

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: 12/10/12

AGENDA ITEM: Staff Business (Information): Population and Employment Allocations –Vision 2040 Regional Growth Strategy	
PREPARED BY: Gloria Hirashima, Chief Administrative Officer	DIRECTOR APPROVAL:
DEPARTMENT: Executive	
ATTACHMENTS: 1. Draft 2012 Buildable Lands Report Population Capacity 2. Draft 2012 Buildable Lands Report Employment Capacity 3. Population Allocations based on Regional Geographies 4. Employment Allocations based on Regional Geographies	
BUDGET CODE:	AMOUNT:

SUMMARY:

Snohomish County and cities have worked within the adopted Puget Sound Regional Council planning framework entitled Vision 2040. Vision 2040 established a regional growth strategy that is intended to guide future growth of cities. Marysville is classified within the “Larger Cities” category. Using the Vision 2040 framework, there appears to be sufficient population and employment capacity in our current urban growth boundaries, which were originally sized to meet 2025 growth projections, for the 2035 “larger cities” projected growth without need for significant land use changes either at the Marysville city level or for the group of cities that represent the “larger cities”.

RECOMMENDED ACTION:
Informational update – no action required.

Initial Draft 2012 BLR Population Capacity and 2035 RGS Population Information
Based on Current Jurisdictional Boundaries
September 18, 2012

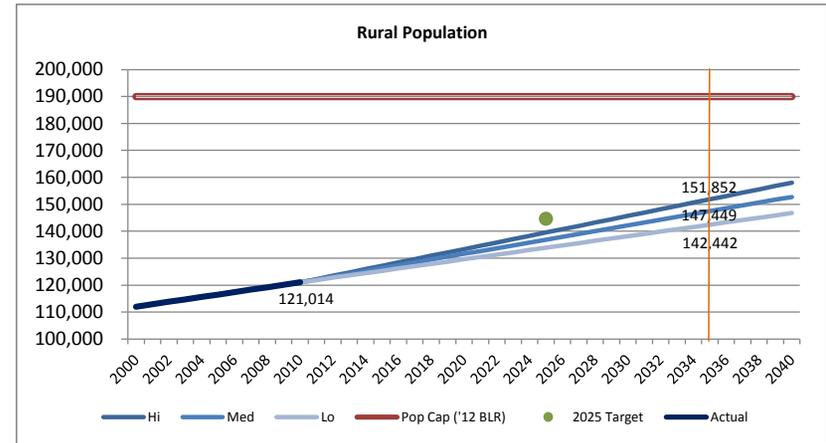
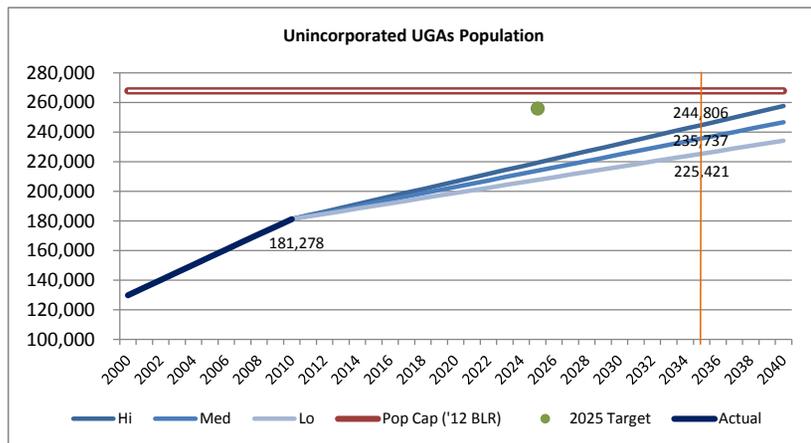
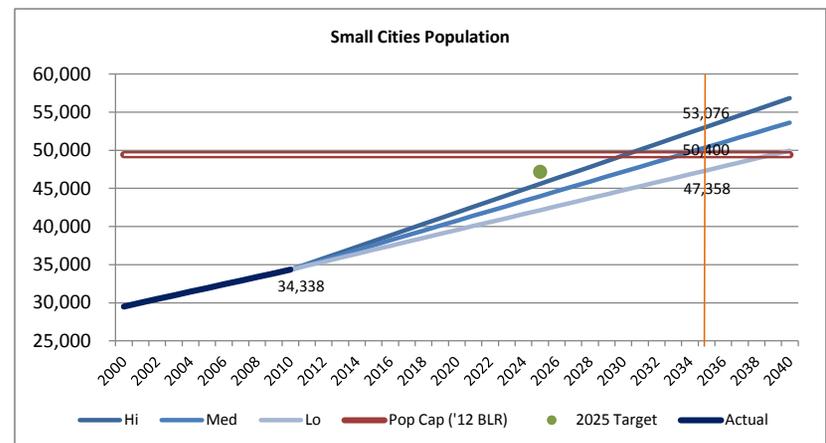
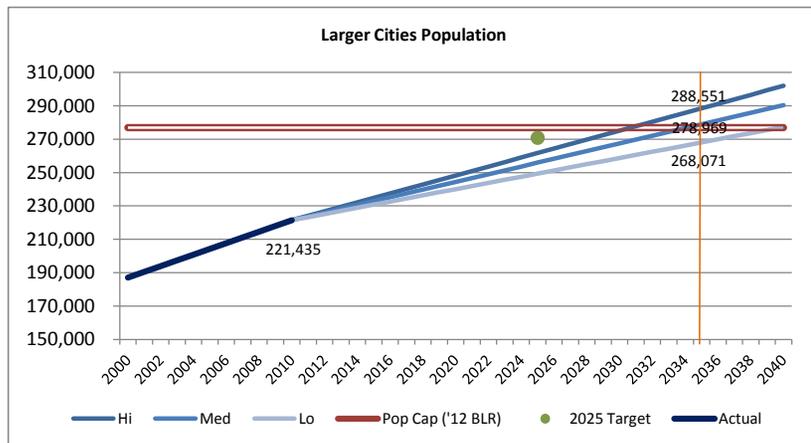
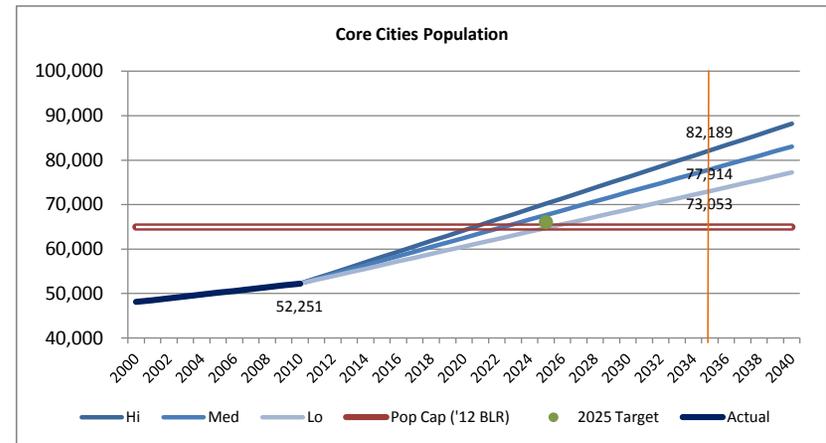
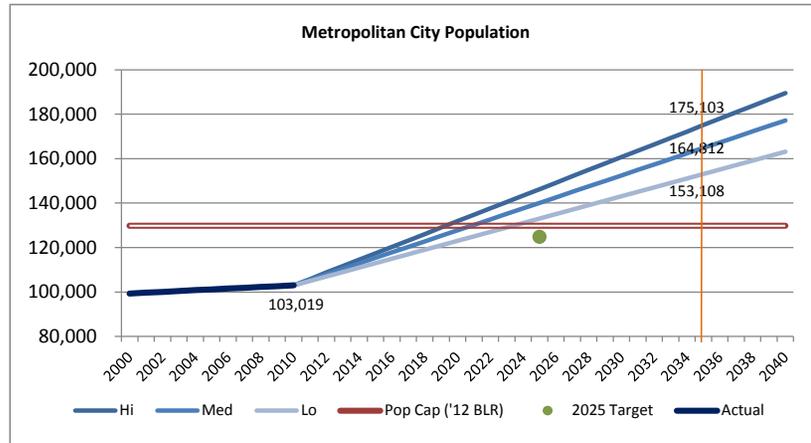
Regional Geography:	2011 Total Pop Estimate	DRAFT Total Pop Capacity (2025)	DRAFT Addntl Pop Capacity (2011-2025)	% Distribut: Addtln Pop Cap by Reg Geog	2035 RGS		2035 RGS Total Pop (Medium) Scenario
					Total Pop (Medium)	Surplus/Shortfall	
<i>Metropolitan City</i>							
Everett	103,100	129,763	26,663	100%	164,812	(35,049)	164,812
<i>Core Cities</i>							
Bothell (part)	52,430	64,974	12,544	100%	77,914	(12,940)	77,914
Lynnwood	16,570	20,114	3,544	28%			23,770
	35,860	44,860	9,000	72%			54,144
<i>Larger Cities</i>							
	222,600	277,040	54,440	100%	278,969	(1,929)	278,969
Arlington	17,930	23,098	5,168	9%			23,281
Edmonds	39,800	44,824	5,024	9%			45,002
Lake Stevens	28,210	38,649	10,439	19%			39,019
Marysville	60,660	85,238	24,578	45%			86,109
Mill Creek	18,370	19,731	1,361	3%			19,779
Monroe	17,330	21,404	4,074	7%			21,548
Mountlake Terrace	19,990	22,536	2,546	5%			22,626
Mukilteo	20,310	21,560	1,250	2%			21,604
<i>Small Cities</i>							
	34,435	49,404	14,969	100%	50,400	(996)	50,400
Brier	6,100	6,799	699	5%			6,846
Darrington	1,345	1,729	384	3%			1,755
Gold Bar	2,060	2,408	348	2%			2,431
Granite Falls	3,370	7,621	4,251	28%			7,904
Index	180	229	49	0%			232
Snohomish	9,200	12,218	3,018	20%			12,419
Stanwood	6,220	9,926	3,706	25%			10,173
Sultan	4,655	7,089	2,434	16%			7,251
Woodway	1,305	1,385	80	1%			1,390
<i>Unincorporated Urban</i>							
	182,857	267,817	84,960	100%	235,737	32,080	235,737
<i>Unincorporated UGAs:</i>							
Arlington	563	2,373	1,810	2%			1,690
Darrington	75	1,005	930	1%			654
Gold Bar	850	925	75	0%			896
Granite Falls	147	1,044	897	1%			705
Index	-	-	-	0%			-
Lake Stevens	4,970	8,379	3,409	4%			7,092
Marysville	163	163	-	0%			163
Monroe	1,477	3,481	2,004	2%			2,724
Snohomish	1,360	2,854	1,494	2%			2,289
Stanwood	133	1,483	1,350	2%			973
Sultan	315	1,445	1,130	1%			1,018
<i>Unincorporated MUGAs:</i>							
Bothell	23,147	33,875	10,728	13%			29,824
Brier	2,099	2,805	706	1%			2,538
Edmonds	3,623	4,297	674	1%			4,042
Everett	42,013	50,727	8,714	10%			47,437
Lynnwood	24,737	40,543	15,806	19%			34,575
Mill Creek	36,333	55,301	18,968	22%			48,139
Mountlake Terrace	20	36	16	0%			30
Mukilteo	12,232	16,231	3,999	5%			14,721
Woodway	-	94	94	0%			59
<i>Other Parts of Uninc SWCo UGA:</i>							
Paine Field	-	-	-	0%			-
Larch Way Overlap	3,362	6,091	2,729	3%			5,061
Lake Stickney Gap	7,152	11,528	4,376	5%			9,875
Meadowdale/Norma Beach Gap	2,695	3,932	1,237	1%			3,465
Silver Firs Gap	15,394	19,208	3,814	4%			17,768
Total Urban	595,422	788,998	193,576		807,832	(18,834)	807,832

Initial Draft 2012 BLR Employment Capacity and 2035 RGS Employment Information
Based on Current Jurisdictional Boundaries
October 2, 2012

<u>Regional Geography:</u>	2011 Total Emp Estimate	DRAFT Total Emp Capacity (2025)	DRAFT Addntl Emp Capacity (2011-2025)	% Distributn: Addntl Emp Cap by Reg Geog	2035 RGS Total Emp (Medium)	Surplus/Shortfall	2035 RGS Total Emp (Medium) Scenario
<i>Metropolitan City</i>							
Everett	93,739	142,731	48,992	100%	145,428	(2,697)	145,428
<i>Core Cities</i>							
	37,882	64,007	26,125	100%	59,335	4,672	59,335
Bothell (part)	13,616	19,237	5,621	22%			18,232
Lynnwood	24,266	44,770	20,504	78%			41,103
<i>Larger Cities</i>							
	63,330	119,613	56,283	100%	103,151	16,462	103,151
Arlington	8,659	24,959	16,300	29%			20,191
Edmonds	11,679	14,901	3,222	6%			13,959
Lake Stevens	3,932	6,031	2,099	4%			5,417
Marysville	11,664	32,645	20,981	37%			26,508
Mill Creek	4,625	7,378	2,753	5%			6,573
Monroe	7,662	12,820	5,158	9%			11,311
Mountlake Terrace	6,740	10,065	3,325	6%			9,092
Mukilteo	8,369	10,814	2,445	4%			10,099
<i>Small Cities</i>							
	10,405	21,450	11,045	100%	18,651	2,799	18,651
Brier	319	427	108	1%			400
Darrington	498	3,355	2,857	26%			2,631
Gold Bar	218	762	544	5%			624
Granite Falls	759	2,609	1,850	17%			2,140
Index	20	26	6	0%			24
Snohomish	4,415	6,747	2,332	21%			6,156
Stanwood	3,258	4,970	1,712	16%			4,536
Sultan	862	2,483	1,621	15%			2,072
Woodway	56	71	15	0%			67
<i>Unincorporated Urban</i>							
	28,941	58,127	29,186	100%	47,746	10,381	47,746
<i>Unincorporated UGAs:</i>							
Arlington	1	156	155	1%			101
Darrington	2	2,131	2,129	7%			1,374
Gold Bar	5	5	-	0%			5
Granite Falls	1	22	21	0%			15
Index	-	-	-	0%			-
Lake Stevens	71	580	509	2%			399
Maltby	3,190	8,122	4,932	17%			6,368
Marysville	652	714	62	0%			692
Monroe	117	428	311	1%			317
Snohomish	456	742	286	1%			640
Stanwood	198	1,451	1,253	4%			1,005
Sultan	4	4	-	0%			4
<i>Unincorporated MUGAs:</i>							
Bothell	1,380	1,854	474	2%			1,685
Brier	69	72	3	0%			71
Edmonds	156	228	72	0%			202
Everett	5,250	9,913	4,663	16%			8,254
Lynnwood	3,506	7,174	3,668	13%			5,869
Mill Creek	2,747	4,585	1,838	6%			3,931
Mountlake Terrace	-	-	-	0%			-
Mukilteo	2,797	6,162	3,365	12%			4,965
Woodway	14	17	3	0%			16
<i>Other Parts of Uninc SWCo UGA:</i>							
Paine Field	4,622	8,427	3,805	13%			7,074
Larch Way Overlap	1,630	2,232	602	2%			2,018
Lake Stickney Gap	694	694	-	0%			694
Meadowdale/Norma Beach Gap	68	137	69	0%			112
Silver Firs Gap	1,311	2,277	966	3%			1,933
Total Urban	234,297	405,928	171,631		374,311	31,617	374,311

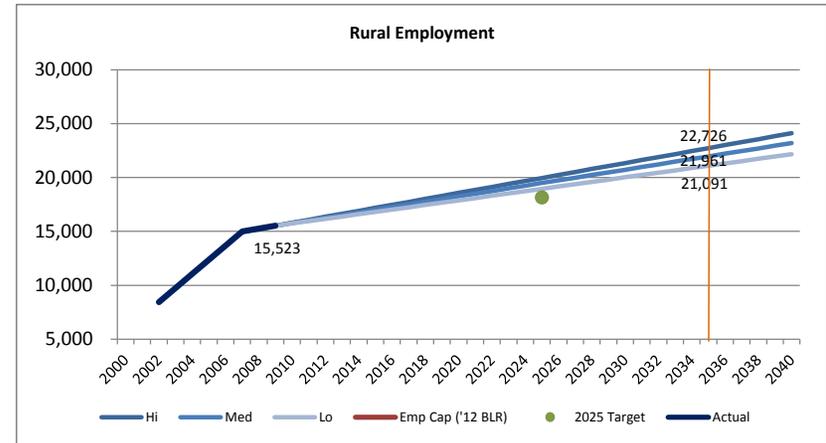
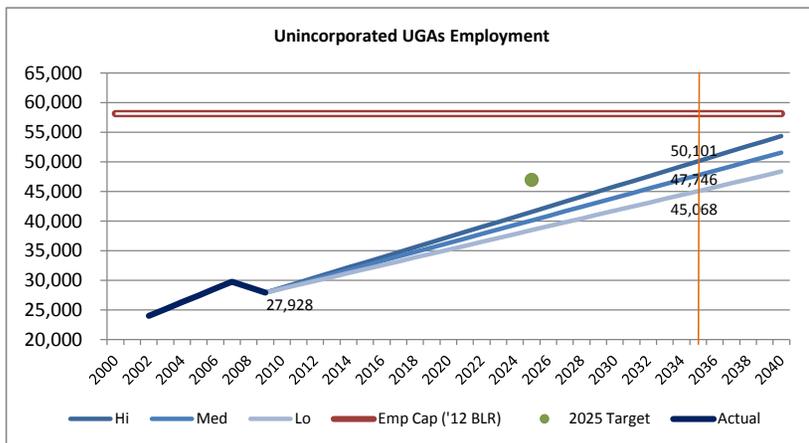
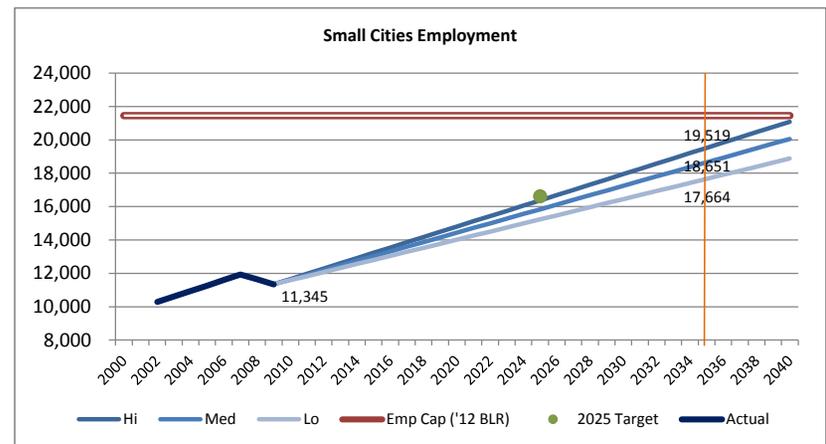
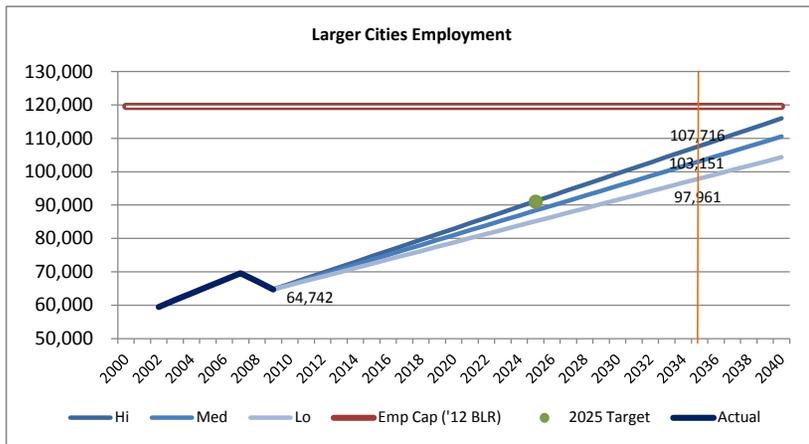
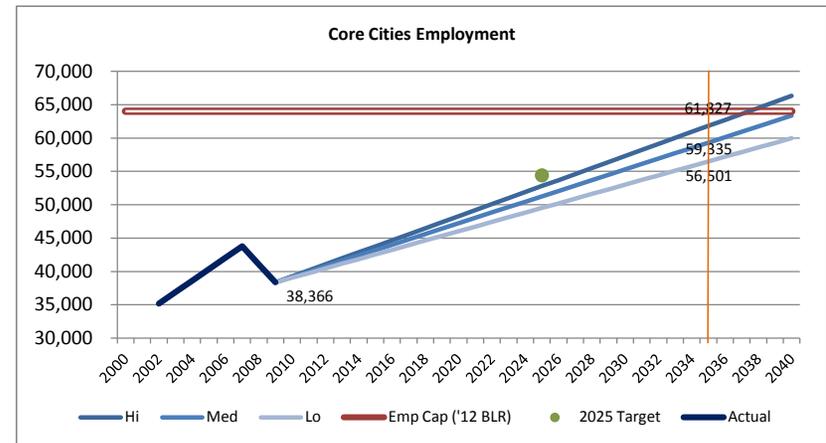
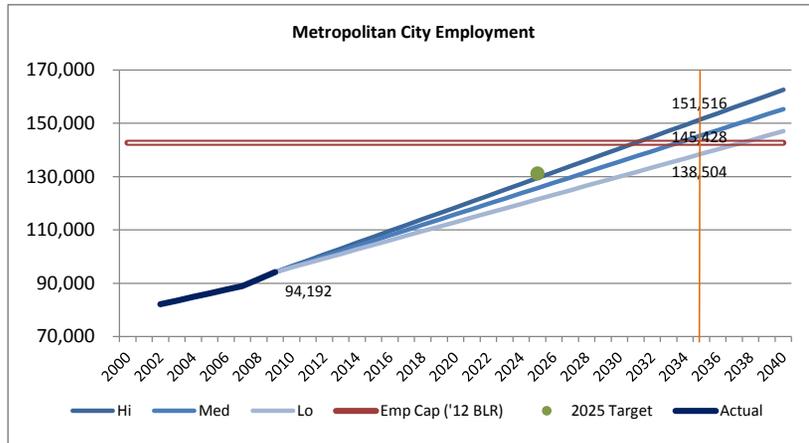
Shown by Regional Geography, based on the Vision 2040 Regional Growth Strategy (RGS); includes Draft 2012 BLR Capacity Information

Based on May 31/2012 SCT PAC Growth Targets Subcommittee Direction



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Based on May 31/2012 SCT PAC Growth Targets Subcommittee Direction



What’s New For The 2015 Comprehensive Plan Update And What Does It Mean For You?

- **Growth Projections for the 2035 horizon are only slightly higher than adopted 2025 Growth Target**
 - At a 2035 population of 955,000, this medium forecast for Snohomish County growth, issued by OFM in May, 2012, is only 45,000 more than the County’s adopted target for 2025, and represents a significant reduction in the amount of growth forecasted for the county as a whole.
 - Current land use plans *in total* have adequate provision for accommodating 2035 projected growth. However, according to PSRC’s Vision 2040 Regional Strategy (RGS), the capacity for growth is not in the places where growth needs to be directed.

- **PSRC’s Vision 2040 Regional Growth Strategy guides where growth will go**
 - Previously, Snohomish County was given a countywide range of growth projections from OFM and required to make an urban and rural distinction. The urban portion was then allocated to cities and unincorporated UGAs using the SCT process. This time, we must attempt to allocate future growth consistent with the Regional Growth Strategy, which includes the concept of “Regional Geographies”.
 - Historical growth – including the most recent growth trends seen between 2000 and 2010 – are different than the proportion of growth allocated to Regional Geographies under the RGS. For example, the RGS allocates only 23% of new population growth to unincorporated urban areas. Between 2000 and 2010, these same areas saw 48% of countywide population growth.
 - Conversely, cities would need to accommodate significantly increased shares of countywide population growth. Under the RGS, cities need to accommodate 68% of countywide growth, compared to 43% for the decade 2000-2010.
 - Cities within the same “Regional Geography” will need to work cooperatively through SCT to determine their individual allocations. Regardless of how the details are worked out, it will be important for all jurisdictions to show progress toward meeting the objectives of the RGS.

Regional Geography	Jurisdictions (using city boundaries as of April 1, 2010)	2010-2035 RGS Growth Allocation	2000-2025 Growth Target	2000-2010 Actual Change
Metropolitan City	Everett	26%	8%	3%
Core City	Bothell, Lynnwood	11%	6%	4%
Large City	Arlington, Edmonds, Lake Stevens, Marysville, Mill Creek, Monroe, Mountlake Terrace, Mukilteo	24%	28%	32%
Small City	Brier, Darrington, Gold Bar, Granite Falls, Index, Snohomish, Stanwood, Sultan, Woodway	7%	6%	4%
Unincorporated UGA		23%	42%	48%
	Urban Area Total	89%	89%	92%
Unincorporated Rural		11%	11%	8%
	Countywide Total	100%	100%	100%

- Countywide Planning Policy says the county and cities shall seek compatibility with the RGS. Compatibility with the RGS will be necessary to achieve certification of our plans from Puget Sound Regional Council, although there is potential for some variations where the record identifies local

conditions that support the variation. To achieve compatibility, the County may follow these steps, in hierarchical order:

1. Direct growth into cities within Regional Geography categories as per the RGS;
2. Direct growth into cities between Regional Geography categories;
3. Direct growth into unincorporated Municipal Urban Growth Areas likely to be annexed, with an emphasis on urban center locations and along transit corridors;
4. Direct growth into other unincorporated UGAs affiliated with cities;
5. Direct growth into other unincorporated UGAs not yet affiliated with cities;
6. Consider adjustments and trading of UGA areas;
7. Consider UGA expansion.

- **The pattern of concentrating growth in Southwest County Urban Centers and planning for growth along Transit Emphasis Corridors may need to be reviewed.**
 - Unlike other parts of the Puget Sound region, much of the area available for growth in Snohomish County is in unincorporated urban areas that align with major transit routes, but the RGS shifts focus away from unincorporated urban areas and places more emphasis on growth within the cities.
 - The unincorporated urban areas will no longer have the flexibility to accommodate such a large share of population and employment growth. Cities overall must provide for increased growth in land use plans relative to recent growth trends. It is possible that some cities would plan for a greater share of growth, while others would not.
 - Vision 2040's RGS growth allocations are tied to current city and UGA boundaries. Future annexations would result in upward adjustments to city growth shares and downward adjustments to unincorporated UGA growth shares under the RGS. UGA expansions would count against the rural growth allocation.
- **Only minor expansions to the Urban Growth Area will be allowed.**
 - The major plan update process previously allowed the County to look afresh at defining the UGA boundary, and making changes to it. While "minor" is not defined in Vision 2040, a combination of the new RGS and the growth forecast is likely to result in a significant reduction in UGA changes compared with previous plan updates.
 - With more limited opportunities for UGA expansions, and with a significantly slower rate of growth, capacity is likely to be gained through higher density infill or up-zoning. These options for increasing capacity may not be widely embraced in the County and there may be pressure, as in the past, to open up additional areas for single family homes to accommodate the population increase.
- **The County Council has provided the following direction.**
 - The County Council has directed that the scope of the plan update shall be smaller than the scope of previous updates. Staffing levels are significantly reduced since the last plan update and the schedule is reduced by six months.
 - The Council has asked that land use alternatives prepared for their consideration address only the medium "most likely" population forecast from OFM.
 - The plan update will not be addressing rural issues, with the possible exception of Rural/Urban Transition Areas and planning coordination with the Tulalip Tribes.
 - Public involvement will meet requirements for "early and continuous" but will be scaled back and new approaches will be explored.
 - Opportunities to evaluate evolving alternatives will be "front-loaded" with limited opportunity to develop new options later in the process without jeopardizing compliance with the mandated deadline.
- **The GMA-mandated deadline is June 30, 2015**