

Spokane County Urban Growth Area: Regional Land Quantity Analysis

Planning Technical Advisory Committee

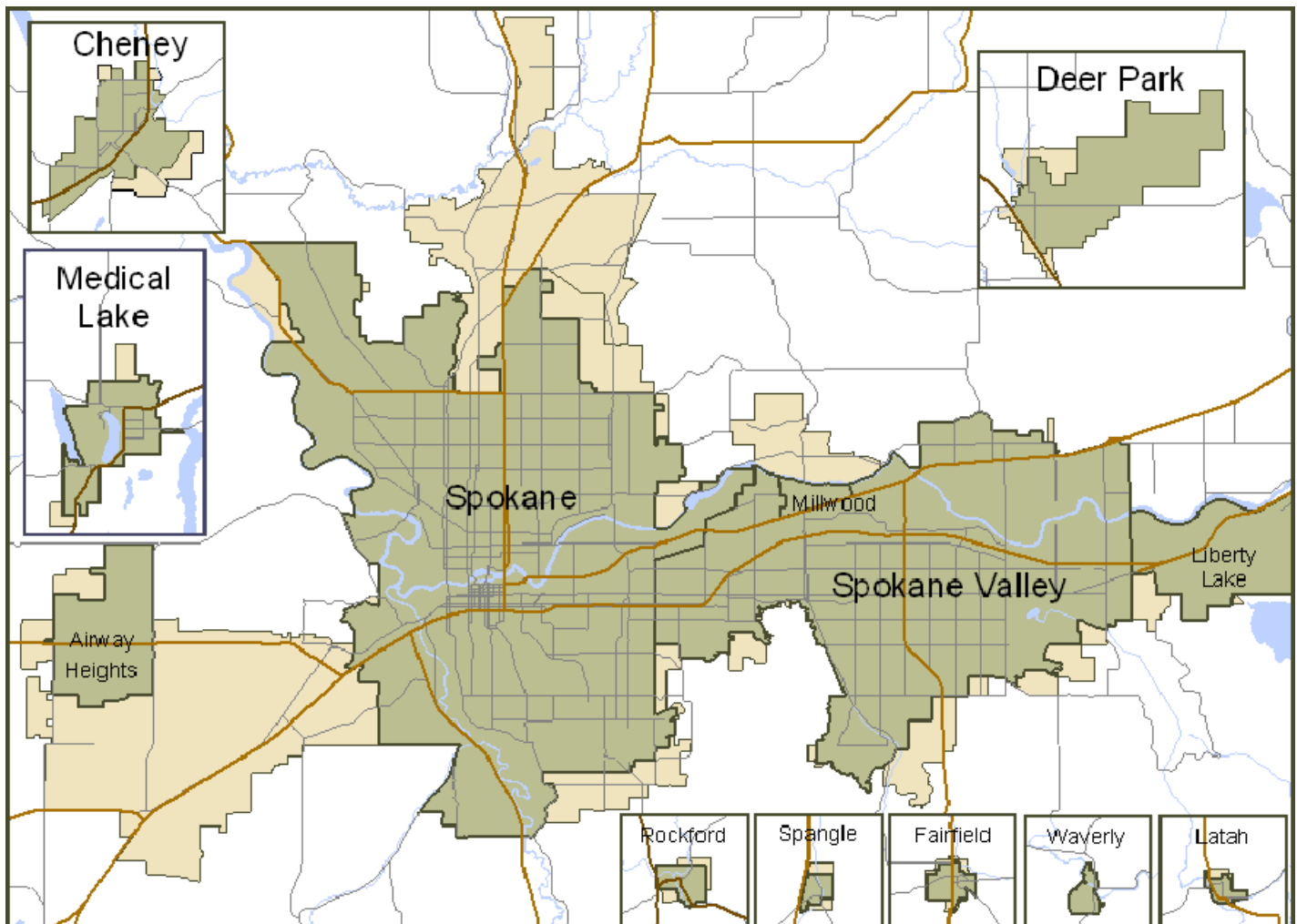
Spokane County and its cities and towns are collaborating on a regional update of the Spokane County Urban Growth Area (UGA). The UGA is intended to accommodate 20 years of projected population growth and includes already developed land and areas planned for urban services. Areas outside the UGA are intended to remain rural, forest, and farm land.

A review of the UGA is required every 10 years to ensure that there is adequate land capacity to meet the needs of new growth and development in the subsequent 20 year planning period. The Spokane County Comprehensive Plan and UGA were adopted in 2001 and the deadline for UGA review is November 2011.

Planners from Spokane County and its cities and towns serve on a Planning Technical Advisory Committee (PTAC) and are charged with coordinating this regional review of the UGA and conducting the studies necessary for the elected officials to make informed decisions about UGA planning.

Land quantity studies for each jurisdiction were recently completed. These studies determine the overall capacity of the current UGA to meet the projected needs for residential, commercial and industrial uses. The results indicate that there is currently adequate capacity to meet future needs for growth and development within the existing UGA.

Spokane County Urban Growth Area



Land Quantity Analysis Methodology

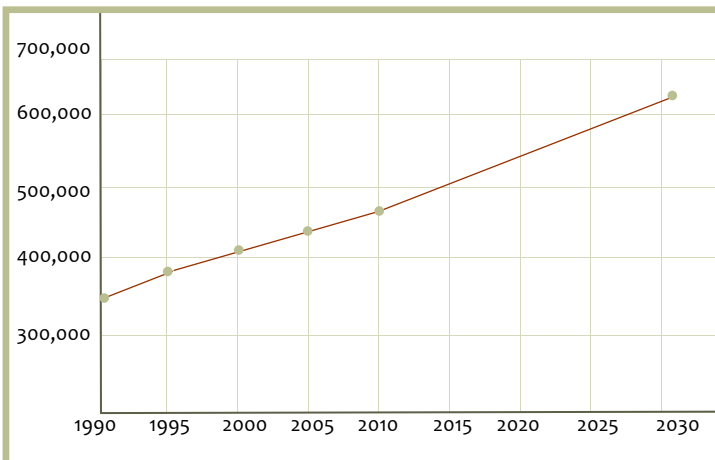
As a part of the Countywide Planning Policies, a methodology was adopted that describes the process to evaluate the amount of land needed in the Urban Growth Area to support projected populations. This process is referred to as the Land Quantity Analysis or LQA. Basically, the steps are:

1. A 20-year population projection is adopted by the County based upon a range of population projections provided by the Washington State Office of Financial Management.
2. The County allocates this projected population to each city and town, the unincorporated Urban Growth Areas, and the rural areas of the County.
3. Each jurisdiction then reviews its capacity for residential land uses by identifying vacant land, taking out land not able to be developed (i.e. wetlands, easements), and removing a percentage to allow for market factors.
4. For residential land capacity, each jurisdiction takes the number of residential acres available, multiplies it by the number of housing units allowed by zoning, times the average persons per household.
5. For commercial and industrial land, the vacant land in commercial and industrial zones and projections are based upon a ratio of the projected employment, the land needed and the amount of land available.

2031 Population Capacity for Spokane County Urban Growth Areas

Projected 2031 Population for Spokane County:	612,226
2010 Current Population in Spokane County:	470,300
Projected Population Growth for Spokane County from 2010 to 2031:	141,926
Projected Population Growth for Spokane County UGAs from 2010 to 2031:	113,541
Population that can be Accommodated in Existing Spokane County UGAs:	118,405
Surplus Population that can be Accommodated in Existing Spokane County UGAs:	4,864

1990 - 2031 Spokane County Projected Population Growth



Spokane County UGA Residential Land Capacity

The Spokane County population projection shows the addition of 113,541 people in the Spokane County UGA by the year 2031. The current UGA has the capacity to include 118,405 additional people. This result shows that the increase in population can be accommodated within the current UGA and that there is an additional excess of capacity that can accommodate 4,864 people.

2010 Population Capacity in Existing UGA

	Existing Population Capacity
Unincorporated UGAs	43,023
Spokane	38,027
Spokane Valley	17,098
Liberty Lake	8,460
Airway Heights	3,944
Cheney	3,366
Deer Park	2,405
Medical Lake	763
Spangle	350
Rockford	272
Fairfield	264
Millwood	258
Latah	108
Waverly	67
Total	118,405

Spokane County Metro UGA Commercial Land Capacity

An analysis of commercial land capacity was completed for the Metro UGA. The 2031 demand for commercially zoned property is projected to be 8,016 acres. The current supply of commercially zoned land is 12,844 acres indicating that the current Metro UGA can accommodate future needs with a surplus commercial land supply of 4,828 acres.

In addition, to the analysis performed for this study, other assessments of commercial land needs for Spokane County have been completed in recent years. In 2007, the City of Spokane Valley employed Gibbs Planning Group to conduct an economic study to assist in their planning efforts. The study included a regional analysis that addressed the land quantity needs for commercial development.

Due to the relative isolation of Spokane, the report concluded that it is likely that the total Spokane trade area extends 100 miles or beyond. The 100 Mile Trade Area would account for the largest potential demand for retail and restaurants in the greater Spokane region. Within the 100 Mile Trade Area, the overall supply for 2006 retail sales was estimated at \$9.48 billion, while the 2006 overall consumer demand was estimated at \$8.17 billion yielding a retail over-supply of \$1.31 billion. This results in an existing over-supply of up to 4.7 million square feet of retail space in the greater Spokane region.

The Real Estate Report is another source of regional commercial research and includes a collection of public and private data providing a wide variety of local and regional real estate data. Vacancy rates for office and retail uses are tracked which provides some insight into regional supply as it relates to existing commercial buildings. The Report identifies 2010 vacancy rates for office space in Spokane County ranging from 10 to 20 percent and retail space vacancy rates ranging from 6 to 12 percent.

Commercial Land Capacity for Metro UGA in Acres

Spokane County Metro UGA	2031 Commercial Land Demand	Existing Commercial Zoned Land	Surplus / Deficit Acres
Unincorporated UGA	3,724	6,546	+2,822
Spokane	1,792	2,135	+343
Spokane Valley	1,428	2,638	+1,210
Airway Heights	361	571	+210
Liberty Lake	670	915	+245
Millwood	41	39	- 2
Total	8,016 acres	12,844 acres	+4,828

Spokane County Industrial Land Capacity

The industrial land methodology takes the existing ratio of industrial employment to the existing population (11.8%) and applies it to the projected 2031 population. This may magnify the need for industrial land in light of recent trends of declining industrial employment. However, it provides an estimate for comparison with the current industrial employment ratio. A ratio of 16 employees per acre of industrial land was used to determine the acres of industrial land needed to meet the employment needs for 2031. This results in 1,047 acres of industrial land needed in 2031 to maintain the current level of industrial use per capita.

Spokane County and its cities and towns have a current inventory of 5,906 acres of vacant industrial land providing 4,859 acres more than the amount of industrial land needed.

Industrial Land Capacity for Urban Growth Area in Acres

	Existing Industrially Zoned Land	Existing Vacant Industrially Zoned Land
Spokane County UGA	11,593	3,387
Spokane	2,328	356
Spokane Valley	3,519	1,049
Airway Heights	1,205	573
Liberty Lake	357	80
Millwood	60	11
Cheney	455	158
Medical Lake	35	1
Deer Park	304	247
Fairfield	97	14
Rockford	14	3
Spangle	52	27
Total	20,019 acres	5,906 acres
Industrial Land Need		1,047 acres
Surplus Industrial Land		4,859 acres

A Collaborative Effort for the Region

1990: Growth Management Act (GMA) Adopted

The state Legislature passed the Growth Management Act (GMA) in an effort to reduce urban sprawl, preserve agricultural lands, and improve efficiencies in the provision of urban services. A basic premise of the Act is that development at urban densities should be provided with an urban level of services.

1993: Spokane County Mandated to Plan

The GMA planning process began in Spokane County in 1993 when the population growth threshold was met.

1993: Formation of a Steering Committee

A Steering Committee of Elected Officials, consisting of officials from Spokane County and its cities and towns, along with representatives from special districts, and the public was formed to oversee the GMA planning.

1994: Countywide Planning Policies (CWPPs)

The CWPPs form the planning framework to guide the planning process for Spokane County and its cities and towns. The CWPPs address the need for joint planning within UGAs. The CWPPs were adopted by the Board of Commissioners in 1994.

1994: Planning Technical Advisory Committee (PTAC)

The PTAC was established by the CWPPs to make recommendations to the Steering Committee. The PTAC is composed of planners from Spokane County, each city and town within the county and the Spokane Regional Transportation Council.

2001: UGA Adopted in Spokane County

The UGA as adopted identifies already developed and future urban areas and is intended to accommodate 20 years of projected population growth. Areas outside the UGA are intended to remain rural, forest, and farms.

2001—2008: Changes to the UGA

Since its initial adoption, the UGA has been expanded through annual amendments adding approximately 1.9 square miles to its size.

2011: Ten-year UGA Review Required by GMA

The GMA requires each County and its cities to review the UGA every ten years. Spokane County is now evaluating the UGA's continued ability to accommodate projected population for the next twenty years.

UGA Update Timeline



Public Involvement Opportunities

Public hearings and information sessions will be held next year as work on the 2011 Urban Growth Area Update progresses. Please check the website and send in your contact info if you would like to be included in future notices.

For more information:

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