

**Troy Davis**

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**From:** Reid Shockey <rshockey@shockeyplanning.com>  
**Sent:** Monday, April 07, 2014 7:50 PM  
**To:** Paul Ellis; Troy Davis  
**Subject:** Fwd: Buildable Lands Report  
**Attachments:** PAC Recommendation 2035-Initial-Targets\_Feb-14-2013\_FINAL.PDF; PAC Draft 2035 Initial CPP Pop-Emp Targets.pdf; DRAFT\_AHC-initial summary table\_RGS\_Recalc#8.pdf; DRAFT\_AEC-initial summary table\_RGS\_Recalc#5.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

We should discuss

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

**From:** "Toy, Stephen" <Steve.Toy@co.snohomish.wa.us>  
**Date:** 04/07/2014 6:48 PM (GMT-08:00)  
**To:** Reid Shockey <rshockey@shockeyplanning.com>  
**Cc:** "Pruitt, Cynthia" <Cynthia.Pruitt@co.snohomish.wa.us>  
**Subject:** RE: Buildable Lands Report

Correct, the 2012 BLR only addressed UGA development capacities to 2025. However, SCT did take some additional steps in 2012-13 to reevaluate the 2012 BLR parcel base for additional parcels in the UGA that were not counted as having additional development capacity for the 2012 BLR (using the 2025 plan horizon), but which could be considered potentially redevelopable or partially-used between 2025 and 2035. This exercise provided some additional capacity to help with the 2035 growth allocations.

The attached SCT documents show this information. Specifically for Arlington, you'll see in the sheet labeled "DRAFT\_AHC-initial summary table\_RGS\_Recalc#8.pdf" that the total population capacity for the City was increased by 239 (from a 2025 total population capacity estimate of 24,042 to a 2035 total population capacity for the City of 24,281) by adding into the capacity estimates, parcels that were considered potentially redevelopable or partially-used between 2025 and 2035.

These estimates of additional population capacity increments to 2035 developed by SCT do NOT however include estimates of capacity gains that could be achieved by cities via plan and zoning designation changes, as well as via potentially higher 2035 achieved densities than those used in the 2012 BLR. These additional capacity estimates will need to be calculated by cities in their individual land capacity analyses, based on the new future land use and development regulations currently being evaluated by cities for their 2015 plan updates. SCT is not intending to update the BLR for all the separate 2015 local plan updates by jurisdictions. The next BLR required under GMA is in 2022, and will be based on the plan and zoning designation outcomes of the 2015 local plan updates, and will estimate UGA capacity to 2035 at that time.

You can see that even though the population capacity increment for the City of Arlington described above boosted the City's a 2035 total population capacity for the City of 24,281, that is still short of the City's initial population target of 24,937 in the CPPs. The CPPs require that the City evaluate at least one plan alternative during the 2015 plan update that gets to City's total capacity to the level called for by the initial 2035 population target.

I hope that answers your question. If you need clarification, please feel free to follow-up with me. Also, if you need a copy of Arlington's parcel-level information created by SCT for the 2012 BLR, let me know and we can extract it for you.

Stephen Toy  
Principal Demographer  
Snohomish County Planning and Development Services  
425-388-3311, ext 2361

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**From:** Pruitt, Cynthia  
**Sent:** Friday, April 04, 2014 4:33 PM  
**To:** Toy, Stephen; 'rshockey@shockeyplanning.com'  
**Subject:** Fw: Buildable Lands Report

Steve, do you have any info you could share?

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**From:** Reid Shockey [<mailto:rshockey@shockeyplanning.com>]  
**Sent:** Friday, April 04, 2014 02:57 PM Pacific Standard Time  
**To:** Pruitt, Cynthia  
**Subject:** Buildable Lands Report

Hi Cynthia. I'm doing the Arlington Plan update. For the buildable lands element, we, of course, have the 2012 BLR (June 2013) with its horizon year of 2025. It is my understanding that there will be updated information to reconcile buildable lands with the 2035 population forecasts. Do you know when this information will be available? And, if you know, how are other jurisdictions handling this time-wise. We have until June 2015, but I'm not sure if the rules will dictate that B/L must use 2035 and if so when the info will be available.

Would appreciate your thoughts and guidance.

Regards

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