

Snohomish County 2021 Buildable Lands Report Methodology Review & Update

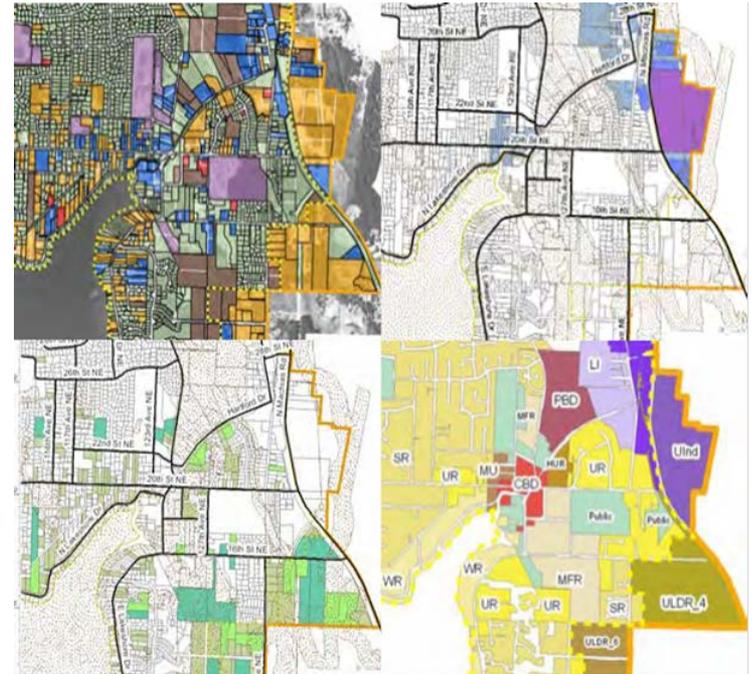
SCT Steering Committee Discussion

May 27, 2020

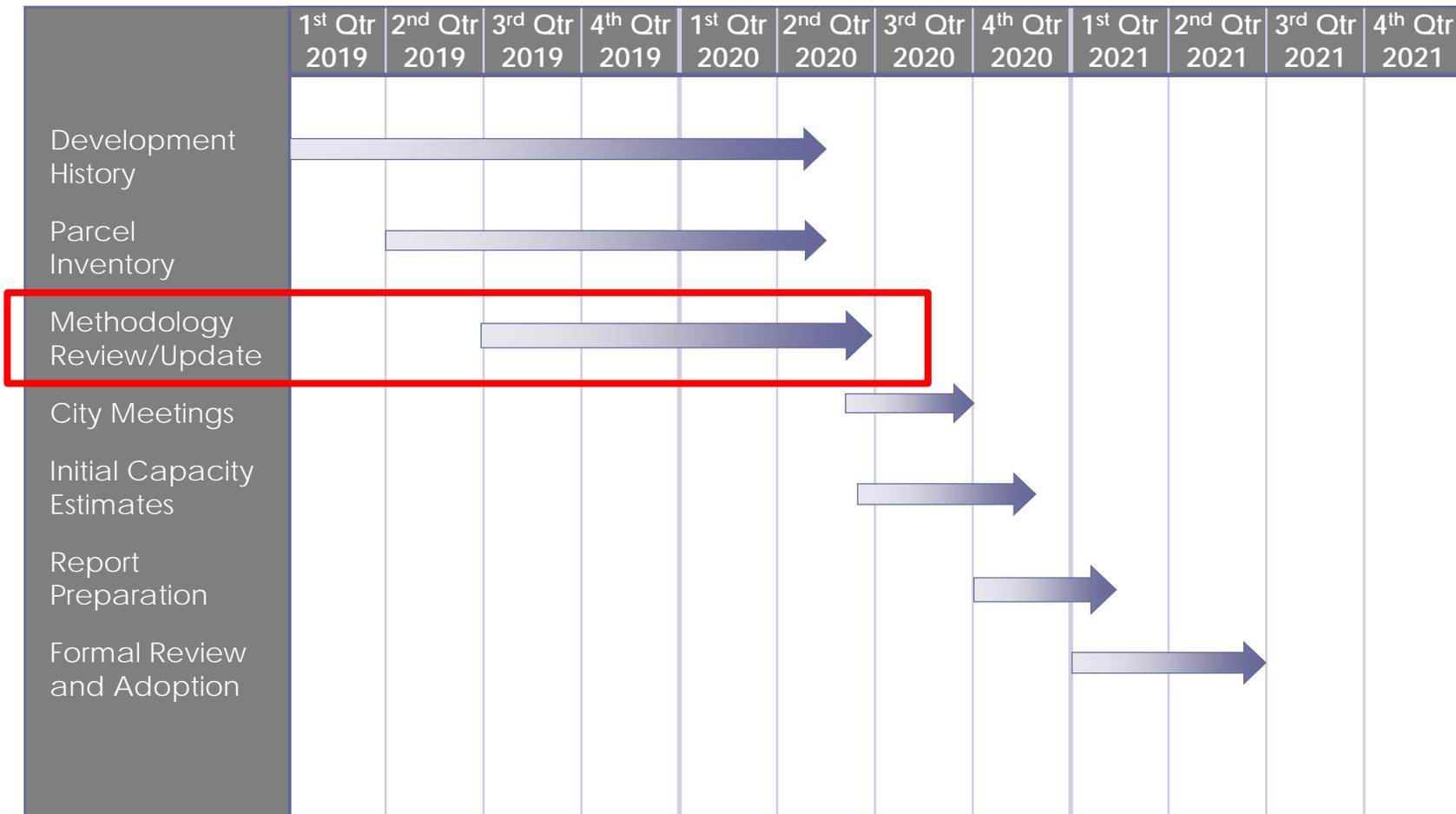
ECONorthwest
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Purpose of Today's Discussion

- 2021 BLR is due June 30/2021
- Requirement to review and update BLR methodology
- Procured consultant assistance
- PAC on May 14/2020 recommended revisions to BLR methodology



Where Does Current Effort Fit Into 2021 Buildable Lands Report Schedule?



What is the Buildable Lands Report?

- GMA-required periodic evaluation of:
 - Urban densities achieved
 - Adequacy of remaining urban capacity for accommodating adopted growth targets, based on observed densities
 - If needed, reasonable measures, other than expanding UGAs, to remedy inconsistencies

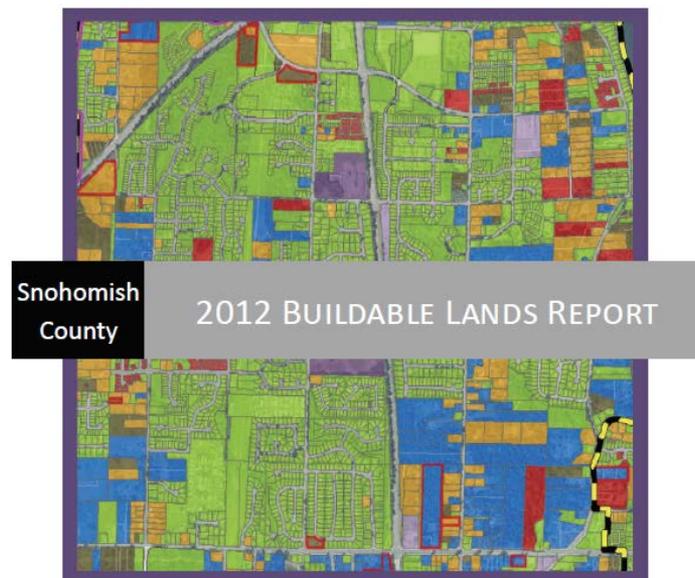
Counties Subject to the Review & Evaluation Program (2018)



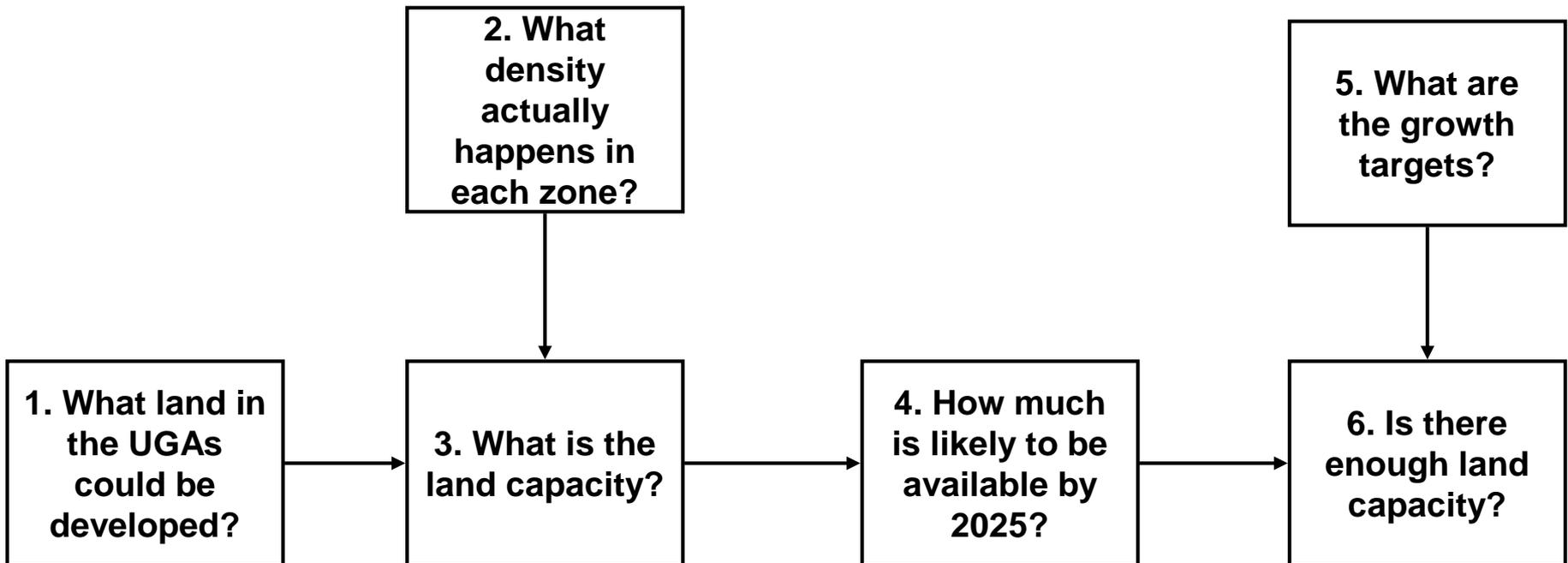
The BLR looks back to determine how the current GMA comprehensive plan is functioning

What is the Buildable Lands Report?

- Countywide Planning Policies address city/county coordination on BLR through Snohomish County Tomorrow (SCT) process
 - SCT Procedures Report (2000)
 - SCT Reasonable Measures Program (2003)
- 3 BLRs have been prepared by SCT : 2002, 2007, 2012



Methodology from 2012 BLR



BLR - GIS Mapping Approach

1. Land Status Sample Map

2012 Buildable Lands Report

Land Status

Everett (South) MUGA

Supplemental Map Book



Legend

-  UGA or MUGA Boundary
-  City or Town Boundary
-  Assessor Parcels April 2011
-  2011 Aerial Imagery
- Land Status Overlays**
-  Market Ready
- Land Status**
-  Constant / Replacement
-  Partially-Used
-  Pending
-  Redevelopable
-  Religious Uses
-  School
-  Special
-  Vacant

0 0.25 0.5 0.75 1 Miles
1:52,000



Snohomish County
Final BLR 12/27/2012
Planning and Development Services
3000 Rockefeller Ave.
Everett, WA 98201

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BLR - GIS Mapping Approach

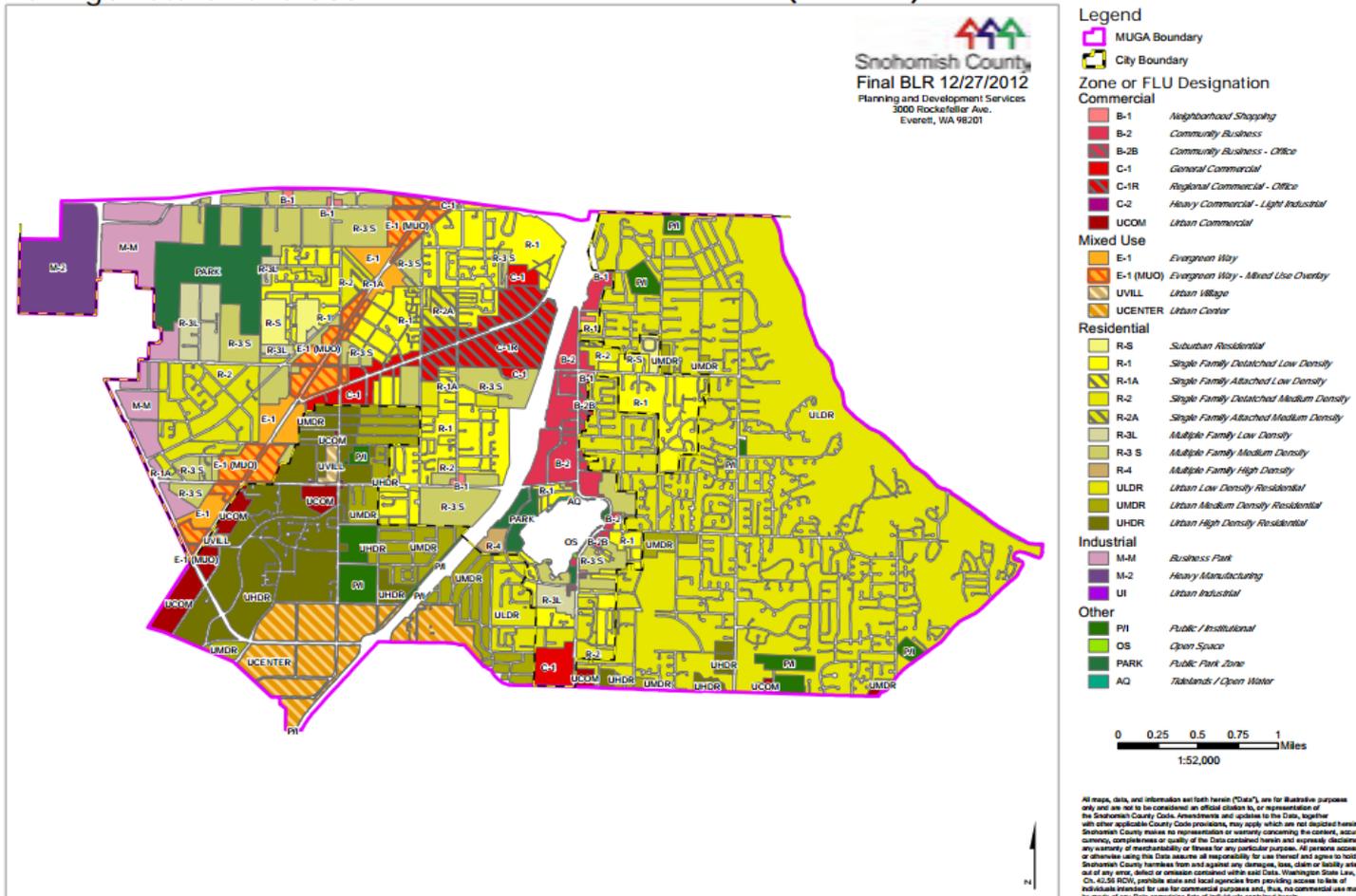
2. Zoning/FLU Sample Map

2012 Buildable Lands Report

Zoning / Future Land Use

Everett (South) MUGA

Supplemental Map Book



BLR - GIS Mapping Approach

3. Critical Areas, Buffers and Easements Sample Map

2012 Buildable Lands Report

Critical Areas and Easements

Everett (South) MUGA

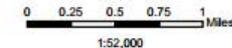
Supplemental Map Book



Legend

- MUGA Boundary
- City Boundary
- Stream Classification**
- S
- F
- Np
- Ns
- U
- X
- Stream Buffers as Modeled
- Wetland w/Buffer as Modeled
- Slope >33% w/25ft Buffer
- Waterbody
- Floodway
- Utility or NGPA Easement
- Future Arterial
- 2011 Aerial Imagery

Wetland and Floodway Data provided by City of Everett Staff

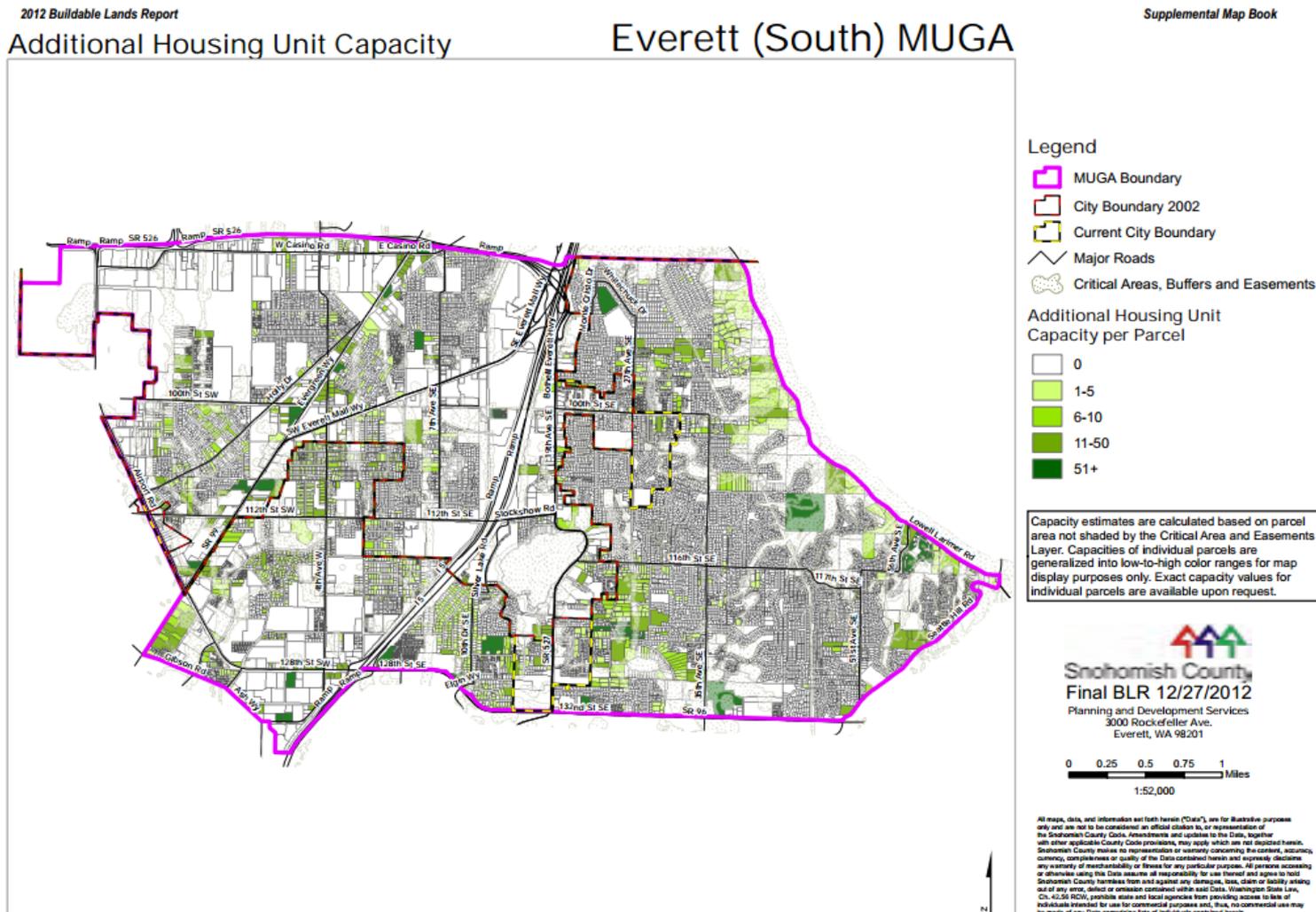


Snohomish County
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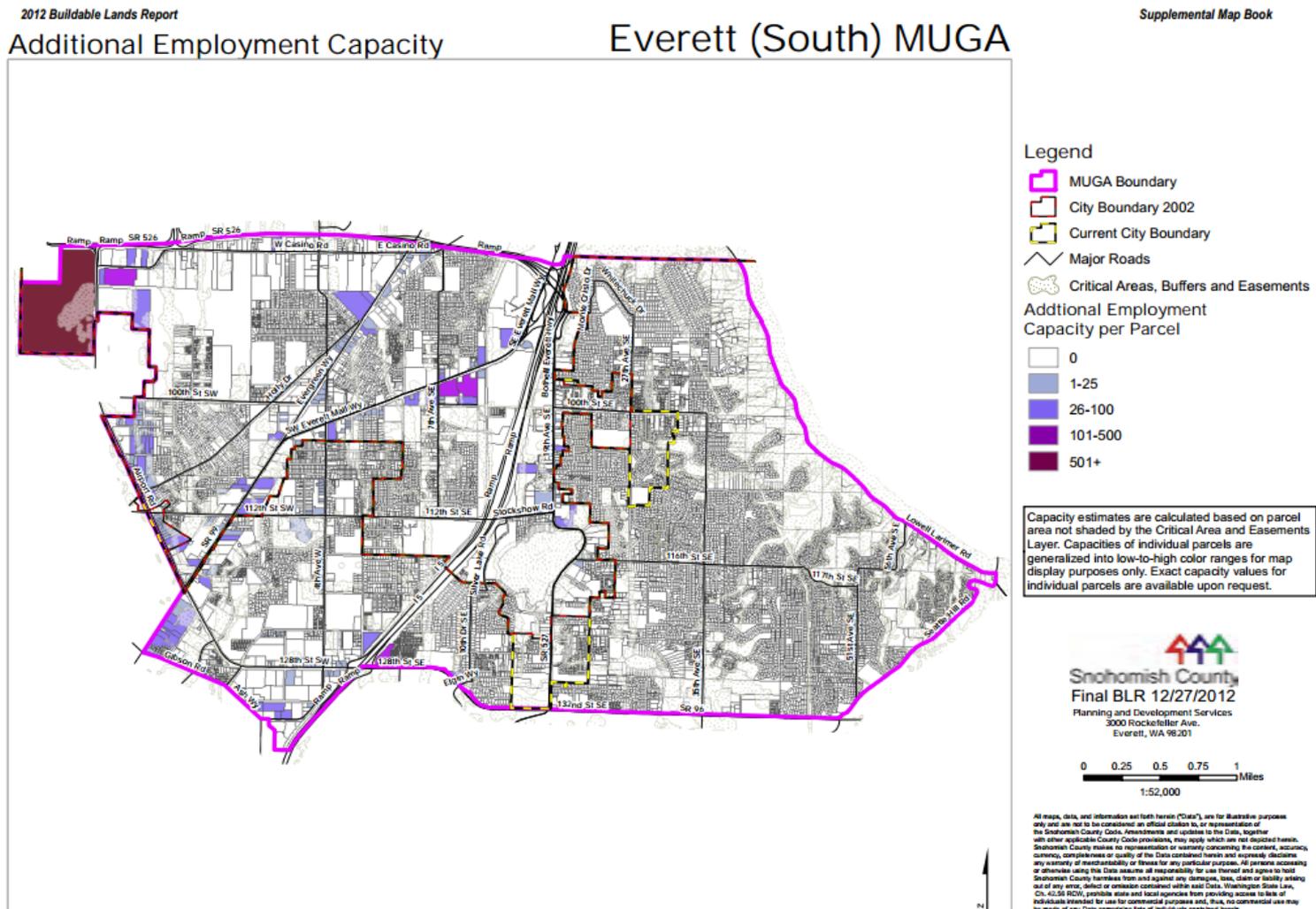
BLR - GIS Mapping Approach

4. Additional Housing Unit Capacity Sample Map



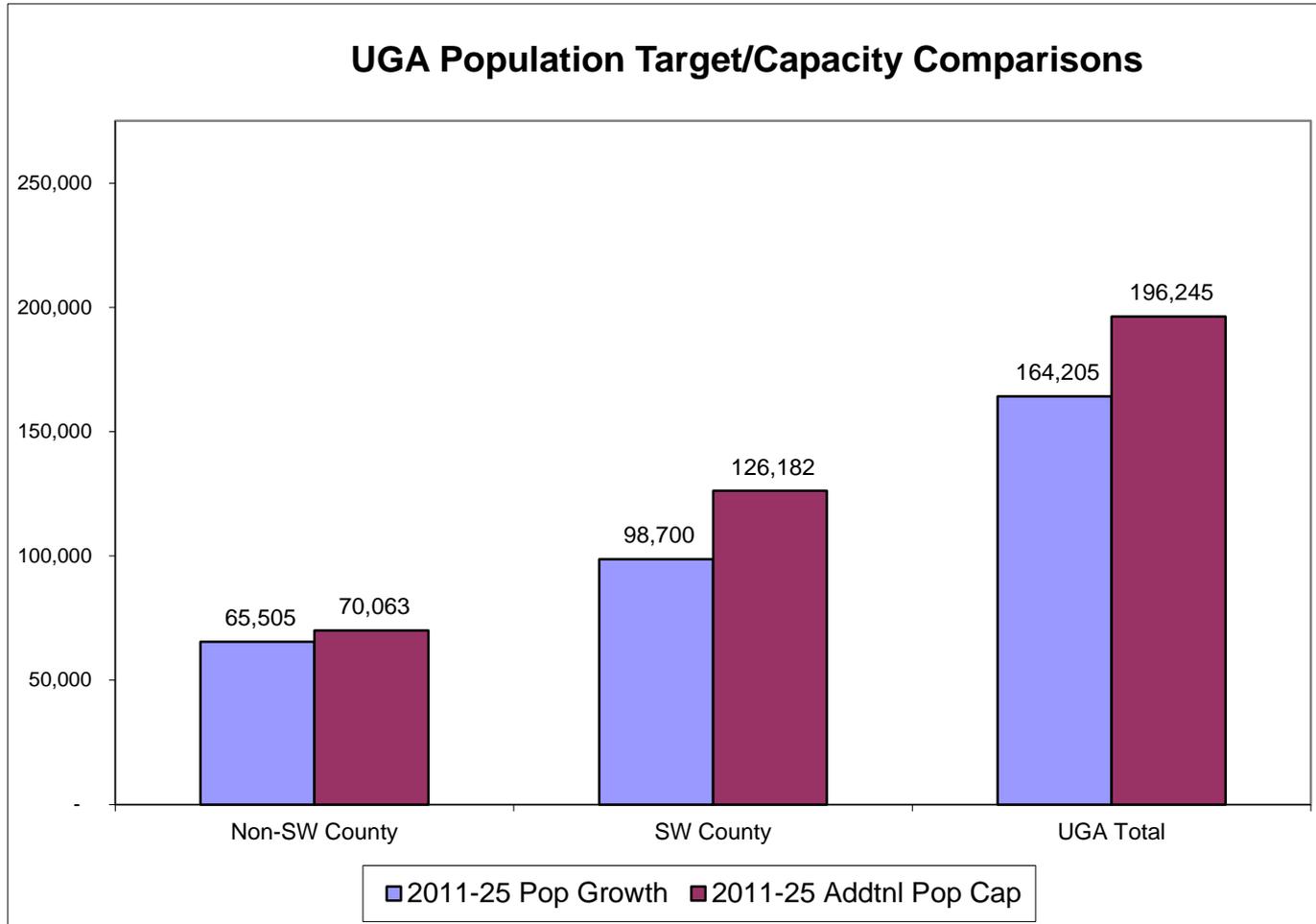
BLR - GIS Mapping Approach

5. Additional Employment Capacity Sample Map



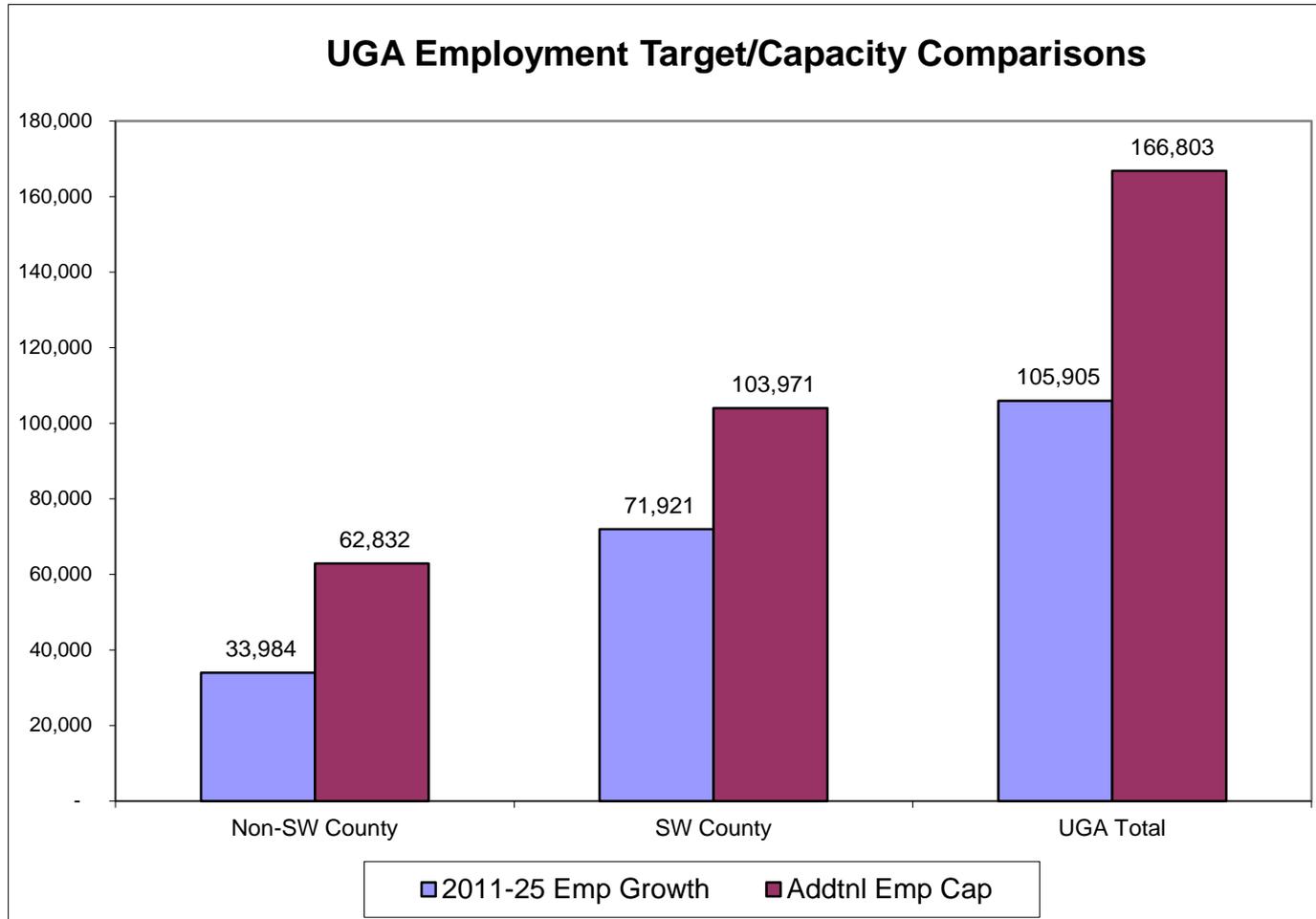
2012 BLR Summary Results

UGA Population



2012 BLR Summary Results

UGA Employment



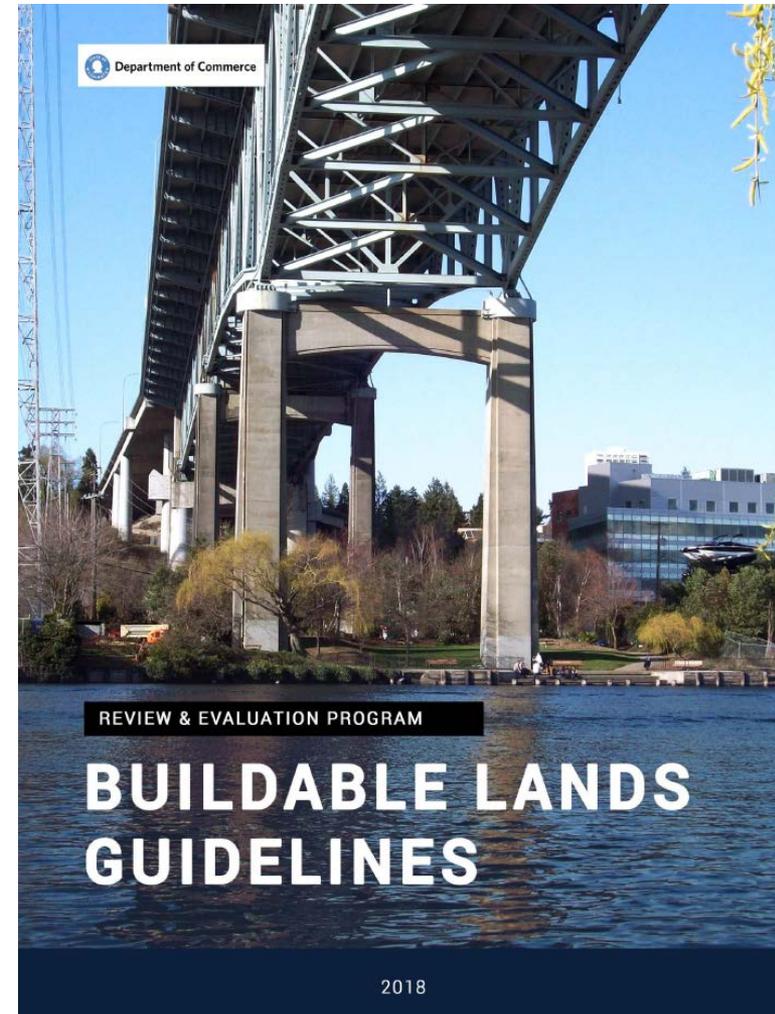
Reasonable Measures:

What if there is not enough land capacity for growth?

- Reasonable measures evaluation required if BLR reveals an urban growth area capacity shortfall
- “Identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of this chapter” (RCW 36.70A.215)
- Countywide Planning Policies, Appendix D provides local guidance
- Applies to cities and county

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 2018
- Snohomish County work plan called for consultant assistance to address new Guidelines (ESA/ECONorthwest)



Buildable Lands Program Support

Work plan with ECONorthwest

- Address issues and recommend proposed updates to methodology to align with Guidelines
- Discuss analysis and recommendations with PAC subcommittee (4 meetings, Sept. 2019 – Feb. 2020)
- PAC review and approval, April – May 2020
- SCT MAG (Jan. 2020) and CAB (Feb. 2020) briefings
- Engage with stakeholders from various organizations
 - Stakeholder workshop held in November 2019
 - March 2020 follow-up meeting canceled due to COVID-19

Snohomish County's 2012 BLR Accuracy Assessment: Testing Past Predictions with Actual Developments

Plat No. 11639 - Woodland Trails



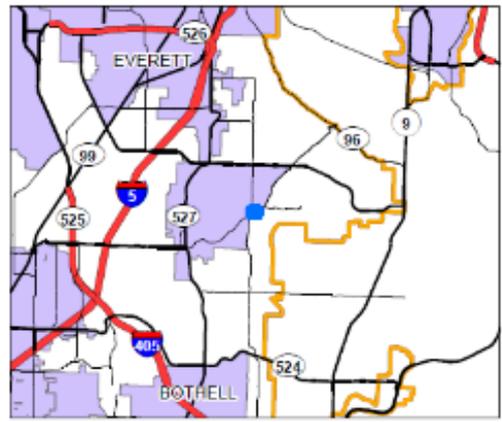
UGA: Southwest County UGA
Jurisdiction: City of Mill Creek
Future Land Use Classification: ULDR
Zoning Designation: LDR
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 0.154

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

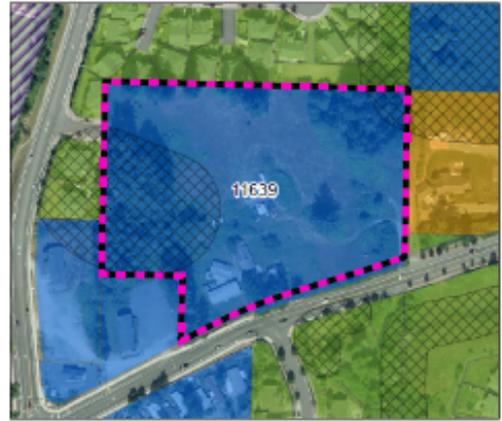
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



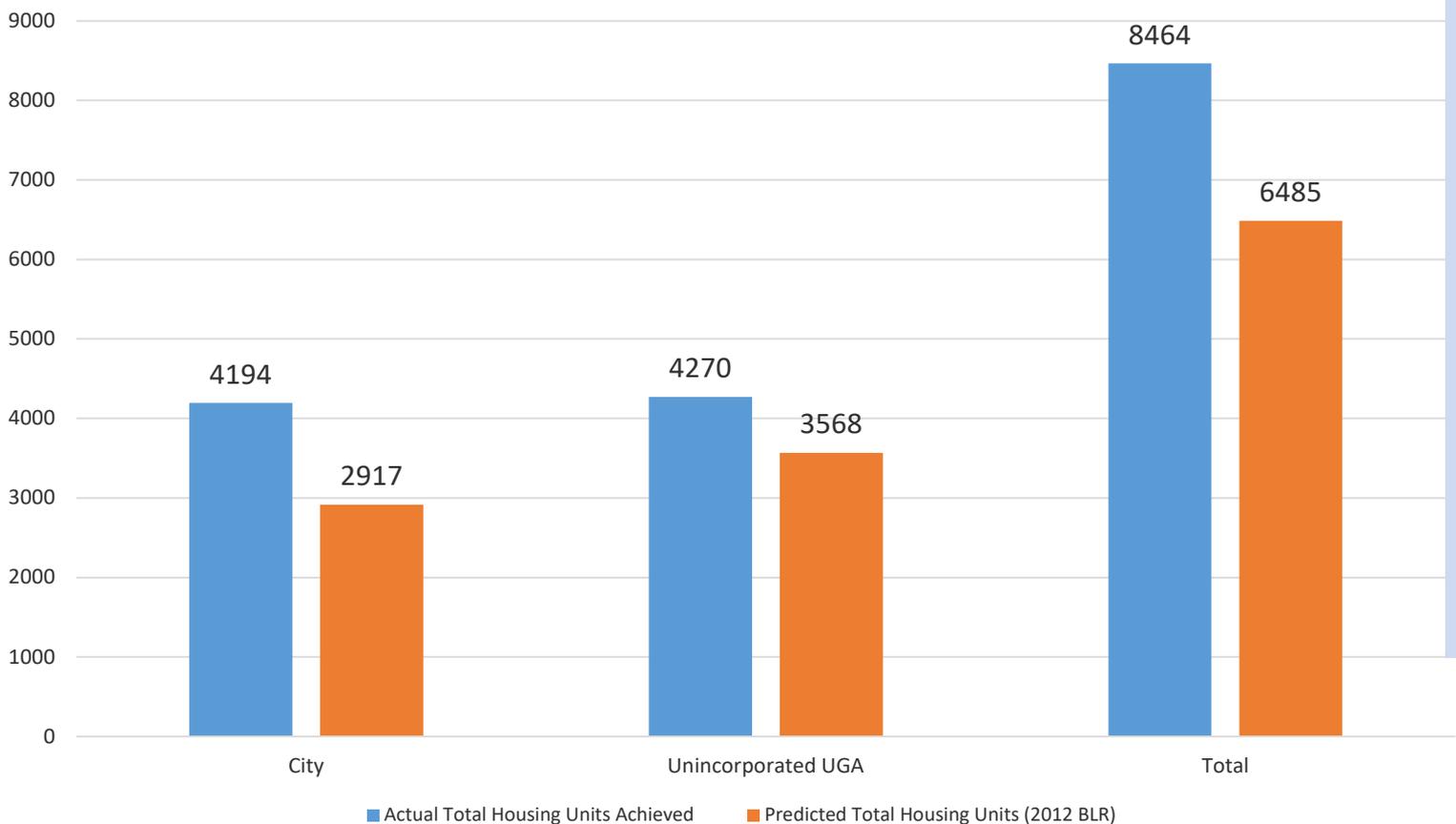
2012 BLR Reference Map



Snohomish County's 2012 BLR Accuracy Assessment

Validation Study Result: Housing Unit Yields by City/Unincorporated UGA

Actual vs Predicted Housing Unit Yields by City/Unincorporated UGA
Snohomish County UGA



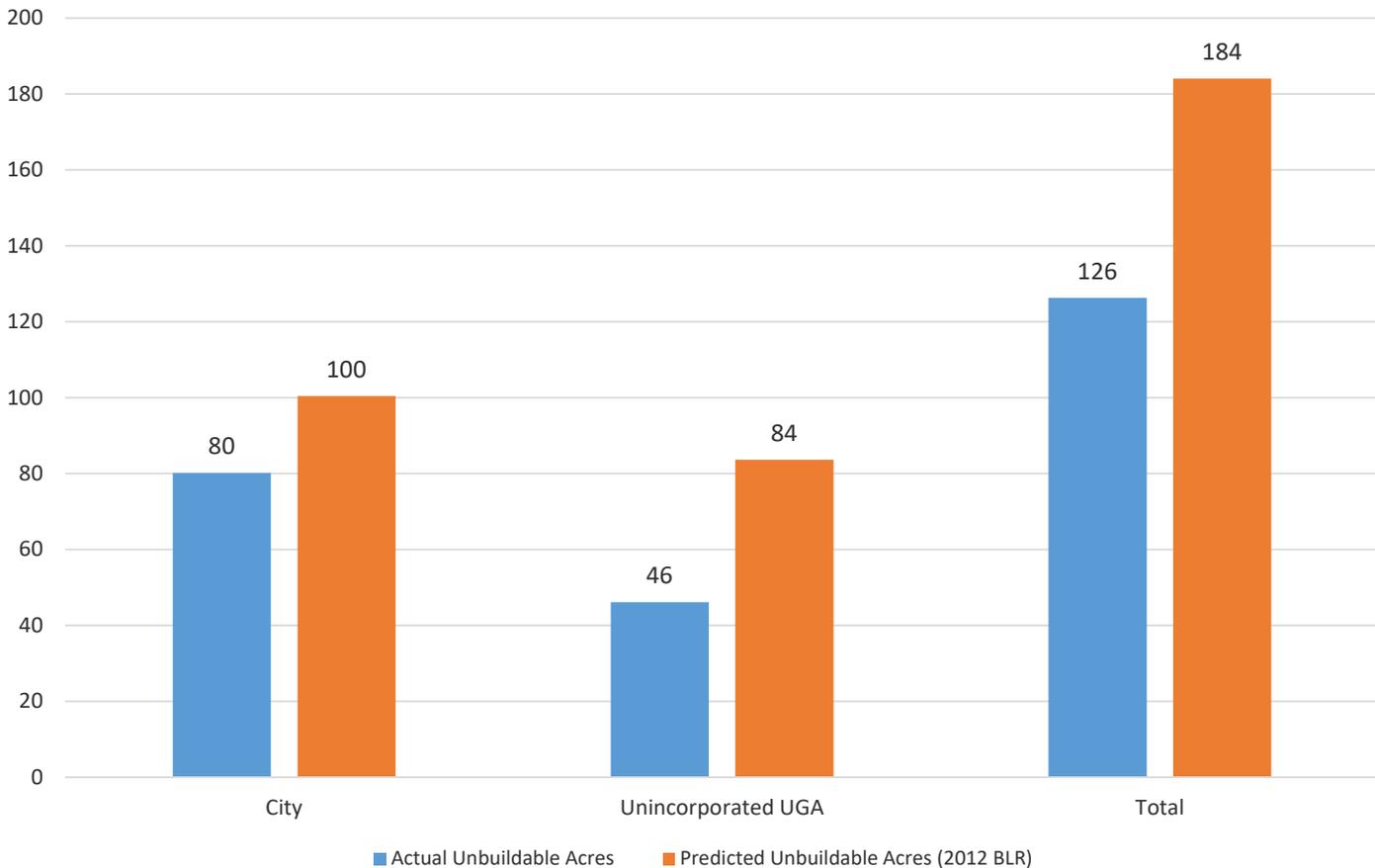
2012 BLR underestimated actual housing units built:

Within the UGA overall, the number of housing units built between 2013 and 2018 exceeded the number predicted in the 2012 BLR by 31%.

Snohomish County's 2012 BLR Accuracy Assessment

Validation Study Result: Unbuildable Acres by City/Unincorporated UGA

Actual vs Predicted Unbuildable Acres by City/Unincorporated UGA
Snohomish County UGA



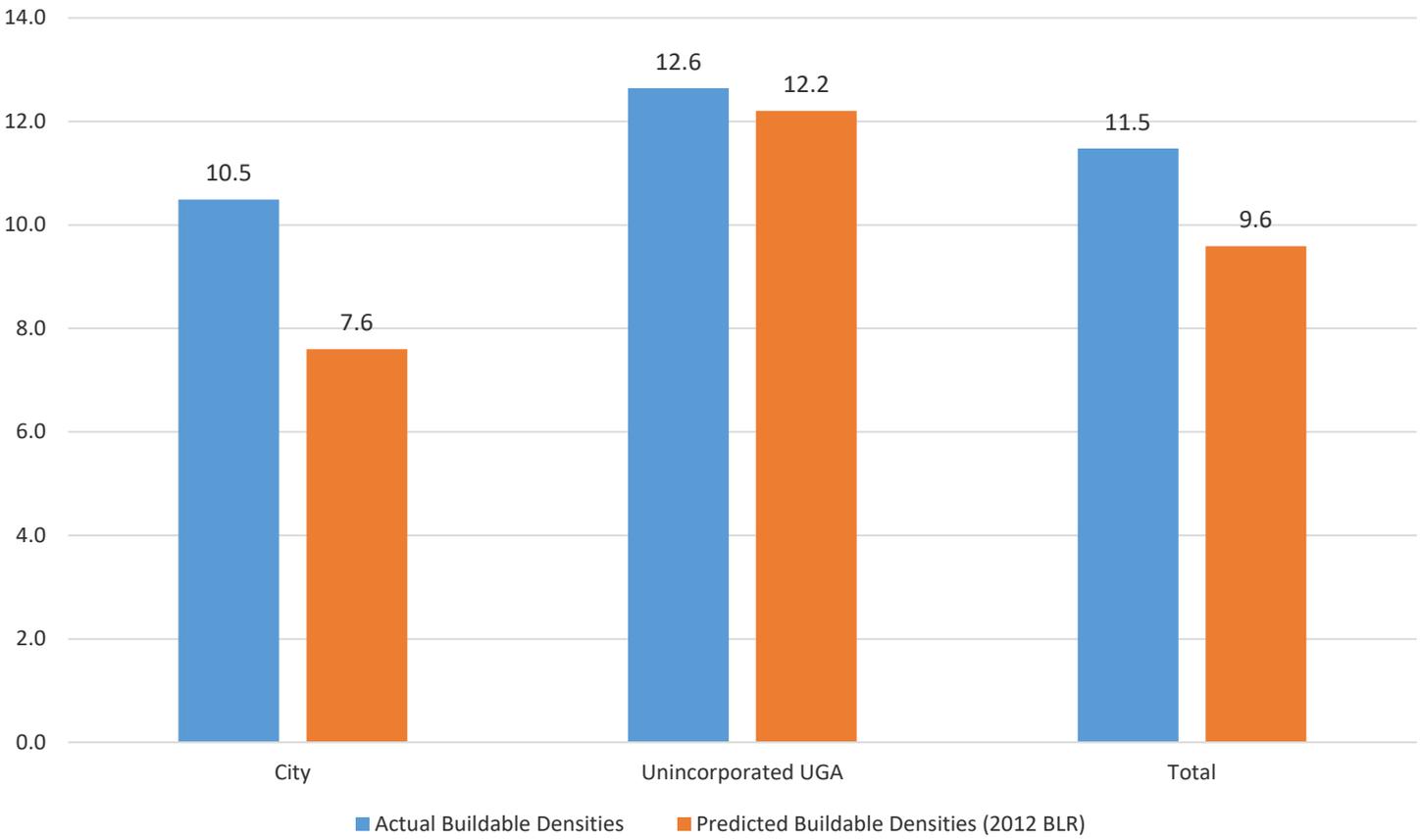
2012 BLR overestimated actual unbuildable acres:

Within the UGA overall, the total unbuildable area in residential projects was 31% lower than was estimated in the 2012 BLR for the same locations.

Snohomish County's 2012 BLR Accuracy Assessment

Validation Study Result: Buildable Density by City/Unincorporated UGA

Actual vs Predicted Buildable Densities by City/Unincorporated UGA
Snohomish County UGA



2012 BLR underestimated actual buildable density:

Within the UGA overall, the average buildable density achieved in residential developments exceeded the average predicted in the 2012 BLR for the same locations by 20%.

ECONorthwest: Buildable Lands Methodology Review Findings

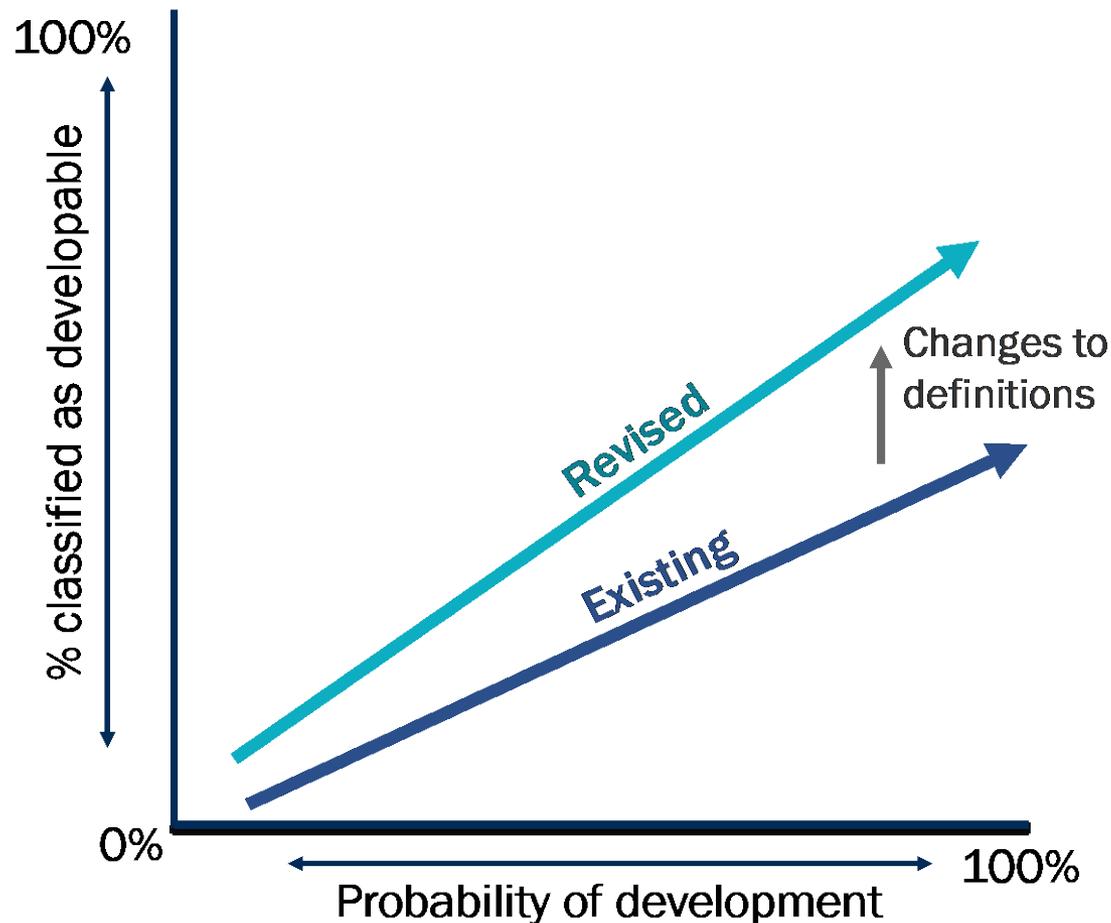
Key Issues Addressed by ECONorthwest

- Review of methods and updated guidance related to:
 - Definitions of land status classifications
 - Market factor assumptions
 - Infrastructure gaps
 - Reasonable measures

Land Status Classifications

Review: 2 Objectives of Adjusting Thresholds

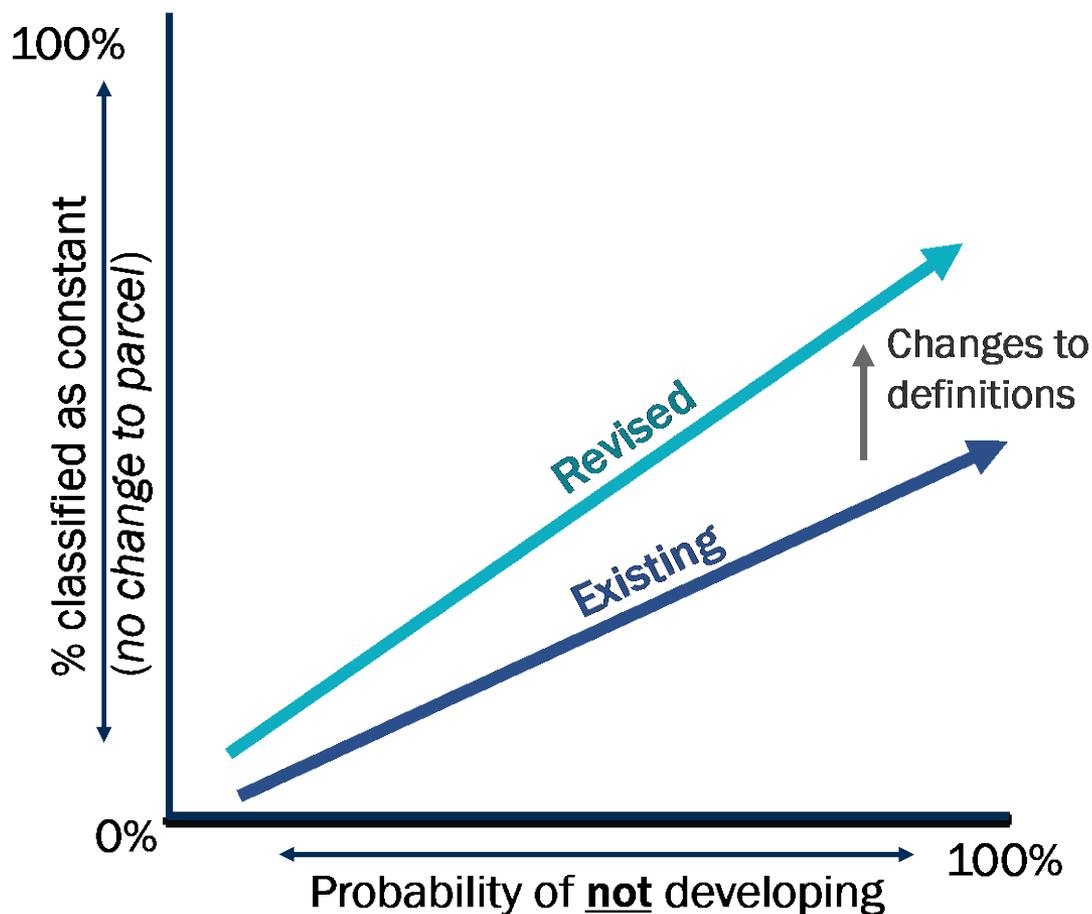
1. Maximize designation of parcels that ultimately develop



Land Status Classifications

Review: 2 Objectives of Adjusting Thresholds

2. Maximize designation of parcels that do not develop



Land Status Classifications

Land Status Classifications

What does it mean and why does it matter?



- Constant (green)
 - No change anticipated
- Vacant (brown)
 - No established use
- Redevelopable (blue)
 - Demolish existing use and build new
- Partially-Used (orange)
 - Keep existing use and build around

Land Status Classifications

Partially-Used or Redevelopable?

2012 BLR:

- Improvement Value: \$120,700
- Land Value: \$280,600
- Improvement to Land Value Ratio: 0.3

Improvement value is over \$100,000 and there is surplus land:

- Partially-Used

However, it redeveloped.

83% of sites that developed and were classified as Partially-Used in 2012 BLR, actually redeveloped.



Land Status Classifications

Can we be more accurate?

- Could we adjust thresholds to capture properties more accurately?
- Are there other clues we can get from other variables?

Validation Result:

Median Improvement values for projects that developed as anticipated

Median Improvement Value	Single Family	Multi-Family
Redevelopable	\$96,500.00	\$49,800.00
Partially-Used	\$135,750.00	\$156,500.00

Recommended Alternatives for Land Status Classifications

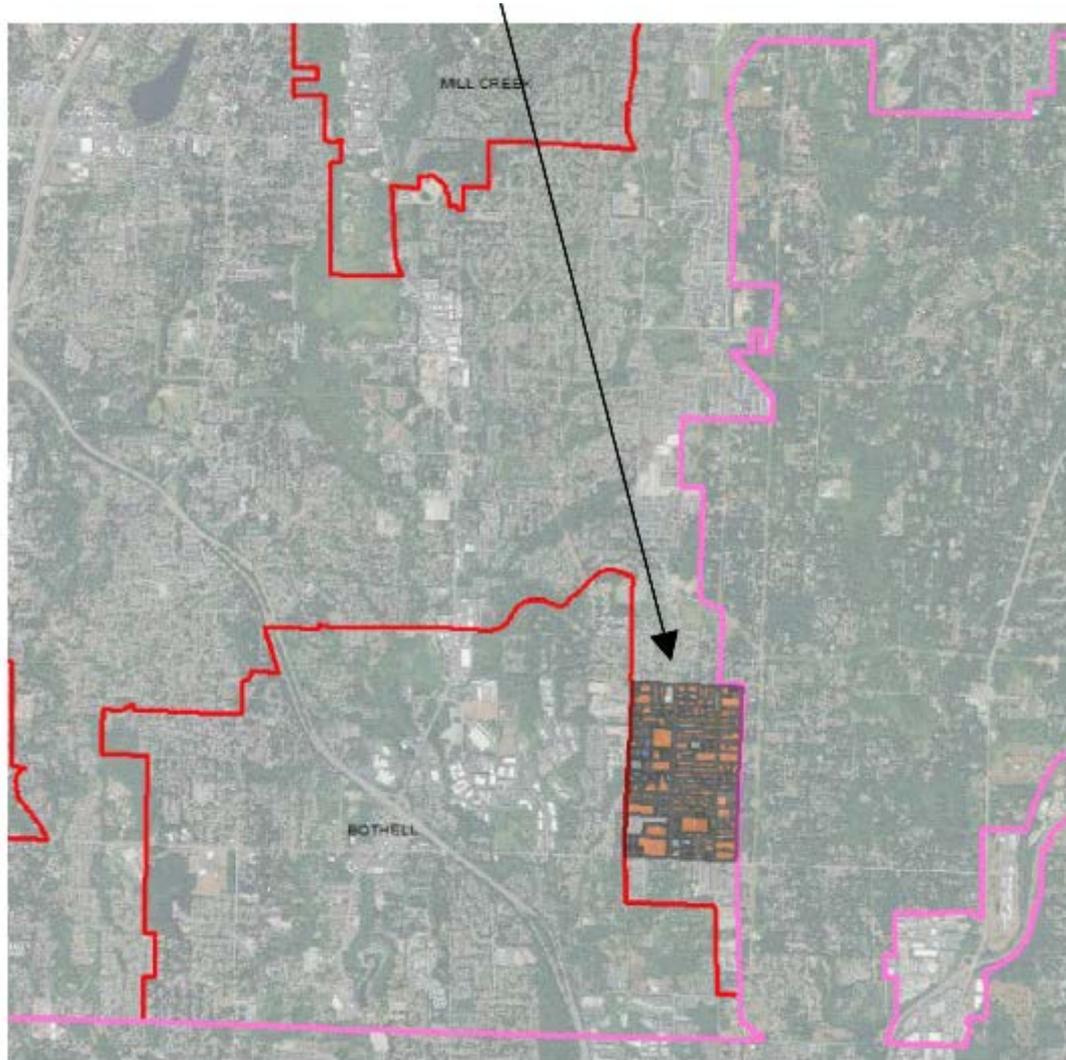
- Where necessary, update thresholds for each development type
- Adjust for inflation
- Collect data on redevelopment
 - Longer-term recommendation; would not be able to be implemented with 2021 BLR

Market Availability Factor

- An adjustment to the estimated capacity to account for parcels that will be held out from development throughout the 20-year GMA plan horizon.
- ECONorthwest worked with County staff to identify sample areas that represent different types of markets or geographies and where development activity had been focused during the past 20 years.
- Using 2002 BLR data, County staff studied properties that remained unchanged since 2001, as indicated by the lack of development or the lack of development proposals as of 2019.

Market Factor Assumptions

Market Study Area #1 (SWUGA)

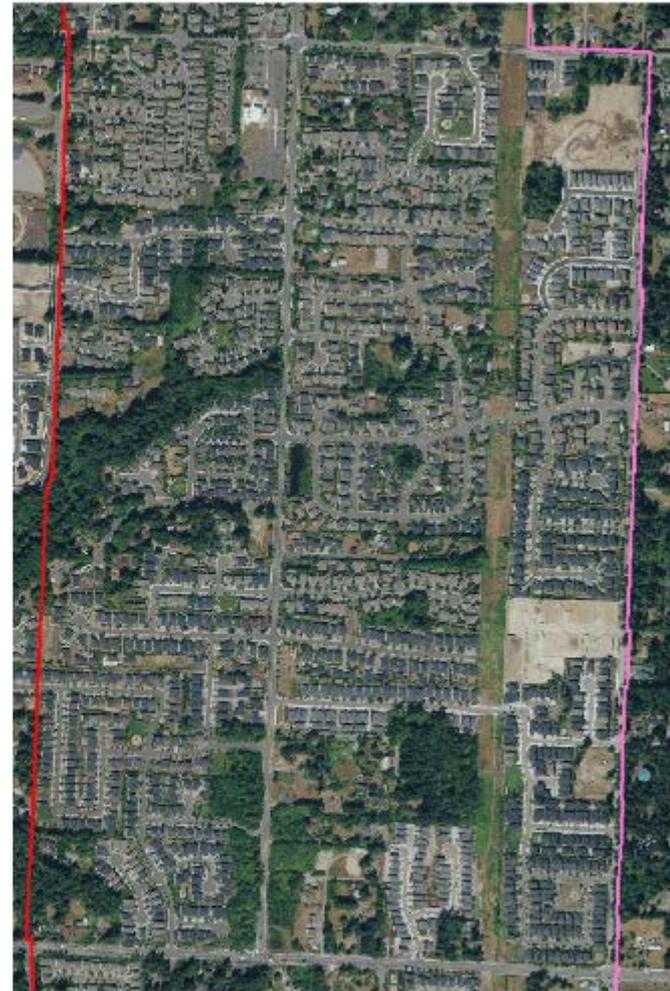


Market Factor Assumptions

Market Study Area #1 (SWUGA)



2002 Aerial Photo

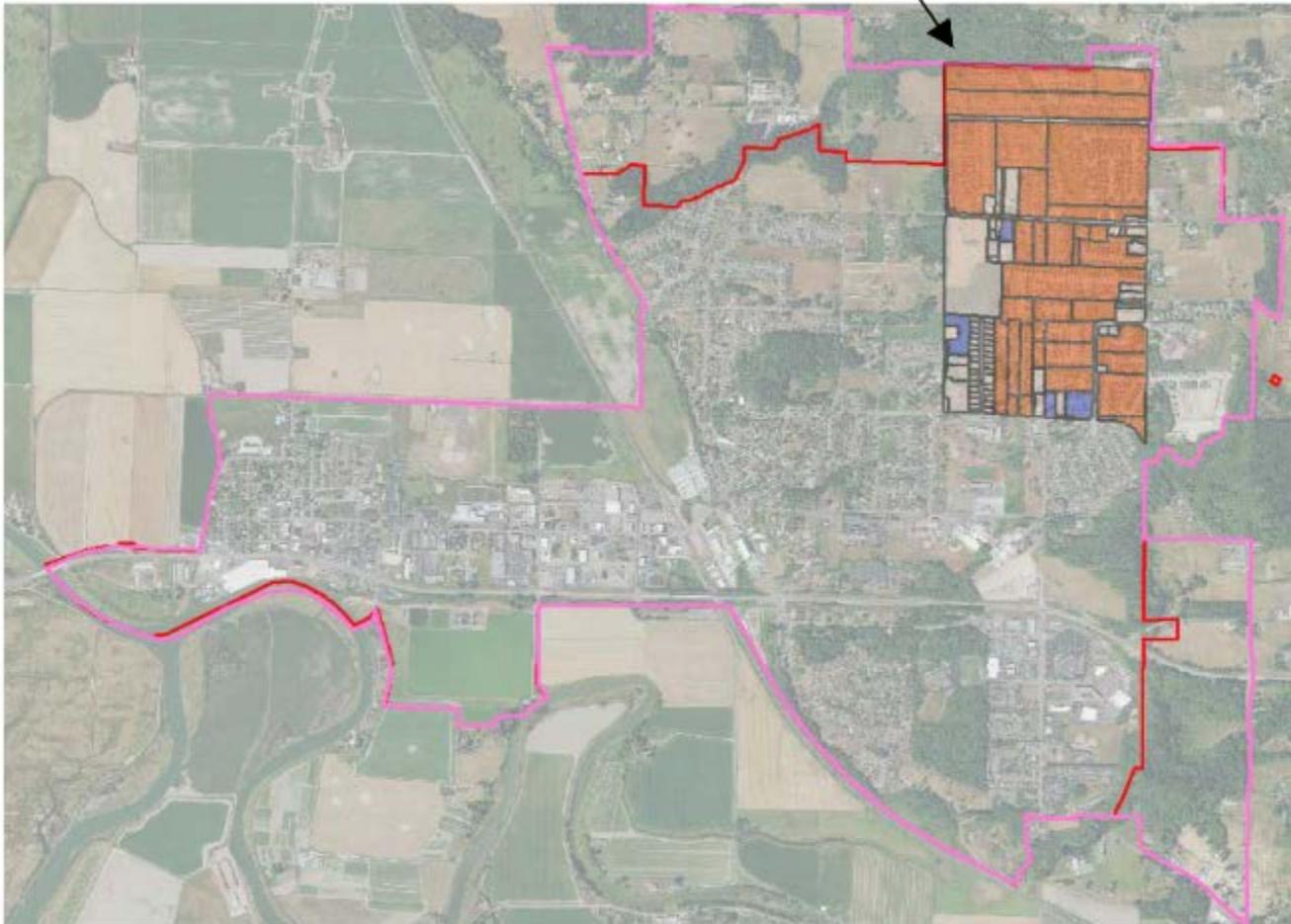


2018 Aerial Photo

Market Factor Assumptions

Market Study Area #2

(Stanwood UGA, Cedarhome Area)

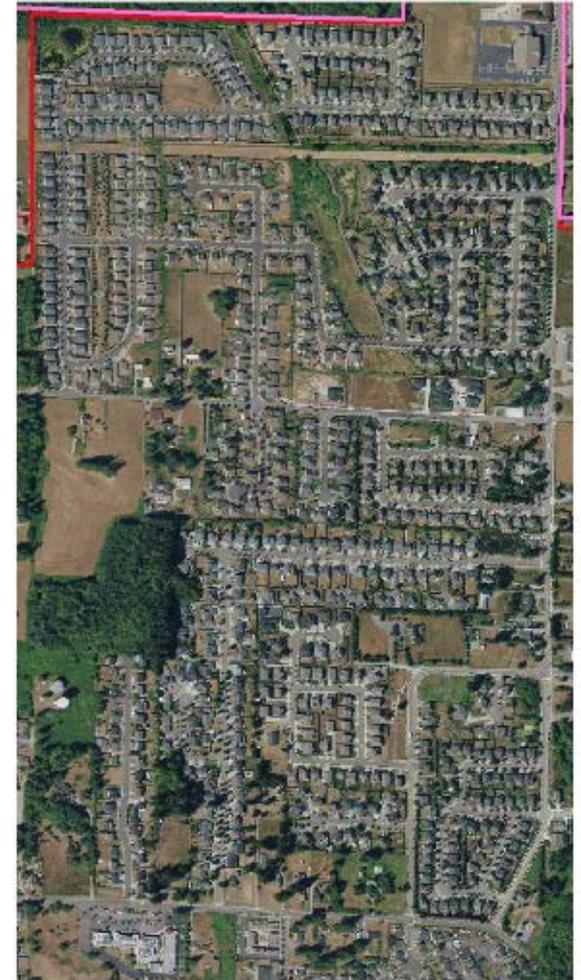


Market Factor Assumptions

Market Study Area #2 (Stanwood UGA, Cedarhome Area)



2003 Aerial Photo



2018 Aerial Photo

Recommended Alternatives for Market Factor

- Assign different market factors for SWUGA and non-SWUGA single family development

Existing Market Factor Assumption	Observed Market Factor 2002-2018		
	Bothell MUGA (SWUGA)	Stanwood/Cedarhome (non-SWUGA)	
Vacant	15%	6%	12%
Under-utilized	30%	10%	16%

- Monitor different market factor for other development types (Multi-Family, etc.)
- Currently not enough information over long-term to evaluate capacity utilization rates for other development types

Infrastructure Gaps Recommendation

- Update methodology to reflect procedural steps to address infrastructure gaps:

1. Identify potential infrastructure gap

- Draft map review with local jurisdictions
- Results of BLR show unmet capacity or growth target

2. Assess factors

- Length of lack of urban development
- Information in recent comprehensive plan or facilities plans
- Likelihood of development within the planning period

3. Provide rationale

- Infrastructure gap will (*or will not*) be addressed in planning period
- Infrastructure gap is not the factor affecting capacity or growth patterns (e.g., market or other factor)
- Sufficient evidence for reduced capacity or application of reasonable measure to address the infrastructure gap

Reasonable Measures Recommendation

- Update reasonable measures matrix with additional measures and metrics
 - Modify existing matrix to identify scale of impact of each measure and categorize measures by issue.
 - Suggest additional measures

Buildable Lands Methodology Review

Summary of Methodology Review and Recommendation

Past BLR accuracy assessments results showed:

- Underestimation of actual housing units built
 - Overestimation of actual unbuildable acres
 - Underestimation of actual buildable densities
 - 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 are recommended to address above capacity underestimation results

Steering Committee Recommended Action in June 2020

- Approval of two technical supplements to the existing SCT buildable lands and reasonable measures documents:
 - Attachment 1: Methods and Procedures Technical Supplement to the July 2000 SCT Procedures Report
 - Attachment 2: Reasonable Measures Program Technical Supplement to the June 2003 SCT Reasonable Measure Program document

Questions?



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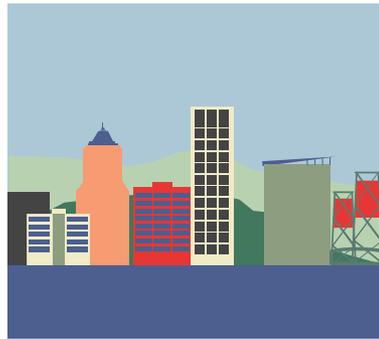
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