

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE: 2014 Buildable Lands 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.

Status Report

The King County strategy, based on the Commerce Memo, carries forward the best data from the 2007 BLR where it is deemed still valid. New growth targets, adopted in 2009 and ratified in 2010, were compared with the residential and job capacity reported in the 2007 BLR. More than half of King County jurisdictions had sufficient capacity reported in 2007 to accommodate the new targets out to 2031. These cities were labeled "Green" cities and are allowed to carry forward the robust 2007 analysis of densities and capacity into the 2014 BLR.

Some jurisdictions did not report sufficient capacity in the 2007 BLR to absorb the ambitious new growth targets, especially Core and Larger cities under the Vision 2040 structure. These jurisdictions, labeled "Red" cities, must do additional analysis of updated land capacity to show how they will be able to accommodate the additional growth. *(See attached chart.)*

Early in 2013 questionnaires were sent out to each jurisdiction to alert them to the importance of Buildable Lands and to determine their approach to the 2014 BLR. Ongoing communication with the cities has been a key element of the 2014 BLR work program.

A stakeholder meeting was held in May, 2013 to solicit comments on proposed approach and methodology.

In June 2013, an alternative method for measuring land capacity was provided to the Red cities, and those cities began to measure their revised capacity as part of comp plan development. The revised method focuses on analysis of designated Urban Centers and other major mixed-use centers in Core and Larger cities. In many cities, new development projects or intensified zoning in their downtown/Urban Center provided opportunities for increased residential and commercial capacity.

In December, Community Attributes, Inc. (CAI) was retained by King County to assist with completion of the 2014 BLR. Recent work included a well-attended January 2014 workshop to disseminate buildable lands information. At the workshop, methodology and data-update materials were provided. The County, cities, and CAI are collaborating now to put together the components of what will become the 2014 BLR.

Next Steps

- Bolstering communication with cities;
- Soliciting and resolving questions from jurisdictions;
- Completing jurisdiction data on residential and commercial capacity;
- Integrating data from all 40 jurisdictions into a unified 2014 BLR, Public Review Draft;
- Convening a stakeholder meeting in early May as the kick-off to receiving public comments;
- Consolidating and reviewing all comments; making adjustments to the BLR as needed;
- **Briefing the GMPC on May 21, 2014 and making adjustments to the BLR as requested;**
- Submitting BLR to Commerce by the June 30, 2014 deadline; and
- **Action by the GMPC on July 23, 2014**