

**KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL**

**AGENDA TITLE:** Urban Growth Capacity Study (Buildable Lands)

**PRESENTED BY:** Interjurisdictional Staff Team (IJT)

**Topics for Discussion:**

The periodic update of the Urban Growth Capacity Study, also known as the *Buildable Lands Report*, is due two years in advance of the 2023 periodic comprehensive plan update. To allow for adequate time to update and adopt the Countywide Planning Policies and growth targets in advance of the comprehensive plan updates, the IJT is proposing to complete the study for the Growth Management Planning Council’s approval in June 2020. City and County staff will begin data collection and reporting in 2019 to support this schedule.

**Background**

The Review and Evaluation Program was established as a part of the Growth Management Act in 1997, and outlines the requirements for the Urban Growth Capacity Study. This program requires counties and their cities to evaluate the density and location of recent development, identify land available for development, and calculate the capacity available to accommodate planned growth within the urban area. King County coordinates the development of the study in consultation with cities. Three reports have been produced: 2002, 2007, and 2014. Each report has consistently found that the county as a whole has sufficient urban capacity to accommodate planned growth and that surplus capacity has increased in every cycle since the 2002 report while still accommodating significant levels of growth.

In 2017, the State Legislature passed a major revision to the program and established new requirements. The additional requirements are contingent upon completion of revised program guidelines in December 2018 and the appropriation of additional funding for implementation from the Department of Commerce in 2019. The new requirements mandate cities and the county to assess whether planned urban densities are being achieved and whether growth targets are being met, in addition to assessing whether there is sufficient capacity to accommodate adopted growth targets. Adopting reasonable measures in comprehensive plans may be required should any of these three requirements not be met. The new requirements also compel jurisdictions to:

- More thoroughly document and research the “market factor” applied to developable capacity to account for landowner preference not to develop over the 20-year planning horizon.
- Evaluate the effects of development regulation changes on developable capacity.
- Evaluate how significant infrastructure gaps affect developable capacity.

While this review must be completed by each jurisdiction, through IJT and a technical subcommittee, topics will be addressed collaboratively to provide efficiencies and share resources where possible. The IJT and the technical subcommittee will review and report on the program’s methodology, per 2016 Comprehensive Plan workplan action 19, after the Department of Commerce guidance is finalized and 2019 funding is allocated.

The 2020 Urban Growth Capacity Study will evaluate urban development 2012-2017, adopted growth targets, and land use assumptions from 2015 comprehensive plans, in preparation for targeting and comprehensive plans for 2043.

**Timeline for 2020 Report**

2018: City and county staff will collaborate through the IJT and a technical subcommittee to work on the methodology. This collaboration will continue throughout report development.

2019: King County and cities will complete data collection and most analysis in 2019.

Updates to the Countywide Planning Policies may be required in 2019 to strengthen and clarify the collaborative approach to completing the report.

2020: First quarter: Compile findings and draft report

June: Growth Management Planning Council approval

July-September: King County Council approval

October - December: City ratification

**Next Steps:**

- Growth Management Planning Council will receive regular updates on the progress of the study, including the methodology.
- Continue discussions with Interjurisdictional Staff Team and technical subcommittee on methodology and necessary Countywide Planning Policy amendments.
- Monitor state legislative activity for program funding.
- Begin data production.