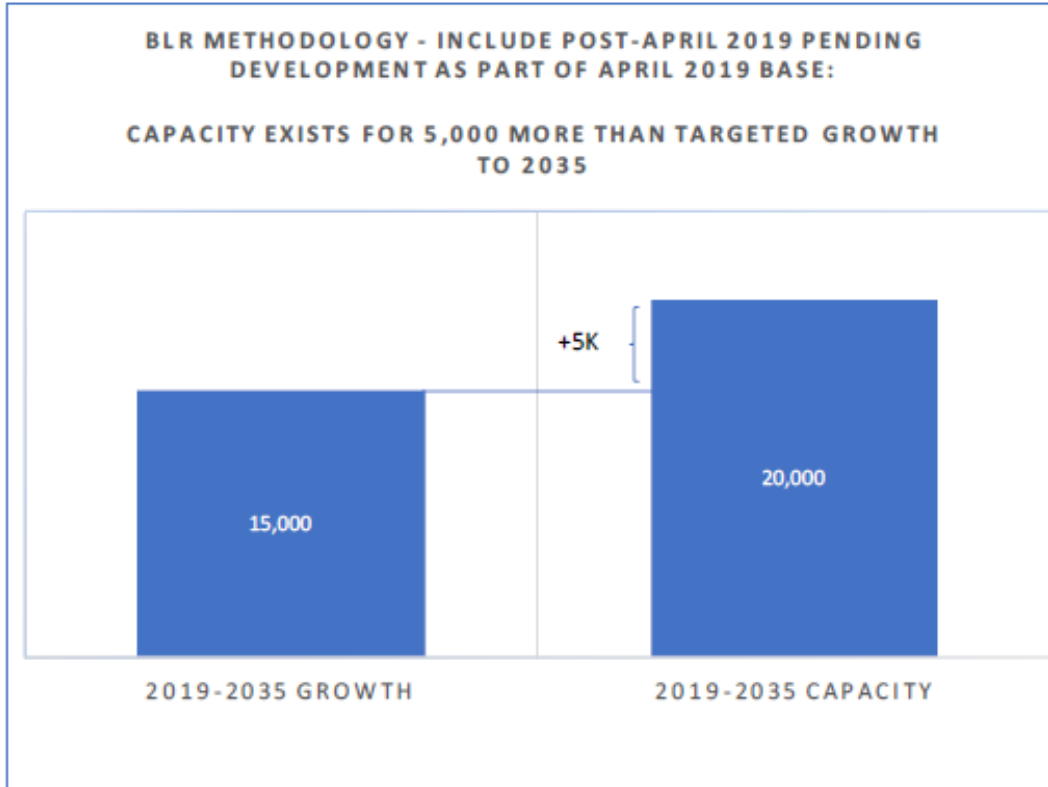
2021 Buildable Lands Report

Development of Final Draft Results using Updated Methodology

- ❑ 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)

How Snohomish County's Buildable Lands Reports Treat "Pending" Development

Population Growth Target/Capacity Comparison Examples



NOTES:

Assessor parcel records for the 2021 BLR were extracted in April 2019. Parcel characteristics at that time (existing land use, improvement/land assessed values, parcel size, building footprints, etc.) were used to estimate additional capacity by parcel. As a result, April 2019 serves as the base date upon which remaining growth target change and additional growth capacity estimates can be compared for identical time periods: 2019-2035, as shown on the left.

The hypothetical adjustment to the 2019 capacity base, shown on the right, to reflect 2021 capacity conditions typically cannot be reliably performed due to differences in data sources and methods used when estimating growth based on development records, in relation to OFM population and housing estimates and ESD employment estimates.

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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

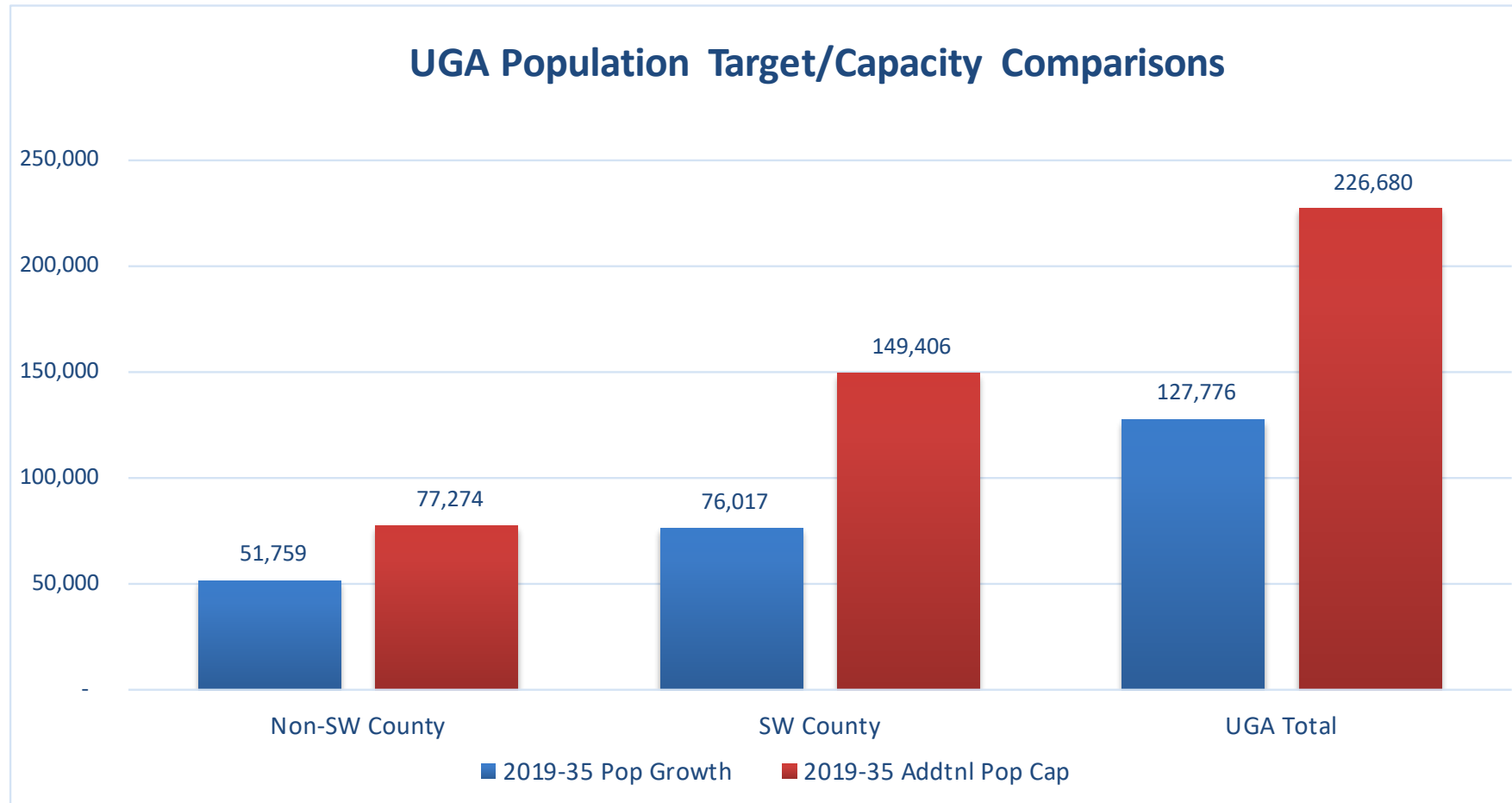
General observation – residential capacities are higher than 2012 BLR

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

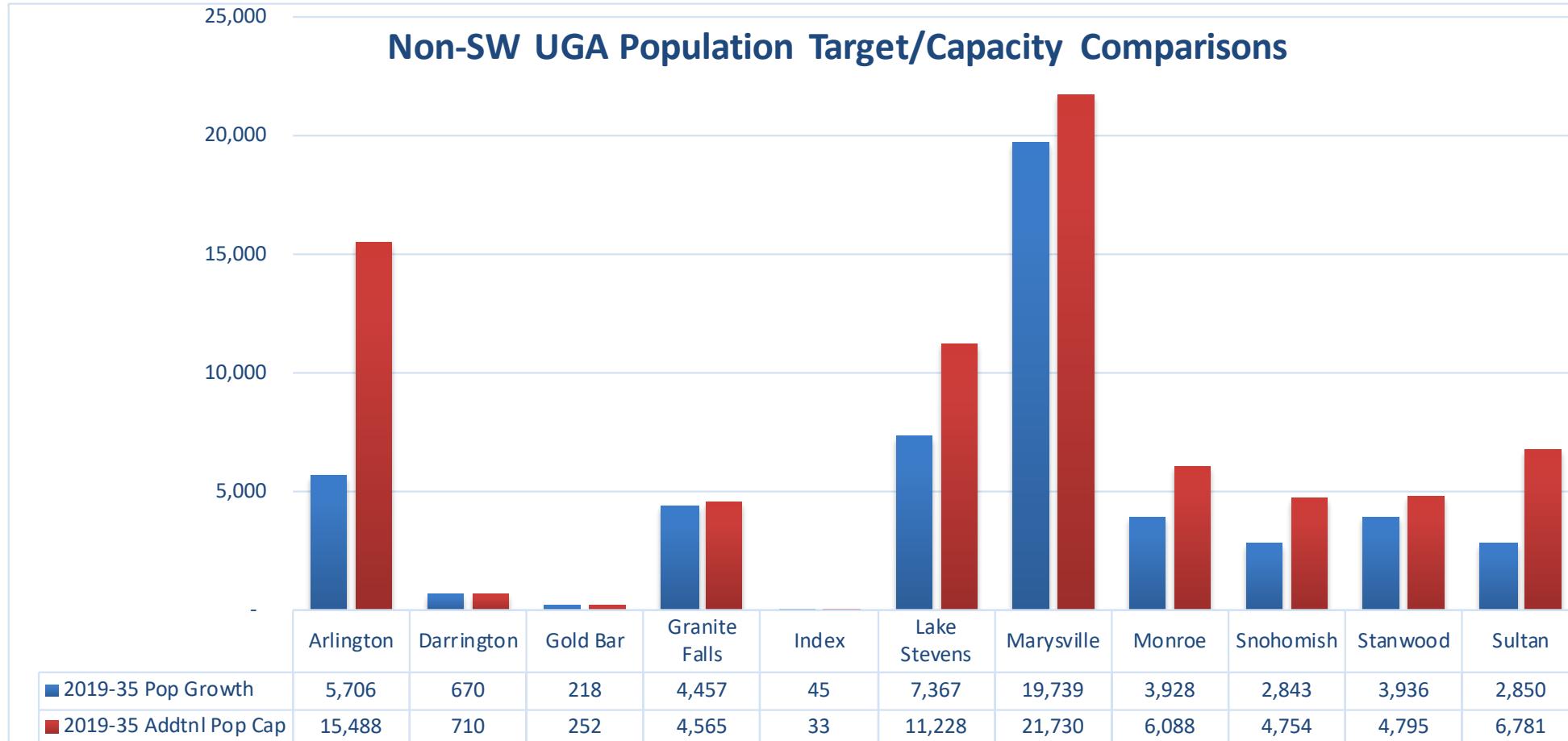
Draft Residential Capacity Results (June 23, 2021)

Adequate capacity exists to accommodate the adopted 2035 total UGA population growth targets



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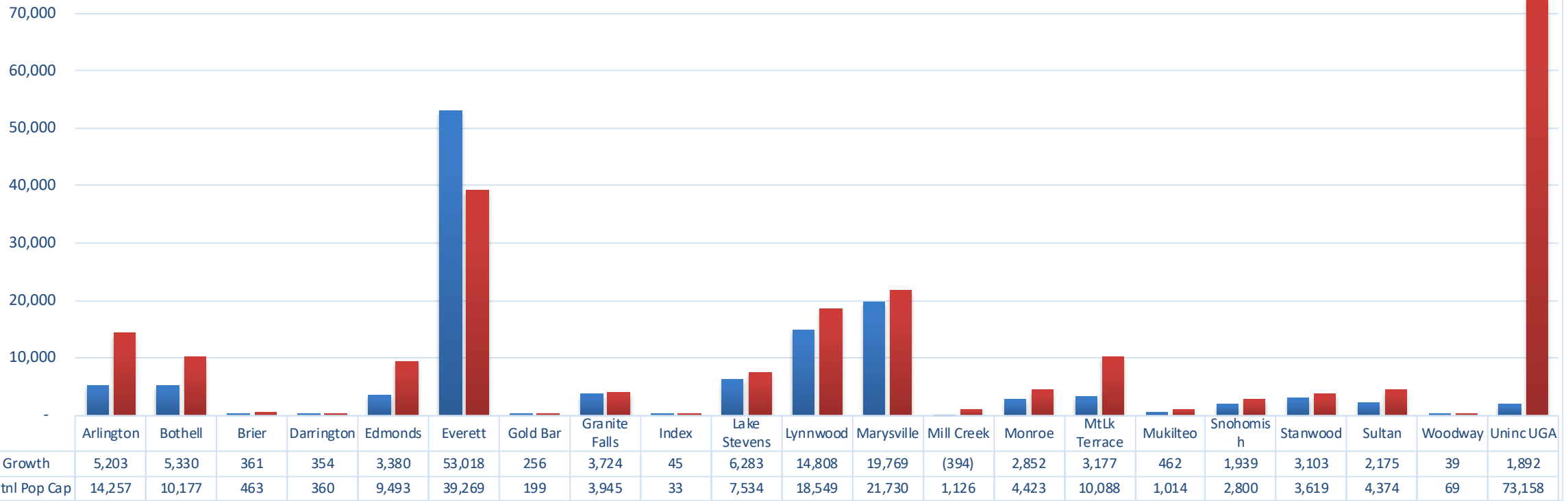
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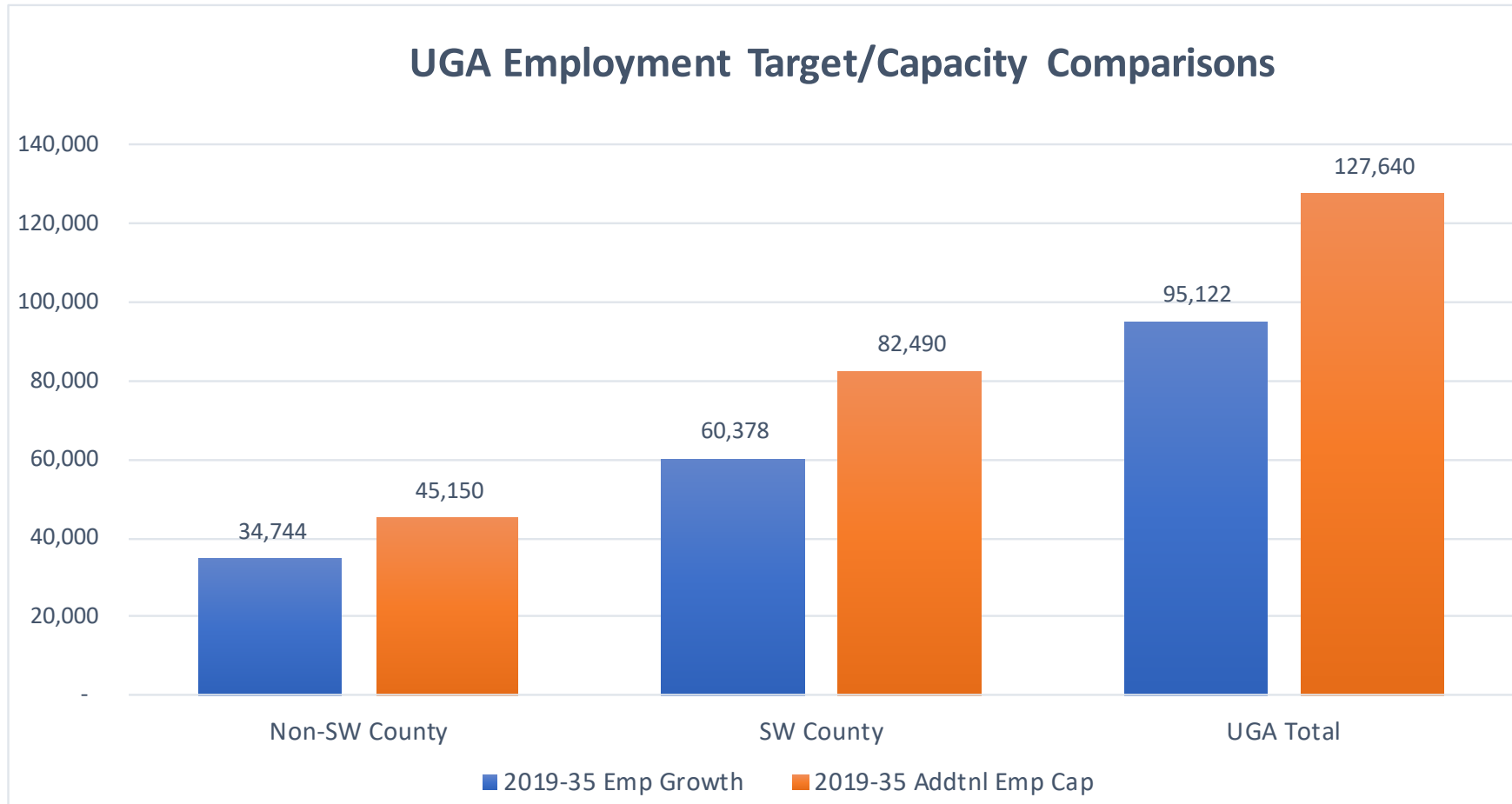
Adequate capacity exists to accommodate the adopted 2035 jurisdiction-level population growth targets, except for Everett (significant), Gold Bar and Index (both minor)

City (2012 Bdys) Population Target/Capacity Comparisons



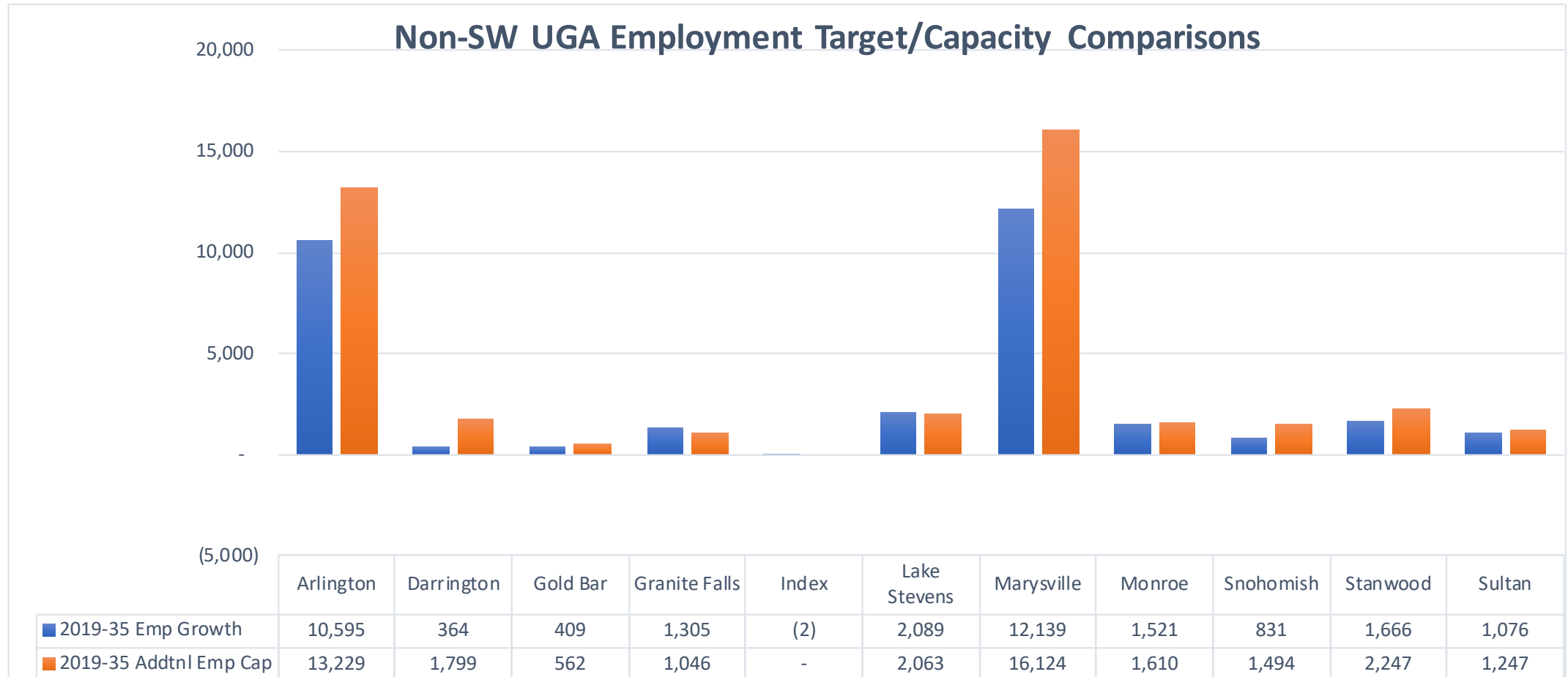
Draft Employment Capacity Results (June 23, 2021)

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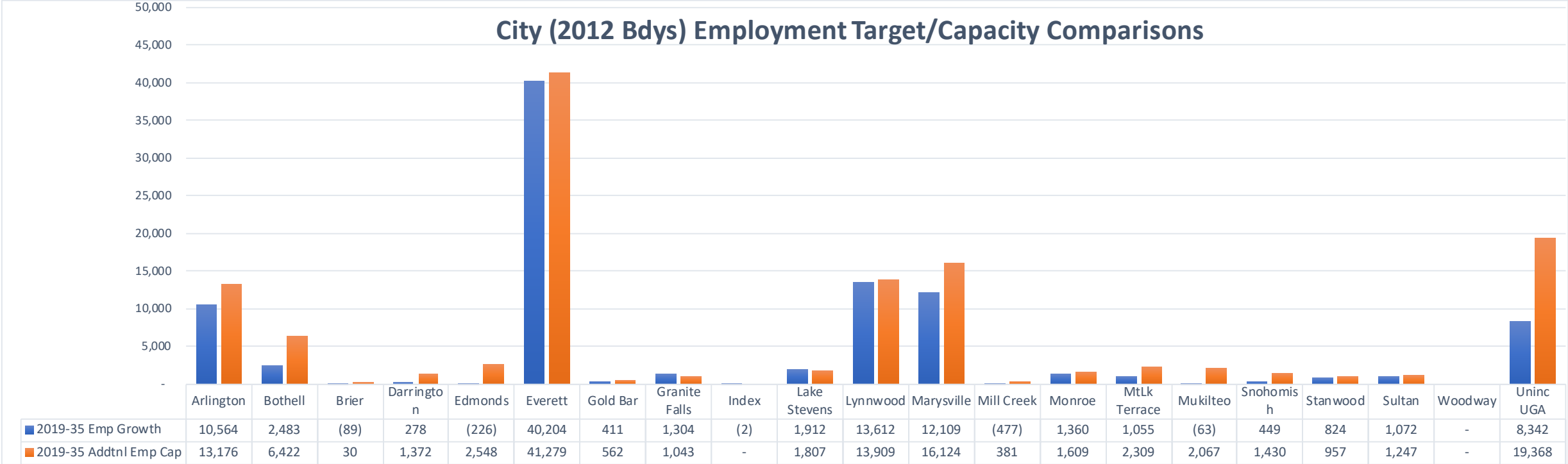
Draft Employment Capacity Results (June 23, 2021)

Adequate capacity exists to accommodate the adopted 2035 non-SWUGA employment growth targets, except for Granite Falls and Lake Stevens (both relatively minor)



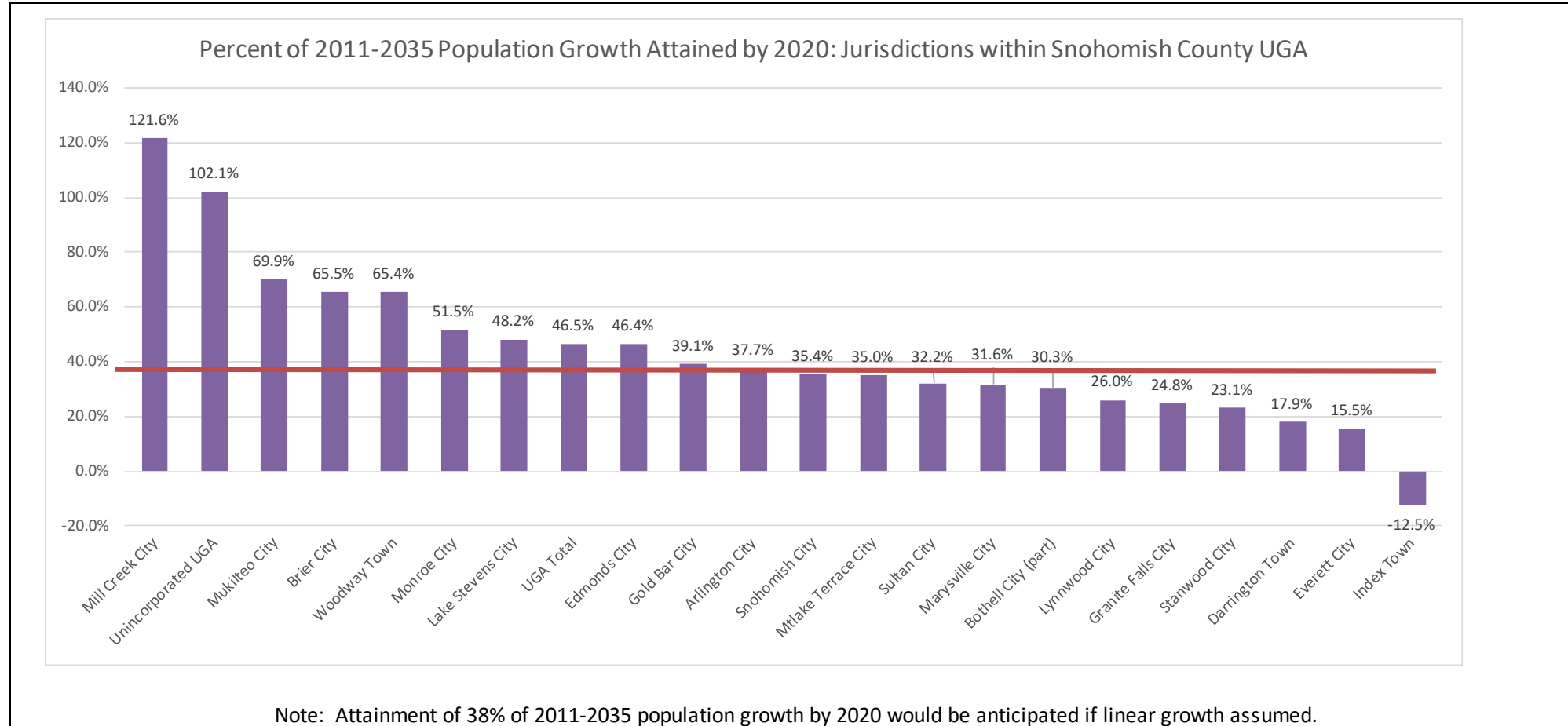
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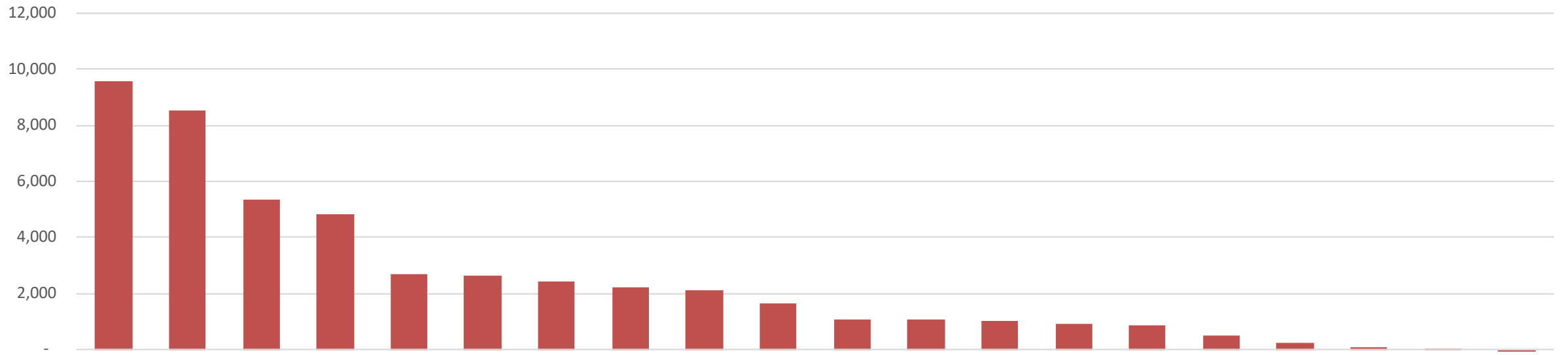
Are Population Targets Being Met? (June 4, 2021)



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Are Population Targets Being Met? (June 4, 2021)

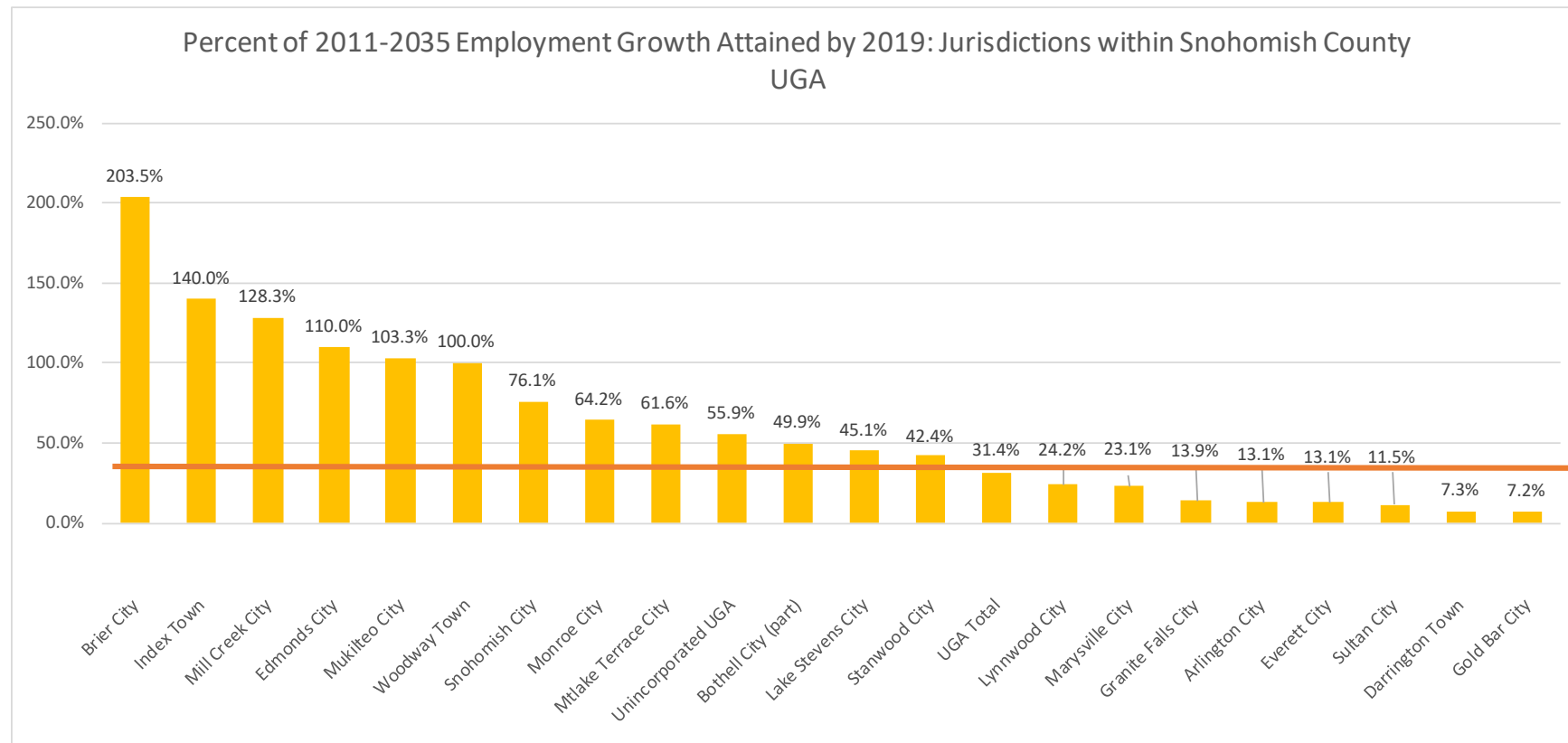
City Population Growth, 2011-2020



	Everett	Marysville	Lake Stevens	Lynnwood	Edmonds	Arlington	Monroe	Mill Creek	Bothell (part)	Mtlake Terrace	Granite Falls	Mukilteo	Snohomish	Stanwood	Sultan	Brier	Gold Bar	Darrington	Woodway	Index
Cities	9,594	8,520	5,368	4,826	2,670	2,628	2,449	2,220	2,100	1,670	1,055	1,050	1,040	898	865	505	234	75	55	(5)

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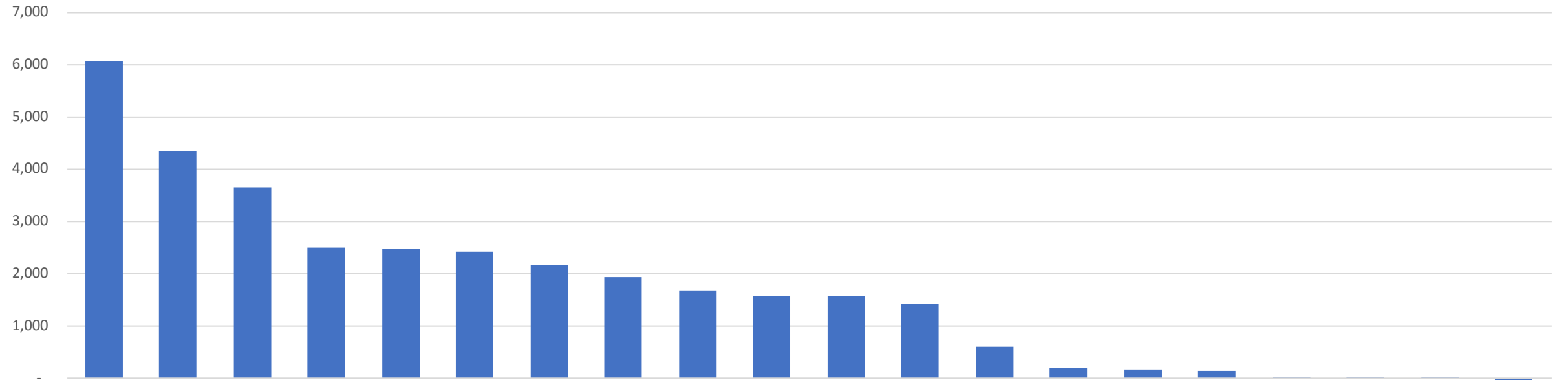


Note: Attainment of 33% of 2011-2035 employment growth by 2019 would be anticipated if linear growth assumed.

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Are Employment Targets Being Met? (June 4, 2021)

City Employment Growth, 2011-2019



Cities	Everett	Lynnwood	Marysville	Edmonds	Bothell (part)	Monroe	Mill Creek	Mukilteo	Mtlake Terrace	Arlington	Lake Stevens	Snohomish	Stanwood	Granite Falls	Brier	Sultan	Gold Bar	Darrington	Index	Woodway
	6,057	4,351	3,646	2,495	2,477	2,434	2,162	1,944	1,691	1,592	1,568	1,427	606	211	175	139	32	22	7	(2)

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

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%

Remaining Schedule

SCT Planning Advisory Committee

- **June 10:** Final draft report recommendation (note potential Arlington, Marysville revisions)

SCT Steering Committee

- **April 28:** Briefing on draft report results
- **June 23:** 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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