

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE: 2014 Buildable Lands Report status report

PRESENTED BY: Interjurisdictional Staff Team

Summary

King County's third Buildable Lands Report (BLR) is due on June 30, 2014, one year before the deadline for completion of comprehensive plans. The 2014 BLR will provide a review and evaluation of development activity from 2006-2011 along with an updated analysis of land supply and capacity as of January 2012. Recognizing the impacts of the Great Recession on development, the Washington State Department of Commerce authorized a streamlined approach to the 2014 BLR in counties where development activity fell off considerably or where there had been no major change in comprehensive plan policy in recent years. As these criteria apply to most King County jurisdictions, the Growth Management Planning Council (GMPC) approved the use of this streamlined approach at their May, 2013 meeting.

This report provides an update of progress on the 2014 BLR since the previous GMPC meeting (February 26, 2014), provides preliminary findings, and outlines the revised schedule.

Status Report

At the previous GMPC meeting, staff was requested to meet with representatives of the Seattle-King County Master Builders and Realtors. Staff from King County and the cities of Seattle and SeaTac met with these stakeholders on March 27, 2014. There was agreement that region-wide growth patterns should be considered and that jurisdictions and stakeholders should expect to focus growth within the Urban Growth Area and especially in designated Urban Centers.

We have received buildable lands data from all the cities and have completed detailed review of their submittals. In some cases we have returned the data for refinement. We are now in the process of compiling city and unincorporated-area data into totals of growth capacity for the county and each "Regional Geography". This information will be compared to updated targets to verify whether each jurisdiction has capacity to accommodate the targeted growth to 2031.

We are in the process of compiling the employment data from the cities and will compare this to the updated employment targets to verify that there is sufficient capacity.

Preliminary Findings

- Development patterns have changed considerably in the reporting period, including a shift of growth from unincorporated urban areas and Core and Larger cities into the Metro cities, Seattle and Bellevue. Multifamily and commercial development outside of Seattle decreased significantly;
- There was a drop in new construction during the years 2009-2010;
- There is sufficient capacity to accommodate target growth across the board – within each city, within each category of Regional Geography, and within the county as a whole;
- The Metro cities (Seattle and Bellevue) took a larger share of recent growth – up to 57% of recent growth within the county;
- Within the Metro cities – Urban Centers and other major mixed-use areas took most of the growth;
- Employment growth is still in transition coming out of the Recession – 20 of 40 jurisdictions lost jobs during the reporting period; and
- King County, as a whole, continues to have sufficient capacity for employment growth.

Next Steps and Revised Schedule

- Continue to resolve questions from jurisdictions;
- Compile jurisdiction data on residential and commercial capacity;
- Integrate data from all 40 jurisdictions into a unified 2014 BLR;
- Write the text and develop graphics to illustrate conclusions;
- Issue the Public Review Draft in June;
- Convene a stakeholder meeting in June as the kick-off to receiving public comments;
- **Submit the Public Review Draft BLR to GMPC and Commerce by the June 30, 2014 deadline;**
- Consolidate and review all comments; making adjustments to the draft BLR as needed;
- Incorporate revisions into a final draft for GMPC action;
- **Action by the GMPC on July 23, 2014;** and
- Submit final 2014 BLR to Commerce following action by the GMPC.