

Snohomish County Buildable Lands Support

PAC Subcommittee Meeting 2

November 12, 2019

ECONorthwest
ECONOMICS • FINANCE • PLANNING

Redevelopable Land Analysis

- ECONorthwest conducted an analysis of what development happened between 2011-2018.
 1. What Development occurred?
 2. How well did the land classification of 2012 parcels predict the development that occurred?
 3. How well are the market factor reductions performing compared to development between 2012-2018?

- Used GIS and Database:
 - Created database of the following:
 - County wide and jurisdictional zoning
 - Commercial, Residential, Multifamily, and Mixed-Use Development from 2012-2018
 - 2019 parcels
 - 2012, 2007, and 2002 BLI
 - Assigned development to 2019 parcels and 2012, 2007, and 2002 BLI data. Shows us change of unit of land over time.
 - All Results are still considered DRAFT

How much development occurred since the last buildable lands study (2012)?

Development since 2012 BLR

Projects Developed by 2019 and 2012 parcels *Snohomish County, 2011-2018*

	Number of Projects	Number of new dwelling units	Total 2019 Parcels	Total 2012 Parcels
Single Family	909	14,720	19,647	1,409
Multifamily	75	7,922	138	113
Mixed Use	28	3,151	52	40
Commercial	162	-	428	228

Source: Snohomish County; ECONorthwest

- There were 1,174 projects affecting 1,790 parcels in 2012.
- These projects produced 25,793 dwelling units.

New Development by Type (2012 parcels)

Snohomish County, 2011-2018

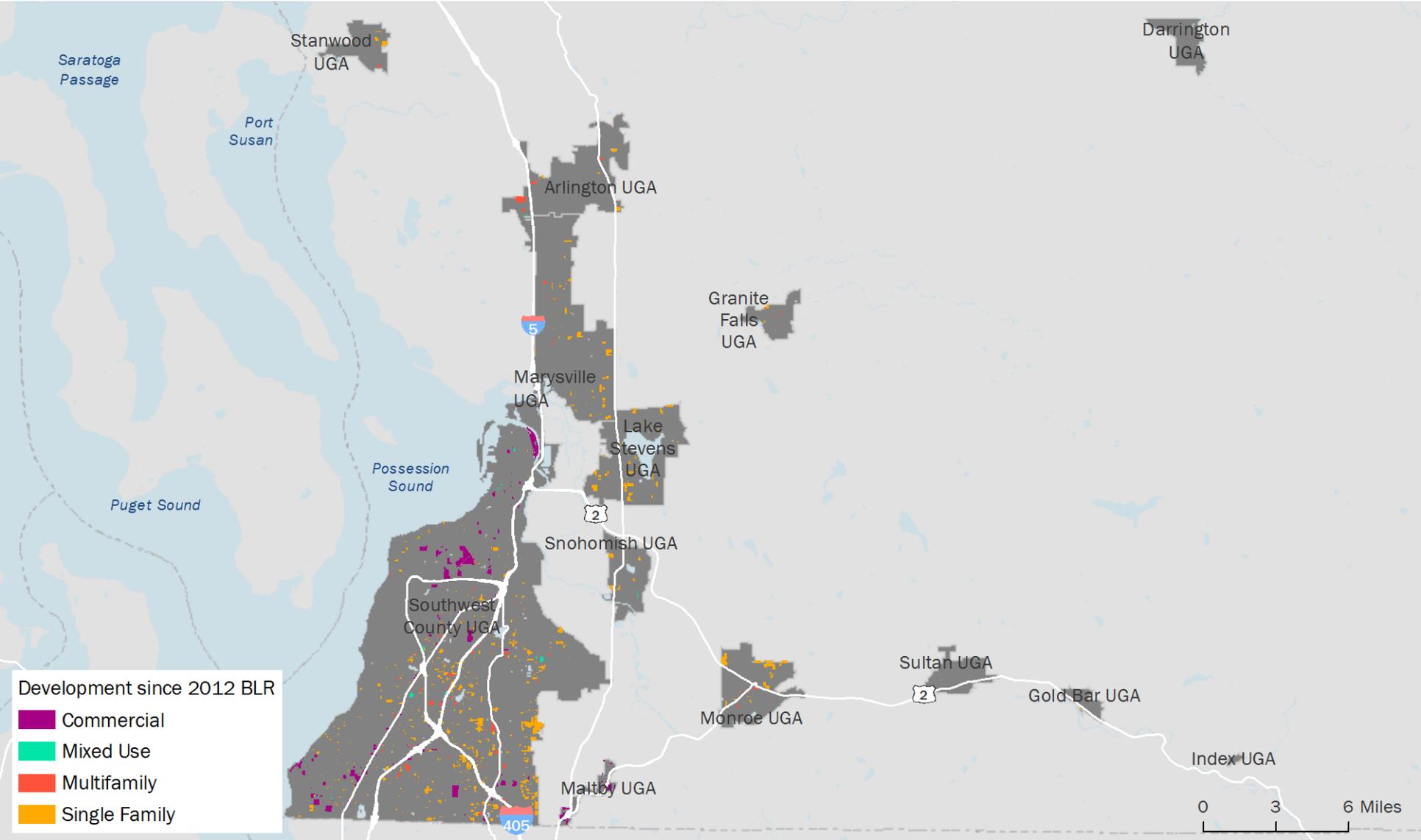
	Number of Parcels	Total acreage	Proportional avg acreage developed
Single Family	1,409	4,288	2.0
Multifamily	113	437	3.1
Mixed Use	40	125	2.3
Commercial	228	1,469	4.9
Total	1,790	6,319	

Source: Snohomish County; ECONorthwest

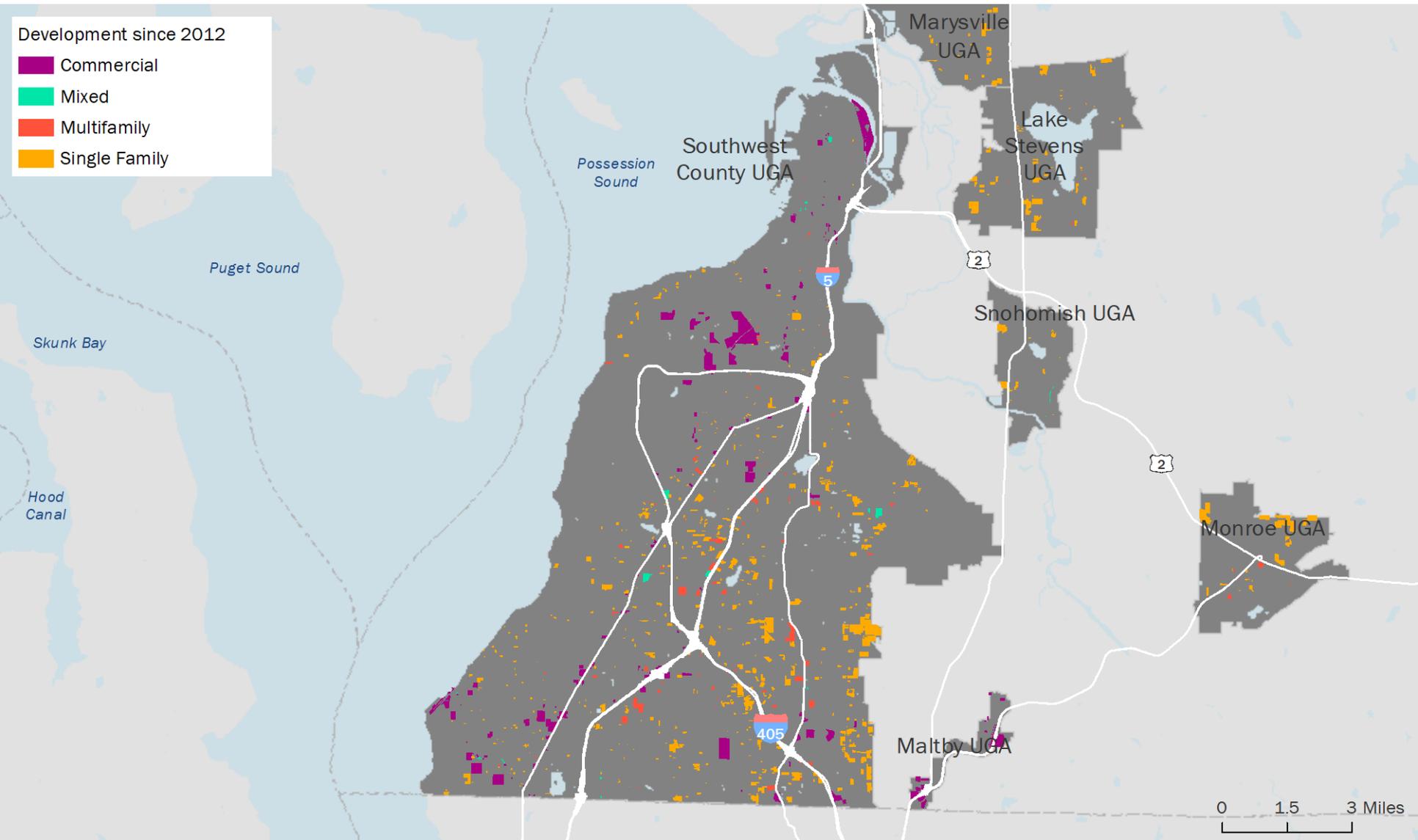
- Development affected 6,319 acres.

Where did development occur since the last buildable lands study (2012)?

Development since 2012 BLR



Development since 2012 BLR



How did development vary with respect to buildable land classification?

2012 Land Classification Definitions

- Non-Developable Parcels
 - Constant: Development has already occurred and no future development is forecasted.
 - Special: Special uses for which no future development is forecasted (i.e. public uses, places of worship, etc.).
- Pending: Pending development is permitted for 2012-2018
- Developable Parcels
 - Vacant: Assessor's building improvement value is less than \$2,000.
 - Re-developable: potential demolition of the existing building and replacement by something new
 - Partially-Used: additional development on the parcel is possible without demolition

Development History Comparison 2011-2018

Development of 2012 Parcels by Land Classification, *Snohomish County, 2012 BLR*

	Total Parcels	Developed Parcels	Percent (of status)
Constant	150,419	282	<1%
Vacant	2,289	155	7%
Redevelopable	8,850	383	4%
Partially Used	7,572	311	4%
Special	147	12	8%
Church	328	15	5%
School	172	5	3%
Pending	4,548	626	14%
Total	174,325	1,790	-

- Development is still an occurrence affects a small percentage parcels, approximately 1% of all 2012 parcels.

Development History Comparison 2011-2018

Development Type by 2012 Land Classifications, Snohomish County, 2012 BLR

	Single Family	Multi Family	Mixed Use	Comm.	Developed Parcels
Constant	69%	5%	2%	23%	282
Vacant	69%	16%	5%	10%	155
Redevelopable	69%	11%	3%	18%	383
Partially Used	95%	0%	0%	5%	311
Special	0%	17%	0%	83%	12
Church	40%	13%	13%	40%	15
School	40%	0%	0%	60%	5
Pending	86%	4%	2%	8%	626

- Single family accounts for the largest share of development (as a percent of parcels developed) except for Special, Church and School uses.
- Overall development is happening mostly on 'developable' land classifications, but there is development happening on parcels classified that wouldn't develop.

Development History Comparison 2012-2018

2012 Land Classifications by Development Type, *Snohomish County, 2012 BLR*

	Single Family	Multi Family	Mixed Use	Commercial
Constant	14%	12%	18%	29%
Vacant	8%	22%	20%	7%
Redevelopable	19%	36%	28%	30%
Partially Used	21%	1%	0%	6%
Special	1%	2%	10%	4%
Church	0%	2%	5%	2%
School	0%	0%	0%	1%
Pending	38%	25%	30%	21%
Total	1,409	113	40	228

- When adjusted by development type, quite a bit of variation of development by land classification.

Development History Comparison 2012-2018

Total Acres Developed by Land Classification Acres, Snohomish County, 2012 BLR

	Single Family	Multi Family	Mixed Use	Comm.	Percent of Classification Developed
Constant	<1%	<1%	<1%	1%	1%
Vacant	5%	1%	<1%	2%	8%
Redevelopable	6%	1%	<1%	3%	10%
Partially Used	6%	<1%	<1%	1%	7%
Special	<1%	<1%	<1%	4%	1%
Church	4%	<1%	0%	2%	7%
School	1%	0%	0%	3%	4%
Pending	48%	4%	1%	6%	59%

- Except for Pending Land Classification, Development did not exceed 10% of the available acres for a given land class
- 41% of the land Pending development in 2012 did not actually see development

What are the characteristics of lands that developed since the last buildable lands study (2012)?

Characteristics of improved parcels

Floor to Area Ratios – Re-developable Parcels, *Snohomish County, 2012 BLR, 2011-2018 development history*

Quartile	Single Family	Multi Family	Mixed Use	Comm.	No Development
1 Bottom 25%	0.00-0.02	0.00-0.02	0.00-0.05	0.00-0.01	0.00-0.04
2 25% - 50%	0.02-0.03	0.02-0.06	0.08-0.10	0.01-0.06	0.04-0.10
3 50% - 75%	0.03-0.05	0.06-0.12	0.10-0.20	0.06-0.21	0.10-0.20
4 Top 75%	0.05-0.23	0.12-0.92	0.20-0.28	0.22-0.75	0.20-2.68

- Generally, development on lands classified as Re-developable have very low FARs.
- For example, 75% of all development on single family land types occurred on land with FARs less than 0.05.

Characteristics of improved parcels

Floor to Area Ratios – Partially-Used Parcels, Snohomish County, 2012 BLR, 2011-2018 development history

Quartile	Single Family	Multi Family	Mixed Use	Comm.	No Development
1 Bottom 25%	0.00-0.03	0.05	-	0.00-0.06	0.00-0.04
2 25% - 50%	0.03-0.05	-	-	0.06-0.12	0.04-0.07
3 50% - 75%	0.05-0.08	-	-	0.12-0.16	0.07-0.10
4 Top 75%	0.08-0.26	0.25-0.74	-	0.22-0.47	0.10-1.41

- Generally, development on lands classified as Partially Used have very low FARs.
- For example, 75% of all development on single family land types occurred on land with FARs less than 0.09.
- Mixed used properties are substantially higher in terms of FAR

Characteristics of improved parcels

Floor to Area Ratios – Projects; Developable parcels, *Snohomish County, 2012 BLR, 2011-2018 development history*

Quartile	Single Family	Multi Family	Mixed Use	Comm.
1 Bottom 25%	0.00-0.00	0.00-0.00	0.00-0.00	0.00-0.01
2 25% - 50%	0.00-0.03	0.00-0.01	0.00-0.01	0.01-0.06
3 50% - 75%	0.03-0.06	0.01-0.13	0.01-0.17	0.06-0.18
4 Top 75%	0.06-2.17	0.13-2.57	0.17-2.18	0.18-0.84

- 1ST quartile represents all development in vacant parcels,
- 75% of development by total Improvement sqft to total project sqft happened with FAR's below 20% with SFR only occurring on groups of parcels with a total of 5% land occupied by a dwelling unit.
- The last quartile shows that there are some properties that did have substantial dwelling units on the properties for single family, multi family and mixed use dwellings

Characteristics of improved parcels

Built Units to Estimated Dwelling Units in 2012, *Snohomish County, 2012 BLR, 2011-2018 development history*

	Single Family	Multifamily	Mixed Use	Est. to Actual for Land Classification
Vacant	1.44	1.80	1.84	1.67
Redevelopable	1.13	2.12	5.81	1.52
Partially Used	1.52	7.00	0*	1.52

* There were not any dwellings est. for develop for Partially-Used Mixed-Use parcels

- Generally, there were more units built on properties compared to what was estimated in the 2012 BLR.

Characteristics of improved parcels

Average Improvement value (2012 BLR),

Snohomish County, 2012 BLR, 2011-2018 development history

	Single Family	Multifamily	Mixed Use	Comm.
Vacant	\$289	\$2,912	-	\$165,786
Redevelopable	\$77,625	\$156,146	\$140,045	\$388,455
Partially Used	\$202,923	\$174,900	-	\$9,364,015

Average Improvement Sqft (2012 BLR),

Snohomish County, 2012 BLR, 2011-2018 development history

	Single Family	Multifamily	Mixed Use	Comm.
Vacant	79	51	-	3,354
Redevelopable	1,834	2,196	5,679	6,930
Partially Used	3,126	1,957	-	48,652

Characteristics of improved parcels

Average Proportional Improvement value by Project *Snohomish County, 2012 BLR, 2011-2018 development history*

	Single Family	Multifamily	Mixed Use	Commercial
Improvement Value	\$133,850	\$449,402	\$731,169	\$3,055,718
Improvement Sqft	2,423	7,183	9,301	23,238
Value/Sqft	\$55	\$62	\$78	\$131

- The table shows the average improvement values and square footage of developed projects.

Characteristics of improved parcels

Improvement Value to Land Value Ratios – Redevelopable Parcels, Snohomish County, 2012 BLR, 2011-2018 development history

Quartile	Single Family	Multi Family	Mixed Use	Comm.	No Development
1 Bottom 25%	0.00-0.14	0.00-0.11	0.05-0.09	0.00-0.007	0.00-0.32
2 25% - 50%	0.14-0.29	0.11-0.31	0.09-0.18	0.08-0.25	0.32-0.52
3 50% - 75%	0.29-0.48	0.31-0.61	0.18-0.40	0.25-0.46	0.52-0.71
4 Top 75%	0.48-1.33	.061-1.34	0.40-0.83	0.46-2.23	0.71-4.53

- Generally, development on redevelopable lands have very low improvement value to land value ratios with almost 75% of all development occurring on a ratio less than .5
- Generally almost all development of redevelopable lands occurred on parcels with ratio less than 1 with a few outliers in the 4th quartile.

Characteristics of improved parcels

Improvement Value to Land Value Ratios – Partially-Used Parcels, Snohomish County, 2012 BLR, 2011-2018 development history

Quartile	Single Family	Multi Family	Mixed Use	Comm.	No Development
1 Bottom 25%	0.00-0.67	1.39	-	0.01-0.32	0.00-0.92
2 25% - 50%	0.67-0.95	-	-	0.32-0.84	0.92-1.21
3 50% - 75%	0.95-1.21	-	-	0.84-2.25	1.21-1.64
4 Top 75%	1.21-4.40	-	-	2.25-2.98	1.64-13.03

- Generally, development on lands classified as Partially Used have higher improvement value to land value ratios than Re-developable classifications.

Source: Snohomish County; ECONorthwest

Characteristics of improved parcels

Improvement Value to Land Value Ratios – Projects, *Snohomish County, 2012 BLR, 2011-2018 development history*

Quartile	Single Family	Multi Family	Mixed Use	Comm.
1 Bottom 25%	0.00-0.01	0.00-0.00	0.00-0.00	0.00-0.08
2 25% - 50%	0.01-0.30	0.00-0.13	0.00-0.09	0.08-0.40
3 50% - 75%	0.30-0.76	0.13-0.50	0.09-0.76	0.40-1.19
4 Top 75%	0.73-7.13	0.50-3.78	0.83-4.05	1.19-25.98

Source: Snohomish County; ECONorthwest

- About 25% of all projects developed on vacant only land
- 50% of projects developed where the total improvement value was at least 15% less than the total value of the land developed
- And another 25% developed on properties where the improvement value about equal to the land value

What are the characteristics of lots (2011-2018) that were associated with development?

Modeling for Single Family Development

- Current variables correlation with development:
 - For every additional \$10,000 in improvement value the odds of development increases by 0.78%
 - An increase in FAR by 0.1 decreases the odds of development by 9.91%
 - A \$1,000 dollar increase in the per acre land value of a parcel decreases the odds of development by 0.03%
 - Increasing the size of a parcel by one acre increases the odds of development by 97.82%

Regression Results Continued

- Additional variables correlating with development:
 - Each additional mile a parcel is away from the nearest development decreases the odds of redevelopment by 8.3%
 - Each additional mile a parcel is away from the nearest arterial decreases the odds of development by 3.55%

Regression Results Continued

- What does this regression analysis tell us?
 - Other variables could be beneficial for developing the methodology for land classification, particularly, weighting FAR, Distance to arterials and Distance to Employment Centers
- Hope to expand regression analysis for additional development, but sample was limited and does we cannot infer any statistical significance from the result.

How might we reflect on the Commerce guidance?

- **DOC Guidance Methodology:**
 - E2SSB-5254 requires that Counties improve the overall accuracy of their BLRs to account for changes in growth patterns, with specific emphasis on accuracy of estimating redevelopable lots.
 - Identify Areas that are Candidates for Growth: Define vacant, partially- utilized and under-utilized lands that can potentially accommodate additional capacity.

■ Redevelopable Classification:

- “For single family zoned or designated land, existing houses valued at less than \$100,000 and 75% of the land value are considered potentially redevelopable.
- For multi-family, commercial, industrial, or mixed-use zoned or designated land, existing buildings valued at less than 100% of the land value are usually considered potentially redevelopable.

■ Potential Areas of Focus:

- Improvement values exceed \$100,000 dollars often enough that increase to improvement value threshold would better encompass development.
- For multi-family zoned parcels, examine the building footprint of the buildable parcel area.
- For commercial, industrial, and mixed-use zones, the floor area ratio is usually less than 50% and the building improvement to land value ratio is greater than 100%.

■ Partially-Used:

- “For single-family residential zones, parcels normally must be at least twice the zoned lot size.
- For multi-family zoned parcels, the building footprint must be less than 20% of the buildable parcel area.
- For commercial, industrial, and mixed-use zones, the floor area ratio is usually less than 25% and the building improvement to land value ratio is greater than 100%.

■ Potential Areas of Focus:

- Single-Family: Some Improvement to Land Value factor may be useful for partially-used classification.
- Mixed-Use and Multi-Family: FAR was not a good predictor of multifamily and mixed use development
- Commercial: No Recommendations

Market Factor Considerations

What UGAs are seeing development?

Development on Vacant lots (2012 BLR) by UGA

Snohomish County, 2012 BLR, 2011-2018 development history

UGA	Developed lots	Total lots	Percent
Arlington UGA	9	79	11%
Darrington UGA	-	57	0%
Gold Bar UGA	-	46	0%
Granite Falls UGA	3	39	8%
Index UGA	-	14	0%
Lake Stevens UGA	14	194	7%
Maltby UGA	-	8	0%
Marysville UGA	10	195	5%
Monroe UGA	12	67	18%
Snohomish UGA	3	72	4%
Stanwood UGA	1	77	1%
Sultan UGA	2	60	3%
Southwest County UGA	95	1,297	7%

Development on Under-Utilized lots by UGA

Snohomish County, 2012 BLR, 2011-2018 development history

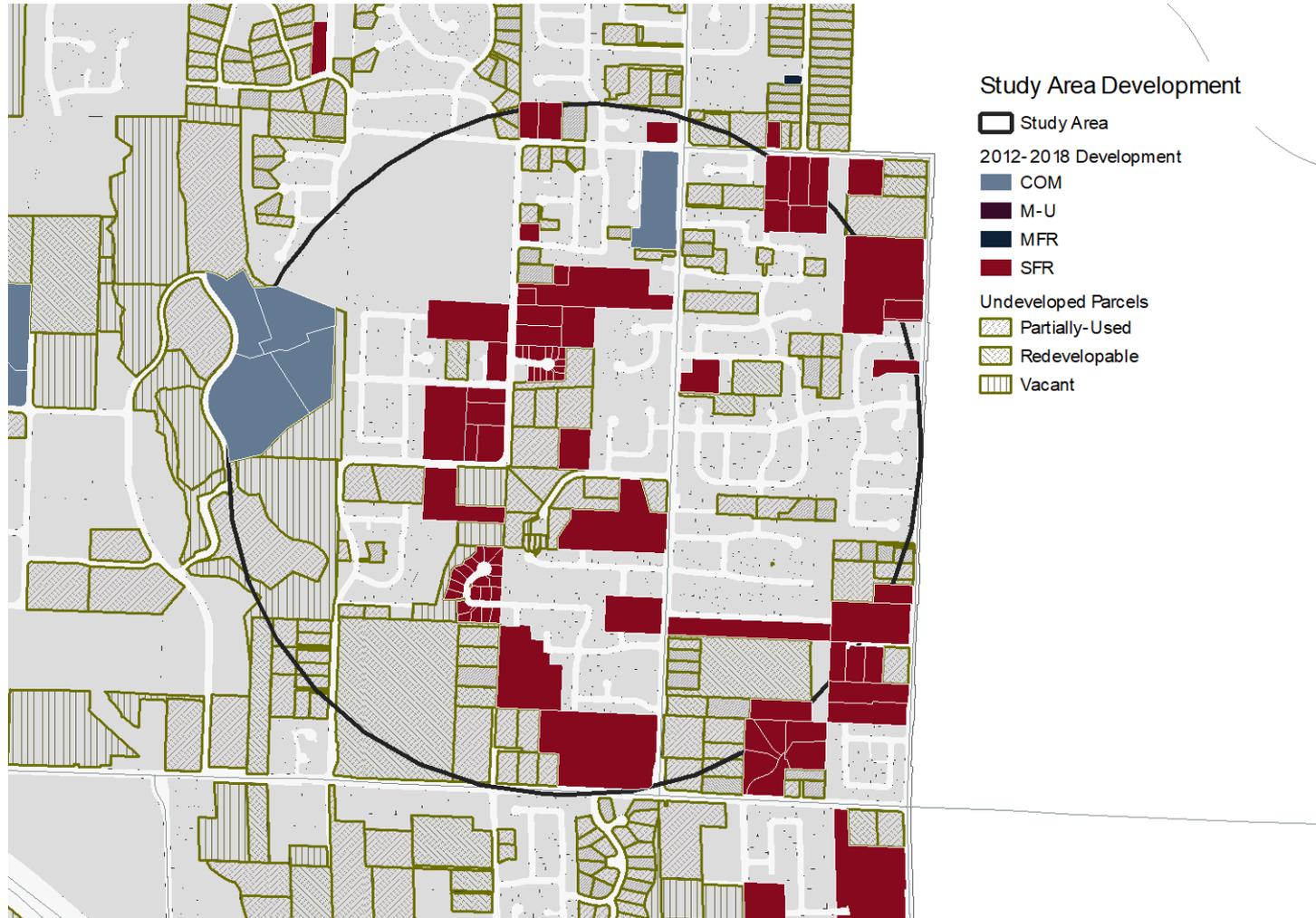
UGA	developed lots	Total lots	Percent
Arlington UGA	5	463	1%
Darrington UGA	-	115	0%
Gold Bar UGA	-	76	0%
Granite Falls UGA	4	192	2%
Index UGA	-	11	0%
Lake Stevens UGA	27	1,091	2%
Maltby UGA	8	73	11%
Marysville UGA	27	1,839	1%
Monroe UGA	25	427	6%
Snohomish UGA	6	664	1%
Stanwood UGA	5	266	2%
Sultan UGA	-	230	0%
Southwest County UGA	575	10,661	5%

- For all jurisdictions, besides Maltby, development occurred on a higher percentage of vacant parcels than partially-used and redevelopable parcels.
- Smaller jurisdictions further away from the urban core saw no development at all.

Given areas that have seen significant development, what are the characteristics of parcels that did not develop?

Study Area 1

Snohomish County, 2012 BLR, 2011-2018 development history



Study Area 1

Snohomish County, 2012 BLR, 2011-2018 development history

Kennard Corner	Total per Classification	Total Acreage	Total Developed	Total Remaining
Constant	752	159	0	752
Vacant	2	5	0	2
Redevelopable	17	41	9	8
Partially Used	60	73	51	9
Pending	167	63	126	41
Total	998	341	186	812

Study Area 1

Snohomish County, 2012 BLR, 2011-2018 development history

Developed Parcels

2012 Land Status	Total Lots	Avg Land Value	Avg Imp Value	Avg Imp (sqft)	Avg Parcel Acres	Avg Imp to Land Value	Avg FAR
Constant	4	\$806,275	\$1,430,900	15,975	2.24	.44	0.07
Redevelopable	8	\$283,237	\$38,687	1,515	2.6	.18	0.12
Partially-Used	9	\$284,500	\$178,355	3,150	1.7	.75	0.05
Pending	41	\$219,292	\$65,209	1,517	.95	.34	.12

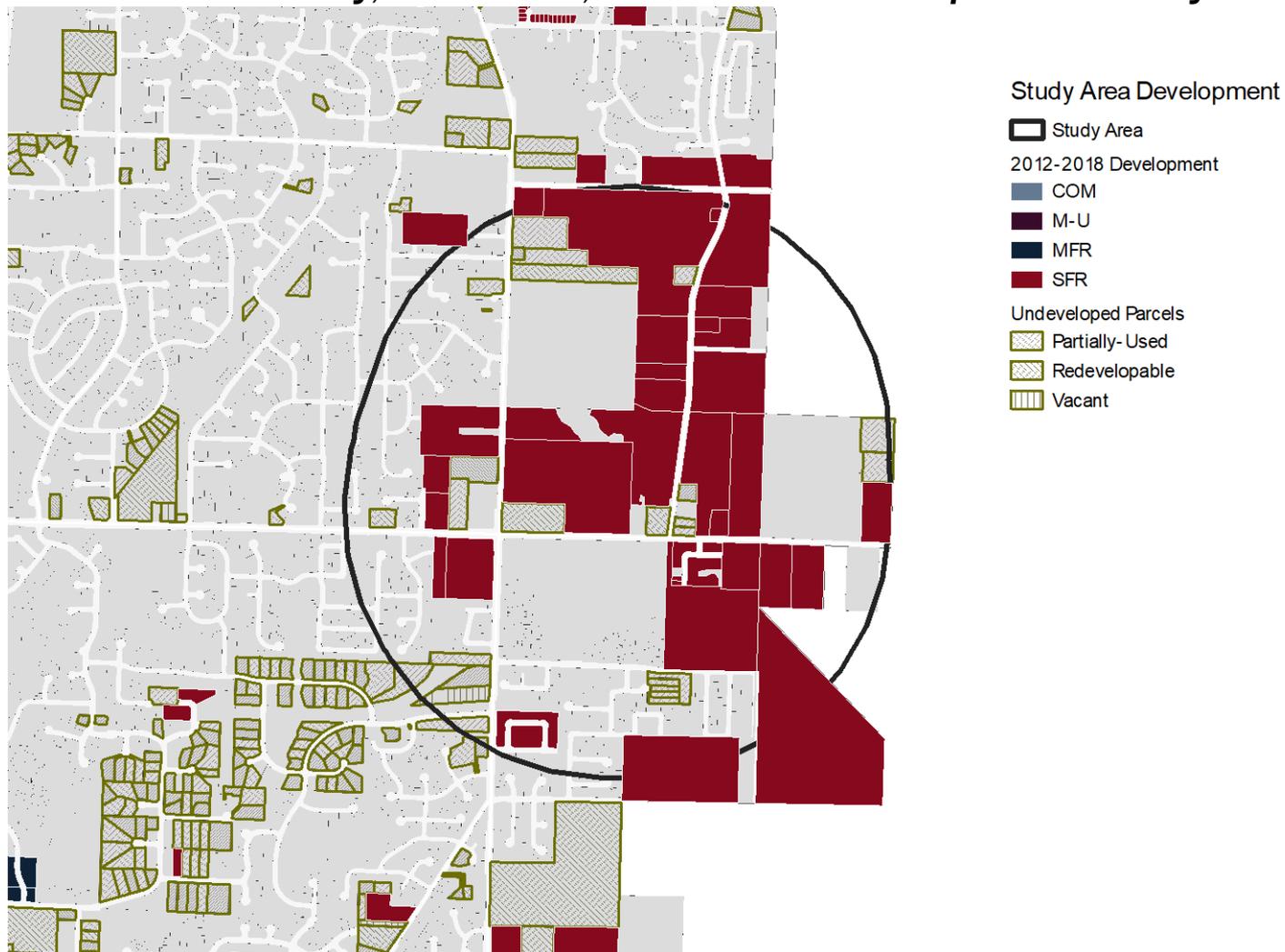
Non-Developed Parcels

2012 Land Status	Total Lots	Avg Land Value	Avg Imp Value	Avg Imp (sqft)	Avg Parcel Acres	Avg Imp to Land Value	Avg FAR
Constant	748	\$140,981	\$259,431	2,948	0.2	1.8	0.5
Vacant	2	\$144,000	\$0	0	2.3	0	0
Redevelopable	9	\$476,955	\$177,588	3,613	2.3	0.39	0.04
Partially-Used	51	\$187,845	\$221,123	2,731	1.1	1.2	0.07
Pending	126	\$160,188	\$44,507	515	.19	.33	.12

- Development mostly occurred on Pending parcels; but overall most Pending development did not actually develop
- Development occurred on large parcels with low improvement to land value ratios
- For every 1000 dollar of land value on redevelopable parcels, 210 dollars more improvement value of parcels that did not see developed than developed parcels.
- For every 1000 dollar of land on partially-used parcels, 420 dollars more was spent on improvements of parcels that did not see developed than developed parcels.

Study Area 2

Snohomish County, 2012 BLR, 2011-2018 development history



Study Area 2

Snohomish County, 2012 BLR, 2011-2018 development history

SFR West Mill Creek	Total per Classification	Total Acreage	Total Developed	Total Undeveloped Remaining
Constant	595	128	0	752
Vacant	2	1	0	2
Redevelopable	6	15	9	8
Partially Used	13	21	51	9
Pending	85	91	126	41
School	1	10	1	0
Total	735	461	186	812

Study Area 2

Snohomish County, 2012 BLR, 2011-2018 development history

Developed Parcels

2012 Land Status	Total Lots	Avg Land Value	Avg Imp Value	Avg Imp (sqft)	Avg Parcel Acres	Avg Imp to Land Value	Avg FAR
Constant	3	\$955,220	\$100,400	2,314	0.6	0.45	0.24
Partially-Used	3	\$159,833	\$135,600	2,534	1.4	0.89	0.04
Pending	13	\$685,300	\$116,700	2,483	6.6	0.15	0.01
School	1	\$2,392,300	\$0	0	9.6	0	0

Non-Developed Parcels

2012 Land Status	Total Lots	Avg Land Value	Avg Imp Value	Avg Imp (sqft)	Avg Parcel Acres	Avg Imp to Land Value	Avg FAR
Constant	592	\$128,869	\$212,706	2,560	0.2	1.7	0.5
Vacant	2	\$66,950	\$0	0	0.5	0	0
Redevelopable	6	\$184,616	\$83,383	1,296	2.5	0.5	0.02
Partially-Used	10	\$153,664	\$232,790	2,698	1.7	1.6	0.05
Pending	72	\$105,951	\$15,837	676	.1	.15	.20

- Improvement to land values for partially-used that did not developed are much higher than the parcels that developed for partially-used land classification.
- Vacant land that did not see development was much smaller than the vacant land development we saw in the land classification analysis.
- We saw development of Pending parcels happen on more valuable parcels than less valuable parcels.

How might we reflect on the Commerce guidance?

- The Guidance provides considerations for updating market supply factors. These include:
 - Market demand when evaluating if land is suitable for development or redevelopment.
 - Market availability of land.
- The Guidance also notes that “Market Supply Factors can and should be distinct for different counties and cities.”

- **Currently for Market Supply Factors Snohomish calculates:**
 - **Incorporated Residential Land:** 15% for vacant land, 30% for under-utilized land; and
 - **Incorporated Employment Land:** 15% for vacant land, 30% for under-utilized land.
- **Other counties:**
 - **Incorporated Residential Land:** 0% to 50% for vacant land, 0% to 50% for under-utilized land; and
 - **Incorporated Employment Land:** 0% to 20% for vacant land, 0% to 40% for under-utilized land.

- Potential Areas of Focus:
 - Different Market Supply Factors for the Metro UGA's vs Non-Metro UGA's
 - Increasing the Market Supply Factor could help meet actual development estimates.

Infrastructure Gap Analysis

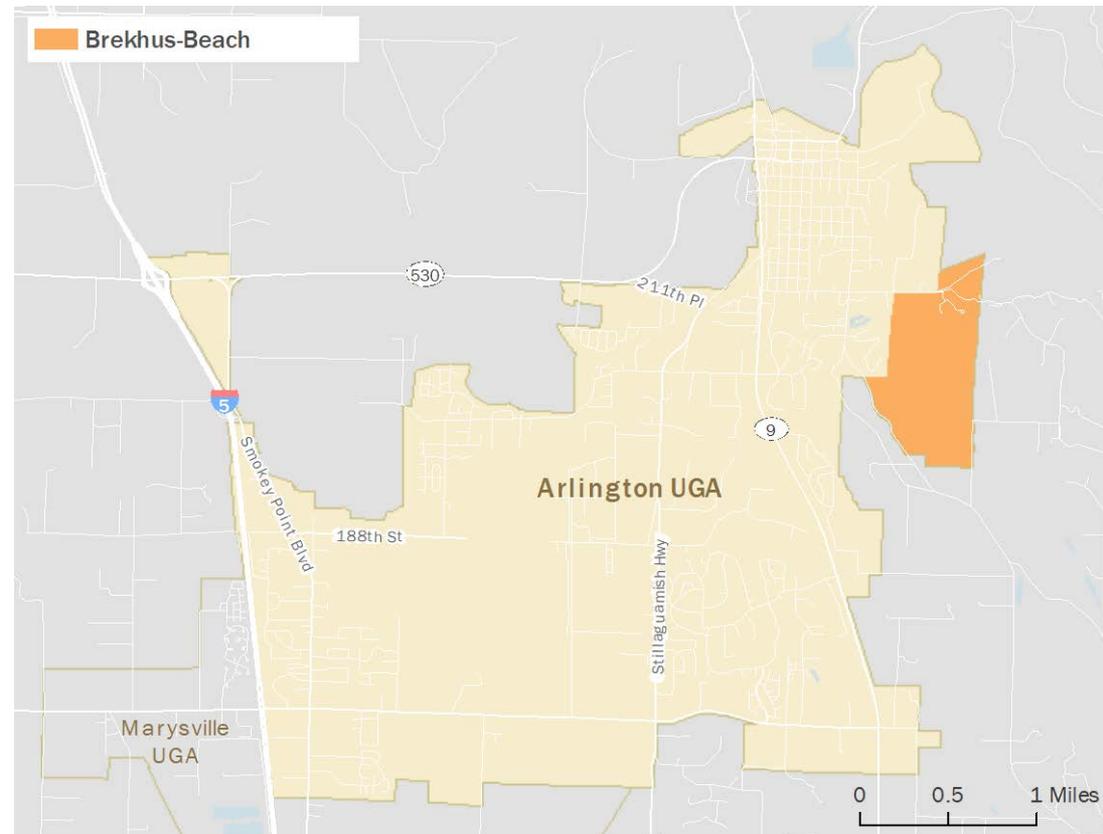
What did Commerce guidance say regarding infrastructure gap analysis?

- Is there a long-term lack of urban development in the area?
- How did the recent comprehensive plan address the needed infrastructure provision, and is that information still valid?
- In the infrastructure is anticipated to be provided later in the planning period, is development likely to occur quickly so that the planned development is realized with the planning period, or will some of the area remain undeveloped?

- How did the recent comprehensive plan address the needed infrastructure provision, and is that information still valid?
- If the infrastructure is anticipated to be provided later in the planning period, is development likely to occur quickly so that planned development is realized within the planning period, or will some of the area remain undeveloped?

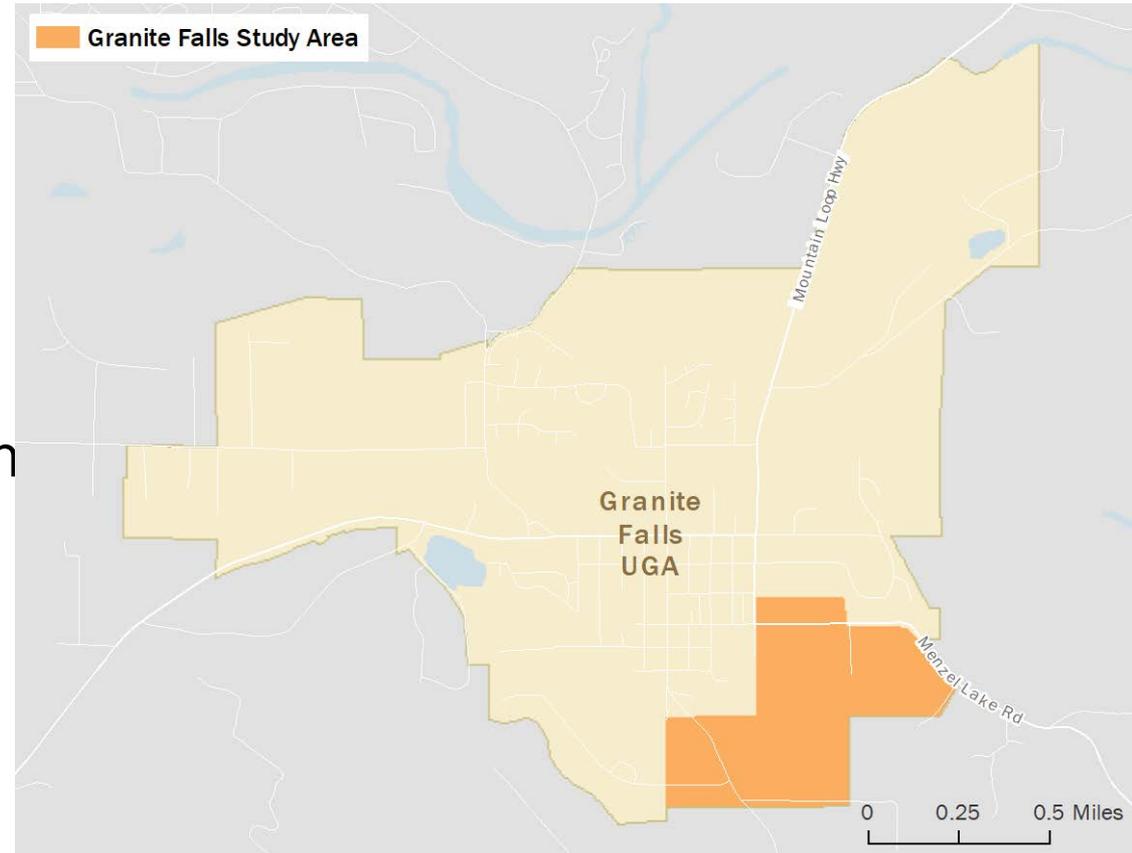
Brekhus-Beach subarea case study

- Key barriers:
 - Steep slopes
 - Lack of major arterial road network
- Critical areas:
Portage Creek and Eagle Creek
- Lack of infrastructure financing to develop at urban densities



Granite Falls site case study

- Key barriers:
 - Limited water and sewer service
 - Lack of adequate arterial road network connection



Reasonable Measures

What did Commerce guidance say regarding reasonable measures?

Area reasonable measures are required?

If BLR shows:

- Planned densities not achieved
- Insufficient capacity
- Inconsistent development patterns (actual vs. assumptions in CPPs or CP.)

Perform analysis* to:

- Provide rationale and documentation (Guidelines provide specific questions to address for the three scenario.)
- Determine if reasonable measures are required or if rationale is sufficient

If reasonable measures are deemed necessary:

- Reasonable measures must directly align/remedy the issue identified ("reduce or reasonable mitigate").
- Identify timing of effect of measure.
- Adopt measure as part of CP, facilities plan, other local plan, code, or CPP (less common).

After implementation of measure:

- Optional: Evaluate performance of measure using pre-defined metrics and data collection methods.

Reasonable Measures List - Proposed Updates (DRAFT–November 4, 2019)

- Directly applicable
- ◐ Partially applicable

Measures to increase density	Applicability of Measure										Suggested metrics to add				
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents dev. in critical areas	Category of Measure			Timing and Impact	
											Planned Densities not Achieved	Insufficient Capacity	Inconsistent Dev. Patterns	Estimated time to develop and adopt (Short, medium, long term)	Scale of impact once implemented
Measures that increase Residential Capacity															
Permit Accessory Dwelling Units (ADUs) in single family zones.	◐		●	◐	●		●								
Provide Multifamily Housing Tax Credits to Developers	●		●	●	◐		◐	●							
Provide Density Bonuses to Developers	●	◐	◐	◐	◐		●	●							
Transfer/Purchase of Development Rights	●	◐	◐	◐			◐								
Allow Clustered Residential Development	◐			●			◐	◐		●					
Allow Co-housing	◐	◐	◐	◐	●										
Allow Duplexes, Townhomes, and Condominiums	◐		◐	●	●		◐								
Increase Allowable Residential Densities	●				◐										
Mandate Maximum Lot Sizes	●						◐	●							
Mandate Minimum Residential Densities	●						◐	●							
Reduce Street Width Standards	●						◐	●							
Allow Small Residential Lots	●				●		◐	●							
Encourage Infill and Redevelopment	●	●	●				◐	●							
Enact an inclusionary zoning ordinance for new housing developments	◐			◐	●										
Plan and zone for affordable and manufactured housing development	◐			●	●										
Measures that increase Employment Capacity															
Develop an Economic Development Strategy						●				◐					
Create Industrial Zones		◐				●									
Zone areas by building type, not by use	●					●									
Develop or strengthen local brownfields programs		●	●												

- Directly applicable
- ◐ Partially applicable

Measures to increase density	Applicability of Measure										Suggested metrics to add				
	Increases	Increases	Increases	Changes	Provides	Economic	Make	Ensure	Urban	Prevents	Planned	Insuffi-	Inconsis-	Estimated	Scale of
Measures that support increased densities															
Encourage the Development of Urban Centers and Urban Villages	●	◐	◐	◐	◐	◐									
Allow Mixed Uses	◐	◐	◐	◐	◐			●	●						
Encourage Transit-Oriented Design	◐			◐	◐	◐	●	●							
Downtown Revitalization	◐	●	●	◐	◐	●	◐								
Require Adequate Public Facilities	◐						●								
Specific Development Plans	◐	◐	◐	◐	◐	◐	◐				◐				
Encourage Transportation-Efficient Land Use	◐			◐	◐	◐	◐								
Urban Growth Management Agreements	◐						◐	●			◐				
Create Annexation Plans	◐						◐	●			◐				
Encourage developers to reduce off-street surface parking	◐						◐	◐							
Implement a program to identify and redevelop vacant and abandoned buildings	◐	●				◐	◐								
Concentrate critical services near homes, jobs, and transit							●	●							
Locate civic buildings in existing communities rather than in Greenfield areas							◐	◐							
Implement a process to expedite plan and permit approval for smart growth projects	◐	◐	◐	◐	◐	◐	◐	◐			◐				
Measures to mitigate the impact of density															
Design Standards															
Urban Amenities for Increased Densities															
Conduct community visioning exercises to determine how and where the community will grow															
Other measures															
Mandate Low Densities in Rural and Resource Lands															
Urban Holding Zones															
Capital Facilities Investments							●	●							
Environmental Review and Mitigation Built into the Subarea Planning Process	◐	◐	◐	◐	◐	◐	◐	◐			◐				
Partner with nongovernmental organizations to preserve natural resource lands															●

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