

Summary of Key Findings

A primary purpose of the GMA buildable lands analysis is to determine whether there is sufficient suitable land to accommodate the adopted population and employment growth allocations to urban growth areas. In a recent letter from the Washington State Department of Community, Trade and Economic Development (CTED) to buildable lands counties (dated March 16, 2007), CTED states that counties and cities “should identify inconsistencies [revealed by the buildable lands report] between actual and planned development patterns and densities, where such inconsistencies may prevent local governments from accommodating growth.” Appendix C of the Countywide Planning Policies provides additional clarification by stating that inconsistencies revealed by the buildable lands report include “not achieving urban densities or a lack of sufficient capacity.”

The following are the major findings of this Buildable Lands Report.

- Overall, at the countywide UGA level:
 - urban densities are being achieved consistent with GMA comprehensive plans, and
 - there is adequate land capacity to accommodate the adopted 2025 total UGA population and employment growth targets.
- At the individual UGA level, there appears to be a 2025 population growth target/capacity inconsistency within the Monroe UGA, and a 2025 employment growth target/capacity inconsistency within the Lake Stevens UGA.
- Within the SWUGA, which has enough overall capacity to accommodate projected 2025 growth, there appear to be 2025 population growth target/capacity inconsistencies within the cities of Bothell¹, Brier and Lynnwood.
- In addition, the following areas appear to have very minor deficits in capacity relative to the 2025 population and employment targets. They include the Gold Bar UGA and the City of Mill Creek for 2025 population, and the City of Brier, Town of Index, City of Marysville, and the Town of Woodway for 2025 employment². Given the uncertainties

¹ City of Bothell staff has indicated that there are methodological differences in the buildable lands analysis used in the King County portion of the City compared with the Snohomish County portion that pertain to the market availability reduction factors. On the King County side, the market availability reduction factors used are lower. City staff has indicated that if the King County factors were used on the Snohomish County portion of the City, the City’s population capacity would be higher. In addition, the City of Bothell stresses that they have surplus capacity of 1,323 households in the King County portion of the City (as documented in the King County 2007 Buildable Lands Report, September 2007) which offsets the population capacity deficit of 883 for the Snohomish County portion of the City.

² In each case, the deficit is less than 100. Differences in employment can be addressed by recognizing that growth in home-based occupations (a form of employment which is currently not part of the buildable lands evaluation of land supply) and occupancy of currently vacant commercial space in some cases will likely resolve these small discrepancies over time.

and limitations of the available data and methods, these minor differences do not demonstrate inconsistencies. Instead, they suggest it would be reasonable to review the initial results and monitor them closely over the next five year period.