Council Meeting Date: June 20, 2007 **Agenda Item: IV**

GROWTH MANAGEMENT PLANNING COUNCIL
KING COUNTY, WASHINGTON

AGENDA TITLE:	2007 Buildable Lands Report Draft
PRESENTED BY:	Chandler Felt, King County and Michael Hubner, Suburban Cities Association

EXECUTIVE SUMMARY

The purpose of this agenda item is to inform members of the GMPC of the purpose, methodology and draft findings of the 2007 Buildable Lands Report for King County. Buildable Lands is a state mandated provision of the Growth Management Act requiring a review and evaluation program in six counties, including King County. The Buildable Lands Report contains data on 5 years of development activity (2001-2005) along with an updated analysis of land supply and capacity (2006) to accommodate Household and Job Growth Targets. Findings are reported for the Urban Growth Area as a whole, each of 4 urban subareas, and each city. Based on the results of the Buildable Lands evaluation, "reasonable measures" may be required at the countywide or city level to ensure sufficient capacity for planned growth. Major conclusions of the 2007 Buildable Lands Report are:

- Overall housing growth—within each subarea and within the UGA as a whole—is ahead of pace to reach 2001-2022 Household Growth Targets within the planning period
- Single-family and multifamily residential densities permitted from 2001-2005 are higher than densities observed in development during the previous 5-year review period
- The King County UGA and each subarea have sufficient capacity as of 2006 to accommodate growth in households and jobs expected for the remainder of the GMA planning period (2006-2022)

This staff report and attachments comprise a working draft 2007 Buildable Lands Report for review by the Growth Management Planning Council. The materials are intended to summarize the technical process and highlight key findings. A final report, incorporating more complete, detailed, and revised technical findings, is due to the state by September 1. Staff will also make a recommendation for "adoption" of this report at the October GMPC meeting, as an endorsement of the Buildable Lands findings to be used for subsequent policy evaluations.

BACKGROUND AND OVERVIEW OF METHODOLOGY

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act (RCW 36.70A.215), requiring a review and evaluation program to be implemented in six counties (King, Snohomish, Pierce, Thurston, Kitsap, and Clark). The purpose of Buildable Lands is to measure capacity to absorb growth, and to evaluate the effectiveness of local plans. This is achieved through a determination of the amount of land suitable for urban development and its capacity for housing and jobs, based upon observed development patterns and trends.

Where capacity is found to be insufficient to accommodate planned growth, the county or cities must adopt measures that are reasonably likely to address inconsistencies between actual and planned development and to provide sufficient capacity for housing and jobs. Such "reasonable measures" may include amendments to comprehensive plans and development regulations, public investments to support urban development, or other actions. Annual monitoring is required to assess the effectiveness of any measures adopted.

King County and the other five counties must submit a comprehensive Buildable Lands evaluation report to the State every five years. The first report was due September 1, 2002. The second five-year Buildable Lands Report (BLR) is due to the State on September 1, 2007. It will contain data on residential and commercial land development activity in King County's 40 jurisdictions during the years 2001 through 2005. It also will contain a new, reliable inventory of land supply (in acres) and land capacity (in housing units, building square feet and jobs) to accommodate targeted growth through 2022. This information will supplement and extend the data in our first Buildable Lands Evaluation Report of 2002. Attachment A shows a draft table of contents for the complete 2007 report.

Buildable Lands implementation in King County is a collaborative effort of all 40 jurisdictions. It consists primarily of coordination among relatively independent local efforts, achieved through:

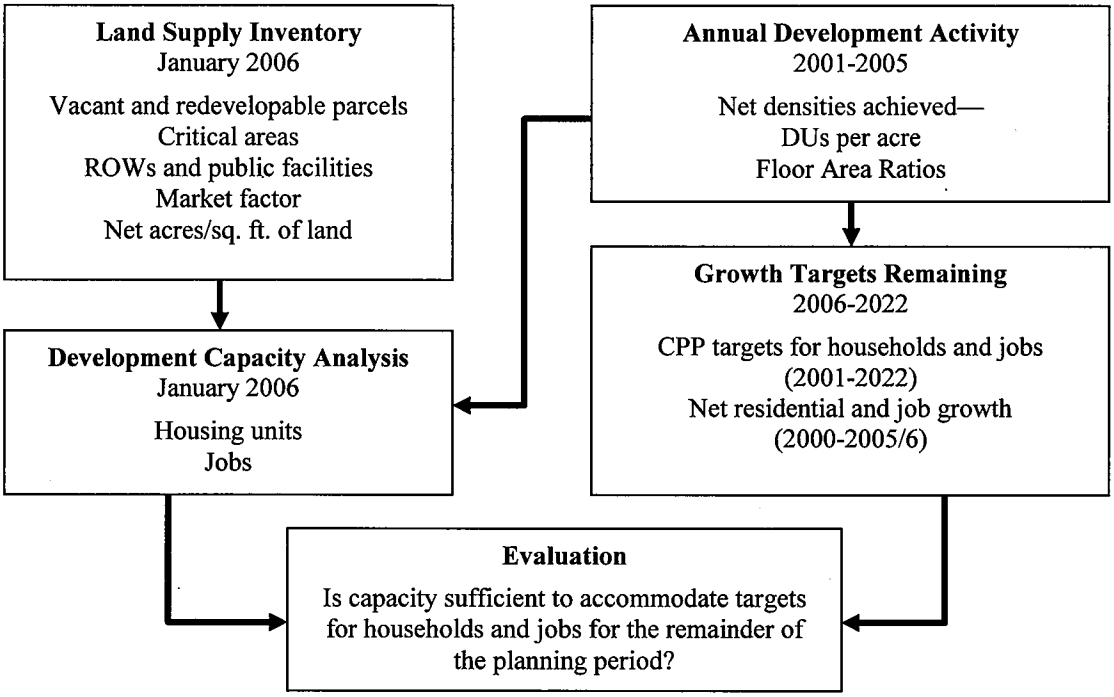
- Technical assistance and project coordination provided by Suburban Cities Association staff in partnership with King County
- Technical guidelines for local data collection and analysis, based on State Buildable Lands Program Guidelines (CTED 2000) and the recommendations of the King County Land Capacity Task Force (GMPC 1995, 1997)
- Use of standardized worksheets and templates to collect and analyze data
- Technical forums and other meetings to coordinate Buildable Lands data collection among jurisdictions
- Collaboration of staff from all four caucuses on countywide methodologies, overall review and evaluation framework, and contents of the report

The Buildable Lands Report incorporates the results of several related technical elements, including:

- Analysis of subdivision plat and building permit data for the years 2001-2005
- Analysis of parcel and critical areas data using geographic information systems to estimate the acres of vacant and redevelopable land within zoning designations as of early 2006
- Conversion of the land supply data to units of capacity (housing units, jobs), based on analysis assumptions for land dedications, market availability, densities, and other factors
- Evaluation of the sufficiency of the capacity for housing and jobs to accommodate growth needs for the remainder of the planning period (2006-2022).

The flowchart below illustrates the relationship among these technical elements within the entire data collection, analysis, and evaluation process.

Elements of Buildable Lands Analysis and Evaluation



Overall, the technical framework for the 2007 Buildable Lands Report is consistent with that used in the 2002 report. New and updated elements of the methodology include the following:

- Assumed future densities were updated based on actual densities achieved 2001-2005, which were generally higher than the densities used in the 2002 Buildable Lands analysis
- Assumed land needs for rights-of-way and public purposes were updated based on observed development patterns 2001-2005, which generally resulted in higher discounts than used in the 2002 Buildable Lands analysis
- Analysis incorporates information on critical areas ordinance updates and other changes to local regulations adopted since 2002
- Assumed residential vacancy rates were used to convert housing units to households.

A detailed description of the countywide methodology, along with documentation of the specific factors and definitions used in each jurisdiction, can be found in the draft 2007 Buildable Lands Report. See attachment B for a draft of the countywide methodology.

In June 2006, staff met with stakeholder groups to provide information about preparations for the 2007 Buildable Lands Report and to solicit input from them on technical methodology and scope of the evaluation. Stakeholders included the Seattle-King County Association of Realtors, the King-Snohomish Master Builders Association, the Housing Partnership, Futurewise, and the Cascade Land Conservancy. Follow-up meetings with these same interest groups to discuss the draft report are scheduled for June-July 2007.

SUMMARY OF FINDINGS

The following is a digest of the main draft findings of the 2007 Buildable Lands Report, which will be available this summer. Data are organized to highlight findings across four broad planning subareas—SeaShore, East County, South County, and Rural Cities—as well as the Urban Growth Area (UGA) as a whole. Attachment C contains a map of the King County UGA and planning subareas. Tables detailing information from the Buildable Lands analyses for individual jurisdictions are also attached to this staff report. **The conclusions and statistics in this staff report and attachments, particularly those related to land supply and capacity, are preliminary and subject to revision before the final report is completed by September 2007.**

The first set of tables summarizes findings from analysis of data for development activity that occurred during the most recent 5-year review period (2001-2005). Data were collected based on the records of building permits issued and subdivision plats recorded within the county's 40 jurisdictions during that period. Comparisons with data for 1996-2000 are also highlighted.

RESIDENTIAL GROWTH

Table 1 shows net housing growth by unit type as an indicator of progress toward reaching the Household Growth Targets established in the Countywide Planning Policies. The data reflect residential building permits issued 2001-2005. Major findings include:

- King County gained more than 49,000 net new housing units in the UGA during the second five-year review period (2001-2005). Accounting for vacancy rates, this translates into about 47,300 net new households in Urban-designated King County, which is about 31% of the 22-year Household Growth Target added in 23% of the planning period.
- During this five-year period, population grew by more than 90,000 persons, or more than 29% of the population forecast for the planning period (2001-2022).
- Overall residential permitting in each subarea is also ahead of pace to reach targeted growth levels by 2022.
- Approximately half of all permitted units UGA-wide were multifamily units.
- Overall residential permitting has increased from 46,500 in the 1996-2000 period to 51,500 in the 2001-2005 period. Residential growth in the most recent period was evenly spread between SeaShore, East County, and South County subareas.
- Single-family permitting has increased from 19,500 units for 1996-2000 to over 26,000 units in the 2001-2005 period. Most of that increase happened in the East and South County subareas, which made up 80% of the single-family units permitted 2001-2005.
- Countywide, the over 25,000 permitted multifamily units represents a modest drop from multifamily figures for 1996-2000. However, new multifamily units had become more concentrated in SeaShore during the 2001-2005 period, compared to a more even distribution of multifamily permitting among the 3 large subareas prior to 2001. Attachments D and E contain more detailed data comparing residential permits for the two review periods.
- The majority of jurisdictions in the county are on or nearly on pace to attain their individual Household Growth Targets by 2022. Attachment D contains detailed data on residential growth vs. targets for cities and urban unincorporated areas.

Table 1: Net Housing Growth (2001-2005) vs. Household Growth Targets

	New Housing Units (2001 - 2005)				Households			
Subarea	**Single-Family**	**Multi-family**	**Other[1]**	**Net Units**	**Net HH[2] 2001-05**	**Target 2001-22**	**% Target Achieved**	**Target 2006-22**
Sea-Shore	2,605	13,485	- 836	15,254	14,537	56,369	26%	41,832
East County	10,403	6,656	- 1,348	15,711	15,208	47,645	32%	32,437
South County	11,997	4,971	- 827	16,141	15,675	42,355	37%	26,680
Rural Cities	1,651	318	- 21	1,948	1,899	5,563	34%	3,664
Total UGA	26,656	25,430	- 3,032	49,054	47,319	151,932	31%	104,613

[1] Includes the addition of ADUs and conversions, less any units lost through demolition.
[2] Housing units converted to households (HH) by assuming vacancy rates of 2% for SF and 5% for MF.

SINGLE-FAMILY RESIDENTIAL DENSITIES

Table 2 shows the amount of land, lots created, and achieved densities in single-family subdivision plats recorded 2001-2005. Gross and net densities achieved in the previous Buildable Lands review period (1996-2000) are shown as well. The conversion from gross to net acres excludes actual set-asides for rights-of-way, public infrastructure (e.g., stormwater ponds), and critical areas and their buffers. Major findings of this analysis include:

- UGA-wide single-family densities have increased from 4.6 dus/ac during the 1996-2000 review period to 6.2 dus/ac in the more recent 5-year period. Densities have increased within each subarea as well, with the largest jump in East County.
- Gross densities are considerably lower than net achieved densities, reflecting the impact of constraints due to critical areas and land dedications for roads, stormwater, and open space (particularly in Urban Planned Developments and other planned unit developments with large open space tracts).
- Attachment F contains detailed data on plats recorded in individual cities and unincorporated areas, including gross and net densities achieved.

Table 2: Densities in Single-Family Subdivision Plats (2001-2005)

Subarea	**Gross Acres**	**Net Acres**	**Lots**	**Gross Density**	**Net Density 2001-2005**	***Net Density 1996-2000***
Sea-Shore[1]	42	36	227	5.47	**6.22**	*6.00*
East County	3,750	1,547	9,331	2.49	**6.03**	*3.93*
South County	2,895	1,738	11,108	3.84	**6.39**	*5.45*
Rural Cities	611	280	1,603	2.62	**5.72**	*4.41*
Total UGA	7,298	3,602	22,269	3.05	**6.18**	*4.62*

[1] City of Seattle does not report plat data for the Buildable Lands program.

MULTIFAMILY RESIDENTIAL DENSITIES

Table 3 shows land developed, units, and densities achieved in recently permitted multifamily development. Multifamily includes any attached housing units, including townhomes. The conversion from gross to net acres excludes set-asides for rights-of-way, on-site public uses (e.g., stormwater detention, parks), and critical areas and their buffers. Major findings of this analysis include:

- UGA-wide multifamily residential densities have increased from 22 dus/ac in the 1996-2000 review period to 38 dus/ac in the most recent 5-year period.
- SeaShore has seen the greatest amount of multifamily development (over 13,000 units) at the highest overall densities in the county (73 dus/ac).
- Densities have also increased in suburban areas, most dramatically in East County, which saw multifamily attain 33 dus/ac, a 65% increase from the previous 5 years.
- Among individual jurisdictions, Seattle, Bellevue, and Mercer Island led the county in multifamily densities, with averages greater than 70 dus/acre. Seattle, alone, issued permits for half of the multifamily units in the county. In suburban areas, Bellevue, Renton, Kirkland, Redmond, and unincorporated King County each permitted more than 1000 multifamily units during the 2001-2005 period. Attachment H contains data on multifamily development for cities and unincorporated areas.

Table 3: Densities in Multifamily Development Permits (2001-2005)

Subarea	**Gross Acres**	**Net Acres**	**Units**	**Gross Density**	**Net Density 2001-2005**	***Net Density 1996-2000***
Sea-Shore	189	184	13,485	71.40	**73.33**	*52*
East County	294	201	6,656	22.68	**33.17**	*20.5*
South County	436	262	4,995	11.46	**19.07**	*17.4*
Rural Cities	35	29	360	10.25	**12.43**	*8.8*
Total UGA	953	675	25,496	26.74	**37.75**	*22*

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Table 4 shows the land developed, floor area of new buildings, and achieved floor-area-ratio (FAR) of recently permitted non-residential development. FAR, calculated here as the square footage of the building divided by the net square footage of the site, is a common measure of density in commercial and industrial land uses. Net acres are defined as in the multifamily permits analysis, but gross acres are not shown because the difference between net and gross land area is small. Major findings include:

- While employment data are not shown in this table, it is important to note that King County lost more than 70,000 jobs during the recession of 2001 through 2004, and is only starting to gain those jobs back. As of the end of 2005, there were slightly fewer jobs in King County than at the beginning of the decade, and many individual jurisdictions have not fully regained pre-recession employment levels.

- Despite the recent recession, over 18 million square feet of commercial space was permitted in commercial and mixed-use zones countywide in the years 2001-2005, only slightly less than the 20 million commercial square feet permitted in the previous five years. Nearly half of the commercial square footage was permitted in the SeaShore subarea.
- Over 10 million square feet of space was permitted in industrial zones during the years 2001-2005, falling off to almost half of the 20 million square feet of industrial floor area added 1996-2000. Two-thirds of the new industrial square footage was permitted in South County.
- Overall commercial FAR increased from 0.47 in the 1996-2000 review period to 0.68 in the most recent five years, indicating more intensive use of commercial land. The most intensive development of commercial and industrial land occurred in SeaShore, with an achieved FAR of 2.12.
- Attachment I contains detailed data on land consumed, new building square footages, and FARs achieved in each city and urban unincorporated area.

Table 4: Commercial and Industrial Development Permits (2001-2005)

Subarea	Zoning	Net Acres	Floor Area (Sq. Ft.)	FAR
Sea-Shore	Commercial	100	9,214,226	2.12
	Industrial	70	2,786,871	0.92
East County	Commercial	139	4,640,770	0.77
	Industrial	60	853,143	0.33
South County	Commercial	351	4,345,105	0.28
	Industrial	438	6,817,888	0.36
Rural Cities	Commercial	42	461,647	0.25
	Industrial	6	70,610	0.29
Total UGA	Commercial	632	18,661,748	0.68
	Industrial	573	10,528,512	0.42

The following tables summarize the major findings of the analysis of land supply in acres and capacity in terms of housing units, households, floor area, and jobs. Residential and non-residential land and capacity, as of 2006, are shown, along with comparisons with growth targets for the remainder of the planning period (2006-2022).

RESIDENTIAL LAND SUPPLY

Table 5 shows the gross buildable residential land in acres, deductions and discounts, and net buildable acres. Major findings of this analysis include:

- The Urban area of King County contains almost 22,000 net acres of vacant or potentially redevelopable residential land. More than half of this total is in South County. This land supply is approximately 5,000 acres less than the residential land supply reported in the 2002 Buildable Lands Report.
- Overall, approximately 50% of the gross acreage was deducted for critical areas, ROWs, public uses, and the market availability factor.

- 25% of the land supply in single-family zones is encumbered by critical areas; 10% of the land in multifamily and mixed-use zones is rendered unbuildable in this analysis due to critical areas.
- Detailed data on land supply at the local jurisdiction level will be included in the 2007 Buildable Lands Report.

Table 5: Residential Land Supply (2006)

Subarea	Zoning	Gross Acres	Deductions				Net Acres
			Critical Areas	Right-of-Way[1]	Public Use[1]	Market Factor[2]	
Sea-Shore	Single-Family	3,810	250	2%	1%	11%	3,065
	Multifamily/ Mixed-Use[3]	2,135	16	0.6%	0.5%	10%	1,876
East County	Single-Family	10,670	3,041	13%	9%	17%	4,913
	Multifamily/ Mixed-Use[3]	978	130	4%	2%	14%	682
South County	Single-Family	20,313	4,935	14%	12%	18%	9,467
	Multifamily/ Mixed-Use[3]	2,112	405	5%	4%	15%	1,332
Rural Cities	Single-Family	967	188	14%	12%	16%	478
	Multifamily/ Mixed-Use[3]	130	25	5%	5%	17%	78
UGA Total	Single-Family	35,760	8,414	12%	10%	17%	17,925
	Multifamily/ Mixed-Use[3]	5,356	576	3%	2%	13%	3,968

[1] Discounts represent the % of gross acres minus critical areas needed for future ROWs and future on-site public uses.
[2] Market factor discount represents the % developable land that is assumed unavailable for development during the 20-year planning period.
[3] Mixed-use zones included any designation that allowed both residential and commercial development. Acres of "residential" buildable land is reported here as a subset of overall land supply in mixed-use zones. "Commercial" buildable land in mixed-use zones is reported in table 7.

RESIDENTIAL CAPACITY VS. GROWTH TARGETS

Table 6 shows housing and household capacity and compares those estimates with Household Growth Targets remaining for the planning period. The conversion of net acres to housing units used assumed future residential densities, which, where appropriate, were based on the densities observed within each zoning designation during the 2001-2005 review period. As such, the Buildable Lands capacity estimates represent the demonstrated potential of current plans and regulations to accommodate household growth. Major findings of this analysis include:

- **The King County UGA has capacity, based on current plans, for 290,000 additional housing units holding 278,000 new households—more than twice the capacity needed to accommodate the remainder of the 2000-2022 growth target (nearly 105,000 hhlds).**

- At projected household sizes, the 290,000 new housing units, together with the existing housing stock in 2006, could accommodate more than 400,000 additional persons within the Urban Growth Area (UGA). This is more than twice the population growth needed to meet the 2022 state forecast of 2,048,000 people.
- The residential capacity as of 2006 is slightly greater than the 263,000 housing unit capacity reported in the 2002 Buildable Lands Report, despite the consumption of more than 6,500 net acres of residential land in the last 5 years. The increase in capacity reflects greater residential densities achieved and expected in future years, the impact of higher land values on the number of parcels deemed redevelopable, and other updated analysis assumptions.

Table 6: Housing Capacity (2006) vs. Household Growth Targets (2006-2022)

Subarea	Zoning	Development Capacity (2006)		Remaining Target 2006-2022	Surplus/ Deficit Capacity
		Housing Units	Households[1]		
Sea-Shore	Single-Family	14,058	13,777		
	Multifamily	31,766	30,178		
	Mixed-Use	99,173	94,214		
	Total	144,997	138,169	41,832	96,337
East County	Single-Family	20,839	20,422		
	Multifamily	10,136	9,629		
	Mixed-Use	28,725	27,289		
	Total	59,700	57,340	32,437	24,903
South County	Single-Family	45,458	44,549		
	Multifamily	16,950	16,103		
	Mixed-Use	17,638	16,756		
	Total	80,046	77,407	26,680	50,727
Rural Cities	Single-Family	4,184	4,100		
	Multifamily	342	325		
	Mixed-Use	892	847		
	Total	5,418	5,273	3,664	1,609
UGA Total	Single-Family	84,539	82,848		
	Multifamily	59,194	56,234		
	Mixed-Use	146,428	139,107		
	Total	290,161	278,189	104,613	173,576

[1] Housing units converted to households by assuming vacancy rates of 2% for SF and 5% for MF and MU.

- Capacity for housing/households within each subarea is more than sufficient to accommodate the cumulative remaining Household Growth Targets for jurisdictions in those areas.
- Just over half of the housing capacity is located in the SeaShore subarea..

- The capacity includes room for more than 84,000 units in single-family zones, 1/3 of the total, and 205,000 units in multifamily and mixed-use zones, 2/3 of total residential potential.
- While not shown in the table, roughly 30% of the housing capacity UGA-wide is on vacant land, 70% on redevelopable land (including SF-zoned parcels with subdivision potential and underutilized parcels in MF zones). Attachment L shows the percentages of vacant and redevelopable land and capacity for housing within the UGA.
- Preliminary findings at the jurisdiction level indicate that all cities and unincorporated areas have sufficient capacity to accommodate their Household Growth Targets for the remainder of the planning period. Attachment J contains data on capacity and targets for each city and urban unincorporated subarea.

COMMERCIAL AND INDUSTRIAL LAND SUPPLY

Table 7 shows the gross buildable commercial and industrial land in acres, deductions and discounts, and net buildable acres.

Table 7: Commercial and Industrial Land Supply (2006)

Subarea[1]	Zoning	Gross Acres	Deductions				Net Acres
			Critical Areas	Right-of-Way[2]	Public Use[2]	Market Factor[3]	
Sea-Shore	Commercial / Mixed-Use	803	0	0.5%	0%	10%	719
	Industrial	430	-	0%	0%	5%	409
East County	Commercial / Mixed-Use	896	131	3%	2%	15%	619
	Industrial	696	198	3%	2%	14%	408
South County	Commercial / Mixed-Use	2,490	394	2%	2%	14%	1,752
	Industrial	2,962	552	2%	2%	14%	1,995
Rural Cities	Commercial / Mixed-Use	310	69	4%	3%	16%	189
	Industrial	328	97	7%	7%	16%	168
UGA Total	Commercial / Mixed-Use	4,499	594	2%	1%	13%	3,279
	Industrial	4,415	846	2%	2%	13%	2,980

[1] Non-residential land supply in urban unincorporated King County is not included in this table.
[2] Discounts represent the % of gross acres minus critical areas needed for future ROWs and future on-site public uses.
[3] Market factor discount represents the % developable land that is assumed unavailable for development during the 20-year planning period.
[3] Mixed-use zones included any designation that allowed both residential and commercial development. Acres of "commercial" buildable land is reported here as a subset of overall land supply in mixed-use zones. "Residential" buildable land in mixed-use zones is reported in table 5.

Major findings of this analysis include:

- The land supply for commercial and industrial development covers nearly 6,300 net acres.
- South County contains the biggest share of developable non-residential land—half of commercial and mixed-use land, two-thirds of industrial land in the UGA.
- Approximately 15% of the gross developable land in non-residential zones is encumbered by critical areas and their buffers. Future land needs for rights-of-way and other on-site public uses is minimal in commercial and industrial development.
- Detailed data on land supply at the local jurisdiction level will be included in the 2007 Buildable Lands Report.

EMPLOYMENT CAPACITY VS. GROWTH TARGETS

Table 8 shows estimated employment capacity in terms of potential additional floor area and potential additional jobs. Net buildable acres were converted to units of capacity based on assumed FARs and assumed sq. ft. per employee multipliers, factors that were consistent with current zoning and recent and projected market activity. Due to lack of reliable data on employment change (2001-2005) available at the time of the release of this staff report, job targets updated for the remainder of the planning period are not reported here. A comparison with the Job Growth Targets for the full planning period is shown. Major findings include:

- **King County has the capacity for more than 500,000 more jobs within the Urban Growth Area – well above the overall 2000-2022 target of about 289,000 jobs.**
- The total capacity is about 100,000 jobs less than the capacity of over 600,000 jobs estimated in the 2002 Buildable Lands Report. The difference reflects changes in analysis assumptions as well as the fact that some vacant and redevelopable site were developed between 2001 and 2006.
- About 80% of the total capacity is on land zoned for commercial uses, including both commercial-only and mixed commercial-residential zoning. Industrial capacity represents about 20% of the county's potential job capacity.
- More than half of the county's total employment capacity is in the SeaShore sub-area. Seashore and East County contain the majority of commercial/mixed-use capacity, while SeaShore and South County lead the county in industrial capacity.
- Approximately 40% of the job capacity UGA-wide is on vacant land, 60% on redevelopable land (including underutilized parcels zoned for commercial and industrial uses). Attachment M shows percentages of vacant and redevelopable land and capacity for jobs within the UGA.
- Preliminary findings suggest that nearly all jurisdictions with Job Growth Targets have sufficient capacity to accommodate them within the 2001-2022 planning period. Attachment K shows detailed findings for each city and urban unincorporated area.

Table 8: Commercial and Industrial Capacity (2006) vs. Job Growth Targets (2001-2022)

Subarea[1]	Zoning	Employment Capacity (2006)		Job Growth Target 2001-2022	Surplus/ Deficit Capacity
		Floor Area (Sq. Ft.)[2]	Jobs		
SeaShore	Commercial	30,876	62		
	Mixed-Use	63,605,032	218,565		
	Industrial	19,483,535	43,297		
	Total	83,119,442	261,923	95,850	166,073
East County	Commercial	3,135,759	8,248		
	Mixed-Use	23,342,507	95,444		
	Industrial	6,554,502	29,076		
	Total	33,032,767	132,768	98,527	34,241
South County	Commercial	12,700,179	40,926		
	Mixed-Use	16,249,242	41,696		
	Industrial	28,966,178	39,813		
	Total	57,915,599	122,435	89,500	32,935
Rural Cities	Commercial	1,484,758	2,753		
	Mixed-Use	1,564,478	3,409		
	Industrial	2,634,719	3,699		
	Total	5,683,955	9,861	5,250	4,611
UGA Total	Commercial	17,351,572	51,989		
	Mixed-Use	104,761,259	359,113		
	Industrial	57,638,933	115,885		
	Total	179,751,764	526,988	289,127	237,861

[1] Job capacity in urban unincorporated King County is not included in this table.
[2] Floor area capacity does not include future new buildings on a limited number of sites treated as "committed to development in the pipeline."

REASONABLE MEASURES

"Reasonable measures" refers to the policy responses to the Buildable Lands evaluation that are required by RCW 36.70A.215. Where capacity for households or jobs has been found to be insufficient to accommodate CPP targets for the planning period—for an individual jurisdiction or for the UGA as a whole—then local and/or countywide action is required. Such actions could include amendments to comprehensive plans or development regulations, public investments in infrastructure and amenities, or other public actions that may reasonably be expected to address inconsistencies between planned and actual growth and to increase housing and/or job capacity. The statute further requires annual monitoring of the effectiveness of any measures adopted.

The 2007 King County Buildable Lands Report will include a chapter on reasonable measures. One focus of this chapter will be to report on previously adopted measures. Based on the findings of the 2002 Buildable Lands Report, King County and a number of cities adopted measures to ensure they could accommodate the newly adopted Growth Targets for the 2001-2022 planning

period. Staff reported to GMPC on those measures in September 2005. The 2007 report will update that information with data collected from 2005 to the present.

The chapter on reasonable measures will also address the potential need for actions pursuant to the findings of the 2007 Buildable Lands evaluation. Preliminary results indicate that sufficient capacity exists, under current plans and regulations, and based on densities achieved in the past 5 years, throughout the county for planned growth. Based on these findings, few if any jurisdictions likely will be required to adopt remedial measures to increase capacity to accommodate their targets. Neither is a need for countywide action indicated.

As required by RCW 36.70A.215, King County and its cities will continue to monitor and analyze actual development along with land supply and capacity in the coming years. With more growth coming to the county and region beyond the current 20-year planning period, Buildable Lands will be an important tool for the county and its cities to evaluate whether they are planning effectively for that growth, and to adopt appropriate policy responses where and when needed.

LEGISLATIVE ACTION TO ADOPT THE 2007 BUILDABLE LANDS REPORT

The 2002 King County Buildable Lands Report was submitted to the State of Washington in August 2002, prior to the statutory deadline of September 1 for "completion' of the 5-year evaluation. In December, 2004, the Seattle-King County Association of Realtors filed a petition with the Central Puget Sound Growth Management Hearings Board to appeal the 2002 Buildable Lands Report. King County argued before the Board that the appeal of the BLR was untimely, falling outside the 60-day appeal period for GMA actions. The Board ruled that the appeal was in fact timely, since no legislative action had been taken to "adopt" the BLR that would have defined a start and ending point for a 60-day appeal period. The Board went on to recommend the following:

"...to establish a timeframe for appeals to the Board, the completion of the BLR should be acknowledged through legislative action and the adoption of a resolution or ordinance finding that the review and evaluation has occurred and noting its major findings."
S/K Realtors, Case No. 04-3-0028, Page 15

As a response to the Board's decision in S/K Realtors, staff recommends the GMPC consider legislative action. The intent of this action would be 1) to establish a clear appeal period for the BLR and 2) to emphasize the recognition and authority of the 2007 Buildable Lands Report as the technical basis for subsequent countywide policy decisions as well as local decisions that are consistent with the countywide policy direction.

As a coordinated countywide GMA document, the Buildable Lands Report falls within the purview of GMPC. FW1 Step 5(b) establishes the review and evaluation program pursuant to RCW 36.70A.215, but does not specify a procedure for formal adoption. The CPPs do set forth a process whereby GMPC takes formal action on Countywide Planning Policies through a motion to recommend to the MKCC adoption of the policy, effective upon ratification by at least 30% of the cities containing at least 70% of the population. While the BLR is not a policy action, following an equivalent track for countywide action on the BLR appears to be the best vehicle for formalizing the "adoption" of the report through legislative action that represents the endorsement of both the county and cities.

STAFF RECOMMENDATIONS

(1) Direct staff to proceed with finalizing the 2007 Buildable Lands Report for submission to the state on September 1.

(2) Direct staff to prepare a motion of adoption of the 2007 Buildable Lands Report for consideration and possible action to adopt by GMPC at its October meeting.

Attachments:

A. 2007 King County Buildable Lands Report—Table of Contents

B. King County Countywide Buildable Lands Methodology

C. Urban Subareas Map

D. Housing Units Achieved in King County UGA (2001-2005)

E. Residential Development Activity for King County UGA (1996-2000 vs. 2001-2005)

F. Plat Activity for King County UGA (2001-2005)

G. Single-Family Permit Activity for King County UGA (2001-2005)

H. Multifamily Permit Activity for King County UGA (2001-2005)

I. Commercial and Industrial Permit Activity for King County UGA (2001-2005)

J. Residential Capacity Compared with Growth Targets for King County UGA

K. Employment Capacity Compared to Job Targets for King County UGA

L. Vacant vs. Redevelopable Residential Land and Capacity

M. Vacant vs. Redevelopable Non-Residential Land and Capacity