

# Snohomish County Buildable Lands Support

SCT PAC Subcommittee

Meeting #1

**ECONorthwest**

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# Introduction

# Work Program Overview

Step 1: Evaluate methodological issues and review recent development trends.



Step 2: Identify and describe options for updating methods and assumptions and the trade-offs associated with each option.



Step 3: Develop a proposed methodology for updating the County's buildable lands analysis

# SCT PAC Subcommittee Meetings

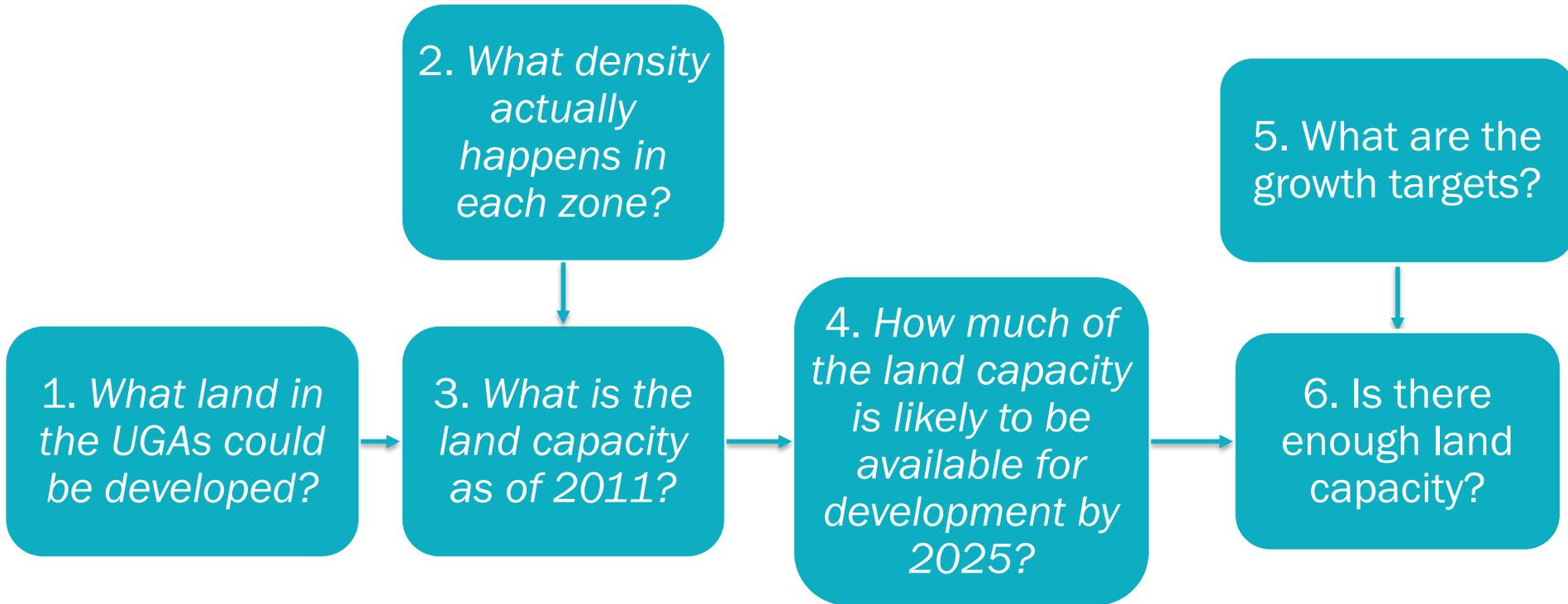
- Meeting 1: Project Orientation
  - Overview of work program
  - Identify key issues to address
- Meeting 2: Issue Identification
  - Review previous capacity methods
  - Present preliminary data analysis on development trends.
- Meeting 3: Methods Alternatives Review
  - Present proposed options
  - Refine approaches to updating the methodology
- Meeting 4: Methods Implementation
  - Review proposed revisions to methodology and reasonable measures

# Other Stakeholder Outreach

- Stakeholder Workshop
  - Timed with SCT PAC subcommittee meeting 2
- Elected Official Briefing
  - After SCT PAC subcommittee meeting 4

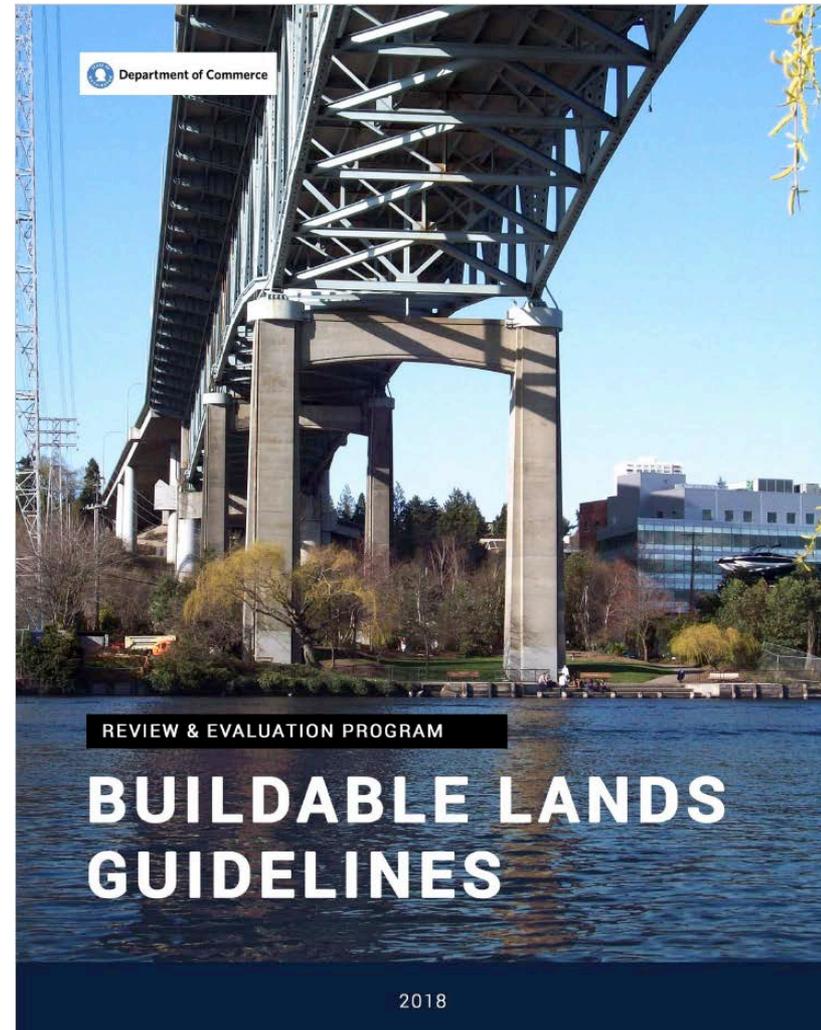
# Previous Methods and Updated Guidelines

# 2012 Methodology Steps



## Background

- Legislature passed updates to the Review and Evaluation Program in 2017 (E2SSB-5254)
- Dept. of Commerce developed updated Buildable Lands Guidelines
- Snohomish County needs to update buildable lands methodology to meet new requirements



# Updated Guidelines

<b>2012 BLR Step</b>	<b>Updated Guidance?</b>	<b>Potential Updates for Snohomish</b>
<b>1. Buildable Lands Inventory</b>	Considerations for redevelopment/changes in growth patterns	Refine approach to redevelopable (under-utilized) land classification
<b>2. Development History</b>	Increase overall accuracy of predicted vs. achieved results	Continue validation work; Consider updating employment density surveys
<b>3. Capacity Calculation</b>	Increase overall accuracy of predicted vs. achieved results	Continue validation work

# Updated Guidelines

2012 BLR Step	Updated Guidance?	Potential Updates for Snohomish
<b>4. Reductions for Uncertainty</b>		
Capital Facilities Availability	Address infrastructure gaps	<i>Proposed approach:</i> Case studies/focused research on specific areas where urban development has not taken place.  <i>Additional approaches:</i> Review facility plans, interview planners and public works staff.

# Updated Guidelines

2012 BLR Step	Updated Guidance?	Potential Updates for Snohomish
<b>4. Reductions for Uncertainty</b>		
Market Availability Reduction Factor	Refine market supply factor through additional considerations.	<p><i>Proposed approach:</i> Focus on empirical measures including:</p> <ul style="list-style-type: none"><li>• Characteristics of urban land that has not developed.</li><li>• Assessor data for sales and improvements.</li><li>• Geographic differences that may influence market factors.</li></ul> <p><i>Additional approaches:</i> Conduct property owner surveys or interviews, advisory committee input, real estate expert input, etc.</p>

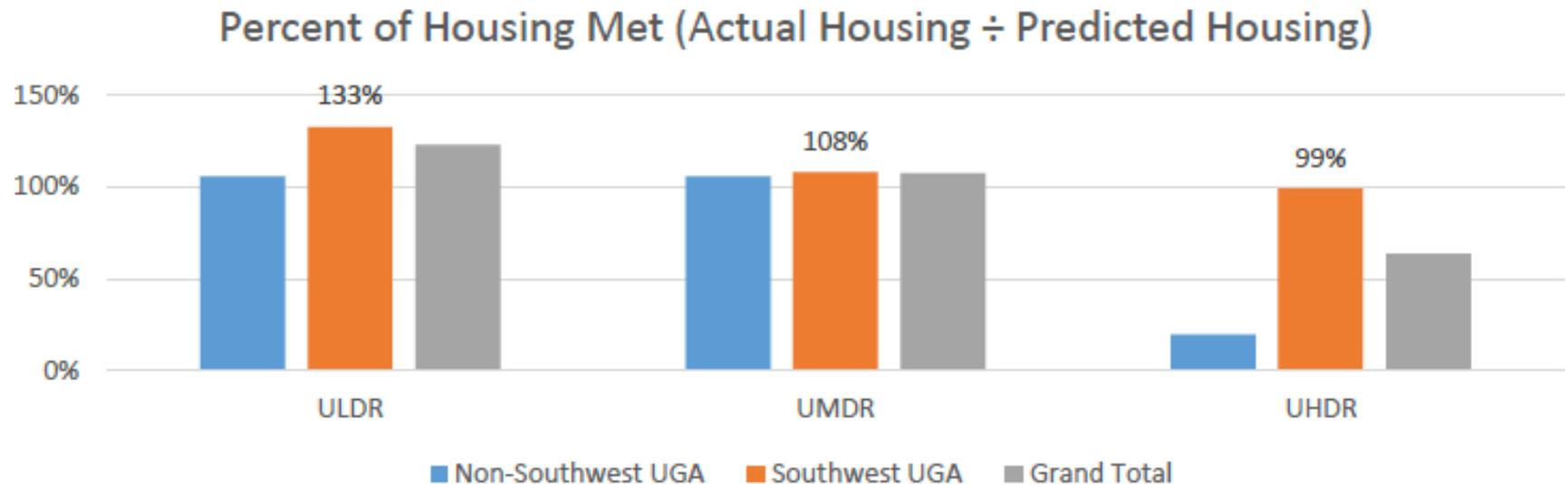
# Updated Guidelines

2012 BLR Step	Updated Guidance?	Potential Updates for Snohomish
<b>5/6. UGA Growth Target/Capacity Comparisons</b>	“Develop reasonable measures to use in reducing the differences between growth and development assumptions and targets contained in the countywide planning policies and county and city comprehensive plans, with the actual development patterns”	<p><i>Before completion of 2021 BLR:</i> Update/expand current list of reasonable measures based on outcomes of this process</p> <p><i>After completion of 2021 BLR:</i> Develop reasonable measures if necessary</p>

# Discussion: Key Issues

# Key Issues and Potential Approaches

- Validation of Previous Buildable Lands Results
  - Continued work by Buildable Lands Team
  - ECONorthwest to review specific areas of interest



*DRAFT results of Snohomish County 2012 Buildable Lands Report Validation Study (Single-Family)*

# Key Issues and Potential Approaches

- Review Redevelopable Lands Methods
  - ECONorthwest to analyze land classification status and provide recommended approach

## Example from Pierce County:

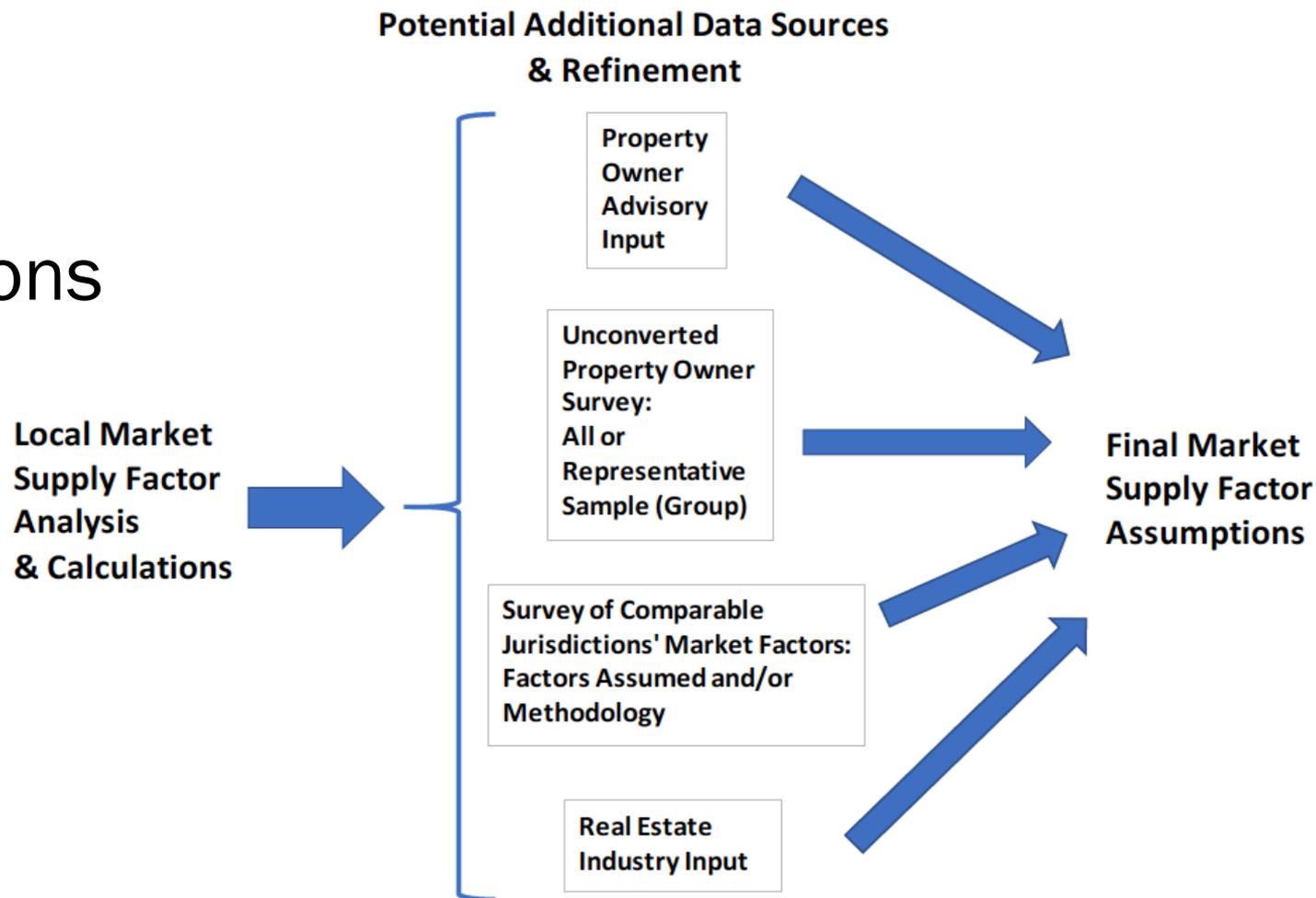
*Redeveloped Parcels by 2010 BLI Classification and Use.*

Classification	Built	Platted and Built	Total Redeveloped	
			Parcels	Percent
Built Out/Undevelopable	376	200	576	67.8%
Underutilized	137	136	273	32.2%
<b>Total</b>	<b>513</b>	<b>336</b>	<b>849</b>	<b>100.0%</b>
Percent	60%	40%	100%	

*Source: Pierce County; ECONorthwest*

# Key Issues and Potential Approaches

Review  
Market  
Factor  
Assumptions



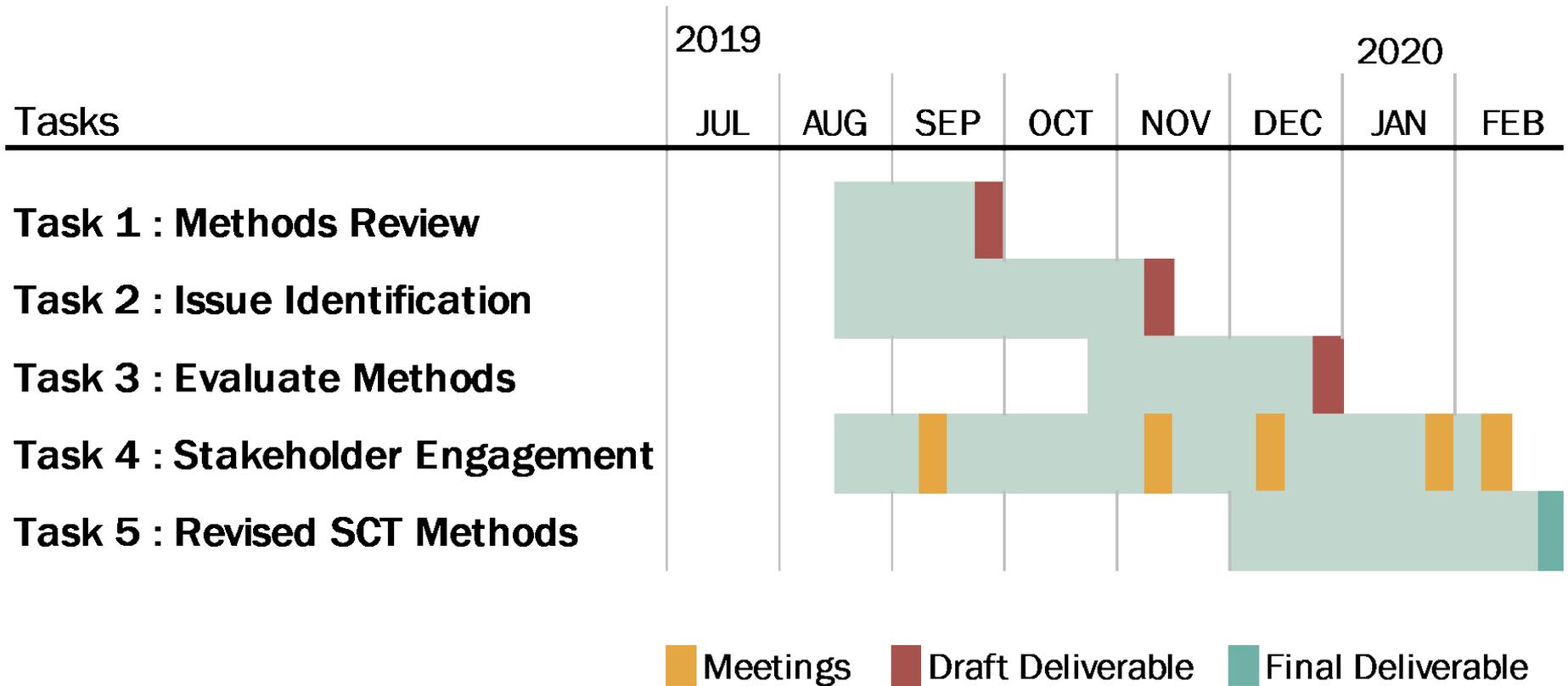
Source: Dept. of Commerce. Buildable Lands Guidelines. 2018

# Key Issues and Potential Approaches

- Review Infrastructure Gaps
  - Focused research on areas where urban development has not occurred.
  - Interview planners and public works staff
  - Review facility plans
- Review Reasonable Measures
  - Use initial results to recommend potential reasonable measures.
  - Complete a literature review, including case studies from other jurisdictions.

# Next Steps

# Proposed Schedule



## ***Key milestones:***

- Draft report by December 2019
- Presentation to elected officials early 2020
- Final deliverables by February 2020

# Proposed SCT PAC Subcommittee Meetings

*The following schedule assumes future SCT PAC Subcommittee meetings will continue to occur on Tuesdays.*

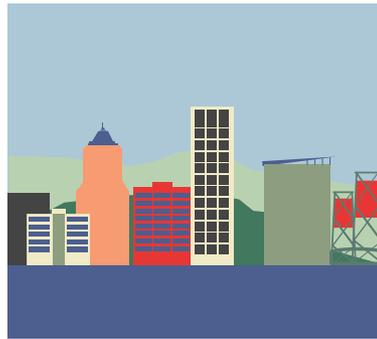
Meeting	Proposed date
Meeting 1: Project Orientation	September 17, 2019
Meeting 2: Issue Identification	November 12, 2019
<i>Stakeholder workshop on same day as Meeting 2?</i>	
Meeting 3: Methods Alternatives Review	December 10, 2019
Meeting 4: Methods Implementation	January 28, 2020
<i>Elected official briefing, early Feb.</i>	

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