

Land Use Element- Focus on the Forecast



SeaTac City Council

March 11, 2014 Council Study Session

Purpose of Tonight's Briefing

- Information only
- No Council action requested
- First Look at Draft Comprehensive Plan Amendments
 - Land Use Background Report
 - Focusing on 2012 – 2035 Growth

Some Comprehensive Plan Background

- Comprehensive Plan Document Structure:
 - Volume 1: Goals, Policies, Implementation Strategies
 - Volume 2: Background Reports
 - Statistics, other information supporting the policies

Land Use Background Report (Land Use Element Volume 2)

- Relationship to GMA and Regional Plans
- History:
Pre-incorporation development trends
- Physical features of the City
- Existing land use patterns
- *Growth Targets, Capacity Estimates, Growth Forecasts*
- Land Use Designations (descriptive)
- Essential Public Facilities Information

Growth Targets

- City's "fair share" of regional growth
 - County 20-year growth forecast comes from state (GMA req.)
 - Collaborative process allocates county growth to cities, county
 - Jurisdiction's obligation to show capacity to accommodate "fair share" of growth

Capacity Estimates

- Demonstrate City's ability to accommodate its "fair share"
 - Based on 2014 Buildable Lands Report

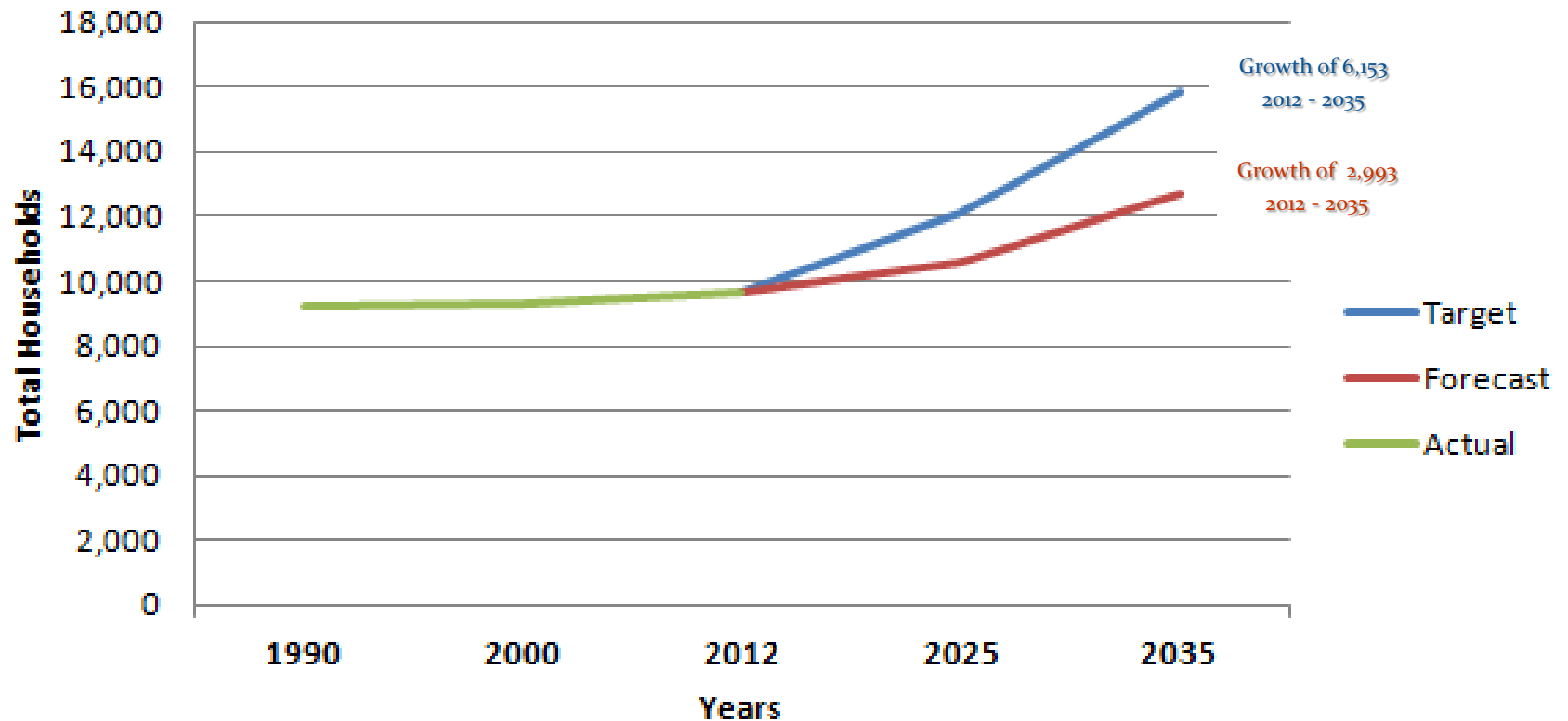
Growth Forecasts

- Estimate of expected growth
- Based on:
 - 2014 Buildable Lands data (scaled back)
 - Actual growth data for SeaTac

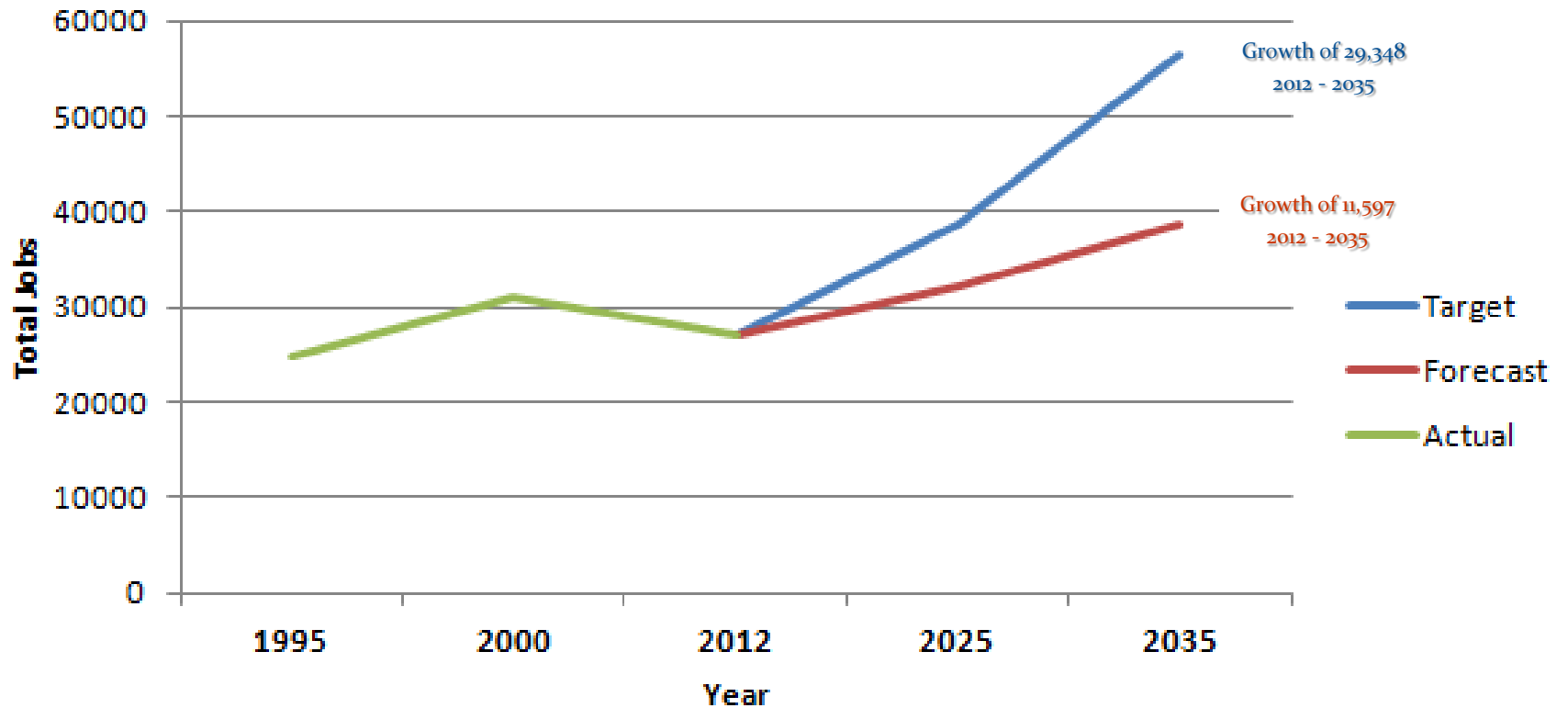
Data for Transportation Element

- Both Target and Forecast data will be tested in the Transportation Master Plan's model

Housing Target and Forecast



Employment Target and Forecast



Growth under the Targets

	2012	Additional (Target)	2035	% Increase
Housing Units	9,680	6,153	15,833	63%
Jobs	27,010	29,348	56,358	100%+

Capacity to Accommodate the Targets

	Target	Capacity	Surplus/Deficit
Housing Units	6,153	6,517	364
Jobs	29,348	32,735	3,387

Forecast:

What is the more likely growth scenario?

	2012	Growth	2035 Total	% Increase
Housing Units	9,680	2,990	12,670	31%
Jobs	27,010	11,590	38,600	43%

Questions? Comments?