

**From:** [Eric Golemo](#)  
**To:** [Jose Alvarez](#)  
**Subject:** [Contains External Hyperlinks] RE: Committee Comments ASCE paper  
**Date:** Friday, June 5, 2020 3:26:47 PM  
**Attachments:** [Clark County WA - ASCE Soils Infiltration Map.pdf](#)

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**CAUTION:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is the ASCE Map I referenced during the meeting.

From experience here is some info.

The green areas typically take under 5% for Storm. Mostly handled underground with infiltration  
Orange areas typically take between 5-15% for Storm. Moderate infiltration and varying conditions.  
Red Areas typically take between 15-20% for Storm if there is a feasible solution. Many projects end up being infeasible or not cost effective. That in turn has an impact on the Market Factor. These areas have low rates and many times high groundwater.

Sincerely,

Eric

[Eric E. Golemo, PE](#)  
[Owner / Director of Engineering and Planning](#)  
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**From:** Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>  
**Sent:** Friday, June 5, 2020 10:18 AM  
**To:** Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>  
**Subject:** Committee Comments

Hello,

FYI - The webpage (link below) has been updated with a couple of Committee Comments. See you this afternoon.

<https://www.clark.wa.gov/community-planning/buildable-lands-project-advisory-committee>



**Jose Alvarez**  
Planner III  
COMMUNITY PLANNING

564.397.4898

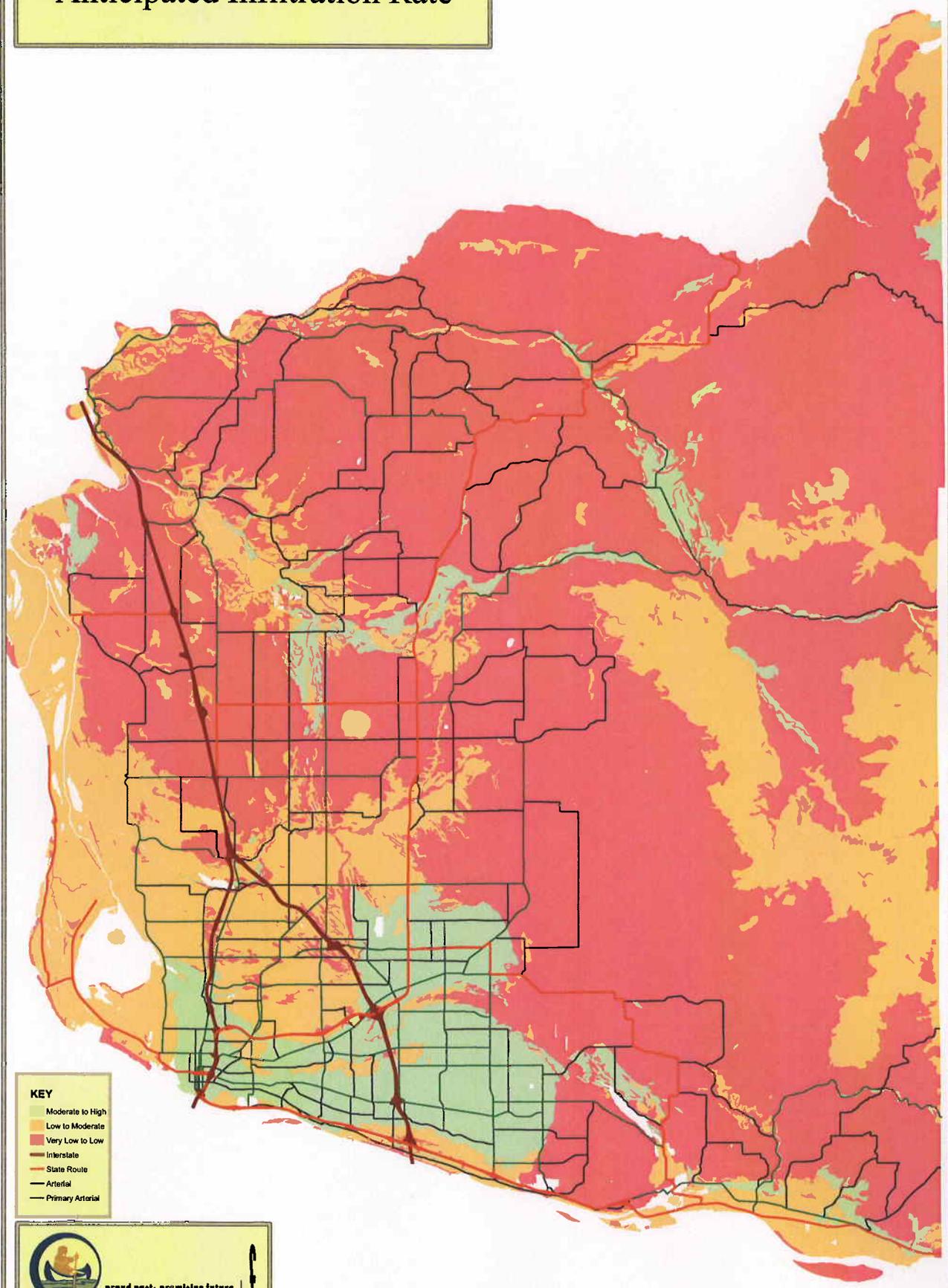


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# Clark County, Washington Anticipated Infiltration Rate



**KEY**

- Moderate to High
- Low to Moderate
- Very Low to Low
- Interstate
- State Route
- Arterial
- Primary Arterial

 **CLARK COUNTY**  
WASHINGTON Department of Assessment and GIS

*proud past, promising future*

NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

0 8,000 16,000 32,000  
Feet

Printed on October 2, 2007  
Project: \\pds\proj\GIS\arcgis\workspace\map\BarillaASCE\env\env.mxd (records: 64333410)

**From:** [Eric Golemo](#)  
**To:** [Jose Alvarez](#)  
**Cc:** [Larisa Sidorov](#); [hewitt@econw.com](mailto:hewitt@econw.com)  
**Subject:** [Contains External Hyperlinks] RE: Committee Comments ASCE paper  
**Date:** Friday, June 5, 2020 3:51:37 PM  
**Attachments:** [CC GMA Housing and jobs review presentation to BOCC - Market factor excerpt.pdf](#)  
[CC GMA Housing and jobs review presentation to BOCC - 2018.pdf](#)

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These were previously submitted. But here they are again because I referenced them in my comments.

1. Clark County Staff GMA Housing and Jobs review presentation -Exact date unknown but sometime in 2018. - Contains some great info on housing and jobs capacity.
2. This table is an excerpt from Item 1 above. This table shows the housing capacity in the VBLM by year. What is interesting about this chart is that there was a severe lot and land shortage in 2003-2006 that drove up land prices to unsustainable levels. However, the model showed over 45,000 available capacity. This shows that the Market has a base line. This baseline could be reflected in a change in the Factor/Will not convert factors and assumptions.

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**From:** Eric Golemo <Egolemo@SGAengineering.com>  
**Sent:** Friday, June 5, 2020 3:26 PM  
**To:** 'Jose Alvarez' <Jose.Alvarez@clark.wa.gov>  
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**Jose Alvarez**  
Planner III  
COMMUNITY PLANNING

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From Byran Snodgrass  
on June 4, 2020

All

As before, it's easier to get this down in writing than in a zoom call, so here are comments for the June 5 meeting:

**Mixed Use/Residential Development on Commercial Land.** I support the recommendation to look to City analyses. For Vancouver we examined development activity rather adopted plans, which may not always fully reflect market realities, and in our case don't account for significant residential development occurring on commercial lands outside of downtown and other designated subareas. From the attached February 2020 listing of all currently proposed citywide multi-family, commercial and industrial development projects in review, 189 acres of commercial zoning was involved. Residential development was proposed on 105 acres, or 56%, of the commercial land. 4926 units were proposed on these, for an average residential density of 47 units per gross acre. This data does not include single family residential on commercial land, which is likely limited. For Vancouver I'd recommend assuming 56% of commercial land be assumed to develop for residential purposes, at an average density of 47 units per acre. Lower numbers may be appropriate in other jurisdictions depending on their rules and development history.

**Infrastructure deduction.** The AHBL memo findings from observed local plats suggests a total deduction of around 23% is a reasonable countywide estimate of on-site infrastructure needs of single family development (18.6% roads/0.5% utilities/0.8% open space+/2.1 to 3.8% stormwater), as long as it can be confirmed there was no unintended double-counting in the data, such as stormwater facilities in the road dedications, etc. I'd suggest adding an analysis of multi-family site plans, which are an increasing share of residential development and typically have a lot fewer road dedications than single family. For all residential development there should also be some estimate of future off-site needs.

**Critical lands deduction.** The AHBL memo also includes a breakdown on page 7 of the various types of environmentally critical lands assumed not to full develop under the VBLM, but doesn't indicate how this assumption has held up in practice, or whether the assumption should be updated. The last Countywide BLR report in 2015 found that 43% of all urban development occurred on assumed critical lands, so it probably should be looked into. From earlier meeting discussion on this project it sounded like critical lands would be addressed in Meeting 5 along with infrastructure. I'd recommend adding it to the agenda for an upcoming meeting.

**Market Factor.** The response in the May 29 follow up memo is helpful. There a remaining question about the method used to estimate how much available land didn't develop countywide in the past by comparing land supply totals from 1996 and 2019. Memo 3 acknowledged that changes in model assumptions during this time might distort the comparison. To avoid that problem, is it possible to also look also at period during which the model didn't significantly change, such as 2008 to 2019, and extrapolate from that? This presumably wouldn't be that much additional work.

This week's presentation recommends including the 15% supply side market factor in addition to the to the 10% and 30% never-to-convert market factors, in order to provide land market choice. If there's good data showing the added 15% is needed to account for land that likely won't develop during the 20-

year planning, this makes sense. However, if the data isn't clear and it's mainly for a policy goal of providing more choice, then it makes less sense to me because there are other factors already built into the system that ensure that choice. The biggest is the GMA requirement that 20-year land supplies must be restocked at least every 8 years and can be updated more frequently than that, so land supplies do not come close to running out, whether they include small or large market factors. A second is that housing choice and affordability during the planning period will be impacted by the full range of housing options, which include the thousands of already existing homes, as well as new homes built on available land under the other assumptions, including the 10% and 30% never-to-convert assumptions. Adding a further 15% on top of that does ultimately add more choice, but only incrementally.

**Redevelopment.** This will likely vary by jurisdiction. For Vancouver we can try to come up with a recommendation for the committee to evaluate but I don't believe what's currently being considered – including redevelopment capacity from small underutilized lots and in downtown Vancouver plans, and an extra 5% of citywide demand – captures the amount or type of redevelopment occurring now and likely in the future. Redevelopment is occurring in places citywide, and includes not just removal of existing buildings but construction in unused portions of existing properties. The City just received a pre-application for redevelopment of the former HP south campus east of 164<sup>th</sup> Avenue, apparently classified entirely as built industrial land by the VBLM, to add 600,000 square feet of commercial and industrial building space and 725 new residential units to the existing buildings on the site. Various apartment projects under review in the February 2020 list are located on lands considered built by the VBLM, outside of downtown.

**CCRA Updated Development Project List - February 2020 Meeting**

<b>Current Development Projects (as of 1/31/2020)</b>														
	<b>Downtown Projects</b>	<b>Location</b>	<b>Use</b>	<b>Zoning</b>	<b>Acres</b>	<b>Size</b>	<b>Residential Units</b>	<b>Live/Work Units</b>	<b>Hotel Rooms</b>	<b>Retail-Comm SF</b>	<b>Office SF</b>	<b>Other SF</b>	<b>Developer</b>	<b>Status</b>
1	Vancouvercenter Fourth Tower	601 Columbia ST	MF/Comm	CX	0.15		116	2		2,200			Group	Under construction
2	The Aria (formerly The Esther)	8th Street and Esther	MF	CX	0.8	6 stories	127						David Copenhaver	Under construction
3	Historic Reserve Renovations	West Barracks, Artillery Barracks, Quarter Master Bldg., etc.	MF/Comm			TBD							City of Vancouver	Funding pending
4	Our Heroes Apartments	Mill Plain between D and E Streets	MF/Comm	CX	0.23	2 bldgs	49			6,915			Eli Kassab	Under construction
5	Angelo Office Bldg	1505 Broadway ST	Office	CX	0.46	3 stories					28,400		Angelo Brothers	approved
6	Jefferson Apartments	807 Jefferson ST	MF	CX	0.46	4 stories	89						Andy Nuttbrock	approved
7	Hurley Office Tower	275 W 3rd ST	Office	CX	0.26	6 stories					47,494		LSW Architects	Under construction
8	Hyatt Place	412 Washington ST	Hotel/Retail	CX	0.72	4 stories			120	4,000			Evergreen Hospitality LLC	Building plan review
9	Tinnakorn Lofts (previously Markle Square)	1414 Markle AV	Mixed Use	CX	0.44	3 stories	21			4,350			Joseph Karman Architects	Under construction
10	Mill Plain Center Phs II	C ST/E 15th ST	Mixed Use	CX	0.9	6 stories	44			4,400	67,645		Wilson Architects	Under construction
11	Aegis (Academy) Mixed Use Development	312 E Evergreen BV	Mixed Use	CX	0.7	2 bldgs/ 5 and 6 stories	140			12,200			Marathon Acquisition & Development	Preliminary site plan review approved
12	Arnada Affordable Housing	E 17th ST/E ST	MF	cx	0.9	2 bldgs/ 4 and 5 stories	119						Housing Authority	Preapp submittal
13	V W 10	301 E 17th ST	Mixed Use	cx	0.9	2 bldgs	96						Studio 3 Architecture	Under construction
14	WXV Apartments (previously: W 15th ST)	400 W 15th ST	MF	cx	0.4		69						Ginn Development	Under construction
15	Johnson Mixed Use	1605 Columbia ST	Mixed Use	cx	0.15	(1) 3-story bldg	10						Wilson Associates	Building plan review
16	Downtown Elementary	1007 E Mill Plain BV	Educational	CPX	8.3							61,000	Harper Houf Peterson Righellis	Building plan review

**CCRA Updated Development Project List - February 2020 Meeting**

17	Broadway Mixed Use Bldg.	2409 Broadway ST	Mixed Use	cc	0.2	(2) 3-story buildings	46				1,127			Cascadia Development Partners	Preapp submittal
18	Aegis (Academy) Phase II	400 E Evergreen Blvd	MF	cx	1.6		354				7,020			Marathon Acquisition & Development	Preapp submittal
<b>TOTALS</b>							<b>1280</b>	<b>2</b>	<b>120</b>	<b>42,212</b>	<b>143,539</b>	<b>61,000</b>			
<b>Fourth Plain</b>		<b>Location</b>	<b>Use</b>			<b>Size</b>	<b>Residential Units</b>	<b>Live/Work Units</b>	<b>Hotel Rooms</b>	<b>Retail-Comm SF</b>	<b>Office SF</b>	<b>Other SF</b>	<b>Developer</b>	<b>Status</b>	
1	Elwood Apartments	6317 NE Fourth Plain BV	MF	CC	0.8	5 - 3 story bldgs.	58						OTAK	Under construction	
2	Bagley Downs Commercial	2501 Falk RD	Commercial	CG	0.3							35,300	Robertson Engineering	Building plan review	
3	Greystone Apartments	5500 NE 34th ST	MF	R-30	1.6	(1) 3-story	25						Planning Solutions	Site plan reiew submitted	
4	Roosevelt Commons	2812 Falk RD	MF	R-18	1		36						Ginn Development	Under construction	
5	65th Ave Apartments	2951 ne 65th ave	MF	CG	2.2	4-5 stories	90						Wuest, Phil	Preapp submittal	
<b>TOTALS</b>							<b>209</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35,300</b>			
<b>Waterfront</b>		<b>Location</b>	<b>Use</b>			<b>Size</b>	<b>Residential Units</b>	<b>Live/Work Units</b>	<b>Hotel Rooms</b>	<b>Retail-Comm SF</b>	<b>Office SF</b>	<b>Other SF</b>	<b>Developer</b>	<b>Status</b>	
1	Indigo Hotel (Block 4)	Waterfront - Block 4	Mixed Use	CX	0.7	9-12 stories	40		138	17,335			Li Alligood	Under construction	
2	Vancouver AC by Marriott Hotel (Port)	110 Columbia ST	Commercial	CX	0.8	9 stories			160				Port of Vancouver	Preliminary site plan review submitted	
3	Vancouver Waterfront Blk 3 'Timberhouse'	Waterfront - Block 3 986041167	Mixed Use	CX	0.9	12 stories	251			12,000			GBD Architects	Preapp submittal	
4	Vancouver Waterfront Block 20	Waterfront - Block 20	MF	CX	1.1	7 stories	239						PBS Engineering	Under construction	
5	Vancouver Waterfront Block 7 Parking Garage	700 W Columbia WY - Block 7	Commercial	CX	1	7 stories				12,700			Gramor Development	Preapp submittal	
6	Waterfront East	101 SE Columbia WY	Mixed Use	CX	0.6	TBD	100		125	56,345	80,590		Otak, Inc.	Preapp submittal	
7	Vancouver Waterfront Block 18	Waterfront - Block 18	Senior	CX	1.3	12 stories	215						GBD Architects	Preapp submittal	
8	Terminal 1 Blocks A and C	Waterfront - Port	Mixed Use	CX	2.1	7 stories	174			22,572	109,960		Lincoln Prop. Con	Preapp submittal	
9	Alliance Vanc. Waterfront - Blk 17	Waterfront - Block 17	Mixed Use	CX	0.9	6 stories	172			2,240			Alliance Realty	Preapp submittal	
<b>TOTALS</b>							<b>1,191</b>	<b>0</b>	<b>423</b>	<b>123,192</b>	<b>190,550</b>	<b>0</b>			
<b>City Wide</b>		<b>Location</b>	<b>Use</b>			<b>Size</b>	<b>Residential Units</b>	<b>Live/Work Units</b>	<b>Hotel Rooms</b>	<b>Comm SF</b>	<b>Office SF</b>	<b>Other SF</b>	<b>Developer</b>	<b>Status</b>	

**CCRA Updated Development Project List - February 2020 Meeting**

1	192nd Station West Lofts	2220 SE 192nd AV	MF/hotel	CC	3.1	3 - 4 story bldgs.	163						PBS Engineering	Under construction
2	Bldg 3125 Replacement	3015 NW Harborside Dr	Warehouse	IH	45						120,000		Port of Vancouver	Preliminary site plan review a
3	CTC 685 (previously CTC 659)	17801 SE 6th Wy	Office	MX	3.5					80,000			Columbia Tech	Under construction
4	Patel Vancouver Marriott	411 SE 123rd AV	Commercial	CC	2.1	4 stories	89			15,000			PBS Engineering	Under construction
5	Ellsworth Multi-Family	165914000	MF	R-30	1.1		129						Josh Oliva	Preliminary site plan review a
6	Heritage Market Center	6700 NE 162nd AV	Commercial	CC	10.2					5,400			Studio C Architect	Under construction
7	Salvation Army Addition	1500 NE 112th AV	Commercial	R-22	2.3	15,234 sf structure for social services					16,844		Salvation Army	Under construction
8	Mackin Storage Garage	301 SE Hearthwood BV	Commercial	CC	0.9	Storing of classic cars					9,200		Wilson Architects	Under construction
9	Sea Mar Family Housing & Office	7803 NE Fourth Plain BV	Mixed Use	CC	1.5	6 stories affordable units	70			5,972			Bazan Architects	Under construction
10	Mill Plain Site Plan	14799 SE Mill Plain BV	Commercial	CC	1.3	3 stories self-storage					70,000		Asghar Sadri	Preapp submittal
11	Block 1618 Apartments	1618 NE 112th AV	MF	R-22	2.7	2 - 1 story bldgs	63						Wilson Architects	Under construction
12	Affinity at Vancouver	10500 NE 51st CR	MF	CG	8.7	5 stories 55+ residents	170						Weston Investments	Under construction
13	Veteran's Village	5118 NE Saint James RD	MF	CC	1.1	micro-homes for female veterans w/ meeting hall & security office	18				1,200		Harper Houf Peterson Righellis	Preapp submittal
14	Bahumaid Apartments	NE 104th AV/NE 7th ST	MF	R-18	0.9		8						Erik Ainsworth	Under construction
15	Nylund Neals Lane Project	2705 Neals LN??	MF	R-18	0.5	3 stories	8						Nylund Homes	Under construction
16	Furry Friends	5511 NE Saint James RD	Commercial	CC	0.6	existing: change residence to cat shelter							Planning Solutions	Preliminary site plan review approved

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17	Adventure Dental East	SE Cascade Park DR/SE 157th AV 92008948	Commercial	IL	1.3	2 stories medical office bldg						15,800	Olson Engineering	Preliminary site plan review approved	
18	Kirkland Self Storage	2309 E. 5th ST/ X ST	Commercial	IL	0.9	4 stories						60,000	PBS Engineering	Building plan review	
19	Sunlight Apartments	4705 NE 66th AV	MF	R-30	2.9	bldgs. & 8 - 3 story	90						Sunlight Electric	Under construction	
20	Andresen Enclave	4909 NE 66th AV	MF	R-22	4.5	TBD	28						Mohammed, Ilyas	Under construction	
21	Thunderbird Apartments	4601 E 18th ST	MF	R-18	4.9	TBD adding to exist. Develop.	18						Nye, Jennifer	Building plan review	
22	Peterson Machinery	W Fourth Plain/W 26th AV 151969000	Industrial	IL	10.4	2 - TBD engine, parts service, rental						81,200	Robert Evans Company	Preliminary site plan review approved	
23	V W 8	2713 E Evergreen Bv??	MF	CC	0.2	2 stories	12						Studio 3 Architecture	Under construction	
24	Ogden Elementary School	8100 NE 28th ST	Commercial	R-6	0.8	2 story						85,000	LSW Architects	Under construction	
25	Tertragon II	NE Gher RD/11011 Ne Fourth Plain BV	Commercial	GG	0.6	2 - 1 story bldgs.						11,760	Carpenter Engineering	Building plan review	
26	McLoughlin Middle/Marshall Elem.	6400 Macarthur BV	Commercial	R-6	8.1	2 stories						205,000	Robertson Engineering	Under construction	
27	VP Place Quadplex	807 NE 104th AV	MF	R-18	0.2	2 stories	4						Volovik, Pavel	Preliminary site plan approved	
28	Cascade Apartments	6913 ne 57th ave	MF	R-22	0.7	2 stories	12						Williams, Paul	Preliminary site plan review submitted	
29	Hearthwood Vet	SE Mill Plain BV/SE Hearthwood BV	Commercial	CC	1.1	1 story vet/boarding clinic						8,400	Western Construction Services	Under construction	
30	Mill Plain Apartments	16516 SE Mill Plain BV	MF	R-30	6.9	2 stories & 3 stories	179						Fore Property Co.	Under construction	
31	The Pacific	3209 NE 78th AV	MF	R-18	1	homeless	18						Housing Authority	Under construction	
32	Satellite bldg @ VC Mall	8700 NE Vancouver Mall DR	Commercial	CG	1.9	fast food & sit down restaurant						8,997	Lee, Hann	Building plan review	
33	81st AVE Apartments	8004 NE 51st ST??	MF	R-22	0.72	2 - 3 story bldgs	20						Gunther, Andrew	Under construction	
34	Trinka II Office Bldg	4610 NE 77th AV	Commercial	CG	0.5	TBD							TBD	PBS Engineering	Under construction

CCRA Updated Development Project List - February 2020 Meeting

35	Springhill Suites Hotel	4812 ne 94th ave	Commercial	CG	0.9	5 stories	88						Varitone Architecture	Preliminary site plan review approved
36	Steen Apartments	5400 NE 72nd AV	MF	R-22	1.4	2 - 2 story bldgs	28						Freeman, Robert	Preliminary site plan review approved
37	Columbia View Apartments	E Evergreen BV/SE Shorewood DR	MF	R-30	2	5 stories	60						Wilson Architects	Preapp submittal
38	5th Plain Creek Station	15306 NE Fourth Plain BV	Mixed Use	R-18	27.7	8-1 story bldgs 3 story apts. MF, Single family & COM	144					TBD	Olson Engineering	Building plan review
39	Commercial Shell	3300 NE 78th AV	Commercial	CC	0.4	1 story						4,794	Cooley, Kevin	Under construction
40	Eastside Spectrum Self Storage	16600 SE 18th ST	Commercial	CC	1.1	4 stories self-storage bldg						145,000	Kirkwood Properties	Under construction
41	Portside Phs. 3	2600 NW Lower River Rd	Industrial	IL	14	TBD industrial warehouse bldg						284,960	Specht Development	Under construction
42	Andresen Lofts	6909 NE 63rd ST	MF	R-18	1.5	TBD	26						SGA Engineering	Under construction
43	Park Warehouses	1770 ne 65th ave	Industrial	IL	2	3 bldgs warehouse						30,960	Delta Mgmt. Co.	Preliminary site plan review submitted
44	Vancouver Clinic @ Columbia Palisades	4601 SE 192nd AV	Commercial	RGX	4.4	2 stories medical clinic						56,400	Mackay Sposito	Under construction
45	Lincoln Apartments	1111 W Fourth Plain BV	Mixed Use	CC	0.2	3 stories	6			938			Vast Inc.	Building plan review
46	PLS Site Plan	2100 Roosevelt AV	Industrial	IL	2.9	2 bldgs						20,470	PLS Engineering	Building plan review
47	Evergreen ES#22	4000 164th ave	Commercial	MX	9.5							62,000	Evergreen School Dist.	Under construction
48	Martin Luther King Elem.	4801 Idaho ST	Commercial	R-9	9.7	2 story bldg.						68,000	School Dist.	Under construction
49	Image Elementary	13218 NE 52nd ST	Commercial	R-9	5.4	2 story bldg.						60,400	School Dist.	Under construction
50	Scott Ave Self Storage	W Fourth Plain/Lincoln AV	Commercial	IL	3.3	1 story & 2 story						115,131	Greenscape Development	Building plan review
51	Home2 Suites Vancouver	SE Mill Plain BV/SE 120th AV	Commercial	CC	2	4 story bldg.				111			KFW Engineering	Preapp submittal

**CCRA Updated Development Project List - February 2020 Meeting**

52	WW Transport Office Bldg	106152000 & 106156000	Commercial	IL	13					6,250		Architecture	Preapp submittal	
53	Garrison Duplexes	1305 N Garrison RD	MF	R-18	0.5	(4) 2 story bldgs.	8					NW Civil Design LLC	Preapp submittal	
54	Four Seasons Apartments II	1807 NE 112th AV	MF	R-22	4.3	(10) bldgs.	100					Development	Building plan review	
55	Broselle Storage Facility	2608 NE Burton RD	Commercial	CC	1	(4) bldgs.					11,760	Roy Heikkala	Under construction	
56	Acerio Parkside	(1332 NE 136th AV?)	Mixed Use	CC/OCI	11.8		260			6,000		IDM Companies	Building plan review	
57	Vancouver Warehouse	W. McLoughlin BV/Lincoln	Industrial								40,000	Contractors	Preapp submittal	
58	Creekside Plaza	E 18th ST/NE Andresen RD	Industrial			(2) bldgs.					24,000	Engineering	Building plan review	
59	Grand Blvd. Multi-family	Grand BV/E 19th ST	MF	R-18	1.6	(1) bldg.	26					Harper Houf Peterson Righellis	Preliminary site plan review submitted	
60	RS Medical Bldg 3 Phs. 2	14001 SE 1st ST	Commercial	IL	3.7	(1) bldg.					91,000	Jeff Lightheart	Preliminary site plan review approved	
61	Saint Johns Apartments	4000 NE Saint Johns RD	MF	R-30	0.3	(1) bldg.	4					Austin Youmans	Preapp submittal	
62	Martin Multifamily site	13810 NE 64th CR	MF	R-18	0.4	(5) bldgs.	3 to 19					Sterling Design	Preapp submittal	
63	NE 121st & NE Fourth Pl (convenience store w/ fuel)	12001 NE Fourth Plain BV	Commercial	CC	0.6	(1) single story				3,000		MAJ Development	Preapp submittal	
64	Convener	Columbia House BV/N Blandford DR	Commercial	IL	17	(2) 3-story bldgs, (2) 1-story bldgs & (1) 2-story bldg					110,100	54,800	Killian Pacific	Preliminary site plan review approved
65	Walnut Grove Elementary	6103 NE 72nd AV	Commercial	R-18	11.7	(1) bldg.					88,559	Harper Houf Peterson Righellis	Under construction	
66	Autumn Grove Apts.	8778 NE 54th ST	MF	R-22	5.8	(5) 3-story bldgs.	148					Tiland/Schmidt Architects	Building plan review	
67	Four Seasons North	2712 NE Four Seasons LN	MF	R-22	1		48					Wuest, Phil	Preliminary subdivision submitted	
68	Brooke Overlook Apts.	11018 NE 18th ST	MF	R-22	2	(4) 3-story bldgs.	46					Cooley, Kevin	Preliminary site plan review submitted	
69	My Place Hotel	8300 NE Vancouver Mall LP	Commercial	CC	1.6	3 stories			64			Dragon Properties	Building plan review	
70	First Citizens Bank	SE Mill Plain BV/SE 131st AV 167300000	Commercial	CC	1.4	(1) single story					5,700	Kimley-Horn and Assoc.	Preliminary site plan review approved	
71	Admin Service Center	1030 NE 136th AV	Commercial	CC	6.7	3 stories					70,000	Evergreen School Dist.	Preliminary site plan review submitted	
72	Grand Apartment JV LLC	2805 E 19th ST	MF	R-18	0.9	(1) 2-story (1) 3-story	20					Sterling Design	Preliminary site plan review submitted	

**CCRA Updated Development Project List - February 2020 Meeting**

73	157th Center Site Plan	15710 NE 65th ST	Industrial	IL	1.5							12,000	Investments	Building plan review
74	The Westridge Apartments	2221 SE 192nd AV	MF	CC	3	4-story	100						EL Architects	Building plan review
75	Centennial Ind Park	3200 NW 38th CR	Industrial	IL	2.3	2 stories						10,000	Construction	submitted
76	Marrion ES Replacement	10119 NE 14th ST	Commercial	R-6	3.6	2 stories						61,000	Engineering	submitted
77	Alternative Learning	910 NE 136th AV	Commercial	CC	8.3	(1) 2-story (1) 1-story						73,500	Robertson Engineering	Preapp submittal
78	Ellsworth Elm. School	512 SE Ellsworth RD	Commercial	R-6	10.4	2 stories						62,000	HHPR	submitted
79	Fir Grove School 1-12	3100 E 18th ST	Commercial	R-22	4.3	1 story						26,000	HHPR	submitted
80	NW Pacific Condos	6624 NE 42nd ST	MF	R-30	0.5	2 bldgs.	12						Cojocar, Viorel	Preapp submittal
81	Avey Court II	6603 NE 137th AV	MF	cc	0.4	3 stories	18						Construction	Site plan reiev submitted
82	Holt Services Site Plan	12305 NE 56th ST	Industrial	IL	2.6	1 story						7,200	PLS Engineering	Preapp submittal
83	Wooly's Landing Apts.	5311 NE 72nd ST	MF	R-22	4	5 bldgs.	64						PLS Engineering	Preapp submittal
84	Mill Plain Commons	SE 120th AV/SE Mill Plain BV301 SE 120th AV	MF	R-22	2.7	stories (1) 3- 4 stories	155						Ginn Development	Site plan reiev submitted
85	Gregory Apartments	7401 NE 18th ST	Mixed Use	CC	2.6	3 stories	101			3,700			Development	Preapp submittal
86	19th Street Apartments	10815 SE 19th ST	MF	R-22	1.6	2 bldgs.	24						Land Services PLLC	Preapp submittal
87	Woodspring Suites Vancouver??	NE 104th AV/Mill Plain BV	Commercial	CC	1.8	4 stories			122				CPH Consultants	Preliminary site plan submittal
88	Heritage Park Apartments???	NE 162nd AV/NE Fourth Plain	MF	R-18	6.7	(6) 3-story bldgs	108						Olson Engineering	Preapp submittal
89	Grand Blvd. Apartments	2715 E 6th ST	MF	R-30	4.2	(1) 3-story (1) 4-5 story	120						Lee-Way Development Co.	Site plan reiev submitted
90	72nd Apartments	5400 NE 72nd AV	MF	R-22	1.4	(2) 3-story	35						MAJ Development	Preliminary site plan submittal
91	Mt. View H.S. Replacement	1500 SE Blairmont DR	Commercial	R-9	27	multi-story						250,000	Engineering	Site plan reiev submitted
92	The Atlantic (meridian) Apartments#108141466	NE 78th AV/ NE Fourth Plain	MF	CC	0.22	(3) 3-story	46						J & L Investments	Preliminary site plan submittal
93	New Horizons Dental Clinic	15704 NE Fourth Plain BV	Commercial	CN	1	1 story						9,930	Cooley, Kevin	Preapp submittal
94	Evergreen Industrial	5901 NE 127th AV	Industrial	IL	4.5	TBD							Delta Mgmt. Co.	Preapp submittal
95	NE 112th Apartments	501 NE 112th AV	MF	R-22	0.9	multi-story	51						Carpenter Engineering	Preapp submittal
96	C-Tran Bus Expansion	2425 NE 65th AV	Commercial	CG	18.1							45,360	C-Tran	Preapp submittal
97	Ledges @ Columbia Palisades	Hwy 14/SE 192nd AV	MF	RGX	1.3	5 story	101						Otak, Inc.	Preapp submittal
98	Portside Vancouver	NW 32nd Avenue	Industrial			1 story						192,186	Development	submittal

**CCRA Updated Development Project List - February 2020 Meeting**

99	Skyline Transport	NE 152nd Ave	Industrial	IL	4.9	1 story						35,000	Development	Preapp submittal
##	Pacific Fruit Industrial	3333 NE 35th Circle	Industrial	IL	4.3	3 buildings						55,000	RSV Construction	Preapp submittal
##	Acero Parkside - Ph II	1317 NE 136th Ave	Mixed Use	CC	0.8	multi-story	376			5,000			IDM Companies	Preapp submittal
##	4th Plain Business Park	15100 NE 65TH ST	Industrial	IL	2.5	1 story						38,000	Pacific NW Properties	Site plan reiev submitted
##	Stonemill East Business Park	111 NE 136th Ave	Hotel/Retail	CC	8	4 story bldg.			116	5,000			Stonemill East, LLC	Post decision review submittal
##	Vancouver Arts School Exp.	3101 Main Street	Educational	R-22	9.6	2 story						34,800	School Dist.	Preapp submittal
##	Wy'East Middle School	1112 SE 136th Ave	Educational	R-6	25							133,800	School Dist.	Site plan reiev submitted
##	Columbia Garden Apartments	1421 NE 112th Ave	MF	R-22	5.7	3 story bldgs	124						Vaughn Bay Const.	Preapp submittal
##	12 Up Main	3916 Main St	Mixed Use	CC	0.6	4 story bldg.	12					3,360	Wyndham Enterprises	Preapp submittal
##	Heritage Plaza	15650 NE Fourth Plain BV	Commercial	CC	0.6	1 story				6,060		2,600	PBS Engineering	Site plan reiev submitted
##	Pacific Star	6212 NE 152nd Ave	Industrial	IL	2.5	1 story						9,000	Peak Development	Preapp submittal
##	MAJ @ Hearthwood & Mill	14516 SE Mill Plain Blvd	Commercial	CC	1	1 story				6,500			MAJ Development	Preapp submittal
##	Craig Stein Beverage	14303 NE 63rd	Industrial	IL	17	1 story						184,000	Stein Holdings	Preapp submittal
##	Villas on 28th	12101 NE 28th	Residential	R-22	3.1	4 stories	180						Ginn Development	Site plan reiev submitted
##	First Street Village	316 NE 202nd	Mixed Use	CG	9	4 stories	115		9	44,750			Cascadia Develoment	Site plan reiev submitted
##	Penninsula Glass	158875000	Industrial	IL	4.2	1 story		6005 NE 121st Ave				33,600	PLS Engineering	Preapp submittal
##	18th Street Apartments	4121 E 18th Street??	Residential	R-18	0.5	2 story	18						Team Construction	Preapp submittal
##	Reserve Street Lofts	1009 E Reserve	Residential	R-30	0.2	3 stories	11						AKS Engineering	Preapp submittal
##	Burton Elementary	13501 NE 28th Street	Educational	R-22	17.4	2 story						61,000	Evergreen School Dist.	Preapp submittal
##	Riverview Gateway Senior Housing	19660 Brady Road	Assisted Livin	RGX	2	7 stories	150						Alliance Realty	Preapp submittal
##	Birtcher Parcel 2	6620 NE 147th Ave	Industrial	IL	5.2	1 story						72,000	DOWL	Preapp submittal
##	Vancouver Mall Mixed Use	4906 NE 72nd Ave	Mixed Use	CN	1.4	2 story	76			Unknown			S&Y Development	Preapp submittal
##	Harmony Master Plan	18113 NE 18th Street	Mixed Use	ECX	33	Varies	650			Unknown		Unknown	Grayrock Resources	Preapp submittal

CCRA Updated Development Project List - February 2020 Meeting

TOTALS						4,758	0	422	86,348	320,841	3,235,152		
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**From:** [David McDonald](#)  
**To:** [Jose Alvarez](#)  
**Cc:** [Oliver Orjiako](#); [Bob Pool](#)  
**Subject:** Buildable Lands Follow-up  
**Date:** Friday, June 5, 2020 7:51:07 AM  
**Attachments:** [BLR Methods RM Update PAC Review Apr-9-2020.pdf](#)

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**CAUTION:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jose:

I have been doing some follow-up research on the market factor issue and I still have some questions for staff and the consultants. I apologize for not getting this to you sooner but I hope the answers are easy.

First, I am still not sure why Clark County is using what is essentially a “market factor” for Vacant Lands (10% never to convert”) and Underutilized Lands (30% “never to convert) PLUS a Market Factor at 15% (proposed). I went and looked at the Dept of Commerce analysis and also what Snohomish County has done. If I am reading the consultants’ Snohomish PPT correctly, Snohomish *just* has a reasonable market factors) and the market factor(s) [Snohomish seems to divide the market factor analysis into sub areas] based upon on the ground data (see the pdf report from Snohomish). In addition, the Snohomish market factor(s) are less than our “never to convert”. Also there is a case that I found that involves BL and it seems to suggest that there should be one market factor. *See Thurston Cty. v. Western Washington Growth Management Hearings Bd.*, 164 Wn.2d 329, 351 – 52, 190 P.3d 38, 48 – 49 (2008) (“UGA designation cannot exceed the amount of land necessary to accommodate the urban growth projected by the [Washington State Office of Financial Management] OFM, plus a reasonable land market supply factor.”). Thus, I am not sure why we have both never to convert in Vacant Lands (10%) and Underutilized Lands (30%) and a 15% MF (proposed).

It seems to me that if Clark County uses the Vacant Lands (10%) and Underutilized Lands (30%) before adding a 15% MF, then we are over inflating the amount of land not expected to convert. Thus we should be limiting our market factor to 15% and eliminate the Vacant Lands (10%) and Underutilized Lands (30%) or just use Vacant Lands (10%) and Underutilized Lands (30%) but, frankly, I am not sure which but it just seems that we should not use both. Can you clarify for me why we are having both Vacant Lands (10%) and Underutilized Lands (30%) and 15% (proposed)?

One other issue (in response to the memo response- see May 1, 2020 Memo p. 2—“The current methodology aggregates the platted lots between 5,000 sq. ft. and an acre and then runs them through as vacant land and applies never to convert and infrastructure deductions. The proposed methodology recognizes that these lots have already been through a development process that accounts for infrastructure and is now a buildable lot that will not further divide and will be populated with a single housing unit”) that I would like Becky and/or others to clarify for me is:

It seems to me that the practice of taking the vacant subdivided lots and reducing them by the “never to convert” deduction and “infrastructure deduction” (or at least the infrastructure

deduction) is improper since the lots were already created and infrastructure, presumably, was already provided for in the subdivision. Instead, it seems to me to make more sense to include the lots allowed per the zoning (i.e. 4 per acre for example) as buildable land and give them the capacity the zoning allows. So for example, if the zoning allows 2,3,4 or more units on a one acre lot, then that should be the capacity irrespective of whether or not there is one unit on that acre. OTOH, if the zoning would allow, for example, 4 units per acre and we have applied the “never to convert” to the entire model then it seems to me that we are adding to the never to convert percentage (and or market factor) if we do not consider the fact that the acre should have 4 units (even if there is already one unit on it).

Thanks again for your assistance. It is easier for me to talk things out in person but since we do not have that luxury, I am stuck with email. I hope my questions and requests for clarification make some sense.

Best,

David

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## MEMORANDUM

**Dave Somers**  
*County Executive*

TO: SCT Planning Advisory Committee  
FROM: Stephen Toy, Principal Demographer  
SUBJECT: Updates to SCT Buildable Lands Procedures and Reasonable Measures Program Documents  
Recommended by the PAC Subcommittee  
DATE: April 2, 2020

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With passage of E2SSB 5254 in 2017, and publication of Commerce's updated Buildable Lands Guidelines in December 2018, Snohomish County is required to review and update the buildable lands methods and procedures to be used for the 2021 Buildable Lands Report (BLR). For Snohomish County, this effort is centered on reviewing and updating the following two methodology documents, originally developed by Snohomish County Tomorrow (SCT):

- *Snohomish County Tomorrow Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities (Procedures Report, July 2000)*
- *Snohomish County Tomorrow Recommended Method for Evaluating Local Reasonable Measures Programs (June 2003)*

Specific areas of focus for review called for by the Commerce Guidelines include:

- Land status classifications
- Market factor assumptions
- Infrastructure gaps
- Reasonable measures.

In 2019, Snohomish County contracted with ESA/ECONorthwest to help conduct this effort. And in May 2019, the PAC formed a subcommittee to work with county staff and the consultant team to review and evaluate existing methods and procedures for conducting the buildable lands and reasonable measures analysis, and recommend updates to the two SCT methodology documents.

The PAC subcommittee met four times between September 2019 and February 2020 to develop its recommendation. The process also included holding a Stakeholder Workshop in November 2019 to discuss the overall process for updating the BLR methodology, provide preliminary findings of the research, and to gather input and ideas for the PAC subcommittee to consider. The workshop attendees included representatives from the development, environmental, and infrastructure-provider communities.

The two attached technical supplements convey the PAC subcommittee's recommendation, with one supplementing content in the July 2000 SCT Procedures Report, and the other supplementing the June 2003 SCT Reasonable Measure Program document.

These attachments will be discussed at the April 9<sup>th</sup> PAC meeting. We then anticipate possible action by the PAC at their May 14<sup>th</sup> meeting, so that a PAC recommendation could be forwarded to the SCT Steering Committee for discussion, possibly at their May 27<sup>th</sup> meeting.

If you have any questions or need clarification about the project and the attached documents, please do not hesitate to contact me to discuss via email at [Steve.Toy@co.snohomish.wa.us](mailto:Steve.Toy@co.snohomish.wa.us) or by phone at 425-388-3311, ext 2361.

Attachments:

1. Methods and Procedures Technical Supplement: Response to E2SSB-5254
2. Reasonable Measures Program Technical Supplement: Response to E2SSB-5254

# Methods and Procedures Technical Supplement: Response to E2SSB-5254

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In 2019, Snohomish County began preparing for the 2021 Buildable Lands Report (BLR). Part of this preparation process included reviewing new legislation (E2SSB-5254) that resulted in changes to the Review and Evaluation Program for Buildable Lands. In December 2018, the Department of Commerce published updated Buildable Lands Guidelines (Guidelines) as a response to the requirements passed in E2SSB-5254. Snohomish County identified key issues necessary to address in the methodology for the 2021 BLR. The County worked with ECONorthwest to review and evaluate a subset of these issues including: (1) land classification definitions, (2) market factor rates, (3) infrastructure gaps assessment, and (4) reasonable measures.

## Purpose and Approach

This document provides a summary of the analysis and findings for the portions of the Methods and Procedures that are recommended to be updated to comply with the updated Guidelines. The document is organized by each key issue that the County reviewed during this process using the following framework:

1. **Legislative (E2SSB-5254) requirements.** A key driver of reviewing the issues discussed in this process was the emphasis on these topics in the E2SSB-5254 legislation and supporting updated Guidelines. The discussion of each issue begins with a more detailed description of the regulatory framework.
2. **Findings and analysis.** Snohomish County staff and ECONorthwest completed analysis throughout the process, and documented key steps and findings of the analyses for each issue. This document is intended to summarize that work, and may not provide details that may be useful to some readers of this document (see the last section for references to more detailed analysis and findings).
3. **Recommended updates.** The discussion of each key issue concludes with the references to relevant sections of the Methods and Procedures document that are augmented by the recommended updates. This discussion describes how the updates would potentially change the County's existing process.
4. **Supporting documentation.** The last section of this document provides a comprehensive list of the supporting documents produced during the update process.

## Approach

A consistent approach was used to review the existing methods and procedures following a set of evaluative steps for each key issue:

1. Review updated Department of Commerce Buildable Lands Guidelines (Guidelines) to understand recommended methods.
2. Use empirical analysis, if necessary, to compare the existing methodology to potential updated approaches.
3. Determine if an updated method is recommended compared to the status quo.
4. Develop recommended alternatives (or refinements) to the current methodology.
5. Evaluate alternatives using criteria: (1) ease of implementation; (2) availability of data; (3) alignment with DOC Guidelines; and (4) empirical evidence.
6. Document recommended changes and reference applicable steps in the Buildable Lands Methods and Procedures Document.

## Public process

As part of the 2021 BLR methodology review and update, Snohomish County convened a subcommittee of the Snohomish County Tomorrow (SCT) Planning Advisory Committee (PAC). The subcommittee included city and county planning staff, representing 11 cities and the county. The SCT PAC subcommittee met four times between September 2019 and February 2020. During each meeting, Snohomish County staff from the Buildable Lands Team, along with ECONorthwest, presented analysis results and findings for each issue. The subcommittee provided context and background information about their jurisdictions, as well as discussed the findings and helped to focus the scope of the analysis. After review of the analysis of the key issues, the subcommittee approved the recommendations, as summarized in this document.

This process also included outreach to stakeholder groups. Snohomish County held a stakeholder workshop in November 2019 to discuss preliminary findings and the overall process for updating the BLR methodology to align with the new requirements. County staff and ECONorthwest facilitated discussions with small groups of stakeholder representatives from the development, environmental, and infrastructure-provider communities. Input from these groups was collected as part of the evaluation of recommended revisions and refinements to the BLR methods and procedures. The County followed-up with the stakeholder representatives to describe the status of the project and provide opportunities to comment and ask questions about the effort as it went through the SCT review process.

## Issue 1. Land Classification

A core element of a buildable lands analysis is the classification of land, typically based (at least initially) on a rule-based methodology. The definitions of land classifications determine, in part, how much capacity is assigned to each parcel in the final BLR. Thus, accurately defining the classifications has implications for assumptions in subsequent steps of the buildable lands analysis and BLR results. Starting with the updated Guidelines and existing methodology, ECONorthwest compared development history with the County's previous BLR results to help inform potential alternative approaches to land classification.

### Relevant E2SSB-5254 requirements

E2SSB-5254 requires that counties attempt to improve the overall accuracy of their BLRs to account for changes in growth patterns, which includes improving accuracy of land status classifications.

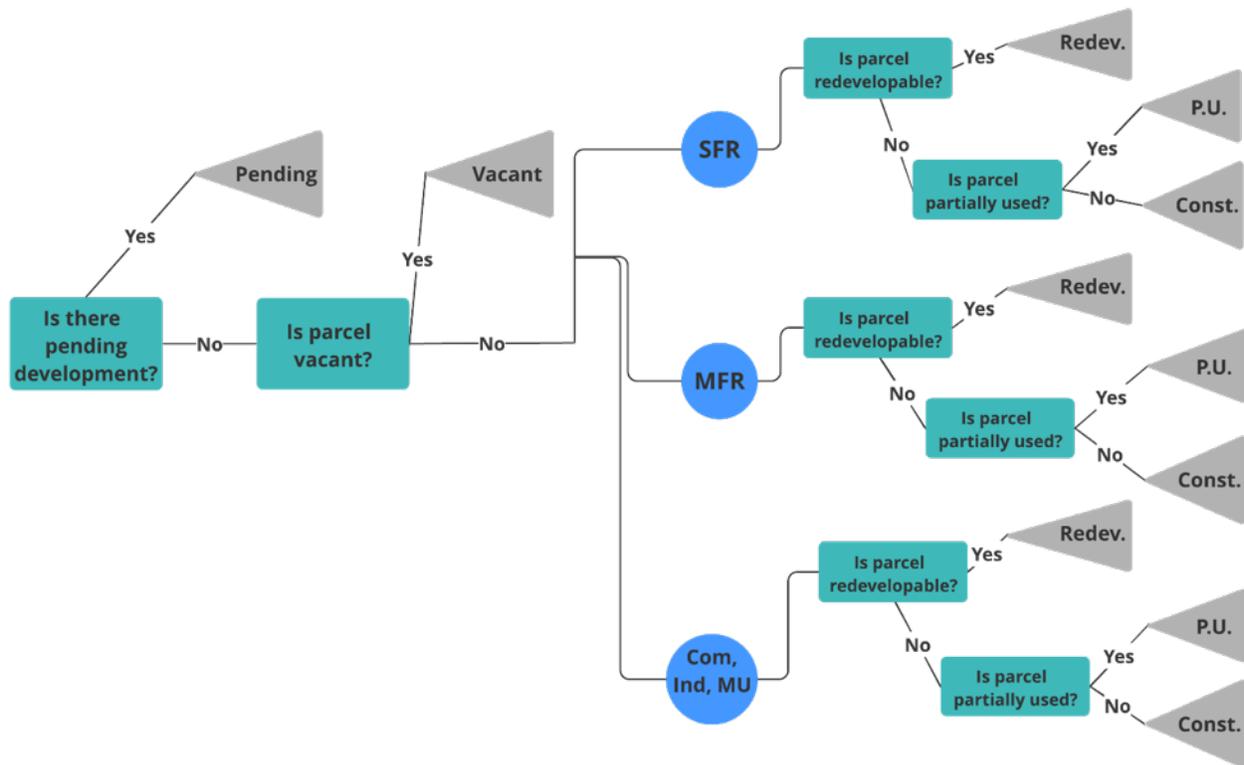
### Findings and analysis

The 2012 Snohomish County BLR identified seven land status classifications for parcels within urban growth areas. The County uses a rule-based methodology to define a land classification for each parcel, which is followed by a manual review of aerial imagery and discussion with jurisdiction staff to determine the final land classification of the parcels. The land classification helps to determine the treatment of a parcel in subsequent steps of the buildable lands analysis, including the eventual capacity calculated for a parcel. Land classifications are generally assigned to two groups of classifications, either (1) those that anticipate development (i.e., additional capacity assigned) or (2) those where no development is anticipated (i.e., no additional capacity assigned<sup>1</sup>). Of the seven land status classifications, four are used for additional capacity determinations—vacant, partially-used, redevelopable, and pending. Exhibit 1 shows the logic for evaluating parcels by development type. A complete description of land classification definitions is included in the 2012 BLR Methodology section (page 15) of the 2012 Buildable Lands Report for Snohomish County.

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<sup>1</sup> These areas are classified as a "constant" land status where the existing use is anticipated to remain unchanged during the remaining portion of the current GMA planning period.

Exhibit 1. Snohomish County Existing Land Classification Methodology



Note: SFR = Single-Family Residential; MFR = Multifamily Residential; Com = Commercial; Ind = Industrial; MU = Mixed-Use; Redev. = Redevelopable; P.U. = Partially Used; Const. = Constant.

## Validation study

In 2019, Snohomish County staff completed a validation study to review and compare estimates from the 2012 BLR with recent development history data. The study included a sample of 219 projects that developed for residential uses between 2013 and 2018.<sup>2</sup> The projects included single-family, multifamily, or mixed-use development types within the UGA (cities and unincorporated UGAs).

Exhibit 2 to Exhibit 4 show summary statistics of the distribution of projects included in the validation study located on either redevelopable or partially-used economic units.<sup>3</sup> Exhibit 2 shows the improvement to land value ratios quartiles (using 2011 assessed values from the Snohomish County Assessor) for projects that developed consistent with their redevelopable and partially used land status classifications. Generally, the partially-used classification has

<sup>2</sup> The sample included projects where site boundaries corresponded to economic unit or parcel boundaries in the 2012 BLR. The sample excluded projects where project boundaries were split by 2012 economic unit or parcel boundaries; development is occurring in phases (some of which were incomplete); pending land status classification was assigned in 2012 BLR; or condominium conversion occurred with no net increase in units.

<sup>3</sup> In most cases, parcels and economic units are synonymous. However, some situations warrant the combination of parcels or the division of parcels into economic units based on location, ownership and/or land use.

higher ratios than the redevelopable classification and the multifamily development type is higher than the single-family development type.

Exhibit 2. Improvement to Land Value Ratio Quartiles by Land Classification and Development Type.

ILR Quartiles	Single Family	Multi Family
<b>Redevelopable</b>		
Bottom 25%	0.000 - 0.142	0.004 - 0.112
25% - 50%	0.142 - 0.353	0.112 - 0.231
50% - 75%	0.353 - 0.643	0.231 - 0.353
Top 75%	0.643 - 1.397	0.353 - 2.009
<b>Partially-Used</b>		
Bottom 25%	0.163 - 0.474	0.363 - 0.425
25% - 50%	0.474 - 0.701	0.425 - 0.709
50% - 75%	0.701 - 0.993	0.709 - 1.179
Top 75%	0.993 - 1.387	1.179 - 1.796

Source: Snohomish County Validation Study, 2019.

Exhibit 3 shows the improvement value quartiles (using 2011 assessed values from the Snohomish County Assessor) for projects that developed consistent with their redevelopable and partially used land status classifications. Generally, the partially-used classification has higher improvement values than the redevelopable classification, and the single-family development type is higher than the multifamily development type for the redevelopable classification.

Exhibit 3. Improvement Value Quartiles by Land Classification and Development Type.

Improvement Quartiles	Single Family	Multi Family
<b>Redevelopable</b>		
Bottom 25%	\$0 - \$44,475	\$2,000 - \$32,000
25% - 50%	\$44,475 - \$96,500	\$32,000 - \$49,800
50% - 75%	\$96,500 - \$231,975	\$49,800 - \$160,800
Top 75%	\$231,975 - \$1,857,400	\$160,800 - \$5,109,100
<b>Partially-Used</b>		
Bottom 25%	\$51,400 - \$92,125	\$54,600 - \$103,875
25% - 50%	\$92,125 - \$135,750	\$103,875 - \$156,500
50% - 75%	\$135,750 - \$245,750	\$156,500 - \$201,850
Top 75%	\$245,750 - \$499,900	\$201,850 - \$229,300

Source: Snohomish County Validation Study, 2019.

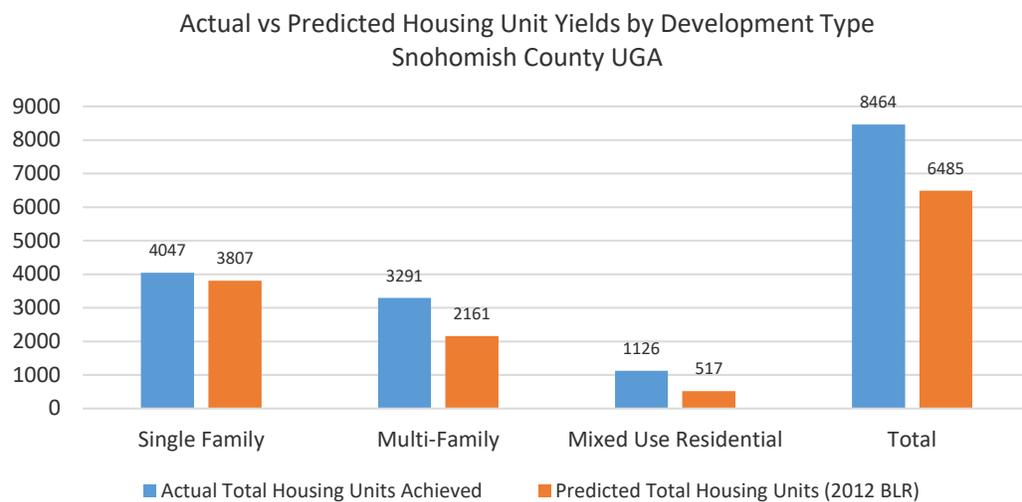
Exhibit 4. Median Improvement Value by Land Classification and Development Type.

Improvement Median	Single Family	Multi-Family
Redevelopable	\$ 96,500	\$ 49,800
Partially-Used	\$ 135,750	\$ 156,500

Source: Snohomish County Validation Study, 2019.

The results of the validation study showed that overall, the actual yield of housing units was higher than the predicted yield in the 2012 BLR. Exhibit 5 and Exhibit 6 show this comparison by development type and predicted land status from the 2012 BLR. The validation study also found that while the predicted land status of redevelopable for projects that actually redeveloped was generally accurate, most of the parcels classified as partially-used in the study were instead redeveloped.<sup>4</sup>

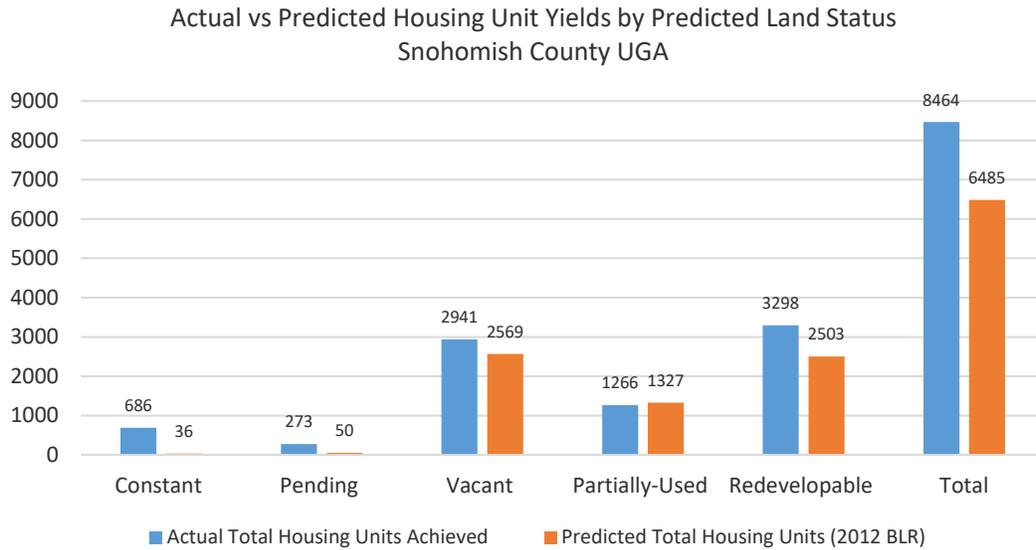
Exhibit 5. Comparison of Predicted Housing Unit Yields in 2012 BLR with Actual Yields by Development Type



Source: Snohomish County Validation Study, 2019.

<sup>4</sup> The Snohomish County Validation Study found that of the 105 out of 219 validation study development projects that were classified redevelopable, 93 (89%) actually redeveloped; while of the 42 projects that developed that were classified partially-used, only 7 (17%) were infill developed. The rest (35 or 83%) were actually redeveloped, suggesting a need to move more locations that previously would have been considered partially-used into the redevelopable category. Constant parcels were predicted such that only 15 (7%) projects out of the 219 total development projects occurred on land categorized as constant in 2012.

Exhibit 6. Comparison of Predicted Housing Unit Yields in 2012 BLR with Actual Yields by Predicted Land Status



Source: Snohomish County Validation Study, 2019.

### Land classification analysis

Building on the findings from the validation study, ECONorthwest completed further analysis to better understand the characteristics of areas that developed, as compared to the 2012 BLR land status classification. This approach was done at the parcel level for all parcels that developed between 2011 and 2018, and compared these parcels to classifications in the 2012 BLR. The purpose of this inquiry was to use data potentially to inform the land classification process. The key questions that guided the analysis were:

- What developed since the 2012 BLR?
- What are the characteristics of properties that developed?
- For properties that developed, what was the land classification in 2012?
- What relationships exist between property characteristics, actual development, and land classification?

The analysis started with a summary of trends in development for beginning discussions with County staff and the Subcommittee. The outcomes of these discussions led to further analysis to better understand the characteristics of land that developed in Snohomish County, and how these characteristics may inform alternative methodological approaches. The analysis, which centered around an econometric approach, is documented in the “Snohomish County Method Alternatives and Evaluation Criteria” memorandum. Appendix A of the memorandum provides detailed results of the econometric approach using a multinomial logit model.

In summary, a logit model is a type of regression model that explains the relationship of individual characteristics to probability of development, and fits well with the buildable lands methods and conditions. A parcel has many characteristics and the logit model allows for understanding the likelihood that a parcel will develop given its unique characteristics and development type. The thresholds (and parameters for those thresholds) set by the BLR methodology determine how land is classified, and the logit model can help to identify the optimal threshold parameters,<sup>5</sup> given other considerations for probability of development.

General findings from the model indicate that the existing land classification scheme (e.g., improvement value, improvement to land value ratio) can reasonably be used as predictive variables for development. Additional insight suggests that other variables (i.e., gross buildable acres) can be used to relate parcel characteristics to the probability of development.

With respect to buildable lands methods, the assignment of land classification represents the first and significant step towards more accurately identifying buildable capacity given best available data and information. There are two main objectives of such an exercise:

1. First, the method should seek to maximize the accurate identification of “constant” parcels. These are parcels where no development is expected.
2. Second, the method should seek to maximize the accurate distinction between “redevelopable” and “partially used” parcels. Partially used parcels are those where an existing structure is likely to be retained and so adjustment to buildable capacity are needed.

Exhibit 7 shows the “best performing” threshold parameters based on the logit model results for each development type, compared to the existing parameters (in this case, “best performing” is defined as meeting the two objectives above). It also shows thresholds that are not part of the existing methodology, but indicate parcel characteristics that performed well in the model and may provide improved predictability of development.

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<sup>5</sup> In this document we reference “thresholds” and “parameters” in descriptions of assumptions for land classifications. “Thresholds” indicates the different variables applied to assign a land classification—e.g., improvement value or parcel size. “Parameters” for the thresholds indicates the specific values assigned to a threshold—e.g., \$100,000 improvement value.

Exhibit 7. Summary of Existing and “Best Performing” Land Classification Threshold Parameters by Development Type

	Single Family		Multifamily		Commercial, Industrial, Mixed Use	
	Existing	Best Performing	Existing	Best Performing	Existing	Best Performing
<b>Vacant</b>						
Improvement Value	\$2,000	\$7,500	\$2,000	\$3,500	\$2,000	\$400
<b>Redevelopable</b>						
Improvement Value	\$100,000	\$103,750	n/a	n/a	n/a	n/a
ILR	0.75	0.7	1	0.76	n/a	n/a
Land Value	n/a	n/a	n/a	n/a	n/a	\$338,400
<b>Partially Used</b>						
Improvement Value	n/a	n/a	n/a	\$91,200	n/a	\$502,450
ILR	n/a	1.53	n/a	n/a	n/a	n/a
Gross Buildable Acres	2x zoned lot size	0.33	n/a	n/a	n/a	n/a
Building Footprint-to-Lot Size	n/a	n/a	0.25	0.10	n/a	n/a
Land Value	n/a	n/a	n/a	n/a	n/a	\$757,950

Source: Snohomish County; ECONorthwest analysis

### Recommended updates

As stated above, the analysis of land classification showed that the model classifies land that does or does not develop with reasonable accuracy. The analysis showed that there are some areas where refinement to the model may provide some improvements in predictive accuracy. These recommended refinements are:

- **Update thresholds for each development type.** Using recommended thresholds at or similar to results from the logit model, we recommend reviewing the results of the logit model for use in updating the thresholds for determining vacant, partially used, and redevelopable land classifications for the 2021 BLR.
  - This recommendation augments the information in Chapter 5: Phase II Data Collection, Analysis, and Evaluation of the Methods and Procedures Document. The methodology section of the 2021 BLR should also consider this recommendation.
- **Adjust for inflation.** Since the analysis was based on assessor data from 2011, we recommend adjusting thresholds for inflation for the 2021 BLR using the Seattle CPI-U.
  - This recommendation augments the information in Chapter 5: Phase II Data Collection, Analysis, and Evaluation of the Methods and Procedures Document.
- **Collect data on redevelopment.** Similar to the County’s process for their validation study, we reviewed a representative sample of developed parcels for whether buildings were retained (infill) or removed (redevelopment). Tracking this data as part of the long-

term development monitoring process will help to better understand the redevelopable land classification in future BLRs.<sup>6</sup>

- This recommendation augments the information in Chapter 5: Phase II Data Collection, Analysis, and Evaluation of the Methods and Procedures Document, as well as Appendix E: Proposed Data Structure.

## Issue 2. Market Factor

The market availability factor reduction is an adjustment to the estimated capacity that allows for consideration of parcels (without identifying specific parcels) that will be held out from development throughout the 20-year GMA plan horizon. The Snohomish County BLRs completed in 2002, 2007, and 2012 assumed market availability factor reductions of 15% for vacant land and 30% for partially used and redevelopable land. These assumptions were based on property owner surveys completed in 1993 (City of Marysville) and 2005 (Snohomish County). The Guidelines reference the methods used in Snohomish County as examples for collecting data on market factors, in addition to other types of analysis. The Guidelines also recognize the difficulty in collecting and analyzing data for purposes of developing a reasonable market factor assumption.

### Relevant E2SSB-5254 requirements

E2SSB-5254 requires that counties adequately address reductions for uncertainty regarding the eventual availability of land for development, with specific emphasis on the “use of a reasonable market supply factor.” The Guidelines provide a list of potential considerations for updating market supply factors that address a range of issues that influence development in a particular area, such as infrastructure or development costs; timing of permitting and construction; land availability and suitability; and willingness of property owners or other economic conditions. The Guidelines also note that market factors may vary across counties as well as cities within a county.

The Guidelines provide suggested methods for addressing each consideration, with acknowledgement that many of these issues overlap and generally contribute to an overall market factor. Snohomish County’s coverage of nearly 20-years of buildable lands and development data allowed for an evaluation of the market factor unavailable in years prior. The analysis in this section allows for a comprehensive review of the market factor, where the issues related to the market factor are inherent in the results.

### Findings and analysis

ECONorthwest worked with County staff to identify sample areas that represent different types of markets or geographies. These areas represent locations in the County’s UGA where development activity has been focused at some point during the past 20 years. The areas

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<sup>6</sup> This recommendation would not be able to be implemented until after the 2021 BLR, but is worth noting due to the updated Guidelines’ emphasis on data collection.

represent a range of different areas in the County’s UGA including single-family development in SWUGA and non-SWUGA. Effort was made to examine other land use types (such as multifamily and mixed-use development) however, unlike for single-family development, it was not possible to find a location with the necessary criteria (zoning and generally “built-out” development) to evaluate the utilization rates of capacity estimated in the 2002 BLR by 2019 for multifamily and mixed-use areas.

Using 2002 BLR data (based on a 2001 parcel extract), County staff studied properties with additional capacity estimated in the 2002 BLR that remained unchanged since 2001, as indicated by the lack of development or the lack of development proposals as of 2019. The results are summarized in Exhibit 8 and the detailed results are discussed in the “Snohomish County Method Alternatives and Evaluation Criteria” memorandum (dated February 7, 2020).

Exhibit 8. Summary of Existing and Observed Market Factors for Single-Family Residential by Geographic Area and Land Classification

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%

Source: Snohomish County; ECONorthwest analysis

### Recommended updates

Based on the analysis of market factors in the sample areas, the recommended updates to the methodology are:

- **Assign different market factors for SWUGA and non-SWUGA.** The single-family development samples studied in this analysis reflect two distinct geographic areas—the SWUGA and non-SWUGA. While the observed market factor in both areas were below the existing market factors for vacant and underutilized land, the resulting market factors in the SWUGA were also lower than the non-SWUGA (reflecting the land market conditions of the SWUGA as a higher demand area).
  - This recommendation augments the information in Chapter 5: Phase II Data Collection, Analysis, and Evaluation of the Methods and Procedures Document. The methodology section of the 2021 BLR should also consider this recommendation.
- **Monitor different market factors for different development types.** County staff also discussed potential market factor adjustments for different development types. However, the necessary information for the other types, such as multifamily and mixed-

use development, was not available as it was for single-family development. In future BLRs, the County may decide to evaluate these differences as data collection continues.

- This would not require immediate updates to the Methods and Procedures document.

## Issue 3. Infrastructure Gaps

ECONorthwest evaluated the updated Guidelines and the recommendations related to accounting for uncertainty due to infrastructure gaps.<sup>7</sup> Working with County staff and through initial discussions with the subcommittee, we identified two case study areas to apply the recommended approach from the Guidelines. This section provides a summary of our approach and analysis, as well as a recommended approach for the County.

### Relevant E2SSB-5254 requirements

E2SSB-5254 requires that counties adequately address reductions for uncertainty, with specific emphasis on infrastructure gaps. The Guidelines suggest that evaluation of capital facilities plans is sufficient for identification of most major infrastructure gaps, while considering the following factors:

- “Is there a long-term lack of urban development in the area?”
- How did the recent comprehensive plan address the needed infrastructure provision, and is that information still valid?
- If the infrastructure is anticipated to be provided later in the planning period, is development likely to occur quickly so that planned development is realized within the planning period, or will some of the area remain undeveloped?”

The Guidelines suggest that if an infrastructure gap is identified and a sufficient rationale explaining why an area can eventually meet predicted capacity over the 20-year period cannot be provided, then the jurisdiction may assume reduced capacity in that area or apply a reasonable measure to address the issue.

### Findings and analysis

ECONorthwest conducted two case studies for areas that may be subject to infrastructure gaps under the updated Guidelines, which emphasizes providing rationale for reductions for uncertainty. Appendix C in the “Snohomish County Method Alternatives and Evaluation Criteria” memorandum provides example findings for these two areas—one in the Arlington UGA and one in the Granite Falls UGA. After completing this type of analysis, the jurisdiction may find that the rationale for not meeting growth targets is not due to infrastructure gaps, but

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<sup>7</sup> The Guidelines provide the following elaboration on infrastructure gaps: “While the capital facilities plan addresses a number of items, including water, sewer, storm, schools and transportation infrastructure to support growth, infrastructure gaps pertaining to those capital projects may still be possible.”

another factor, such as a market factor. The detailed results are discussed in the “Snohomish County Method Alternatives and Evaluation Criteria” memorandum, and Exhibit 9 summarizes the recommended alternative for updates to the 2021 Buildable Lands Report.

Exhibit 9. Summary of process to identify infrastructure gaps.

1. Identify potential infrastructure gap	2. Assess factors	3. Provide rationale
<ul style="list-style-type: none"> <li>•Draft map review with local jurisdictions</li> <li>•Results of BLR show unmet capacity or growth target</li> </ul>	<ul style="list-style-type: none"> <li>•Length of lack of urban development</li> <li>•Information in recent comprehensive plan or facilities plans</li> <li>•Likelihood of development within the planning period</li> </ul>	<ul style="list-style-type: none"> <li>•Infrastructure gap will (<i>or will not</i>) be addressed in planning period</li> <li>•Infrastructure gap is not the factor affecting capacity or growth patterns (e.g, market or other factor)</li> <li>•Sufficient evidence for reduced capacity or application of reasonable measure to address the infrastructure gap</li> </ul>

### Recommended updates

The recommended updates to address infrastructure gaps to meet the updated Guidelines are:

- **Draft map review stage.** When the County reviews maps with each jurisdiction, they should identify areas (if any) that may not achieve the predicted capacity specifically due to infrastructure gaps. After identifying the potential infrastructure gap, County and jurisdiction staff should work to assess the reasons for the infrastructure gap. Assessment of the factors related to infrastructure gaps can include how long the area has gone without urban development; identification of area in comprehensive plans or facilities plans; or the likelihood of development within the planning period. The County should work with the jurisdictions to develop findings that either provide a rationale articulating how the area is expected to eventually meet the predicted capacity over the 20-year planning period, or for assuming reduced capacity in an area. It may be possible that areas with potential infrastructure gaps are already addressed in the Capital Facilities Plan and, as the Guidelines suggest, do not require additional findings.
  - This recommendation augments the information in Chapter 5: Phase II Data Collection, Analysis, and Evaluation of the Methods and Procedures Document.
- **Reasonable measures stage.** If the County reports that a jurisdiction is not meeting growth targets, the jurisdiction may point to specific infrastructure gaps as a contributing factor. If this is the case, the jurisdiction would provide findings that document this issue and may need to adopt reasonable measures to specifically address

the infrastructure gap if the rationale for overcoming the issues without taking actions is insufficient.

- This recommendation augments the information in the Reasonable Measures Program document

## Issue 4. Reasonable Measures

The final issue evaluated as part of this process was potential updates to addressing reasonable measures in the 2021 BLR. RCW 36.70A.215(1)(b) defines reasonable measures as:

“...those actions necessary to reduce the differences between growth and development assumptions and targets contained in the county-wide planning policies and the county and city comprehensive plans with actual development patterns.”

Reasonable measures are required when the results of the BLR show that a jurisdiction is not meeting growth targets or has insufficient land to accommodate projected growth. This section provides an evaluation of potential updates needed to the reasonable measures process to align with the updated Guidelines.

The existing Countywide Planning Policies (CPPs) provide a list of reasonable measures that jurisdictions can adopt depending on the issue identified in the BLR. This list is formatted as a matrix (Appendix D of the CPPs for Snohomish County, 2011), and categorizes measures by issues related to residential or employment capacity, increases and impacts of densities, and other measures. The matrix assigns each measure’s applicability to certain issues (either direct applicability or partial applicability, if any) such as “increases density” or “provides affordable housing.”

*The recommended updates to the reasonable measures program is discussed in the Technical Supplement: Response to E2SSB-5254 for the Reasonable Measures Program document.*

## List of Supporting Documents

Below is a list of relevant supporting documents referenced in this supplement:

- *Snohomish County Tomorrow Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities (Procedures Report, July 2000)*
- *Snohomish County Tomorrow Recommended Method for Evaluating Local Reasonable Measures Programs (June 2003)*
- *2012 Buildable Lands Report for Snohomish County (June 12, 2013)*
- *Snohomish County Method Alternatives and Evaluation Criteria, memorandum from ECONorthwest (February 7, 2020)*

# Reasonable Measures Program Technical Supplement: Response to E2SSB-5254

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In 2019, Snohomish County began preparing for the 2021 Buildable Lands Report (BLR). Part of this preparation process included reviewing new legislation (E2SSB-5254) that resulted in changes to the Review and Evaluation Program for Buildable Lands. In December 2018, the Department of Commerce published updated Buildable Lands Guidelines (Guidelines) as a response to the requirements passed in E2SSB-5254. Snohomish County identified key issues necessary to address in the methodology for the 2021 BLR. The County worked with ECONorthwest to review and evaluate a subset of these issues including: (1) land classification definitions, (2) market factor rates, (3) infrastructure gaps assessment, and (4) reasonable measures. The first three issues are addressed in the Technical Supplement to the Methods and Procedures document. This supplement addresses the review and recommendations for the Reasonable Measures Program document.

## Relevant E2SSB-5254 requirements

The Buildable Lands Program requires the jurisdictions to apply reasonable measures under a set of circumstances, unless they are able to provide a rationale for how the issue will be resolved over time without specific additional actions. Without that rationale, the Guidelines emphasize the need to use specific reasonable measures to address an issue.

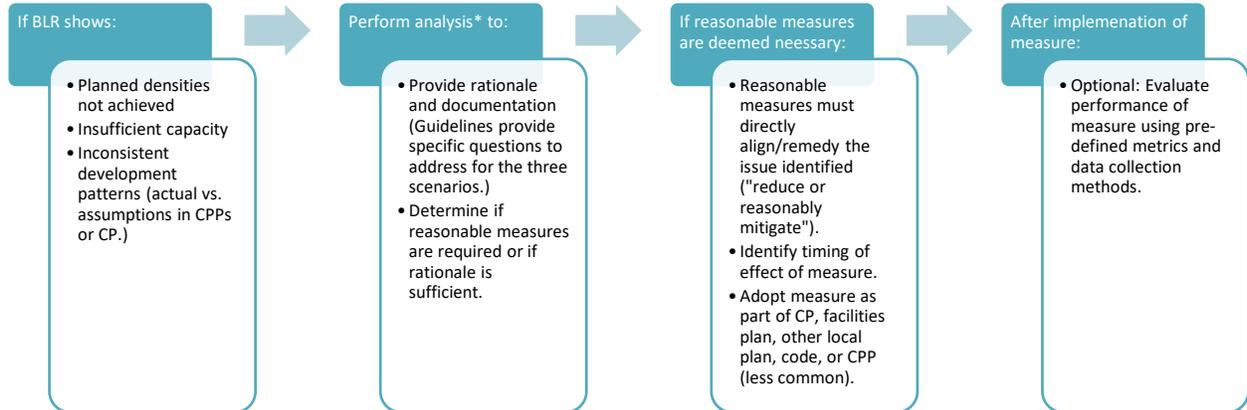
“Based upon the outcome of the assessment, reasonable measures must be adopted and implemented unless it is determined that they are not necessary to resolve the inconsistency. It is important that CPPs and/or administrative procedures outline how these determinations will be made and documented.”

Appendix B of the Guidelines provide a list of several reasonable measures that Buildable Lands counties currently used, with comments on measures that have a large or moderate impact on addressing issues related to density, capacity, or growth patterns.

## Recommendation

ECONorthwest evaluated the updated Guidelines and the recommendations related to reasonable measures. Conversations with County staff and through initial discussions with the subcommittee resulted in suggested updates to the County’s current list of reasonable measures and the applicability of these measures to align with the Guidelines.

Exhibit 1. Summary of process for determining whether reasonable measures are required.



Source: Department of Commerce Buildable Lands Guidelines (2018) pp. 42-45

\*Note: Guidelines state: "It is important that CPPs and/or administrative procedures outline how these determinations will be made and documented."

Based on the required updates related to reasonable measures defined in the Guidelines, ECONorthwest recommends adding the following elements to the reasonable measures matrix in Appendix D of the Countywide Planning Policies (CPPs):

- Identification of measures applicable to issues defined in the Guidelines—planned densities not achieved; insufficient capacity; or inconsistent development patterns
- Scale of impact of each measure, aligning with comments on certain measures provided in Appendix B of the Guidelines. Jurisdictions may need to apply multiple measures to address an issue if the scale of impact is small.

Appendix D in the "Snohomish County Method Alternatives and Evaluation Criteria" memorandum provides the proposed updated matrix. It is also provided on the next page(s).

# Reasonable Measures Matrix Recommended Updates

- Directly applicable
- Partially applicable

Measures to increase density	Applicability of Measure											Additional metrics		
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/ increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents dev. in critical areas	Issue Category			Scale of impact
											Planned Densities not Achieved	Insufficient Capacity	Inconsistent Dev. Patterns	
<b>Measures that increase Residential Capacity</b>														
Permit Accessory Dwelling Units (ADUs) in single family zones.	□		●	□	●		●					□		Small
Provide Multifamily Housing Tax Credits to Developers	●		●	●	□		□	●				□		Small-Moderate
Provide Density Bonuses to Developers	●	□	□	□	□		●	●				□		Small-Moderate
Transfer/Purchase of Development Rights	●	□	□	□			□					□		Small-Moderate
Allow Clustered Residential Development	□			●			□	□		●		□		Moderate
Allow Co-housing	□	□	□	□	●							□		Small
Allow Duplexes, Townhomes, and Condominiums	□		□	●	●		□					□		Moderate
Increase Allowable Residential Densities	●				□							□	□	High
Mandate Maximum Lot Sizes	●						□	●				□		High
Mandate Minimum Residential Densities	●						□	●				□	□	High
Reduce Street Width Standards	●						□	●				□		Small
Allow Small Residential Lots	●				●		□	●				□		Small
Encourage Infill and Redevelopment	●	●	●				□	●				□		Small-Moderate
Enact an inclusionary zoning ordinance for new housing developments	□			□	●							□		Small-Moderate
Plan and zone for affordable and manufactured housing development	□			●	●							□		Small-Moderate
<b>Measures that increase Employment Capacity</b>														
Develop an Economic Development Strategy						●						□		Small-Moderate
Create Industrial Zones		□				●						□		Small-Moderate
Zone areas by building type, not by use	●					●						□		Moderate
Develop or strengthen local brownfields programs		●	●									□		Small-Moderate

- Directly applicable
- Partially applicable

Measures to increase density	Applicability of Measure										Additional metrics			Scale of impact once implemented
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/ increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents dev. in critical areas	Issue Category			
											Planned Densities not Achieved	Insufficient Capacity	Inconsistent Dev. Patterns	
<b>Measures that support increased densities</b>														
Encourage the Development of Urban Centers and Urban Villages	●	□	□	□	□	□					□			Moderate-High
Allow Mixed Uses	□	□	□	□	□			●	●		□	□		Low
Encourage Transit-Oriented Design	□			□	□	□	●	●			□			Moderate-High
Downtown Revitalization	□	●	●	□	□	●	□				□		□	High
Require Adequate Public Facilities	□						●				□			Small-Moderate
Specific Development Plans	□	□	□	□	□	□	□			□	□			Moderate-High
Encourage Transportation-Efficient Land Use	□			□	□	□	□				□			Small-Moderate
Urban Growth Management Agreements	□						□	●		□	□			Small
Create Annexation Plans	□						□	●		□	□			Small-Moderate
Encourage developers to reduce off-street surface parking	□						□	□			□			Small-Moderate
Implement a program to identify and redevelop vacant and abandoned buildings	□	●				□	□				□			Small-Moderate
Concentrate critical services near homes, jobs, and transit							●	●			□			Small
Locate civic buildings in existing communities rather than in Greenfield areas							□	□			□			Small
Implement a process to expedite plan and permit approval for smart growth projects	□	□	□	□	□	□	□	□		□	□			Small
<b>Measures to mitigate the impact of density</b>														
Design Standards									●				□	Small
Urban Amenities for Increased Densities									●				□	Small
Conduct community visioning exercises to determine how and where the community will grow									●				□	Small
<b>Other measures</b>														
Mandate Low Densities in Rural and Resource Lands									●				□	Small
Urban Holding Zones									●			□		Moderate-High
Capital Facilities Investments							●	●				□		High
Environmental Review and Mitigation Built into the Subarea Planning Process	□	□	□	□	□	□	□	□	□	□			□	Small
Partner with nongovernmental organizations to preserve natural resource lands										●			□	Small

## Potential Measures to Add

Name	Description	Scale of Impact
Administrative and Procedural Reforms	Key consideration: how to streamline the review process and still achieve the intended objectives of local development policies	Small
Streamline Zoning Code and other Ordinances	The policy is intended to increase density and lower housing costs.	Small to moderate
Preserving Existing Housing Supply	Approaches include examples such as: housing preservation ordinances, housing replacement ordinances, etc.	Small to moderate
Re-Designate or Rezone Land for Housing	The policy increases opportunity for comparatively affordable multifamily housing and provides opportunities for mixing residential and other compatible uses.	Small to large
Allow Stacked Townhouses, Garden Apartments and larger-scale Apartments in high density zones		Small to large
Allow Live-Work housing or Mixed-use housing in commercial zones		Small to large
Allow small or "tiny" homes	Smaller homes allow for smaller lots, increasing land use efficiency. They provide opportunities for affordable housing, especially for homeowners.	Small
Parcel assembly	Parcel assembly can lower the cost of multifamily development because the City is able to purchase land in strategic locations over time. Parcel assembly is often associated with development of affordable housing (affordable to households with income below 60% of MFI), where the City partners with nonprofit affordable housing developers.	Small to large
Land Banking	Land banks support housing development by reducing or eliminating land cost from development, with the goal of increasing the affordability of housing	Small to large
Community Land Trusts	A land trust is typically a nonprofit organization that owns land and sells or leases the housing on the land to income-qualified buyers.	Small to large
Public Land Disposition	Land acquired with funding sources such as tax increment, EB-5, or through federal resources such as CDBG or HUD Section 108 can be sold or leased at below market rates for various projects to help achieve redevelopment objectives.	Small to moderate
Reduced / Waived Building Permit fee, Planning fees, or SDCs	Programs that reduce various development fees as an incentive to induce qualifying types of development or building features.	Small
Scaling SDCs to Unit Size	Offering lower SDC for smaller units can encourage development of smaller units, such as small single-family detached units or cottage cluster units.	Small to moderate
SDC Financing Credits	May help to offset the an SDC charge, which is a one-time fee that is issued when there is new development or a change in use.	Small to moderate
Sole Source SDCs	Retains SDCs paid by developers within a limited geographic area that directly benefits from new development, rather than being available for use city-wide.	Small to moderate
Fees or Other Dedicated Revenue	Directs user fees into an enterprise fund that provides dedicated revenue to fund specific projects.	Not listed

Name	Description	Scale of Impact
Reimbursement District	A Reimbursement District is a cost sharing mechanism, typically Initiated by a developer. The purpose is to provide a reimbursement method to the developer of an infrastructure improvement, through fees paid by property owners at the time the property benefits from the improvement.	Small to moderate
Linkage Fees	Linkage fees are charges on new development, usually commercial and / or industrial development only, that can be used to fund affordable housing.	Small to moderate
Nonprofit Corporation Low Income Housing Tax Exemption	Land and improvement tax exemption used to reduce operating costs for regulated affordable housing affordable at 60% AMI or below.	Small to moderate
Low-Income Rental Housing Tax Exemption	The low-income rental housing program exemption lasts 20 years. Rents must reflect the full value of the property tax abatement and City can add additional criteria.	Small to moderate
Construction Excise Tax (CET)	CET is a tax assessed on construction permits issued by local cities and counties. The tax is assessed as a percent of the value of the improvements for which a permit is sought, unless the project is exempted from the tax.	Depends on amount of available funding
Phasing/tiering Urban Growth	From Guidelines appendix B	
Creative Use of Impact Fees	From Guidelines appendix B	
Promote Vertical Growth	From Guidelines appendix B	
Narrow Streets/Reduce Street Width	From Guidelines appendix B	
Allow for alternative sanitary sewer systems in unincorporated UGAs	From Guidelines appendix B	
Remove preplanning allowances in UGAs	From Guidelines appendix B	
Provide for regional stormwater facilities in unincorporated UGAs	From Guidelines appendix B	
Strengthen and amend policies to promote low impact development	From Guidelines appendix B	
Consolidated comprehensive plan land use designations	From Guidelines appendix B	
SEPA Categorical Exemptions for Mixed Use and Infill Development & Increased Thresholds for SEPA Categorical Exemptions	From Guidelines appendix B	