



City of Everett

Buildable Lands Report

Department of Planning and Community Development
October, 2003

TABLE OF CONTENTS

SECTION	PAGE
Table of Contents	2
Figures and Tables	3
Introduction	5
Background – The State Mandate	5
Findings	9
Baseline Data Tables	11
Determining Additional Capacity	15
Additional Employment Capacity Analysis	21
Snohomish County’s Role – annual reporting	24
Report Methodology – Summary of Steps and Figures Used	26
Appendix A Revised Planning Area Map for 2004 / 2005 Comprehensive Plan Update	29
Appendix B data for Revised Subarea 4	30

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FIGURES	TITLE	PAGE
Figure 1	Snohomish County Urban Growth Areas	7
Figure 2	City of Everett Urban Growth Area	8
TABLES		
Table 1	Achieved Density by Zone	10
Table 2	Baseline Data	
2a	Population	11
2b	Gross Planning Area Acres	11
2c	Net Acres by Zone	11
2d	Environmentally Sensitive Acres	11
Table 3	Population Demographics	
3a	Dwellings - by type	12
3b	Dwellings – vacancy / persons per dwelling	12
3c	Ethnic Origin	13
3d	Age	13
3e	Income	13 & 14
Table 4	Buildable Lands - Additional Capacity	
4a	Vacant Undevelopable Acres	16
4b	Vacant Developable Acres	16
4c	Housing Unit Capacity on Vacant Land	16
4d	Population Capacity on Vacant Land	17
4e	Partly Used Acres	17
4f	Partly Used Land Housing Unit Capacity	17
4g	Population Capacity on Partly Used Land	17
4h	Redevelopable Land Acres	18
4i	Redevelopable Land Housing Unit Capacity	18
4j	Population Capacity on Redevelopable Land	18
4k	Buildable Land Total Acres	18
4l	Total Housing Unit Capacity	19
4m	Total Population Capacity in Planning Area	19
4n	Total Population Capacity in City Limits	19
4o	Population Calculations using County Methodology	20
Table 5	Employment Capacity	
5a	Total Employment Estimate	21
5b	Acres Commercial / Industrial Land – Planning Area	22
5c	Acres Commercial / Industrial Land – City Limits	22
5d	Additional Employment Capacity by Employment Sector	22
5e	City employment estimates using County Table	23

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This report has been accomplished to review the buildable land capacity for the City of Everett for the current planning period

EVERETT BUILDABLE LANDS

Introduction

The Buildable Lands Report is used to determine if sufficient land remains in Everett's Planning Area to accommodate expected population and employment growth within the current 20 year planning cycle. The current planning cycle started in 1992 and ends in 2012. This Report documents land supply / demand status as of April 1, 2001.

Findings can be summarized as follows:

Through the Buildable Lands process it has been determined there is a sufficient remaining supply of land in Everett's Planning Area to meet anticipated population and employment growth for the remainder of the current planning cycle.

If it had been determined that demand for land would exceed supply by or before the end of the planning cycle, the State's follow-up evaluation and course-correction process known as "Reasonable Measures" would be activated. This process looks at measures that can be taken to increase holding capacity. The last resort in Reasonable Measures is to increase the size of the Urban Growth Area. In the case of Everett and the southwest Snohomish County area, no "reasonable measures" action is called for at this time.

Background - The State Mandate

The Growth Management Act requires the state's fastest growing counties and their cities to take measures to contain urban growth and reduce sprawl in order to use the remaining land supply more efficiently and to better control service costs. Affected counties were given final authority to set urban growth boundaries and responsibility to report on land supply and demand findings. The cities in Snohomish County worked collaboratively with Snohomish County to respond to this mandate through Snohomish County Tomorrow, a consortium of elected officials from City's throughout the County working with County officials.

According to the Growth Management Act (RCW 36.70A.215) affected counties, including Snohomish County¹, are required to, "review the actual densities of development under their GMA comprehensive plans and development regulations and to inventory the vacant, partly used and redevelopable land under their jurisdiction." The Act also calls for a projection of how demand for land in the future, through growth in population and employment, will impact the supply of land still available for development.

¹

Affected counties include Clark, Kitsap, Pierce, King and Snohomish.

A key requirement of the Act calls for drawing of Urban Growth Boundaries (UGBs) around Urban Growth Areas (UGAs). The intent of the Boundaries is to separate urban areas from rural and resource lands. The UGAs drawn by Snohomish County were intended to contain the previously noted 20 years of population and employment growth, through 2012.

In the southwest portion of Snohomish County, County staff considered all of the urbanized area, including Everett, to be a single UGA (FIG 1). Therefore the county's recently produced Buildable Lands Report covers all of southwest Snohomish County in addition to its other UGAs, i.e. those around Monroe, Arlington, Lake Stevens etc.

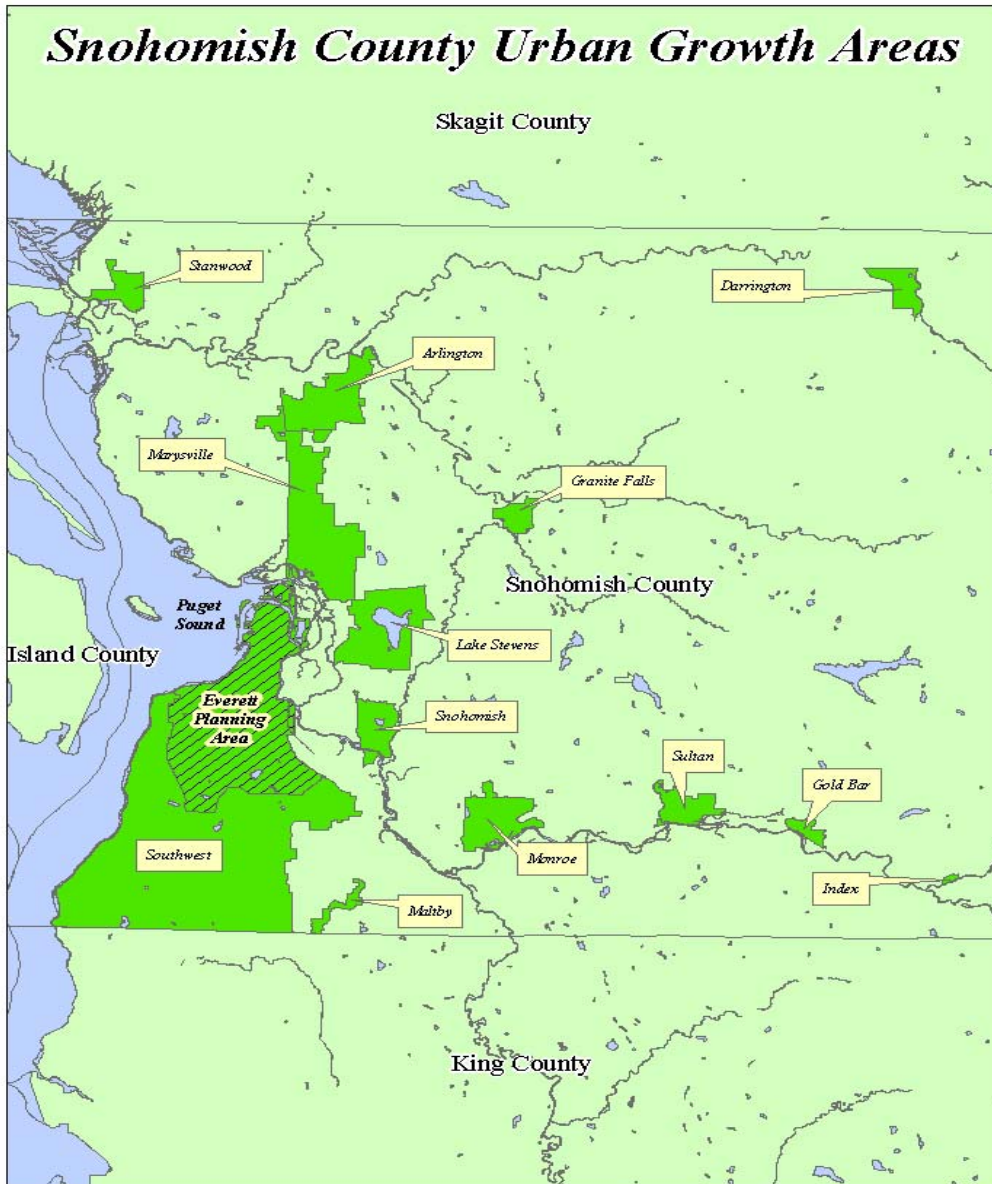
This City-produced Report looks specifically at Everett's six planning Subareas which represented the area the City planned to annex over the next 20 years in 1992. More information on subsequent changes to the Planning Area is provided in the Appendices.

This is the second time Everett has inventoried and reported on demand and supply of land under GMA. In the original 1992 study, Everett used its own methodology based on State of Washington directions to communities. Each jurisdiction used their own methodology throughout Snohomish County and the effort was not coordinated for consistency to the extent it was done in the 2001.

Since that time advances in computer mapping and data management capabilities have significantly advanced, along with accuracy and flexibility in processing and displaying data.

Production of this Report was made possible by use of a Geographic Information System (GIS) linked to County Assessor's files and relevant City data files. As a result of the role of such technologies, this is a more accurate report compared to 1992. While the 1992 survey work was valuable, the current Report sets the standard and will provide a comparative basis for future studies. Where feasible, comparisons between the 1992 and 2002 reports were included for illustrative purposes.

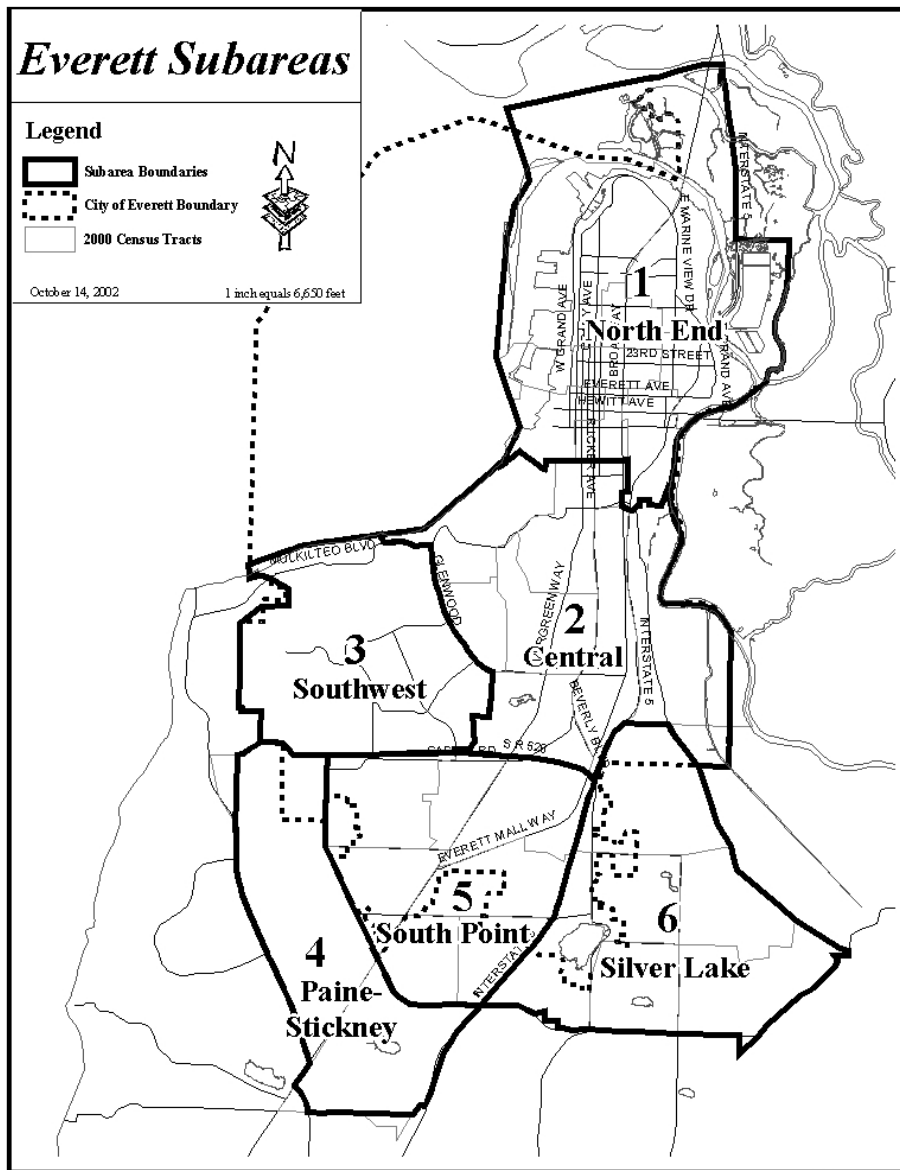
FIG 1 Urban Growth Areas in Snohomish County



Everett has been divided into 6 planning Subareas to facilitate data management and to allow examination of how each of the Subareas is performing in regard to land use policies and regulations.

NOT: The Planning Area for the new 10 year update has been modified. Areas 4 and 6 have been reduced through the Municipal Urban Growth Area (MUGA) process. See Appendix "A."

Fig 2 Everett Planning Area with Subareas



See Appendix A for a map revision information.

Findings – 2002 Buildable Lands Report

The questions posed by the Buildable Lands mandate are: (1) have affected jurisdictions achieved the County's minimum "urban" density goal of 4 residential units per acre, (2) have we used less than half of the remaining buildable land that was estimated to exist in 1992 and (3) are we achieving the densities called for in goals and policies found in Everett's 1994 GMA-based Comprehensive Plan?

1. Everett is achieving urban densities within its growth area consistent with requirements of the Growth Management Act and the City's adopted GMA Comprehensive Plan.

During the period from 1995 to 2000, a period of time when Everett's GMA Comprehensive Plan and related development regulations were in effect, the Multiple Family R-3 zone averaged 19 units per acre; in the R-4 zone, average density was 31 units per acre, and R-5 netted 77 units per acre.

In the single family residential zones city-wide, density for projects built during the period in the R-S zone was 4.4 units per acre, in R-1 density was 5.4 units per acre, and in R-2, 7.1 units per acre was reported. A comparison of this set of anticipated City density numbers to the actual achieved density table (Table 1) on the next page, gives an idea of the affect of implementation of the GMA Comprehensive Plan.

2. There is sufficient residential and employment land capacity within the existing Everett UGA to accommodate the remaining portion of the adopted 2012 population and employment targets.

This statement is based on one of the conditions for expansion of UGAs under Countywide Planning Policy UG-14. The policy states that in order to consider expanding UGA boundaries, "population within (a given) UGA since the start of the twenty –year planning period, (must) equal(s) or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period. . ."

Everett's UGA (the City's part of the SWUGA) has grown by 27,950 persons, or 25%. Based on the original City UGA population capacity calculated in 1992. The reported growth would have used 73% of the target capacity. However, we determined the total population capacity to be 174,884 in this report. Therefore Everett has used 44.3% of it's population holding capacity, and so has not crossed the 50% threshold, i.e. more than half of the capacity remains at the mid point of this planning period (see table 4o, page 20).

During this period Employment growth used 20% of remaining capacity as of 2000.

3. Everett is achieving the densities in development projected in the Comprehensive Plan.

ACHIEVED DENSITY BY ZONE 1995 to 2000
Residential units constructed

Table 1

NOTE: Residential density is expressed in dwelling units per acre (du/ac).

Land Use Designation (residential)	Zone	Goal Density units per acre	Density Achieved ² 1995 to 2000 units per acre
1.1	R-S	3 - 5 du/ac	4.4 du/ac
1.2	R-1 and R-2	5 - 10	R-1 = 5.38 R-2 = 10.53
1.3	R-1(A) or R-2	10 - 12	R-1(A) ³ = 10.53 R-2 = 7.08
1.4	R-2(A)	12 - 15	10.53 ³
1.5	R-3(L)	15 - 20	14.71
1.6	R-3	20 - 29	18.70
1.7	R-4	30 - 50	31.04
1.8	R-5	50 +	76.61
4.4	C-1 (non core)	20 - 29	9.15 ⁴
Down town core area			
3.1	B-2	25	3.44
	B-3	25	211 actual 25 assumed ⁵
	C-2 (core)	25	160 actual ⁶ 25 assumed
	C-1 (core)	25	25 assumed, no activity

The preceding density table indicates the City is achieving its density targets. The downtown core area is starting to see new market rate housing development. If the high construction density trend established by early projects continues, and if the new Arena is used as planned, the downtown core area will see improved support and use of local business activity, including night life indicative of a vibrant core area.

² City Wide 1995 to 2000

³ Assumed density - no project experience in this zone classification. The "A" designation is for "attached" which is expected to yield slightly higher densities.

⁴ C-1 is the same density range as R-3 but most C-1 land is commercial, not residential.

⁵ The 211 units per acre number is based on a limited number of projects. More time to monitor construction activity is needed.

⁶ *ibid.*

Baseline Data -

EVERETT PLANNING AREA

Table 2a ***Population by Subarea***

Subarea	1	2	3	4	5	6	Total
Population	27,800	27,584	6,001	9,542	39,757	24,802	135,486

Source: 2000 Census

Table 2b ***Gross Acres***

Subarea	1	2	3	4	5	6	Total
Gross Acres of Land	7,368	5,547	3,523	3,326	4,164	4,837	28,865

Source: Snohomish County Assessor's digital parcel data

Table 2c ***Net Acres Zoned For:***

Subarea	1	2	3	4	5	6	Total
SFR (R-S, R-1, R-1A, R-2, R-2A)	801	2,720	818	0	983	3,380	8,702
MFR (R-3L, R-3, R-3 W/CONT, R-4, R-5)	294	227	260	1,141	1,488	275	3,685
Commerc. (R-4 C-O, R-5 C-O, R-5 O, B-1, B-2, B-2B, B-3, C-1, C-1R, W-C)	291	300	8	392	611	279	1,880
Industrial (C-2, M-M, M-1, M-2, M-S)	1,923	188	2,223	1,576	873	0	6,783
Agric. (A-1)	490	790	0	0	0	57	1,337
Parks (P)	255	205	1	0	209	27	697

Source: Sno. Co. Assessor's digital parcel data, zoning and Sub Area boundary layers, and aerial images

Table 2d ***Environmentally Sensitive Acres***

Subarea	1	2	3	4	5	6	Total
Acres Env. Sens. Land	56	535	740	182	472	640	2,625

Source: Digital ESA maps, including wetlands, streams, steep slopes and buffers

Population Demographics

Table 3a **DWELLINGS BY TYPE:**

Subarea	1	2	3	4	5	6	Total
Number of Dwelling Units (2001 Sno. Co. Assessor's Data)	11,042	13,189	2,133	4,582	17,164	9,870	58,172
# Single Fam. Units	5,560	7,195	1,750	1,039	3,760	6,848	26,152
% Single Fam.	50%	54%	82%	22%	22%	69%	45%
# Duplex Units	618	1,124	52	192	557	202	2,745
% Duplex	6%	9%	2%	4.4%	3%	2%	5%
# Tri & Fourplex Units	783	395	4	52	417	76	1,727
% Tri & Fourplex	7%	3%	0.2%	1%	2%	0.8%	3%
# MFR Units	3,979	4,375	205	2,014	10,684	1,925	23,182
% MFR	36%	33%	10%	44%	62%	20%	40%
# Mobile Home Parks	102	100	125	1,285	1,747	831	4,190
% Mobile Home Parks	0.9%	0.7	6%	28%	10%	8%	7%

Source: 2001 Snohomish County Assessor's digital parcel data (land use codes)

Table 3b **Vacancy Rates / Persons Per Household**

Sub Area	1	2	3	4	5	6	Total
Average Home Vacancy Rate	2.49	1.39	1.20	5.00	2.09	1.40	2.06
Average Rental Vacancy Rate	6.10	5.29	18.70	4.15	7.13	2.28	5.69
Persons per Dwelling	2.26	2.50	2.77	2.42	2.46	2.77	2.63

Source: 2000 Census

Population Demographics (Cont)

Table 3c *Ethnic Origin:*

Subarea	1	2	3	4	5	6	Total
% White	82.4	86.9	83.4	77.5	75.2	85.2	81.8
% Black	3.6	1.8	2.1	3.2	4.5	1.9	2.9
% Asian	3.8	4.6	9.0	6.9	9.1	6.5	6.7
% Am. Ind.	2.1	1.4	0.7	1.1	1.3	0.8	1.2
% Other	7.9	5.1	4.4	11.1	9.6	5.4	7.3

% Hispanic*	6.8	4.8	4.3	10.2	9.5	3.7	6.6
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* *Hispanic is not considered an ethnic minority*

Source: 2000 Census

Table 3d *Age Group by Percentage (%):*

Subarea	1	2	3	4	5	6	Total
Under 18	22	25	27.8	25	27.3	27.9	25.8
18-24	15.5	8.3	6.0	11.3	13.7	8.1	11.4
25-34	16.4	15.6	12.2	18.4	19.8	13.7	16.7
35-44	16.1	17.3	18.3	16.5	16.3	19.0	17.1
45-54	12.0	13.8	17.3	12.1	10.2	15.1	12.6
55-64	6.4	7.3	9.5	7.2	5.6	7.8	6.8
65-74	4.7	5.2	5.6	4.7	3.7	4.7	4.6
75-84	4.6	5.0	2.9	3.8	2.7	2.8	3.7
85 & above	2.0	2.0	0.5	1.1	0.7	0.9	1.3

Source: 2000 Census

Table 3e *Number of Households by Income Group:*

Subarea	1	2	3	4	5	6	Total
Under \$10,000.00	1,377	680	56	157	946	302	3,518
10,000-20,000	2,016	1,318	205	363	1,566	487	5,955
20,000-30,000	1,851	1,479	182	582	2,081	582	6,757
30,000-40,000	1,467	1,422	328	612	1,986	883	6,698
40,000-50,000	1,152	1,333	365	637	2,222	1,025	6,734
50,000-75,000	1,682	2,521	1,000	868	3,687	2,932	12,690
75,000-100,000	646	1,136	729	246	1,158	2,041	5,956
100,000+	452	854	706	144	750	1,627	4,533
Total # of Households	10,643	10,743	3,571	3,609	14,396	9,879	52,841

Source: 1997 PSRC income estimates and 1990 census tracts

Population Demographics (Cont)

Table 3e (cont)

Household Income (\$1,000) by Group by Percentage (%):

Subarea	1	2	3	4	5	6	Total
Under \$10,000	12.9	6.3	1.6	4.4	6.8	3.1	6.7
10,000-20,000	18.9	12.3	5.7	10.1	10.9	4.9	11.3
20,000-30,000	17.4	13.8	5.0	16.1	14.5	5.9	12.8
30,000-40,000	13.8	13.2	9.2	17.0	13.8	9.0	12.7
40,000-50,000	11.0	12.4	10.2	17.7	15.4	10.4	12.7
50,000-75,000	15.8	23.5	28.0	24.1	25.6	29.7	24.0
75,000-100,000	6.0	10.6	20.4	6.8	8.0	20.7	11.3
100,000+	4.3	7.9	19.8	4.0	5.2	16.5	8.6

Source: 1997 PSRC income estimates and 1990 census tracts

Median H'hold Income (\$)	30,752	44,837	65,510	40,245	43,194	65,486	52,878
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Source: 1997 PSRC income estimates and 1990 census tracts

Determining Additional Capacity

The first step in determining additional population and employment capacity is to identify the location and quantity of buildable (developable) land. This is done by applying predetermined criteria for three different categories of developable land to the assessor's parcel* data. The three categories of parcels are: (1) vacant, (2) partially used, and (3) redevelopable (criteria is discussed on page 23).

Once buildable parcels are identified, other factors such as zoning, infrastructure needs and availability, public use, and environmentally sensitive areas are factored in. And finally, assumptions about market demand**, vacancy rates and occupancy rates by household type or employment density are considered, assigned numeric values and factored in.

Much of the work leading to accepted assumptions used in both this Report and the County's report was done through a technical committee of planners with the public invited to attend and comment. Oversight came from planning directors and ultimately the elected officials comprising the Snohomish County Tomorrow group and finally, the Snohomish County Council.

This specific Report is intended for use by City decision makers and the public and is not included in the County's report to the State.

* AKA: lots, or properties.

** What are the odds owners will sell?

The following represents the steps followed in Everett's Buildable Lands calculations.

Buildable Lands – Additional Capacity

Vacant Land

Table 4a *Acres Undevelopable or Unlikely-to-Develop :*

Sub Area	1	2	3	4	5	6	Total
Publicly-owned (city, county, state, fed.-owned, schools, parks, etc.)	980	910	178	47	476	234	2,825
Open Space (publicly & privately-owned)	8	83	225	35	35	395	781
Other (private schools, private roads, golf courses, cemeteries, etc.)	56	144	0	4	51	30	286
Total	1,045	1,138	403	87	561	659	3,892

Source: 2001 Sno. Co. Assessor digital parcel data and agency proofing

Vacant Land

Table 4b *Gross Buildable Acres Vacant Developable Land:*

Subarea	1	2	3	4	5	6	Total
SFR	11.75	106.83	43.02	0.00	55.01	282.21	498.82
MFR	11.02	8.14	27.48	182.69	82.83	15.69	327.85
Commerc.	25.20	7.74	2.05	31.84	50.81	31.03	148.67
Industrial	0.70	0.00	0.00	0.00	0.00	0.00	0.70
Total	48.67	122.71	72.55	214.53	188.65	328.93	976.04

Source: Snohomish County PDS Buildable Lands Draft 4 data

Vacant Land

Table 4c *Additional Housing Unit Capacity on Vacant Developable Land:*

Subarea	1	2	3	4	5	6	Total
SFR	86	489	184	0	351	1,256	2,366
MFR	281	248	586	2,365	1,583	344	5,407
Commercial	537	78	3	114	647	97	1,476
Industrial	63	0	0	0	0	0	63
Total Add'l Dus	967	815	773	2,479	2,581	1,697	9,312

Source: Snohomish County PDS Buildable Lands Draft 4 data

Where residential capacity is indicated in the industrial category, the reference is based on the C-2 zone west of the down town core area.

Buildable Capacity (Cont)

Table 4d **Additional Population Capacity on Vacant Developable Land:**

Subarea	1	2	3	4	5	6	Total
Total Add'l Population	1,848	1,847	1,556	4,591	5,024	4,013	18,879

Source: Source: Snohomish County PDS Buildable Lands Draft 4 data

Partially-Used Land

Table 4e **Acres Partially-Used Land:**

Subarea	1	2	3	4	5	6	Total
SFR	5.40	289.77	91.50	0.00	98.75	458.52	943.94
MFR	2.90	9.28	0.62	303.10	139.83	52.76	508.49
Commerc.	11.61	14.52	0.00	45.60	46.66	13.94	132.33
Industrial	1.88	0.00	0.00	0.00	0.00	0.00	1.88
Total	21.79	313.57	92.12	348.70	285.24	525.22	1,586.64

Source: Snohomish County PDS Buildable Lands Draft 4 data

Table 4f **Additional Housing Unit Capacity on Partially-Used Land:**

Subarea	1	2	3	4	5	6	Total
SFR	11	632	182	0	263	941	2,029
MFR	21	40	541	1,475	573	284	2,934
Commerc.	42	24	3	102	152	31	354
Industrial	39	0	0	0	0	0	39
Total Add'l Dus	113	696	726	1,577	988	1,256	5,356

Source: Snohomish County PDS Buildable Lands Draft 4 data

Where residential capacity is indicated in the industrial category, the reference is based on the C-2 zone west of the down town core area.

Table 4g **Additional Population Capacity on Partially-Used Land:**

Subarea	1	2	3	4	5	6	Total
Total Add'l Population	215	1,721	451	2,920	2,011	2,978	10,296

Source: Snohomish County PDS Buildable Lands Draft 4 data

Redevelopable Land

Table 4h *Acres Redevelopable Land*

Subarea	1	2	3	4	5	6	Total
SFR	0.00	22.70	7.60	0.00	20.69	147.46	198.45
MFR	14.27	27.69	0.00	139.77	91.19	42.93	315.85
Commerc.	30.44	10.21	0.00	9.21	19.72	0.73	70.31
Industrial	0.83	0.00	0.00	0.00	0.00	0.00	0.83
Total	45.54	60.60	7.60	148.98	131.60	191.12	585.44

Source: Snohomish County PDS Buildable Lands Draft 4 data

Table 4i *Additional Housing Unit Capacity on Redevelopable Land:*

SubArea	1	2	3	4	5	6	Total
SFR	0	65	21	0	71	297	454
MFR	191	300	0	1,104	676	294	2,565
Commerc.	411	21	0	26	112	2	572
Industrial	22	0	0	0	0	0	22
Total Add'l Dus	624	386	21	1,130	859	593	3,613

Source: Snohomish County PDS Buildable Lands Draft 4 data

Table 4j *Additional Population Capacity on Redevelopable Land:*

Subarea	1	2	3	4	5	6	Total
Total Add'l Population	1,170	758	53	2,093	1,639	1,303	7,016

Source: Snohomish County PDS Buildable Lands Draft 4 data

Total Population Capacity (Vacant, Partly-Used, & Redevelopable Lands)

Table 4k *Total Residential Buildable Land (acres):*

Subarea	1	2	3	4	5	6	Total
Single Family	17.16	419.68	142.13	0.00	177.50	888.20	1,644.67
Multifamily	28.33	45.26	34.94	625.68	316.29	111.38	1,161.88
Commerc.	62.26	33.07	2.05	86.66	117.20	45.72	346.96
Industrial	3.58	0.00	0.00	0.00	0.00	0.00	3.58
Total	111.33	498.01	179.12	712.34	610.99	1,045.30	3,157.09

Source: Snohomish County PDS Buildable Lands Draft 4 data

Table 4 l **Total Additional Housing Unit Capacity:**

Subarea	1	2	3	4	5	6	Total
Single Family	97	1,186	381	0	685	2,494	4,843
Multifamily	493	588	588	4,944	2,832	922	10,367
Commerc.	990	226	3	242	911	130	2,502
Industrial	124	0	0	0	0	0	124
Total	1,704	2,000	972	5,186	4,428	3,546	17,836

Source: Snohomish County PDS Buildable Lands Draft 4 data

Table 4m **Total Additional Population Capacity – Planning Area:**

Subarea	1	2	3	4	5	6	Total
Single Family	246	3,018	969	0	1,743	5,348	12,324
Multifamily	910	1,088	1,088	9,157	5,245	1,706	19,194
Commerc.	1,833	226	3	447	1,686	239	4,434
Industrial	244	0	0	0	0	0	244
Total	3,233	4,332	2,060	9,604	8,674	8,293	36,196

Source: Snohomish County PDS Buildable Lands Draft 4 data

Table 4n **Total Additional Housing Unit and Population Capacity – City Limits:**

Land Type	Add'l Housing Units	Add'l Population
Single Family	2,972	6,547
Multifamily	2,957	5,476
Commerc.	1,987	3,680
Industrial	120	221
Total	8,036	15,924

Table 4o

**Population calculations based on Snohomish County's
1/03 Buildable Lands Report Methodology.**

1992 Pop. Est.	2000 Pop. (census data)	2001 Pop. Est.	2002 Pop Estimate	1992 - 2002 Change			2002 Interpolated Population (based on 1992-2012 growth)	2002 Population Estimate Compared to Interpolated Population (% Diff.)	2012 Pop. Target	% of 1992- 2012 projected growth attained by 2002 (50% expected if growth is linear)	Total Pop Capacity*	Percent of Additional 1992- 2012 Capacity used as of 2002
				Absolute Change	% Change	Average Annual % Change						
111,772	135,486	138,688	139,722	27,950	25%	2.25%	130,886	+6.8%	150,000	73%	174,884	44.3

* This compares to a population holding capacity of 154,330 that was calculated for the 1994 Comprehensive Plan.

Additional Employment Capacity Analysis

Employment capacity estimates are based on existing, developed employee densities by zone, which are then applied to undeveloped or underdeveloped land with matching zones, according to development potential.

A baseline of “total employment” figures are provided in this Report. The alternative would be to use “Covered employment.” But since total employment represents all jobs held, this number provides a more accurate number for the purpose of buildable lands reporting.

Covered employment data, which is developed and used by the State Employment Security Division, only counts jobs “covered” by the Employment Security Act. Covered employment represents approximately 85% of total jobs.

Total employment figures used here were developed by the Puget Sound Regional Council (PSRC), and it’s based on covered employment as of March, 2000. Then the numbers were multiplied by PSRC conversion factors, as determined from regional employment surveys, with the resulting estimate of total employment. The total employment estimate does not include construction jobs. Government and education employment is taken as the same set of numbers for total and covered employment.

Table 5a **Total Employment by Sector (2000):**

Subarea	1	2	3	4	5	6	Total
MANU	2,706	*	24,468	5,402	1,376	*	33,952
WTCU	1,881	*	466	1,153	1,736	*	5,236
RET	2,751	2,751	233	1,572	4,882	1,381	13,570
FIRES	10,858	4,961	787	2,355	3,443	1,566	23,970
GOV	9,860	478	1,181	206	460	162	12,347
EDUC	1,173	897	0	134	1,113	370	3,687
Total:	29,229	9,087	27,135	10,822	13,010	3,479	92,762*

Source: 2000 PSRC covered employment estimates, aggregated by subarea using 2000 Census tract boundaries then adjusted to total employment by use of PSRC conversion factors.

* “An employment total is suppressed, indicated by an asterisk, if it represents less than three employers, or if 80 percent or more of that employment total is associated with one employer. Also, if only one number in a totaled row or column meets the suppression criteria, then one other number in that row or column is suppressed to prevent calculating the suppressed number.” – Puget Sound Regional Council

NOTE: “MANU” is Manufacturing, “WTCU” is warehousing, transportation, communications and utilities, “RET” is retail, “FIRES” is Finance, Insurance, Real Estate and Service, GOV and EDUC are Government and Education.

Total 2000 Employment for the Planning Area is **93,427** (Snohomish County use of PSRC point data without suppression, see “*” footnote above).

Employment Capacity (Cont)

Table 5b **Acres Commercial and Industrial Buildable Land:**

Subarea	1	2	3	4	5	6	Total
Commerc.	79.87	94.61	4.91	155.35	122.99	58.59	516.32
Industrial	951.14	83.21	1,335.75	228.84	104.10	0.00	2,703.04
Total	1,031.01	177.82	1,340.66	384.19	227.09	58.59	3,219.36

Source: 2001 Sno. Co. Assessor digital parcel data and zoning data

Table 5c **Everett City Limits Acres Commercial and Industrial Buildable Land:**

Land Type	Acres
Commerc.	442
Industrial	2,132

Source: 2001 Sno. Co. Assessor digital parcel data and zoning data

Table 5d **Additional Employment Capacity by Sector:**

Subarea	1	2	3	4	5	6	Total
MANU	1,533	761	10,684	589	1,472	0	15,039
WTCU	5,620	332	4,211	4,417	418	40	15,038
RET	871	390	54	746	612	416	3,089
FIRES	5,838	268	14	437	311	179	7,047
GOVED	970	21	26	0	0	0	1,017
Other	N. Marina, Port & County Campus property: 3,200					11	3,211
Total	18,032	1,772	14,989	6,189	2,813	646	44,441

Source: 2001 Snohomish County PDS Buildable Lands Draft 4 data

Table 5e

**Employment calculations based on Snohomish County's
1/03 Buildable Lands Report Methodology.**

Revised 1990 Employment Estimate	2000 Employment Estimate	<u>1990 - 2000 Change</u>			2000 Interpolated Employment (based on 1990-2012 growth)	2000 Employment Estimate Compared to Interpolated Employment (% Diff.)	2012 Employment Target	% of 1990- 2012 projected growth attained by 2000 (45% expected if linear growth assumed	Total Employ Capacity*	Percent of Additional 1990- 2012 Capacity Used as of 2000
		Absolute Change	Percent Change	Average Annual % Change						
77,465	93,427	15,962	20.6%	1.9%	100,435	-7.0%	128,000	31.6%	137,868	26.4%

revised 3/16/04

Snohomish County's Role

Reporting requirements

Snohomish County produces the annual Growth Monitoring Report based in part on building activity reports provided by Everett and the other Cities in the county. The information is compiled and used in the Buildable Lands report. The County Buildable Lands report is then sent to the State. All of the GMA counties in the State are required to send buildable lands reports.

In support of this activity, Snohomish County's Countywide Planning Policies (CPPs) UG-2c and HO-9 require that Snohomish County Tomorrow (SCT) develop and implement a coordinated, long range growth and housing monitoring program. Policy UG-2c1 lists a series of data indicators that make up the annual Growth Monitoring Report. The indicators are:

- * Estimated population and employment growth,
- * Annexations and Incorporations,
- * Residential and non-residential land consumption,
- * Land supply and land values relative to demographic changes, and
- * Availability and affordability of housing.

The first County Growth Monitoring Report was produced in 1997 as a result of amendments to the Growth Management Act. After that date all five of the GMA-affected counties and their cities started a collaborative monitoring program for the State.

Coordination

Snohomish County and its 20 cities coordinated efforts to establish and follow methodology at several policy levels. These included Snohomish County Tomorrow (SCT), the Planning Advisory Committee (PAC), the Technical Advisory Committee (TAC) and public input through open houses and County Council public hearings and policies in the County Wide Planning Policies (CPPs).

The CPPs serve as guidelines to accomplish the required tasks.

To further define buildable lands methodology, a report was produced for Snohomish County by the consulting firm, ECO Northwest. The report is called *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*.

Each year since the inception of the growth monitoring process, cities have reported growth activity to Snohomish County. That provided the baseline building activity and density data, or land demand data. Then, to aid in understanding the supply side, the County made available its assessor's database which provided detailed parcel level data for all properties in the County, including Everett. These two sides of the picture were then processed using newly available computer capabilities that examined lot sizes, utilization factors, zone data, utility information and other critical input in a formalized and standardized way. The data was linked to Geographic Information System (GIS) mapping software so that a graphic picture of constraint areas, growth activity areas and future potential growth areas became available in both map and data table formats. The County's Growth Monitoring / Buildable Lands Report for 2002 provides detailed information on how this work was carried out. Other than the preceding introduction, this report is focused mostly on findings for Everett's planning area and City limits.

The Buildable Lands Report and the annual Growth Monitoring Report, which are required by GMA, are produced by Snohomish County in cooperation with cities through the Snohomish County Tomorrow effort. Everett and the other cities support and are a part of the County process.

Report Methodology

The following steps took the form of an equation used by the computer to determine the needed data input and output. The various criteria were examined and approved by a technical advisory committee (TAC) comprised of staff from the County and cities. Those cities with GIS capabilities shared data and worked closely with the County in developing the reports.

Steps completed by Snohomish County Planning Development Services (PDS) supplemented with proofed and edited data contributed by the City of Everett were as follows:

DETERMINING ADDITIONAL POPULATION CAPACITY

1. Identify developable land

A. "Vacant" Developable Land-

- Parcels (of any size), not publicly owned or open space and with market improvement value less than \$10,000. Vacant parcels identified by querying the attribute data were then verified for vacancy using aerial images (by City staff).

B. "Partially Used" Land-

- SFR- Area greater than 15,000 sq. ft. and Improvement Value per Acre less than \$250,000
- MFR- Lot Coverage less than 15%
- COM and IND- Total Acres less than 2 and Lot Coverage less than 12% or Total Acres greater or equal to 2 and Lot Coverage less than or equal to 25%

C. "Redevelopable" Land-

- SFR- Area greater than 15,000 sq. ft. and Improvement to Land Value Ratio (I/L ratio) less than .5
- MFR- Area \geq 3,000 and I/L ratio $<$.75
- COM and IND- I/L ratio $<$ 1

Calculate Additional Housing and Population Capacity

Steps completed by the City of Everett for each of its sub areas using Buildable Lands (Draft 4) data:

2. Calculate additional dwelling units

- A. Dwelling units calculated by multiplying the gross buildable acres by the assumed density for that zone (avg. for 1995-2000 project permits by zone).

3. Apply reduction factors

- A. Prior to calculation of additional population capacity, “market availability” and “miscellaneous public purchase” reductions are applied. Snohomish County Planning Staff worked with City staff to determine these factors, which vary depending on type of developable land:
 1. Vacant Building Lots (Recently subdivided or approved)
 - Market Availability Reduction: 0%
 - Miscellaneous Public Purchase Reduction: 0%
 2. Remaining Vacant Parcels
 - Market Availability Reduction: 15%
 - Miscellaneous Public Purchase Reduction: 5%
 3. Partially Used Parcels
 - Market Availability Reduction: 30%
 - Miscellaneous Public Purchase Reduction: 5%
 4. Redevelopable Parcels
 - Market Availability Reduction: 30%
 - Miscellaneous Public Purchase Reduction: 5%

4. Calculate additional population capacity

Additional population capacity was calculated by multiplying the estimated number of additional dwelling units (DU) (with reductions applied) by the occupancy rate (OCC rate) by persons per household (PPH). For single family zones, the OCC rate applied to the Everett Planning Area is 95% and PPH is 2.68. For multifamily zones, the OCC rate is 95% and the PPH is 1.95.

Determining Additional Employment Capacity

Steps completed by Snohomish County PDS supplemented with proofed and edited data contributed by the City of Everett:

1. Calculate Additional Employees

- A. Additional employees are calculated by multiplying buildable acres times employment sector floor area ratio (FAR) x 43,560 / square foot per employee by sector*.

Steps completed by the City of Everett for each of its Subareas using Buildable Lands Draft 4 data:

2. Apply reduction factors:

- A. Vacant Parcels
 - Market Availability Reduction: 15%
 - Miscellaneous Public Purchase Reduction: 5%
- B. Partially Used Parcels
 - Market Availability Reduction: 30%
 - Miscellaneous Public Purchase Reduction: 5%
- C. Redevelopable Parcels
 - Market Availability Reduction: 30%
 - Miscellaneous Public Purchase Reduction: 5%

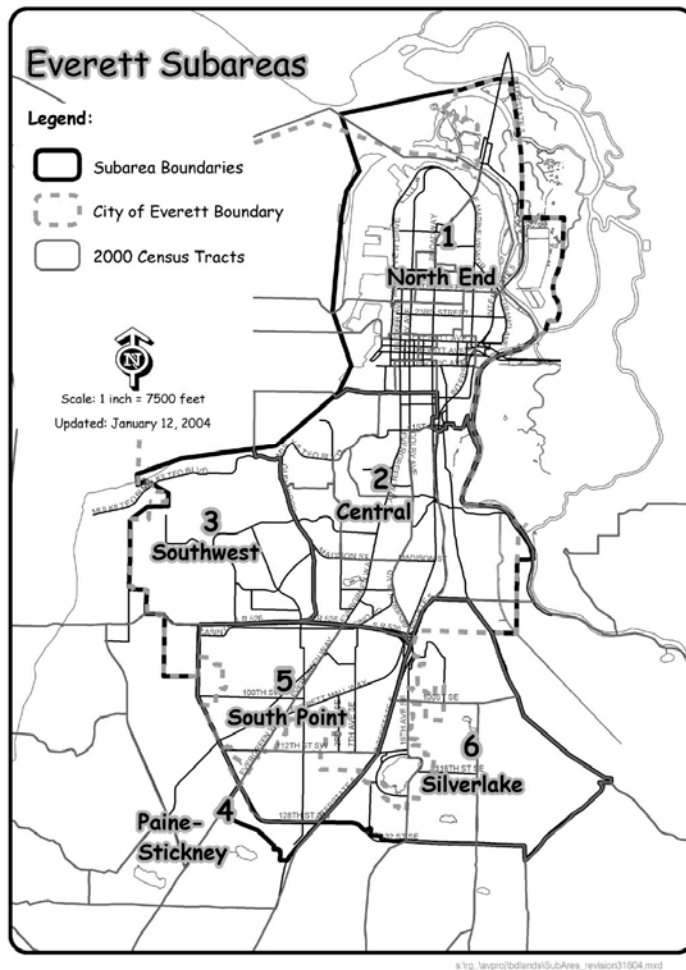
Source Documents and related materials used:

1. 1992 Everett Land Use Inventory
2. 2001 photo aerials
3. Snohomish County Assessor's records
4. City data tables for both city limits and planning area
5. CPP UG-14 (Buildable Lands in Snohomish County)
6. STC (Snohomish County Tomorrow) 1992 20 year adopted Population Projections.
7. ECO NW methodology Report
8. RCW 36.70A.215
9. Puget Sound Regional Council Data is at www.psrc.org/datapubs/pubs/saf2002.xls ,
http://www.psrc.org/datapubs/data/employment_est.htm
general data is at www.psrc.org, look under data and publications.
10. The 2002 Buildable Lands Report by Snohomish County is at <http://www.co.snohomish.wa.us/pds/1000-SCT/Report/Jan03OneRpt/rpttext.pdf>.

* Floor area ratio averages came from the 1994-95 Employment Land Capacity Analysis. Square foot per employee figures are from the ITE Transportation Manual.

Appendix A

Subsequent to production of the Buildable Lands report, the Everett City Council reviewed the Planning area and then reduced its boundaries, commensurate with agreements between the City, the County and surrounding jurisdictions. The resulting decision produced the revised map below. This new map will be used in future studies of the City's Planning Area.



Appendix B

This section contains Buildable Lands data for the new (smaller) Subarea 4. The Subarea was reduced in size with only two small areas remaining at the north and southeast ends of the previous Subarea. The change was made due to revised land use policies and agreements that made annexation of most of the area unlikely.

Two northern remaining parcels (owned by Boeing) were moved from Subarea 4 to Subarea 3, they total approximately 217 acres. The two Boeing parcels are considered “developed”, so no additional employment capacity exists on the parcels for the purposes of Buildable lands. It is recognized that the “typical” numbers represented in Buildable lands methodology will sometimes be higher or lower than employment levels used by various employers. There is no additional population capacity on these parcels.

The remaining area in the southeast portion will continue to be called Subarea 4. The new data for the area is reflected in the following table.

Revised Subarea 4 - Buildable Lands Figures

Table Name	Table Number	New Total
Planning Area Population	2a	

Notes

would need to derive by census block since area is smaller than the census tract(s) which encompass it.

Gross Acres – Total	2b	223.9 acres
Net Acres Zoned For SFR	2c	0
MFR	2c	64.84
Commercial	2c	159.06
Industrial	2c	0
Agric.	2c	0
Parks	2c	0

these are net acres

Environmentally Sensitive	2d	33.87 acres
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derived by using the UB_ACRES (unbuildable acres) field

Number of Dwelling Units - Total	3a	1398 units
#Single Fam. Units	3a	52 units
# Duplex units	3a	6 units
# Tri and Fourplex units	3a	0
# MFR Units	3a	1340 units
# Mobile Home Parks	3a	0

derived by using land use codes (PROPCLASSC). 111 = SFR, 130 & 141 = MFR, 121 = Duplex, then total the HU (housing unit) field

Vacant land – Acres Undevelopable or Unlikely-to-Develop Vacant Land	4a	
Publicly owned	4a	10.55 acres
Open Space	4a	

used the DSTATREV (Development Status- revised) field to query for vacant land. Checked the OWNER field.

Table Name	Table Number	New Total
Other	4a	
Total	4a	10.55 acres

Notes

use the DSTATREV to query for "VACANT", total GBACRES (gross buildable acres field) for each LANDTYPE

Gross Buildable Acres Vacant Developable Land	4b	
SFR	4b	0
MFR	4b	12.91 gross buildable acres
Commercial	4b	16.55 gross buildable acres
Industrial	4b	0
Total	4b	29.46 gross buildable acres

Additional Housing Unit Capacity of Vacant Developable Land	4c	
SFR	4c	0
MFR	4c	145
Commercial	4c	40
Industrial	4c	0
Total	4c	185 additional units

use the DSTATREV to query for "VACANT", total EV_ADDLHU (additional housing units - with reductions) for each LANDTYPE. **Important note** - in everettcapacity5.shp I applied the reduction factors to the raw data supplied by Sno. Co. (field name AHC_TOTAL) and put the totals with reduction factors applied (for additional housing unit capacity) in the field called EV_ADDLHU. Please see the appendix of Bob's report for information on reduction factors, etc.)

Additional Population Capacity on Vacant Developable Land	4d	
SFR	4d	0
MFR	4d	251
Commercial	4d	72
Industrial	4d	0
Total	4d	323 additional people

use the DSTATREV to query for "VACANT", total EV_ADDLPOP (additional population) for each LANDTYPE

Gross Buildable Acres Partially Used Land	4e	
SFR	4e	0
MFR	4e	8.13
Commercial	4e	25.53
Industrial	4e	0

use the DSTATREV to query for "PARTUSE", total GBACRES for each LANDTYPE

Table Name	Table Number	New Total
Total	4e	33.66 gross buildable acres

Notes

Additional Housing Unit Capacity of Partially Used Land	4f	
SFR	4f	0
MFR	4f	48
Commercial	4f	17
Industrial	4f	0
Total	4f	65 additional units

use the DSTATREV to query for "PARTUSE", total EV_ADDLHU (additional housing units - with reductions) for each LANDTYPE

Additional Population Capacity on Partially used land	4g	
SFR	4g	0
MFR	4g	78
Commercial	4g	29
Industrial	4g	0
Total	4g	107 additional people

use the DSTATREV to query for "PARTUSE", total EV_ADDLPOP (additional population) for each LANDTYPE

Gross Buildable Acres Redevelopable Land	4h	
SFR	4h	0
MFR	4h	5.71
Commercial	4h	2.56
Industrial	4h	
Total	4h	8.27 gross buildable acres

use the DSTATREV to query for "REDEV", total GBACRES for each LANDTYPE

Additional Housing Unit Capacity on Redevelopable Land	4i	
SFR	4i	0
MFR	4i	70
Commercial	4i	7
Industrial	4i	0
Total	4i	77 additional units

use the DSTATREV to query for "REDEV", total EV_ADDLHU (additional housing units - with reductions) for each LANDTYPE

Additional Population Capacity on Redevelopable Land	4j	
SFR	4j	0

use the DSTATREV to query for "REDEV", total EV_ADDLPOP (additional population) for each LANDTYPE

Table Name	Table Number	New Total
MFR	4j	96
Commercial	4j	7
Industrial	4j	0
Total	4j	103 additional people

Notes

Total Residential Buildable Land (acres)	4k	
SFR	4k	0
MFR	4k	26.76
Commercial	4k	44.26
Industrial	4k	
Total	4k	71.02 gross buildable acres

use the DSTATREV to query for "REDEV", "PARTUSE" and "VACANT", total GBACRES for each LANDTYPE

Total Housing Unit Capacity	4l	
SFR	4l	0
MFR	4l	263
Commercial	4l	64
Industrial	4l	0
Total	4l	327 additional units

use the DSTATREV to query for "REDEV", "PARTUSE" and "VACANT", total EV_ADDLHU for each LANDTYPE

Total Additional Population Capacity	4m	
SFR	4m	0
MFR	4m	426
Commercial	4m	107
Industrial	4m	0
Total	4m	533 additional people

use the DSTATREV to query for "REDEV", "PARTUSE" and "VACANT", total EV_ADDLPOP for each LANDTYPE

Total Covered Employment by sector	5a	
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these numbers came from PSRC 2000 covered employment data by census tract, cannot split into smaller levels

Acres Commercial and Industrial Buildable Land	5b	
Commercial	5b	44.26
Industrial	5b	0
Total	5b	44.26

use DSTATREV to query for "REDEV", "PARTUSE" and "VACANT", total GBACRES for each LANDTYPE

Table Name	Table Number	New Total	Notes
Additional Employment Capacity by Sector	5d		Total each of the sectors' by development status (example: MANU_P + MANU_R + MANU_V - manufacturing partially used, redevelopable, and vacant) to derive total additional employment capacity for the sector. Apply the reduction factors based on development status.
MANU	5d	49	
WTCU	5d	57	
RET	5d	184	
FIRES	5d	44	
GOVED	5d	0	
Other	5d	0	
Total		334 additional employees	

end