

4/14/77

Introduced by: Mike Lowry

77-334

MOTION NO. 02382

A MOTION authorizing the County Executive to submit a proposal for the use of reallocated Block Grant funds to the Joint Policy Committee.

WHEREAS, \$55,141 allocated for Housing and Community Development Block Grant projects in 1975 and \$67,402 allocated for 1976 have become available for reallocation now, and

WHEREAS, the Joint Policy Committee considers reallocation requests from members of the Block Grant Consortium prior to submitting a final recommendation to the County Council for its review and approval.

NOW, THEREFORE, BE IT MOVED by the Council of King County:

The County Executive is hereby authorized to submit the following funding proposal to the Joint Policy Committee:

From County Population Funds

Capacity for Development/Vacant Lands Study \$26,272

PROVIDED THAT: The proposed work program for the Vacant Lands Study attached hereto shall be reviewed and developed as a joint project with the suburban cities and towns of King County and the Subregional Council of PSCOG.

PASSED this 18th day of April, 1977.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Mike Lowry
Chairman

ATTEST:

Jessie M. Owens
Deputy Clerk of the Council

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SCOPE

A study of the vacant lands that remain within the urbanizing portion of King County is a vital part of the County's growth management program. The vacant lands study will build from the subcounty area feasibility study to determine the nature, extent, and causes of non-development of urban and suburban lands in King County. It will be a technical study although it will provide valuable input to future policy analyses including a redevelopment program, review of plat practices, utilities policy, costs of development and subregional land use planning. As a technical study it will not make specific policy recommendations either to develop or avoid developing vacant lands. However, its findings are expected to assist the subregional land use planning program in prioritizing development in urbanizing areas as opposed to transitional and rural areas. The study area will include the entire urban and suburban subcounty areas except the City of Seattle, and will include suburban cities and towns.

This study will take place during the 6-month period from July through December 1977. Its objectives will be as follows:

- to determine the extent and nature of vacant land within urban and suburban King County
- to determine the immediate and ultimate causes of non-development of selected vacant parcels
- to identify King County and other government policies and practices that hinder or assist the development of vacant land
- to define vacant land problems in a way that will provide direction to a costs of development study.

STUDY TASKSTask 1 Working Definitions

This task will identify working definitions for the inventory of vacant lands and for the analysis of causes of non-development. Inventory definitions will include minimum parcel size to be inventoried and determination of usability and ownership status (public or private). Definitions for the cause analysis will include three categories:

- 1) Arrested lands - lands which are not marketable^{or usable} due to environmental, legal, or other constraints.
- 2) Skipped-over lands - parcels which have been skipped over in the normal course of development due to a missing factor, e.g. utilities, access. This will also include factors such as parcel size, ownership, and platting practice.
- 3) Undeveloped lands - lands which have not yet developed due to market factors including the owner's desire to retain land, price, low market appeal, and lack of government approvals.

Task 1 products will include working definitions to be used throughout the study, and a checklist of generalized characteristics to be applied to all vacant lands.

Staff: 1/2 person-month, Planner

Duration: 1/2 month

Task 2 Inventory

This task will provide a physical inventory of all vacant parcels in the urban and suburban subcounty areas outside Seattle. The checklist prepared in Task 1 will be applied to provide a coarse screening of parcels in terms of public or private ownership, physical usability, size, and basic services.

Task 2 products will include:

- 1) an atlas of all vacant parcels in urban and suburban King County
- 2) a listing or matrix of vacant parcels indicating location, size, and basic services available, *and suitability for development.*

Staff: 1 person month, Planner

3 person-months, Planning Assistant

4-6 person months, Extra Help

Duration: 3 months

This task will provide direction to Task 4, the case studies. Discussions will be carried out with suburban city planners, owners, realtors, and developers to make arrangements for analysis in selected cities. Approximately 8 to 12 sites for detailed analysis will be selected, distributed as follows:

2-3 in suburban cities

2-3 on suburban fringes

1-2 poorly-platted urban areas

3-4 large pockets of skipped-over parcels

City sites will be analyzed as well as unincorporated sites to determine whether institutional causes of arrest differ in incorporated areas.

Task 3 products will include up to a dozen sites for detailed analysis and working relationships with cities, owners, and agents.

Staff: 1 person-month, Planner

Duration: 1 month

Task 4 Cause Analysis

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This task will proceed from the inventory and checklist of vacant-land characteristics to analyze the causes for non-development of the selected case-study sites. Parcel owners, developers, and real-estate agents will be interviewed to determine both immediate and ultimate causes of arrest. Government practices which may hinder development will be identified, including zoning, subdivision procedure and code, environmental policies, and service policies.

The Task 4 product will be a report on the immediate and ultimate reasons for non-development of the selected parcels.

Staff: $2\frac{1}{2}$ person-months, Planner
2 person-months, Planning Assistant
1-2 person-months, Extra Help

Duration: $2\frac{1}{2}$ months

Task 5 Use Analysis

This task will pose and evaluate uses including non-development or open space for the selected parcels analyzed in Task 4. It will consider criteria to relate potential uses to the situations that have caused non-development, and actions which would be necessary to bring about the potential uses. The criteria will assist in generalizing the results of the case study to other vacant lands identified in the inventory.

Task 5 products will include lists of potential uses of the selected sites and criteria to relate uses to characteristics of vacant parcels.

Staff: 1 person-month Planner

1 person-month Planning Assistant

Duration: 1 month

~~Skipped Over~~ ^{Vacant} Lands Study Budget (6 months - July-December)

Planner II (Chan Felt)	=	9,673.32
Planning Assistant (one of two currently under 701/208)	=	<u>6,516.24</u>
PERSONNEL TOTAL	=	16,189.56
BENEFITS	=	2,914.12
EXTRA HELP	=	3,500.00
SUPPLIES (includes maps, printing, office supplies, etc.)	=	1,500.00
CONTINGENCY OTHER CONTINGENCY (consulting, legal assistance, agency cooperation, misc.)	=	2,168.32
TOTAL	=	26,272.00