2012 Buildable Lands Analysis
Using GIS for Tracking Growth Management
Snohomish County
Located in the Central Puget Sound Region
Mountains to Sound topography
Variety of Land Types and Uses:
• National Forest and Wilderness
• Logging and other Natural Resources
• Rural and Urban Agriculture
• Aerospace Industry
• Shipping Industry
• Rural and Urban Development within County jurisdiction
Growth Management Act of Washington

- Adopted in 1990 by legislative action (Chapter 36.70A RCW)
- Establishes statewide planning goals
- Mandates designation and protection of:
  - Critical areas
  - Agricultural lands
  - Forest and mineral resource lands
- Participating counties and cities established:
  - Urban Growth Areas
  - Countywide Planning Policies
  - Comprehensive Plan and Development Regulations
OFM Growth Targets

- Established under RCW 43.62.035
- Prepared by Washington State Office of Financial Management (OFM)
  - 20 year projection prepared every 5 years or upon availability of decennial census data

---

**Figure P-1. Snohomish County Population Growth by Decade, 1940-2010**

![Population Growth Chart](chart.png)

**Regional Geography**

<table>
<thead>
<tr>
<th>Region</th>
<th>2011-2035 Population Change</th>
<th>Population Growth Distributions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metro City</td>
<td>81,712</td>
<td>Initial Growth Targets (All 1)</td>
</tr>
<tr>
<td>Core Cities</td>
<td>26,464</td>
<td>Recommended Growth Targets (All 1)</td>
</tr>
<tr>
<td>Large Cities</td>
<td>63,636</td>
<td></td>
</tr>
<tr>
<td>Small Cities</td>
<td>16,864</td>
<td></td>
</tr>
<tr>
<td>Uninc. UOA</td>
<td>92,747</td>
<td></td>
</tr>
<tr>
<td>Uninc. Non-UOA</td>
<td>16,838</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

- All cities and the county are required to use adopted initial growth targets in at least one alternative.
Buildable Lands Report

• Mandated by GMA law (RCW 36.70A.215)
  – Counties in Western Washington with population over 150,000 in 1995 and cities within them

• Review and evaluation program of Snohomish County and its cities – required every 8 years
  – Quantitative analysis of urban densities and development within Urban Growth Areas

1. Does county have sufficient suitable land to accommodate countywide population projection and city allocations?
2. What is the actual density of constructed housing and commercial/industrial development within urban growth areas since last comprehensive plan update?
3. How much land is required for commercial, industrial and housing needs by type and density range for the remaining portion of 20 year planning period?
Conceptual Model for 2012 Buildable Lands Report (BLR)

1. What land in the UGAs could be developed?
2. What density actually happens in each zone?
3. What is the land capacity as of 2011?
4. How much is likely to be available by 2025?
5. What are the growth targets?
6. Is there enough land capacity?
Multiple databases required

Many Joins and Relationships

Geoprocessing needed

- OFM Population Forecast
  - Tabular, county specific
- ESD Covered Employment Estimates
  - Tabular, regional
- Snohomish County Development History (1995-2011)
  - Tabular, market based
- Snohomish County Assessor Tax Parcels
  - Geospatial
- Snohomish County Future Land Use Designations or City Zoning
  - Geospatial
- Critical Area and Easement databases
  - Geospatial, clipped to County boundary
What is the actual density of constructed housing, commercial and industrial development within urban growth areas since the last comprehensive plan update?

- **Countywide Development History (1995-2011)**
  - Tabular, market based

- **Future Land Use (FLU) Designations or City Zoning**
  - Geospatial

- **Assessor Tax Parcels**
  - Geospatial (joined with Property Characteristics)

- **Snohomish County and Cities Pending Permits**
  - Tabular

**UPDATE**

- **Draft Buildable Lands Parcel Base**
  - Geospatial, market based densities
Economic Units

- Concept developed for 2007 Buildable Lands Analysis
- Database imported into working map document and updated for 2012
  - Editing performed using Topography Editor for Quality Control
  - Primary use parcel identification number assigned

2007 Economic Units
Topography Edited for 2012
- Geospatial

Draft Buildable Lands Parcel Base
- Geospatial, market based densities, assessed for land use accuracy

UPDATE
Draft Buildable Lands Parcel Base
- Geospatial, market based densities, assessed for land use accuracy

8 Land Status categories assigned by SPSS model
Results reviewed, and verified or edited via ArcGIS
Team members visited City offices to review preliminary materials and assessments

- City zoning verified or flagged for editing
- Critical area, buffer and easement data verified or flagged for editing
- Preliminary Land Status assignments verified or flagged for editing
Does County have sufficient suitable land to accommodate countywide population projection and city allocations?

- Critical Area, Buffer and Easement databases
  - Geospatial, clipped to county/city boundaries

- Draft Buildable Lands Parcel Base
  - Geospatial
  - Market based densities
  - Assessed for land use accuracy
  - Assessed for Land Status
  - Assessed for buildable area
Does County have sufficient suitable land to accommodate countywide urban population projection and city allocations?

Draft Buildable Lands Parcel Base
- Geospatial
- Market based densities
- Assessed for land use accuracy
- Assessed for Land Status
- Assessed for buildable area

Pre-programmed Statistical Analysis Software
- SPSS Used for 2012 BLA
- Python could be used

ESD Covered Employment Estimates
- Tabular, regional

Capacity Results and Maps
- Additional Housing Unit Capacity
- Additional Employment Capacity
Capacity Maps

Additional Housing Unit Capacity

Legend:
- UGA Boundary
- City Boundary 2020
- Current City Boundary
- Major Roads
- Critical Areas, Buffers and Open Spaces

Additional Housing Unit Capacity per Parcel:
- 0
- 1-5
- 6-10
- 11-25
- 26-50
- 51-100
- 101-500
- 501+

Additional Employment Capacity

Legend:
- UGA Boundary
- City Boundary 2020
- Current City Boundary
- Major Roads
- Critical Areas, Buffers and Open Spaces
How much land is required for commercial, industrial and housing needs by type and density range for the remaining portion of 20 year planning period?

2025 Growth Targets
2025 Employment Forecast
- Both allocated by city or urban growth area

Capacity Results by Jurisdiction
- Additional Housing Unit Capacity
- Additional Employment Capacity
What’s Next?

- Capacity data used by several utility districts for Capital Facility Plan updates
- Cities using capacity results for Comprehensive Plan updates
- Adapted methodology used for Rural housing unit capacity input for 2035 Population Forecasting model
- BLR Urban Parcel Database updated for Snohomish County 2035 Population Forecast:
  - Current permits
  - 2035 estimated Land Status assignments
Questions?

More Information:

http://www.snohomishcountywa.gov/1352/Buildable-Lands

Amy Lucas, Associate Planner
Snohomish County
Planning and Development Services
(425) 388-3311
Amy.lucas@snoco.org