

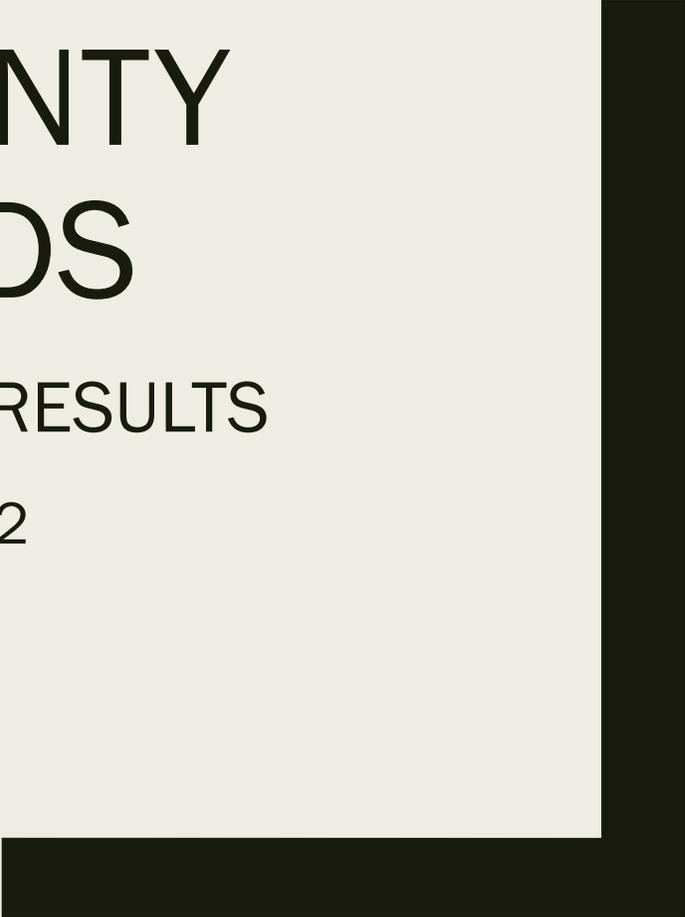


# SNOHOMISH COUNTY BUILDABLE LANDS

COUNTY VALIDATION STUDY DRAFT RESULTS

SCT PAC Subcommittee Meeting #2

November 12, 2019

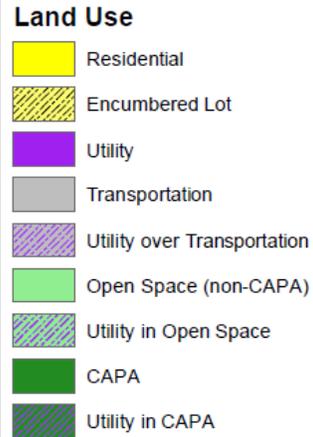
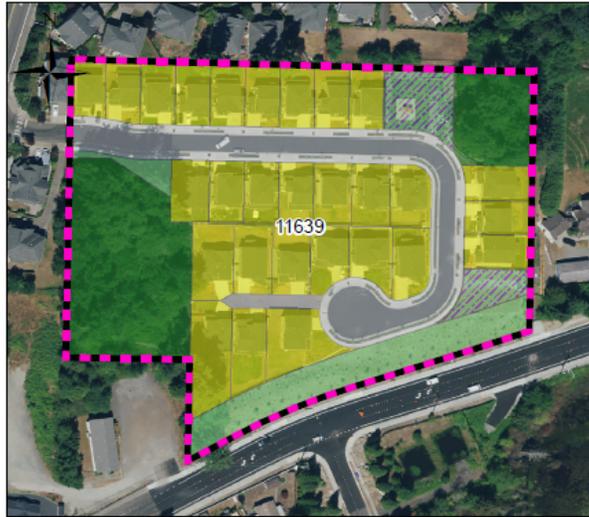


# Validation Study Approach

- Purpose: Review and compare estimates from the 2012 Buildable Lands Report (BLR) with recent development history data
- Includes SF, MF, Mixed-Use projects within the UGA (cities and unincorporated UGAs) during 2013-2018 time period
- Development projects included where project site boundaries corresponded to economic unit/parcel boundaries used in the 2012 BLR
- 220 Development projects included
- Didn't include projects in which:
  - *Project boundaries split 2012 economic unit/parcel boundaries*
  - *Development is in phases (some of which were incomplete)*
  - *Pending land status was assigned in 2012 BLR*
  - *Condominiums were created (no net increase in units)*

# Draft Validation Study – Sample Project Page

## Plat No. 11639 - Woodland Trails

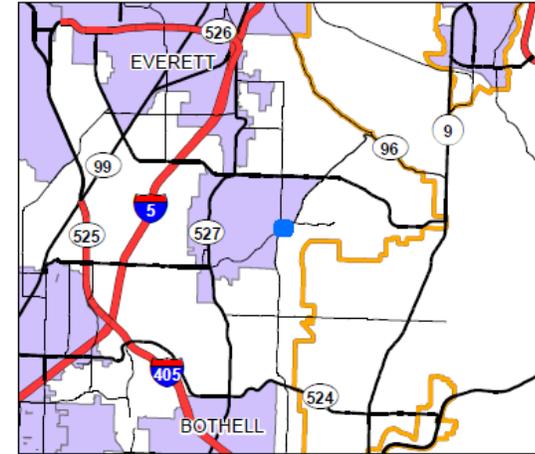


**UGA:** Southwest County UGA  
**Jurisdiction:** City of Mill Creek  
**Future Land Use Classification:** ULDR  
**Zoning Designation:** LDR  
**Actual Development Type:** Redeveloped  
**Improvement-to-Land Ratio (2012 BLR):** 0.154

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
<b>Unit Count:</b>	28	18	10
<b>Unbuildable Acres:</b>	1.41	1.79	-0.38
<b>Buildable Density:</b>	5.07	3.37	1.7



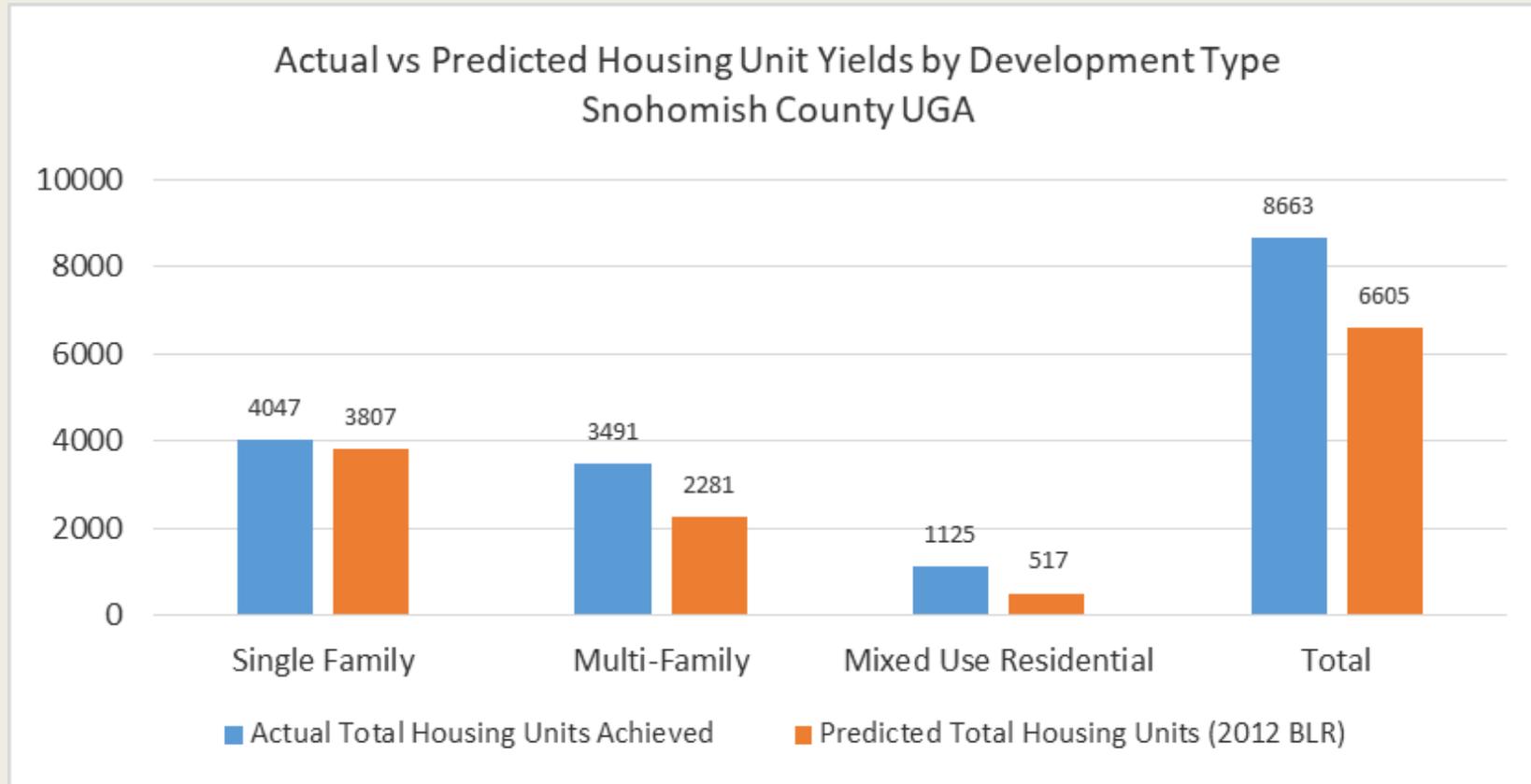
## Vicinity Map



## 2012 BLR Reference Map

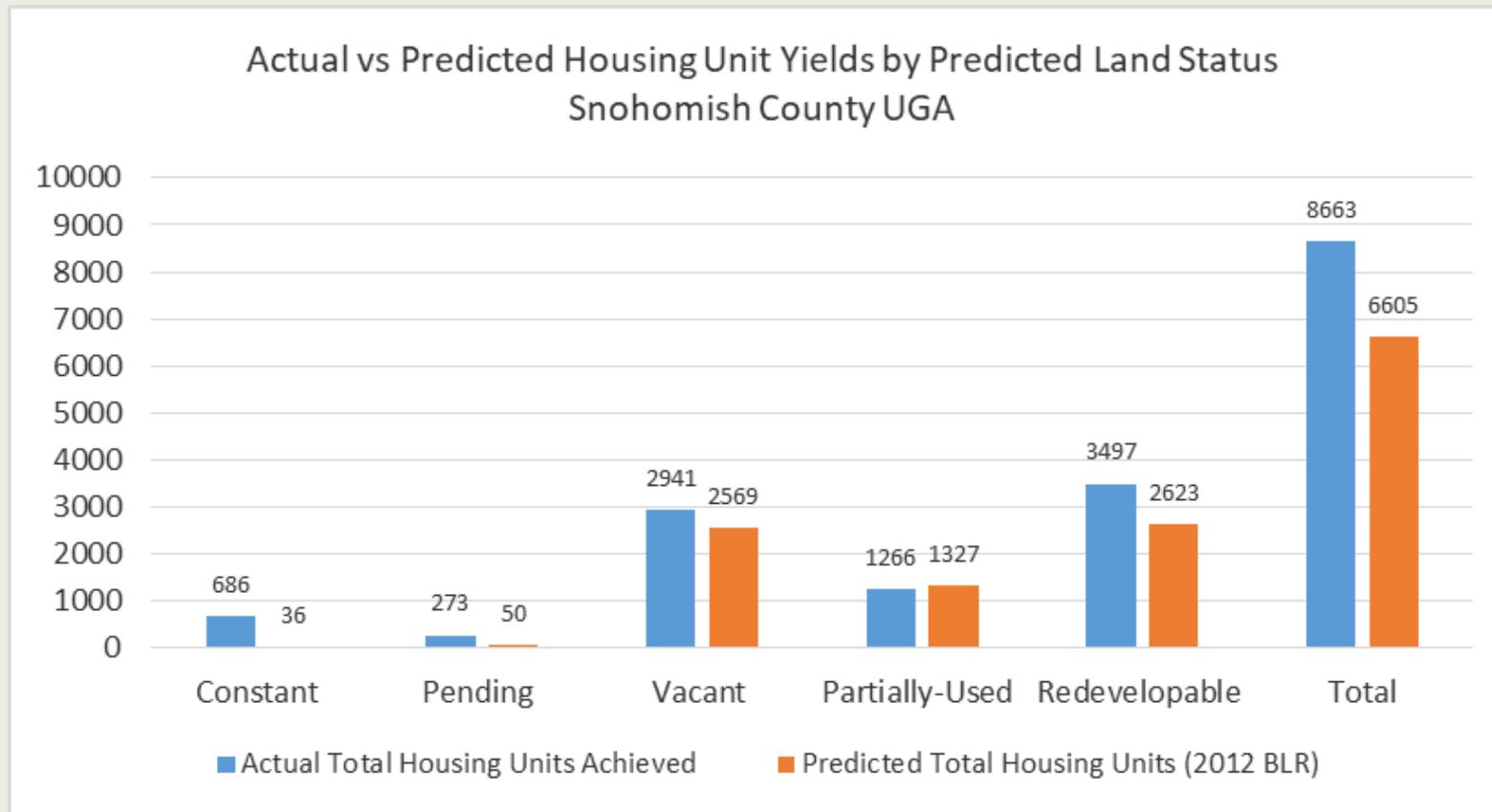


# Draft Results: Housing Unit Yields by Development Type



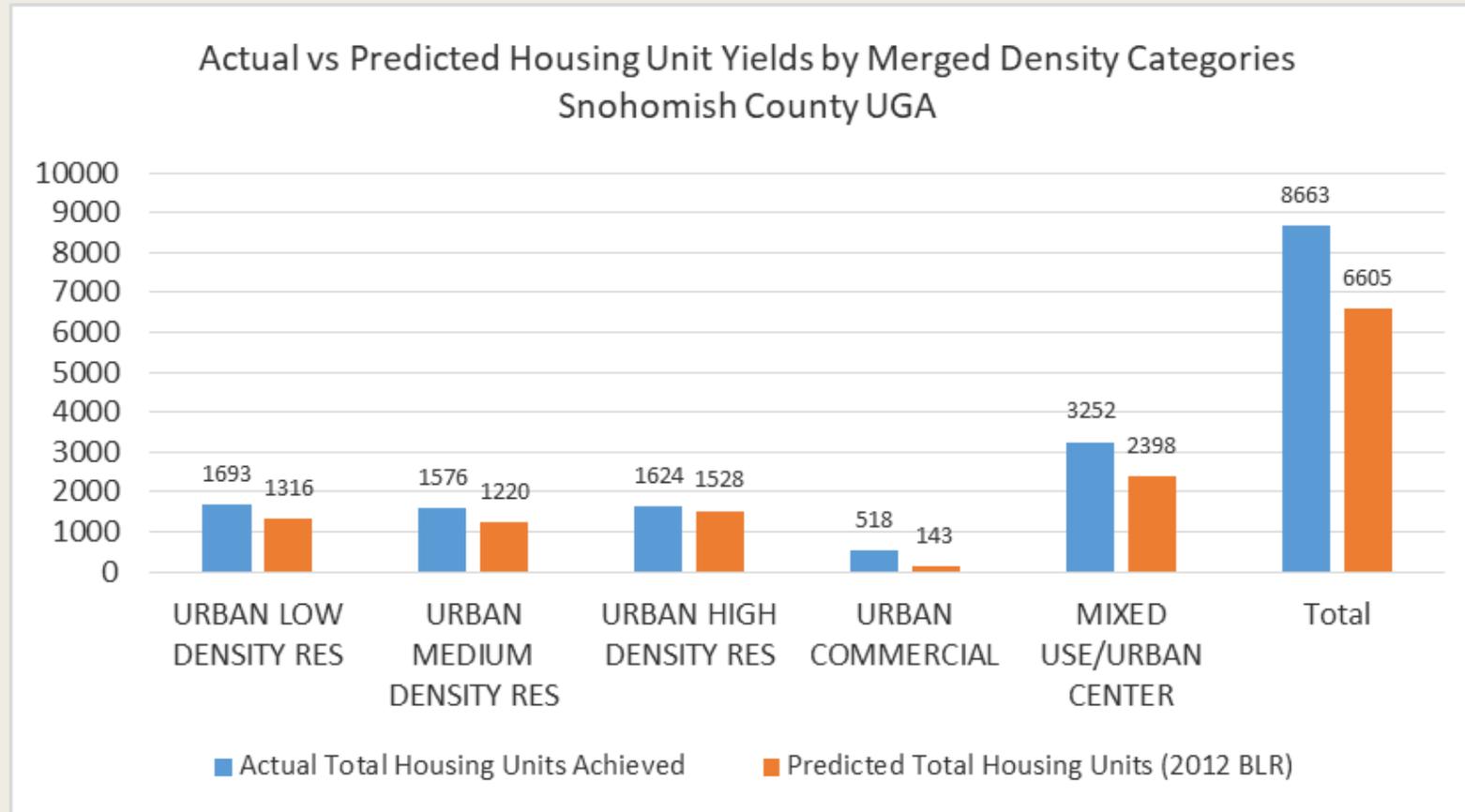
Development Type:	Actual as Percent of Predicted
Single Family	106%
Multi-Family	153%
Mixed Use Residential	218%
<b>Total</b>	<b>131%</b>

# Draft Results: Housing Unit Yields by Predicted Land Status



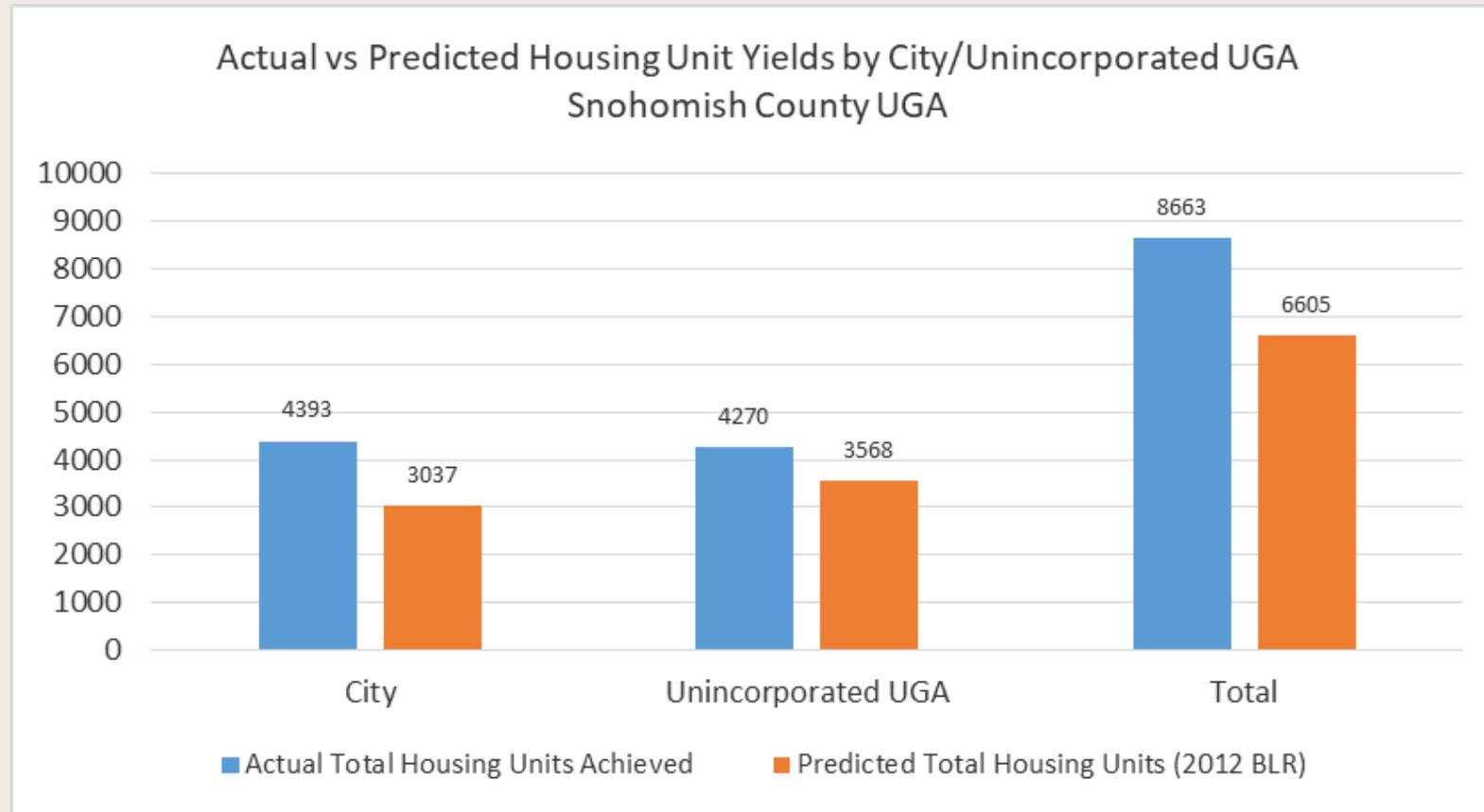
Predicted Development Land Status	Actual as Percent of Predicted
Constant	1906%
Pending	546%
Vacant	114%
Partially-Used	95%
Redevelopable	133%
Total	131%

# Draft Results: Housing Unit Yields by Merged Density Categories



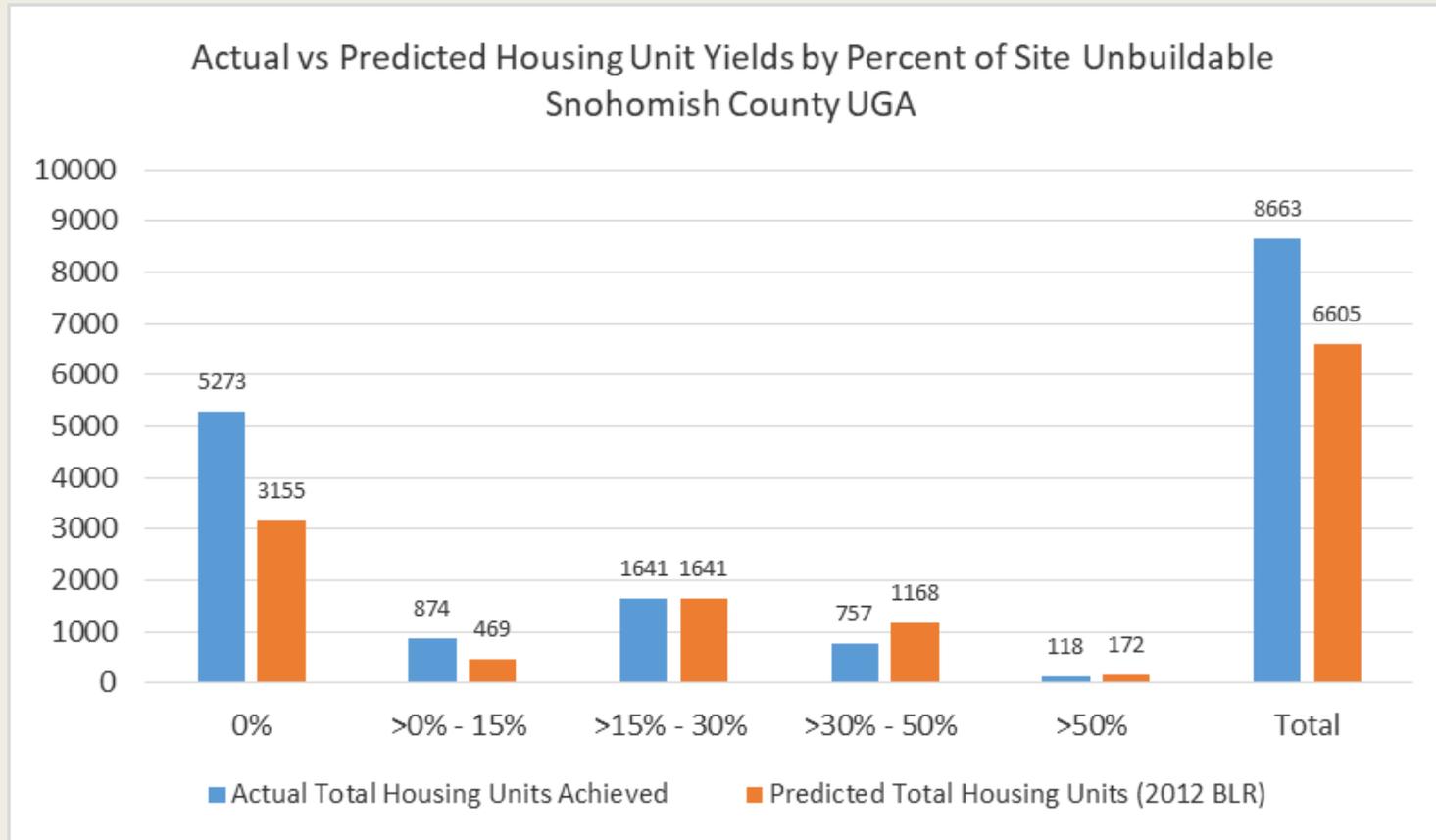
Merged Residential Density Categories	Actual as Percent of Predicted
URBAN LOW DENSITY RES	129%
URBAN MEDIUM DENSITY RES	129%
URBAN HIGH DENSITY RES	106%
URBAN COMMERCIAL	362%
MIXED USE/URBAN CENTER	136%
<b>Total</b>	<b>131%</b>

# Draft Results: Housing Unit Yields by City/Unincorporated UGA



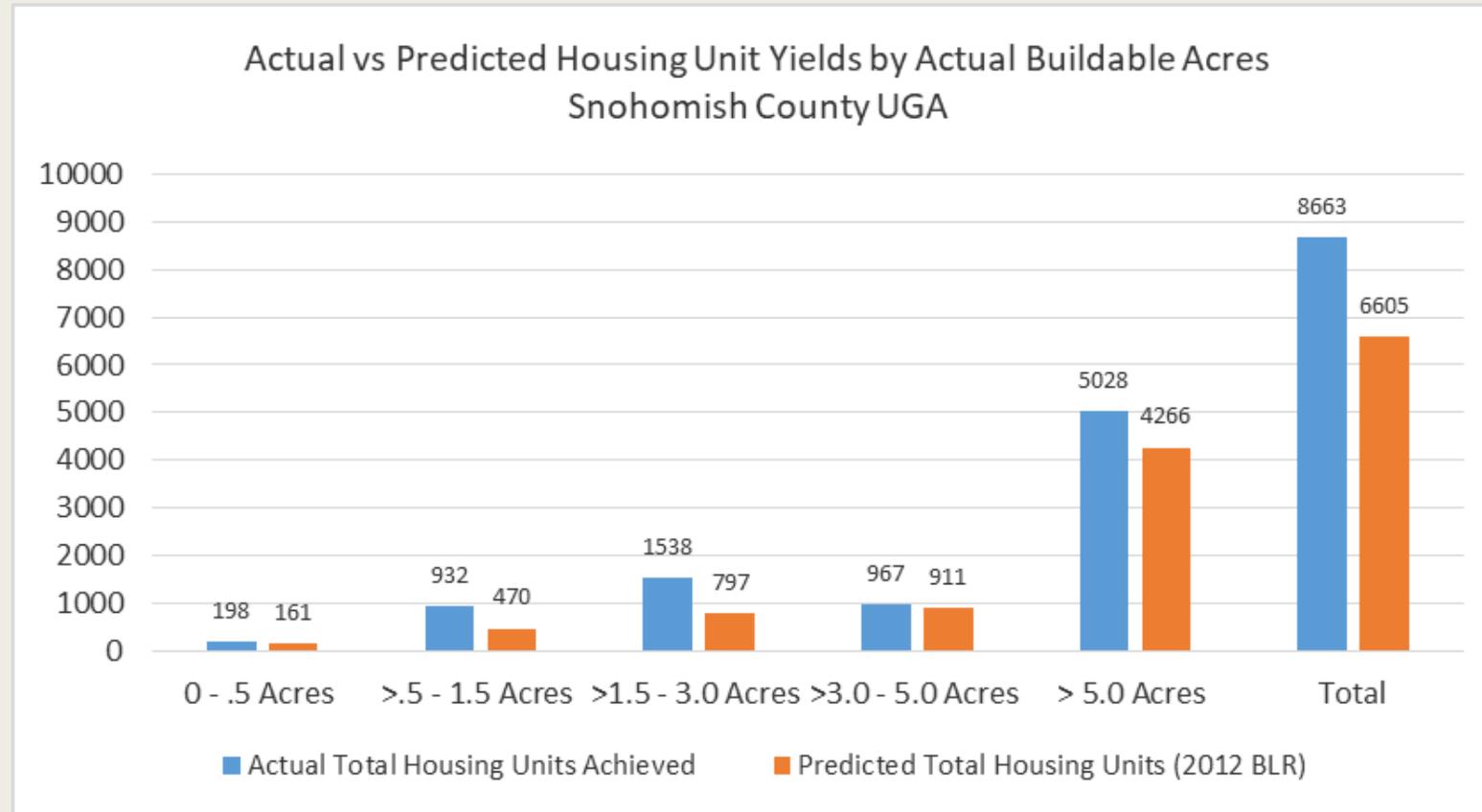
City/Unincorporated UGA	Actual as Percent of Predicted
City	145%
Unincorporated UGA	120%
Total	131%

# Draft Results: Housing Unit Yields by Percent of Site Unbuildable



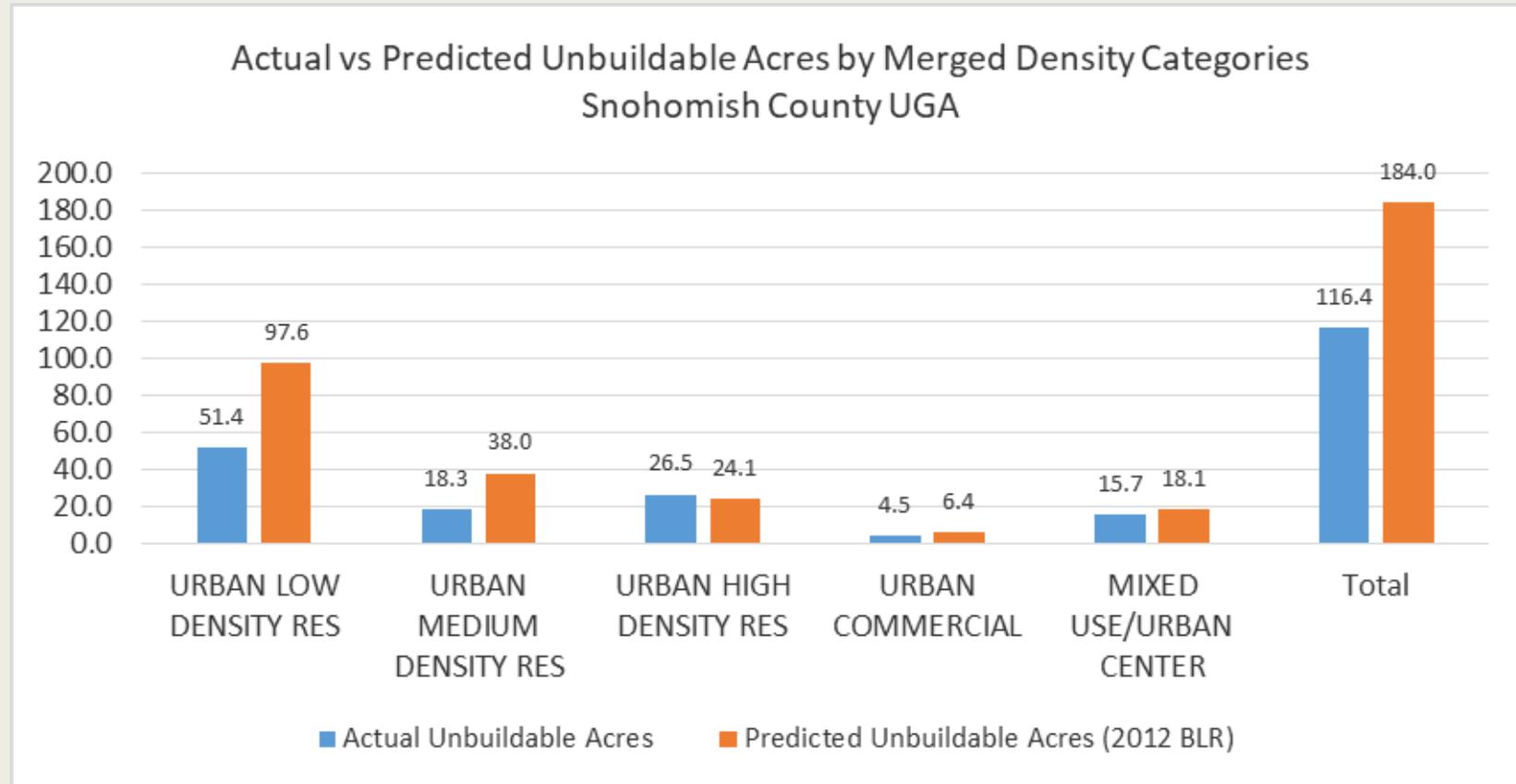
Percent of Site Area Determined to be Unbuildable	Actual as Percent of Predicted
0%	167%
>0% - 15%	186%
>15% - 30%	100%
>30% - 50%	65%
>50%	69%
Total	131%

# Draft Results: Housing Unit Yields by Actual Buildable Acres



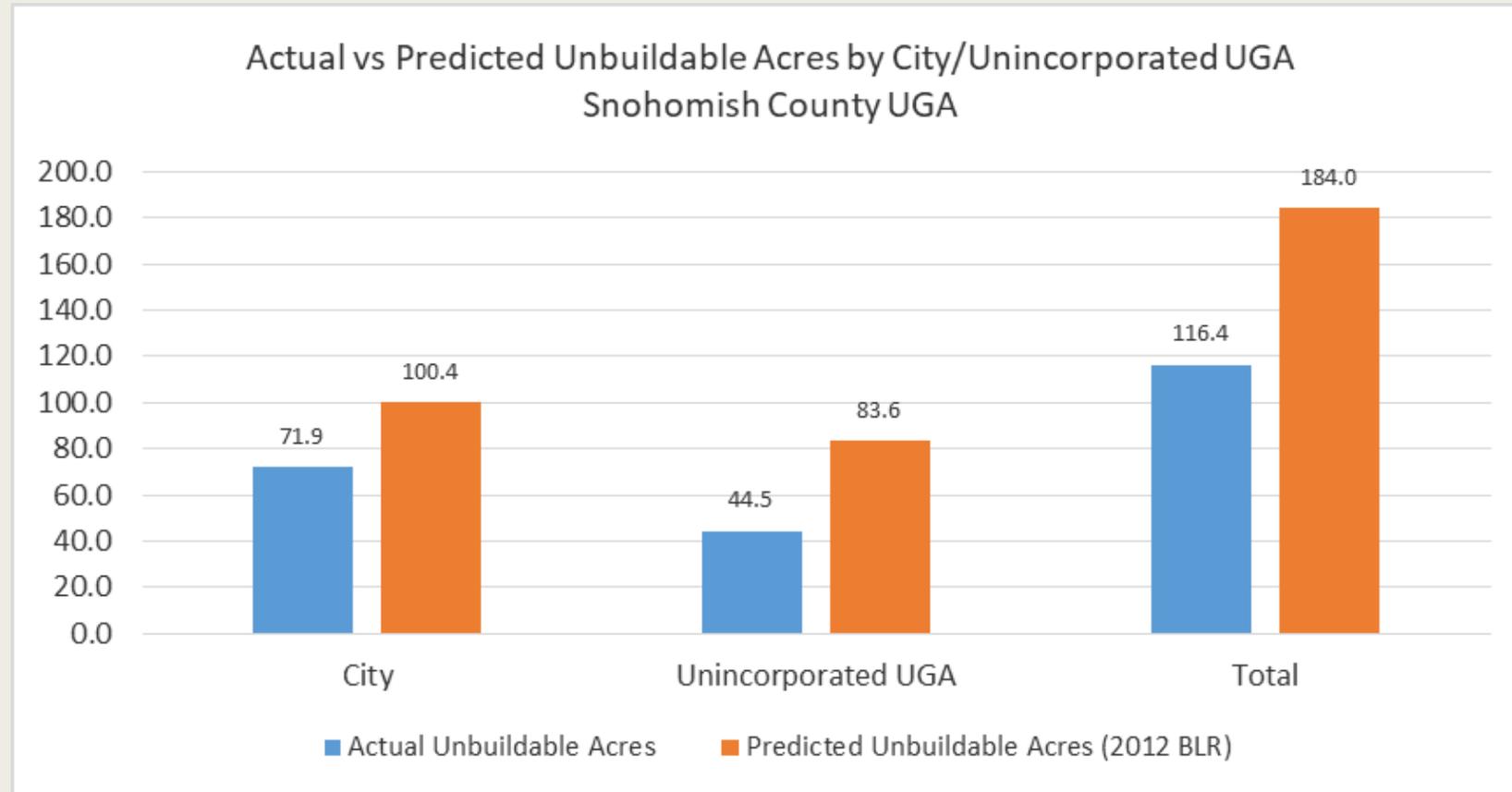
Actual Buildable Acres	Actual as Percent of Predicted
0 - .5 Acres	123%
>.5 - 1.5 Acres	198%
>1.5 - 3.0 Acres	193%
>3.0 - 5.0 Acres	106%
> 5.0 Acres	118%
Total	131%

# Draft Results: Unbuildable Acres by Merged Density Categories



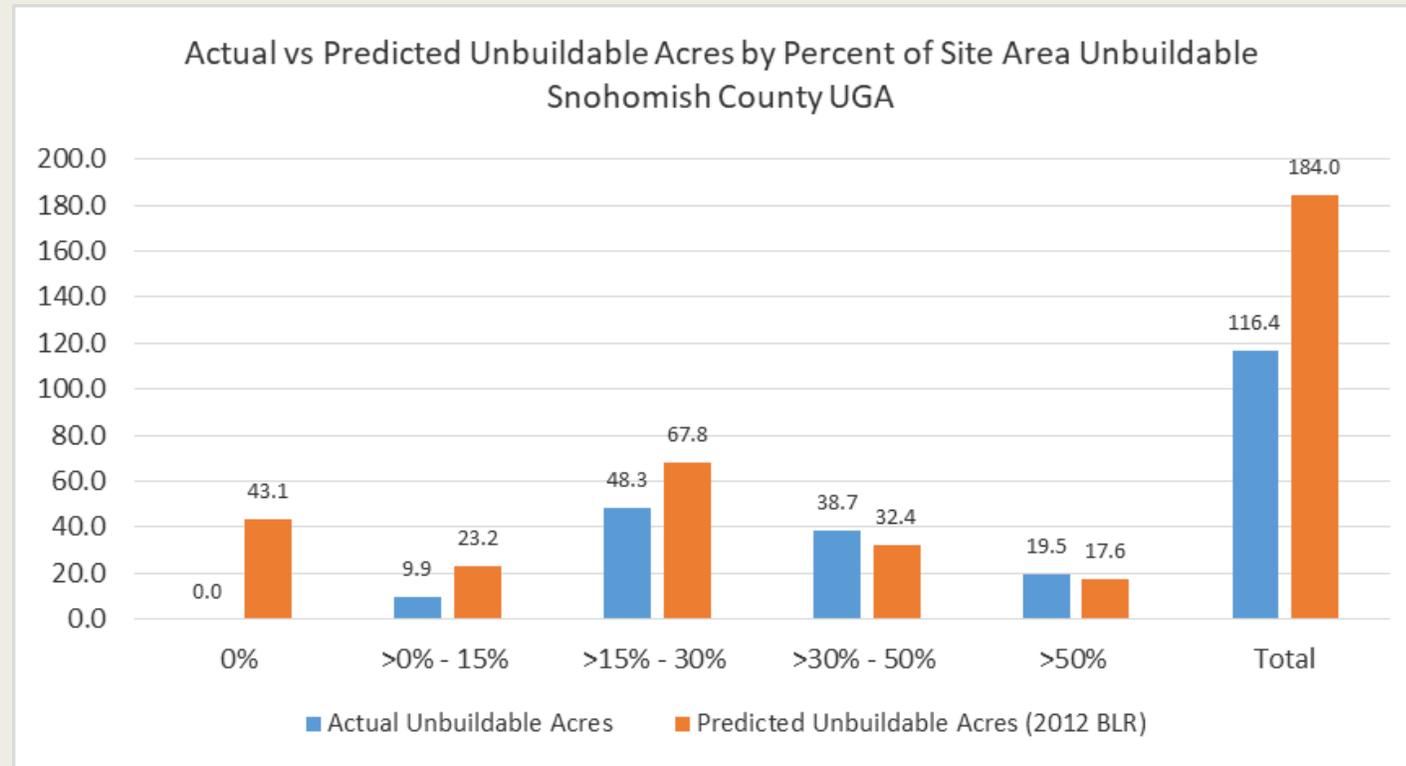
Merged Residential Density Categories	Actual as Percent of Predicted
URBAN LOW DENSITY RES	53%
URBAN MEDIUM DENSITY RES	48%
URBAN HIGH DENSITY RES	110%
URBAN COMMERCIAL	71%
MIXED USE/URBAN CENTER	87%
Total	63%

# Draft Results: Unbuildable Acres by City/Unincorporated UGA



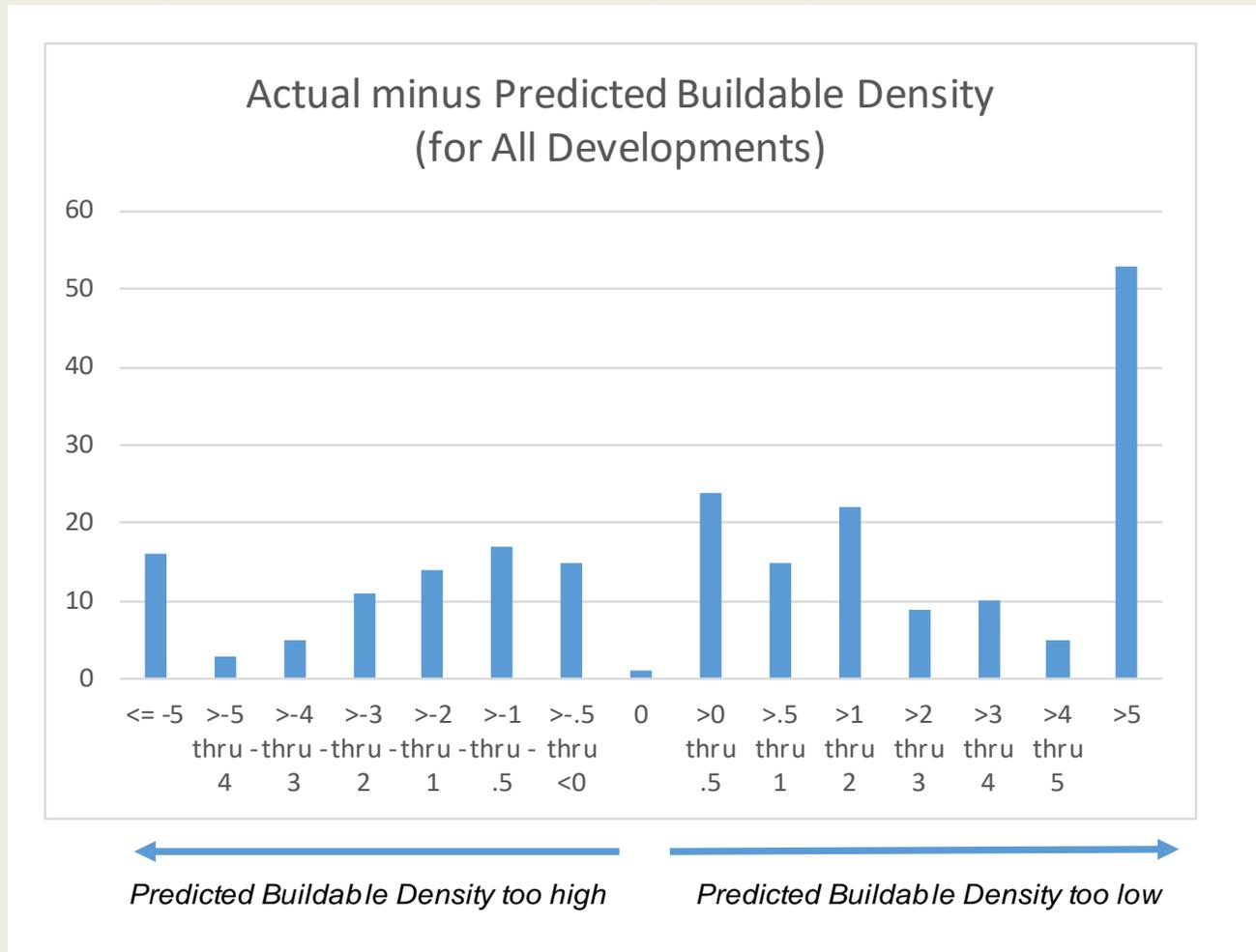
City/Unincorporated UGA	Actual as Percent of Predicted
City	72%
Unincorporated UGA	53%
Total	63%

# Draft Results: Unbuildable Acres by Percent of Site Area Unbuildable

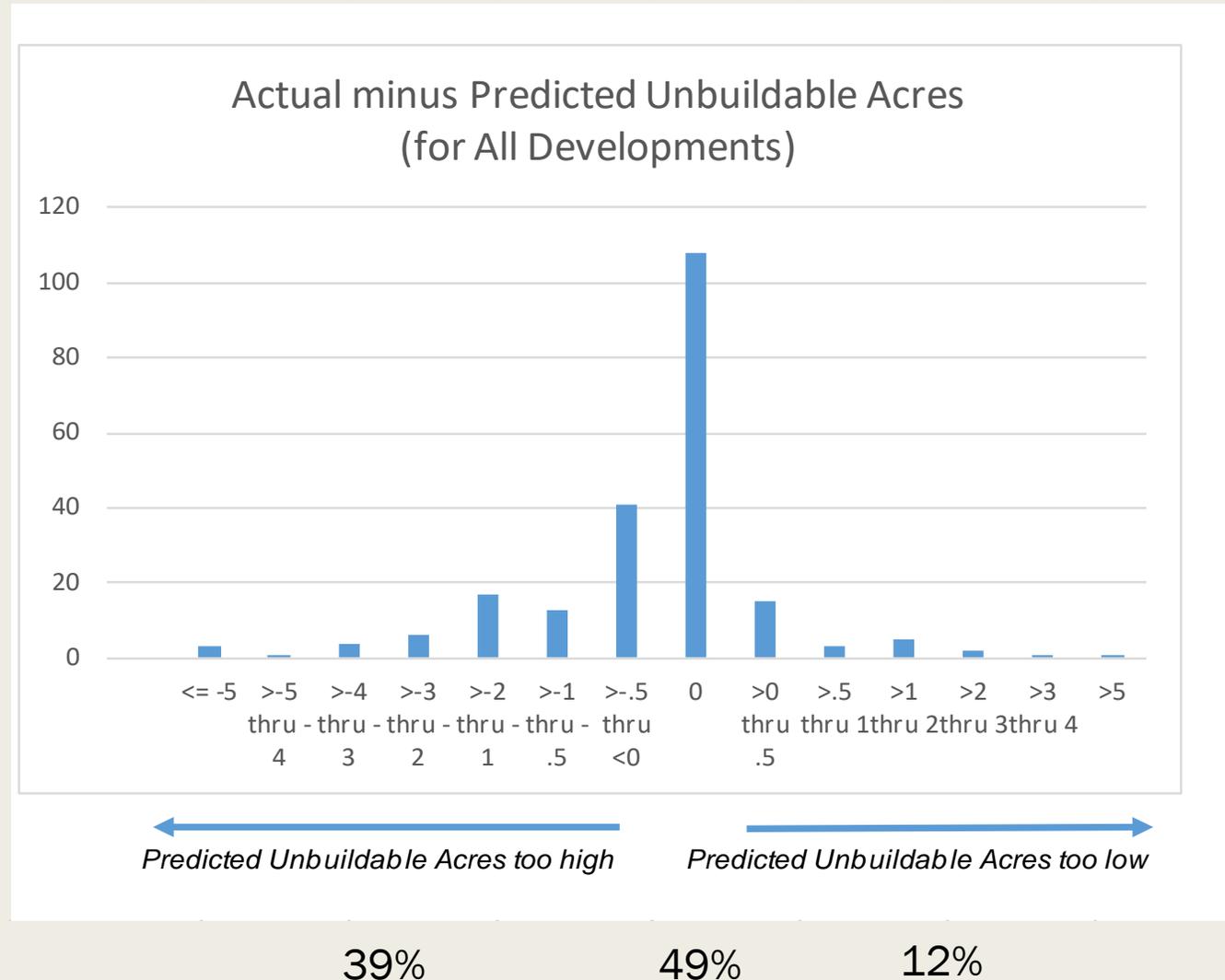


Percent of Site Area Determined to be Unbuildable	Actual as Percent of Predicted
0%	0%
>0% - 15%	42%
>15% - 30%	71%
>30% - 50%	120%
>50%	111%
Total	63%

# Draft Results: Predicted Buildable Density Results



# Draft Results: Predicted Unbuildable Acres Results



2012 BLR predicted unbuildable acres were within ½ acre of actual unbuildable acres for **75%** of 2013-2018 development projects