

Kitsap County Buildable Lands Program

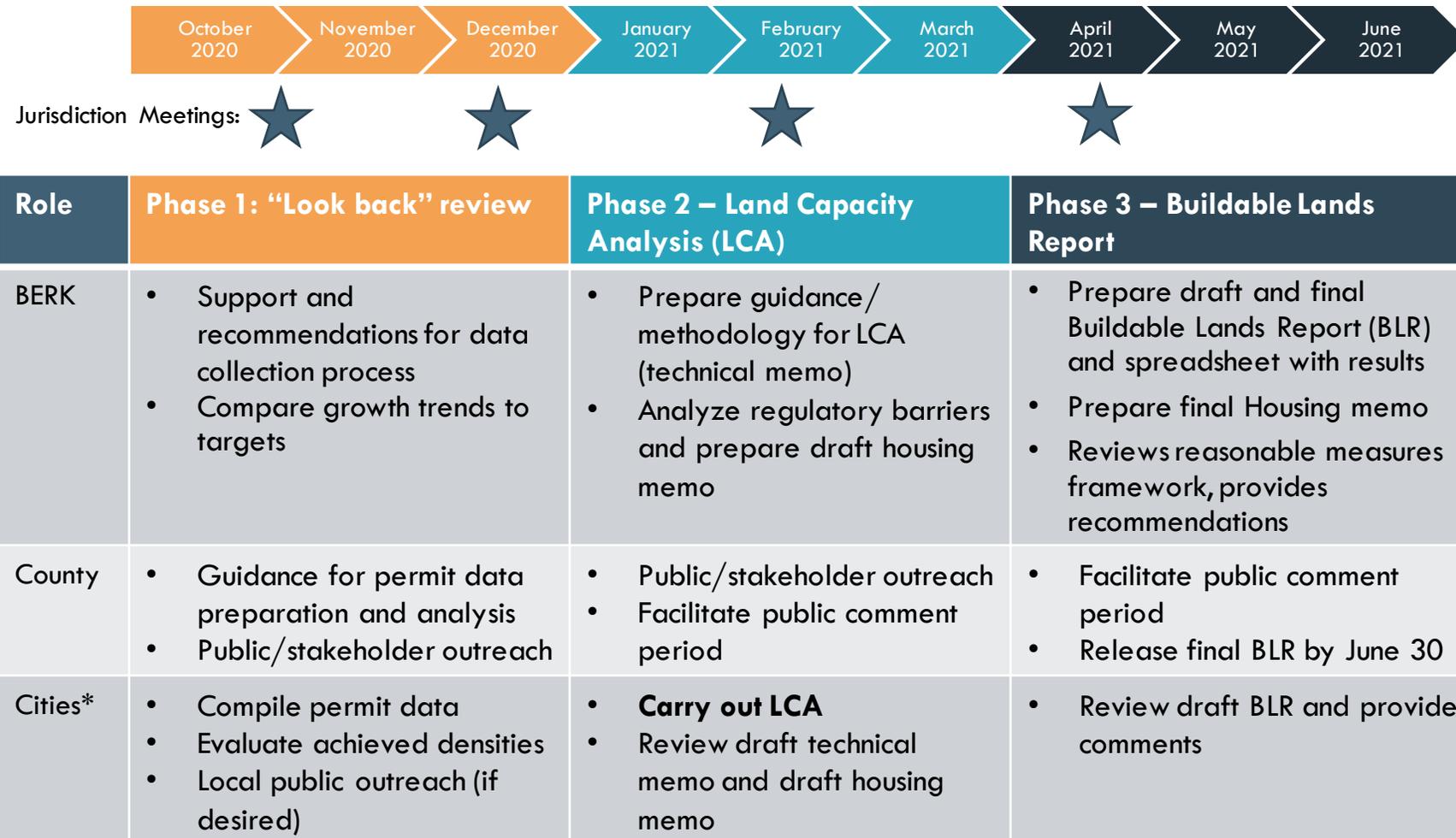
**Jurisdiction Coordination
Meeting #3 LCA Concurrence
February 9, 2021**



Agenda

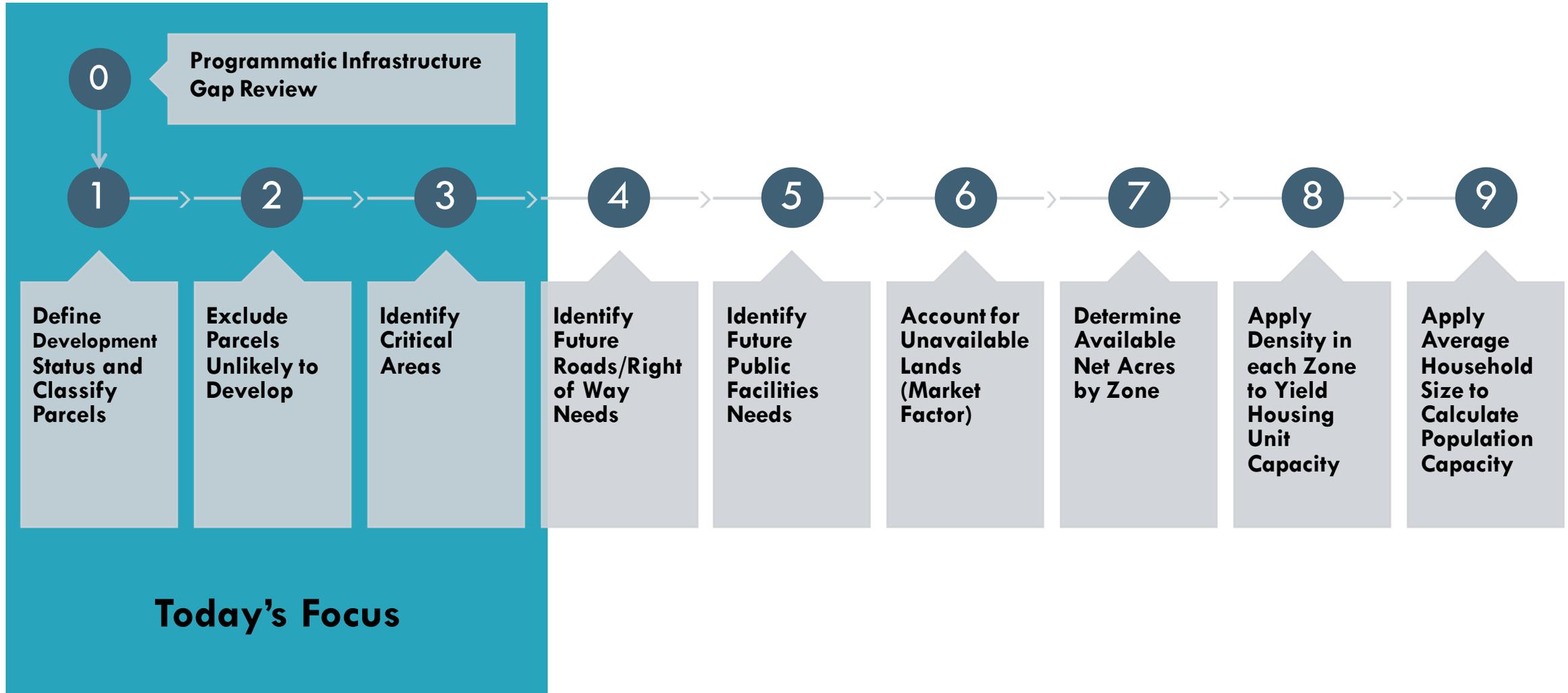
- Review meeting objectives/agenda
- Discuss Draft Residential LCA Methodology for Steps 0-3
 - Overview of guidance
 - Variation in assumptions across jurisdictions
 - Required documentation if varying assumptions
- Questions and discussion
- Project timeline and next steps
 - Begin Residential LCA Steps 0-3
 - County to coordinate 1:1 check-in with jurisdictions
 - Complete run of Residential LCA by **March**

Timeline and Roles



* County will conduct these activities for unincorporated areas.

Residential LCA Steps



Step 0: Infrastructure Gap Analysis - Requirements

- Requirements under (RCW 36.70A.215 (3)(b)(i)):
 - Counties and cities must evaluate and identify lands subject to infrastructure gaps including but not limited to:
 - transportation
 - water
 - sewer
 - stormwater
- Commerce guidance:
 - Determine whether gaps exist in a jurisdiction's infrastructure that will affect density or timing of growth during the remainder of the planning period.

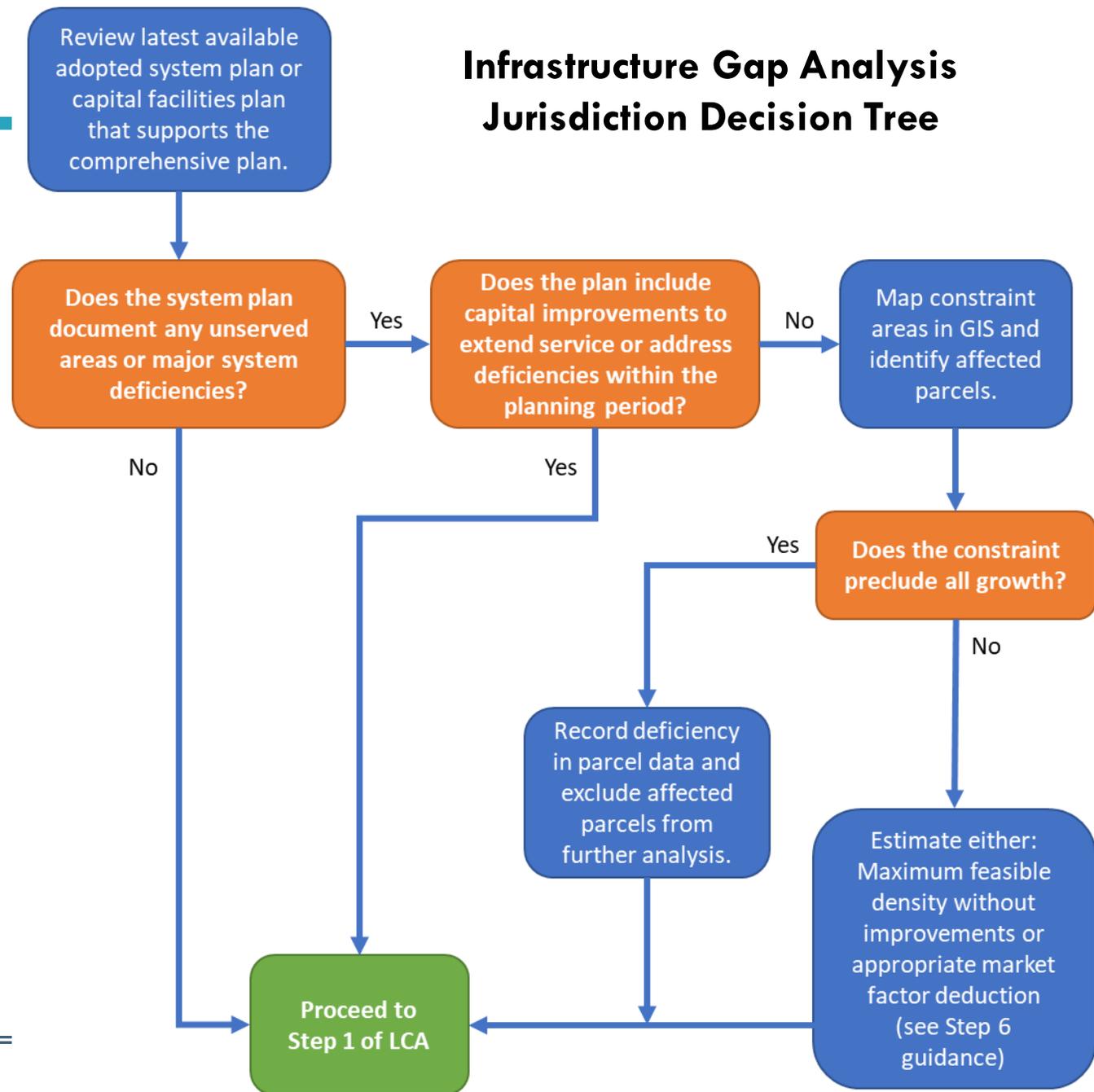
Step 0 - Overview

- **Step 0.1** Identify Relevant Infrastructure Systems that Could Delay or Alter Development
- **Step 0.2** Identify and Map System Capacity Challenges Using Available Information

All jurisdictions do this

Only do this if you identify a potential issue in Step 0.1

The entire gap analysis process (both sub-steps) is summarized in the Decision Tree.



Step 0.1: Identifying Potential Infrastructure Gaps

Based on a review of your latest available adopted system plan or Capital Facilities Plan:

- **Water:**

- Are there major constraints in supply, pressure, or distribution that would delay development, or markedly constrain expected densities?

- **Sewer:**

- Are there unsewered areas or areas currently operating on septic without capital plans in place to extend service?
- Are there areas of septic where failure has been identified by the Health District?
- Would the lack of areawide sewer due to physical or economic feasibility considerations alter an area's development potential during the planning period?

- **Stormwater:**

- Are regional systems necessary for urban-scale development at a systemwide or areawide level?

- **Transportation:**

- Does the jurisdiction contain areas with long-term physical service challenges?
 - Areas are inaccessible due to geographic constraints; or
 - No infrastructure currently exists to provide physical access

Infrastructure Review Worksheet

- This worksheet:
 - Consolidates all Step 0 guidance into a single worksheet.
 - Provides standardized and simple format for documenting findings.
- If **no** potential gaps are identified, you can skip Step 0.2.
- If gaps are identified for more than one infrastructure system, complete Step 0.2 for each system to document findings.
- Use of this worksheet to document infrastructure review/gaps is **required** by all jurisdictions.

Step	Response / Description
<p>Step 0.1: Determine if any of the following infrastructure systems have the potential to prevent assigned densities from being achieved or delay urban development during the 20-year planning period at a systemwide or areawide scale. An answer of “yes” or “maybe” to the following questions would warrant closer review for that infrastructure type in the Step 0.2.</p>	
<ul style="list-style-type: none"> ■ Water: Are there major constraints in supply, pressure, or distribution that would preempt development, or markedly constrain expected densities? 	
<ul style="list-style-type: none"> ■ Sewer: Are there unsewered areas or areas currently operating on septic without capital plans in place to extend service? Are there areas of septic where failure has been identified by the Health District? Would the lack of areawide sewer due to physical or economic feasibility considerations alter an area’s development potential during the planning period? 	
<ul style="list-style-type: none"> ■ Stormwater: Are regional systems necessary for urban-scale development at a systemwide or areawide level? 	
<ul style="list-style-type: none"> ■ Transportation: Does the jurisdiction contain areas with long-term physical service challenges? Areas are inaccessible due to geographic constraints; or no infrastructure currently exists to provide physical access. 	
<p>Step 0.2: Complete the following using available information only for relevant systems where you answered “yes” or “maybe” to the questions above. Answer the following questions separately for each relevant system identified.</p>	
<ul style="list-style-type: none"> ■ Review latest available adopted system plan or capital facilities plan. Provide a list or links to plans relevant systems under review. 	
<ul style="list-style-type: none"> ■ Does the system plan document any underserved or major system deficiencies? If yes, describe. 	
<ul style="list-style-type: none"> ■ Does the plan include capital improvements to extend service or address deficiencies in the planning period? If yes, describe and proceed to Step 1. 	
<ul style="list-style-type: none"> ■ Does the constraint preclude all growth? If yes, identify affected parcels in GIS: <ul style="list-style-type: none"> ○ Document the infrastructure gap type in the Infrastructure Gap field. ○ Use the Constant field to flag any parcels where lack of infrastructure would make development unfeasible within the 20-year planning period and the current status of the property is unlikely to change. ○ Exclude affected parcels from further analysis. Continue to Step 1. 	
<ul style="list-style-type: none"> ■ Does the constraint partially constrain growth? If yes, identify the areas spatially, document the infrastructure gap type in the Infrastructure Gap field, and note the alternative densities for Step 8, or alternative market factor for Step 6. Only one assumption should be varied, either density or market factor, but not both, to avoid double counting. <ul style="list-style-type: none"> ○ Density Limitation: If infrastructure conditions would not preclude development, but they are likely to limit growth capacity, set the field Alt Density to the maximum anticipated density (dwelling units per acre or floor area ratio) and document the source of this assumption. The property would be flagged, and the appropriate density would be applied in Step 8. ○ Market Factor: If infrastructure conditions would not preclude development, but they are likely to limit growth capacity, and the limitation can be addressed by market factor considerations in Step 6, set the field Alt Market Factor equal to the anticipated market factor reduction associated with infrastructure conditions and document the source of the assumption. The parcels would be flagged, and the appropriate market factor would be applied in Step 6. 	

Step 1: Define Development Status and Classify Parcels

- Goal: Classify parcels in one of five different categories:

Category	Definition
Excluded	Parcels with land use classifications that are not likely to see new development.
Pipeline	Parcels with growth that has been permitted or approved but was not yet built as of January 1, 2020. [OPTIONAL]
Vacant	Parcel with no development or very minimal improvements, regardless of size.
Partially Utilized	Parcel currently occupied by a use, but which encompass enough land to be further subdivided without rezoning
Under-Utilized	Parcels zoned for more intensive use than that which currently occupies the property, and where there is a strong possibility that the existing use could be converted to a more intensive use (redevelopment) during the planning period.

- Additionally: Identify all platted lots and set aside for alternative treatment in later steps

Step 1.1: Identify Pipeline Properties (OPTIONAL)

Goal: Identify parcels with growth already in the development pipeline, so that the growth can be accurately counted in total capacity.

Method:

- In Step 1: Identify parcels with the following characteristics:
 - Final platted lots that have not yet been approved for building permits.
 - A preliminary plat has been approved (e.g. preliminary plat) and site development permits have been issued, but the final plat is not yet complete.
 - A final land use permit has been approved for the property (e.g. multifamily or mixed-use site plan) but not yet constructed as of January 1, 2020.
 - Approved master planned or phased development with development agreements.
- Steps 2-7: Set these pipeline parcels aside and do not apply deductions.
- In Step 8: Add these pipeline parcels back in
 - Assume one unit per single family platted lot
 - Use approved density level for permitted, development agreements, or MPD

Step 1.2: Identify Excluded Properties

Goal: Identify and exclude parcels with land uses where redevelopment is not expected.

Method:

- Classify the following kinds of parcels as “excluded” and not counted as capacity.
 - Parcels with one of several designated land use categories that are assumed not be developable during the 20-year planning period.
 - Parcels identified as “Constant” in the Infrastructure Gap Analysis (where development is assumed to be delayed or impeded due to gap)

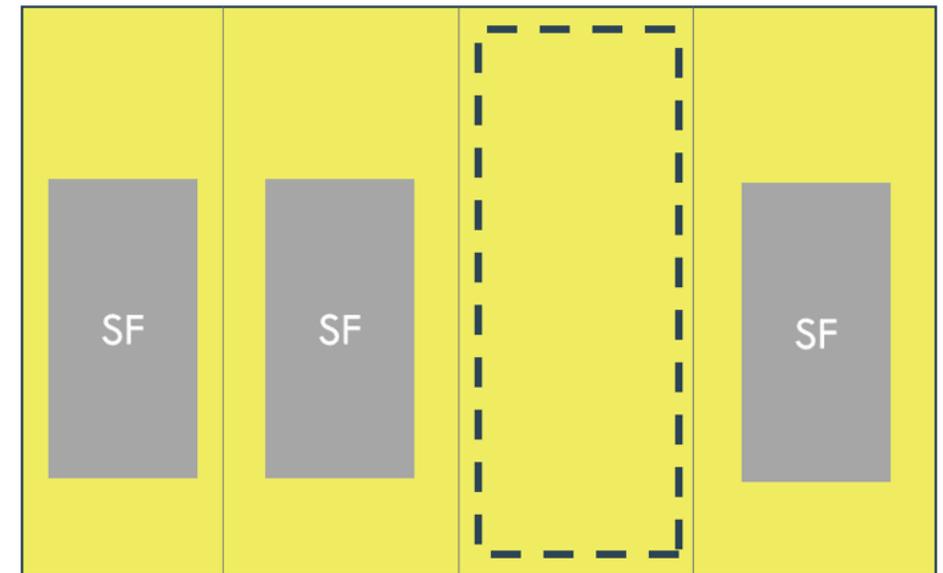
Step 1.3: Identify Vacant Properties

Goal: Identify parcels with no existing development.

Method:

- Identify parcels having a property class code associated with vacant/undeveloped land:
 - “910 – Undeveloped Land,” or
 - “990 – Other Undeveloped Land”

Exhibit 6. Example of a Vacant Parcel

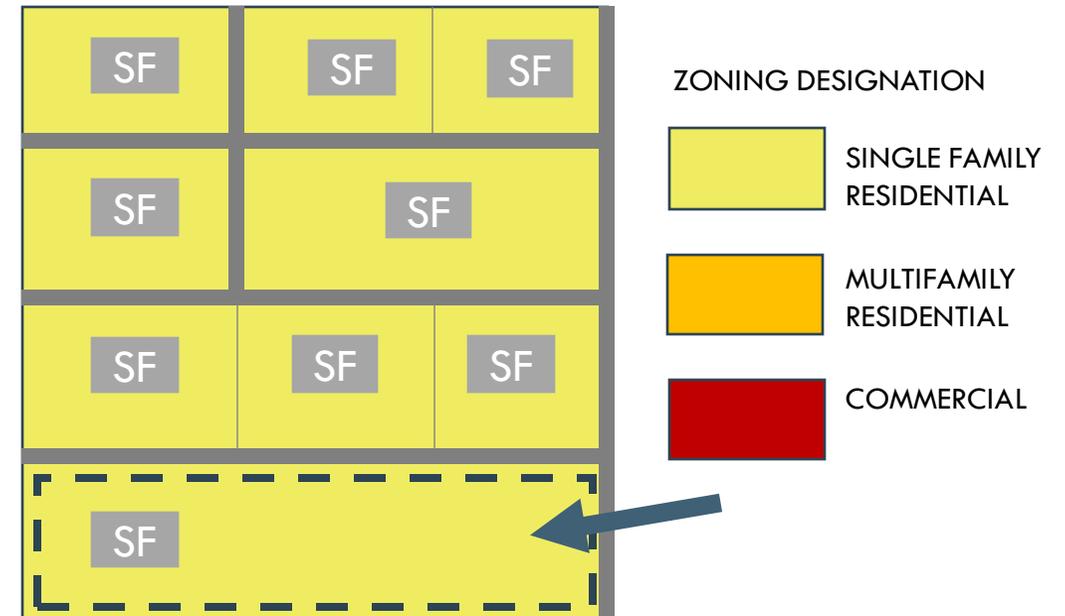


Step 1.4 Identify Partially Utilized Parcels

Method:

- Identify by selecting parcels which are not vacant, pipeline, or excluded **and which meet all 3 criteria:**
 - The parcel is in a residential zone where the predominant form of new housing development is expected to be single family
 - Based on assumed density for that zone, the parcel has potential to support at least 2.5 X number of existing units.
 - The parcel is not part of a subdivision restricted from future subdivision by covenant.

Example of a Partially Utilized Parcel



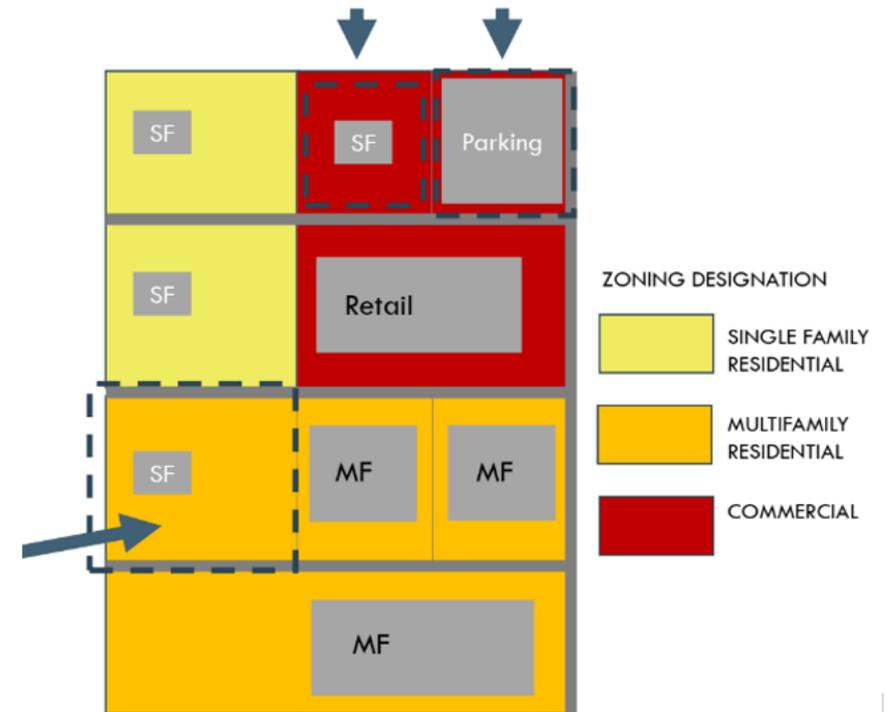
Goal: Identify partially utilized parcels that are occupied by a use, but which contain enough land to be further subdivided without rezoning.

Step 1.5: Identify Under-Utilized Parcels

Method:

- Identify by selecting parcels which are not vacant, pipeline, excluded, or partially-utilized: **and which meet either criteria:**
 - The property is in a residential or mixed-use zone where the predominant form or new housing development is expected to be multifamily, and the existing use is a detached single-family home, cottage, mobile/manufactured home, or garage/shed; or
 - The property is zoned for multifamily or mixed-use, and the improvement to land value ratio is < 0.5 (i.e., assessed improvements value divided by assessed land value < 0.5).

Exhibit 8. Examples of Under-Utilized Parcels



Goal: Identify under-utilized parcels that have some current development, but are zoned for more intensive use than that which currently occupies the property.

Step 1.6: Identify Platted Lots

Goal: Identify platted lots which have already undergone critical area review and should not have deductions applied again.

Method:

- In Step 1: Identify parcels with the following characteristics:
 - Platted lots recorded prior to January 1, 2020
- Steps 2-7: Set these parcels aside and do not apply deductions.
- In Step 8: Add these platted parcels back in
 - Guidance for determining likely capacity on these parcels will be shared in next round of methodology.

Step 2: Exclude Parcels Unlikely to Develop

Goal: Identify and exclude very high-value (luxury) single family homes that are unlikely to redevelop or subdivide, regardless of capacity for growth on the parcel.

Method:

- Identify parcels where the assessed value of property improvements is greater than 2.5 X the assessed land value
- Classify these parcels as “Exclude”

Assumption:

The improvement value to land value threshold of 2.5 is recommended by BERK based on a review of conditions in unincorporated Kitsap County.

Local jurisdictions may wish to review a sample of parcels identified with this threshold to determine if it is appropriate based on local conditions. In some cases, a higher threshold may be warranted.

Jurisdictions using a different assumption must provide documentation for the buildable lands report.

Step 3: Identify Critical Areas

- Critical areas are environmentally sensitive areas that must be protected under the GMA and are generally not available for development.
- This step determines critical area locations and applies a mosaic feature that generalizes buffers and required setbacks.
- Once identified, these areas are deducted from the remaining vacant, partially utilized, and underutilized land supply.
- This analysis assumes a percentage of critical areas can be legally developed under the current Critical Areas Ordinance.

Options for variation:

The methodology for Step 3 is based on Kitsap County's adopted framework for regulating critical areas.

Local jurisdictions may include additional environmental constraints or apply different reduction factors, depending on local regulations.

Jurisdictions using alternate methodology must provide documentation for report.

Step 3.1: Construct Critical Areas Mosaic

- Buffer features according to adopted buffers and setbacks, as established in the latest Critical Areas Ordinance.
- With the exception of Moderate Geologic Hazard area, dissolve all critical area and buffer/setback areas to create a single Critical Areas polygon.
- Dissolve all Moderate Geologic Hazard features and associated buffer/setback areas to create a single polygon.

Step 3.2: Overlay Critical Areas Mosaic on Parcel Base

- Select Vacant, Partially Utilized, and Under-Utilized parcels and dissolve to create an aggregated Developable Lands GIS feature class. Ensure that the resulting feature class maintains the following attributes:
 - LCA Classification;
 - Zoning;
 - Infrastructure gap type; and
 - Infrastructure density limit (identified as part of Step 0.2).
- Overlay the Critical Areas polygon and the Areas of Moderate Geologic Hazard polygon with the aggregated Developable Lands feature class. Perform a union of these three datasets to generate an updated Developable Lands feature class consisting of the following:
 - Areas with no environmental constraints;
 - Critical Areas; and
 - Areas of Moderate Geologic Hazard.
- Export the feature class into a tabular format for additional spreadsheet-based operations in Microsoft Excel or a similar program. Subsequent steps will refer to this as the “**Buildable Lands table.**”

Step 3.3: Apply Critical Area Reductions

- Add a “developable acres” field
- Calculate “developable acres” as
 - For areas without environmental constraints, set equal to total acreage.
 - For areas impacted by Critical Areas, set Developable Acres to 25% of overall polygon acreage (75% reduction).
 - For areas impacted by Areas of Moderate Geologic Hazard, set Developable acres to 50% of overall polygon acreage (50% reduction).

Next Steps

- Jurisdictions start residential LCA analysis Steps 0-3
- BERK and County provide draft methodology for Steps 4-9
- County review Steps 4-9 in 1:1 meetings with jurisdictions
- Residential LCA is completed by all jurisdictions in **March**
- Jurisdictions provide documentation for assumption variations in **March**
- Employment LCA will be completed following residential LCA