

Can We Afford GMA?

- "If you do not know where you are going, any road will get you there"
- "If you are up to your ass in alligators, it is easy to forget the mission is to drain the swamp"
- Is GMA in your community designed to succeed or fail?

GMA Triangle

Population—given

Land Use Plan—derived

Lands available to meet population growth

- Infill
- Expand UGA
- Increase rural development

Adequate Facilities

Funding capability
—to correct
shortfall

Capacity shortfall

- Sewer/water
- Schools/parks
- Roads/other infrastructure



Levels of Service—actual

Existing facilities

Existing capability

Levels of Service—planned

Have We Really Been Honest With Ourselves?

- Are we getting what we expected?
- Are we getting what we need?
- Are we really looking long term?

Five Areas of Concern

- Growth pays for growth
- SEPA
- Regulatory reform
- Trump cards
- Institutionalized bad ideas

Growth Pays for Growth (GPG)

- Where do we put the next 2,000,000 people coming to Puget Sound in 20-30 years?
 - 250,000 acres at historic norms (3.5 units per acre, 2.2 people per unit = 1,925,000 people)
 - Equal to the totality of Kitsap County, 250,000 acres (400 square miles)
 - How many of you are averaging 3.5 units per acre combining urban and rural development?

Growth Pays for Growth (GPG)

- Suggestion—90% in urban areas?
 - Physically challenging—infrastructure does not exist
 - Politically challenging
 - Pits existing neighborhoods against GMA goal of high intensity
 - Going up (above 35 feet) going out (expand UGA)
- Experience
 - GPG—urban infill is the most expensive development
 - Approval more time consuming and costly
 - Likelihood of challenge and delay high
 - GPG—developers look for low cost land
 - Commute to affordability
 - Works against compact urban growth

Growth Pays for Growth (GPG)

- Solution—invest or spread out?
 - Community needs to make the infrastructure investment to invite development—
transportation, schools, parks, sewer, water
 - but we are broke
 - Affordable housing is a public responsibility
 - but we are broke

SEPA

- In Theory
 - SEPA was designed to fill in the gaps until plans and standards are in place
- In Practice
 - Question the consequences of existing plans
 - Re-fight the battles of the planning process at project level
 - Prolongs approval process
 - Duplicates the development standard program
 - Adds complexity, not simplicity, to planning
 - When did you last see a 35-page EIS?
 - When did you see a scoping notice designed to limit issues to those really at issue?
 - Enemy of predictability
 - Projects in compliance with local plans and regulations treated differently based on local outcry

Regulatory Reform

- Goal—Use planning to simplify permitting
- Does your community take advantage of simplification?
 - Planning
 - Do not do the combined SEPA/GMA EIS at the front end
 - Do not identify the safe harbors for development
 - Plats
 - Do not take advantage of increased thresholds
 - Do not take advantage of process changes
 - no hearing required unless requested
 - Commercial development—too many conditional uses
 - Legislature just killed amendments to increase SEPA thresholds
- Consequence
 - Urban area complexity drives housing to smaller and rural areas

Trump Cards

- Concurrency—traffic
 - Works against infill
 - Most expensive facility fix
- Natural system solutions in the built environment
 - In place/in kind mitigation still on the books
 - Emphasis on buffers
 - Dependent on naturally functioning conditions
 - Fails to address legacy issues in built environment
- Critical Areas—Does your community
 - Institutionalize buffers whether or not functional? or
 - Explore the wide variety of engineered solutions?
 - How do you justify restoration standard when tests are mitigation?
 - "Do no harm" GMA—*Swinomish Tribe v. Skagit County*
 - "No net loss" SMA—Shoreline updates RCW 36.70A.480(4)

Institutionalize Bad Ideas

- 20 years is the optimum planning model
 - Fails to examine inadequacy of short-term benefit, long-term problem
 - Rural 5-acre tracts
 - Prohibit rural clusters
 - Collar LAMIRDs
- Default
 - Cannot afford to live in the cities
 - No place to live in rural communities
 - No choice but to proliferate 5-acre tracts, even if more land than necessary to meet residential needs

What Kind of Future Are We Planning?

- 2,000,000 moving to Puget Sound

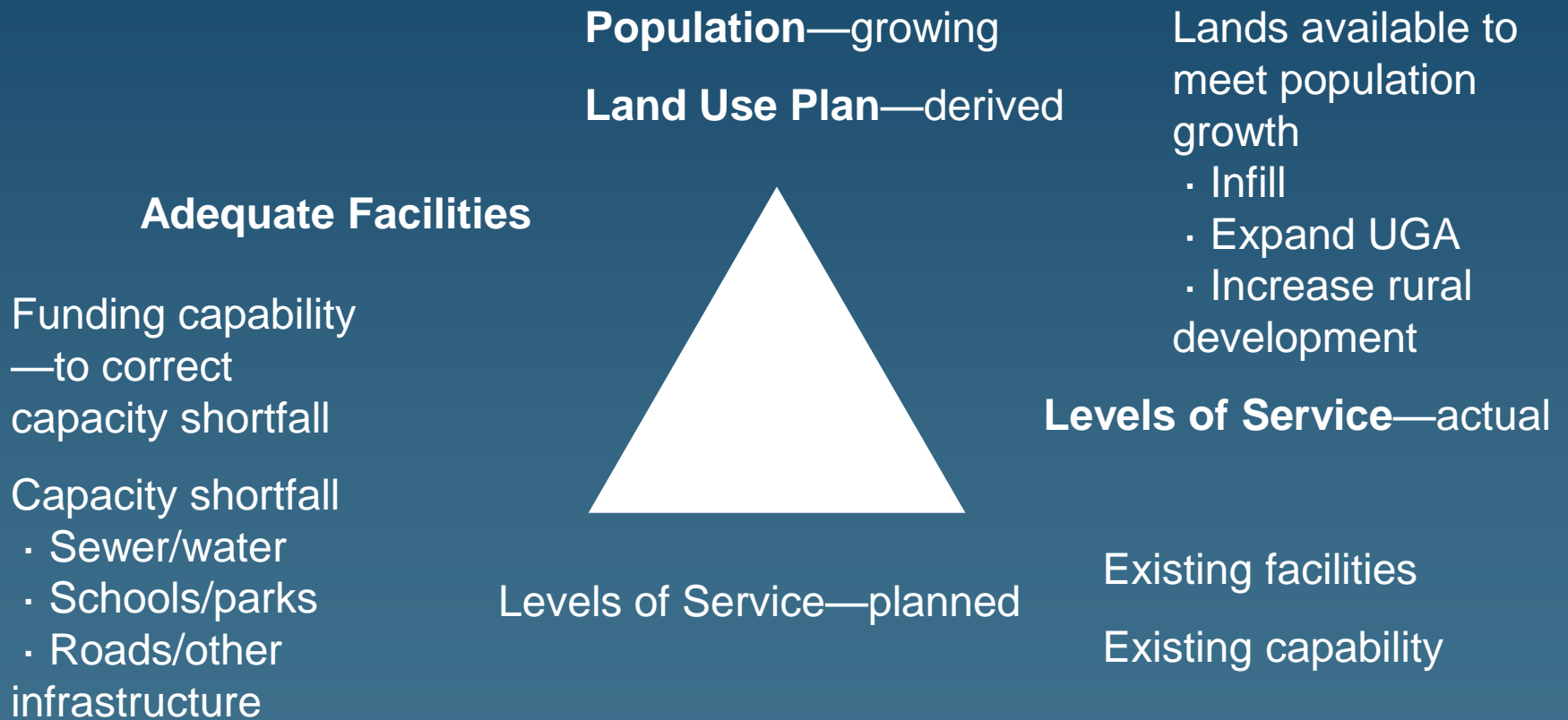
Assume 25% move to rural lands

- 500,000 people = 227,000 households
- 5-acre tracts = 1.1 million acres
- 110,000 acres for each of 10 Puget Sound counties
 - Area the size of Kitsap County
- Fills all non federal "rural" lands in Puget Sound counties
 - With 5-acre tracts
- Can we afford this vision of the GMA?

Alternatives

- Cascade Agenda—A different philosophy
 - Protect the most important places
 - Allow growth to seek it's own level, with environmental standards
- Does your community really believe in GMA?
- If so, what steps will you take to
 - Reduce the cost of urban infill?
 - Reduce the complexity of permitting urban infill?
 - Encourage more affordable housing in urban areas?
 - Encourage expanded commercial industrial growth in existing urban areas?
- Or will your community use "capital facility constraints" and "environmental values" to make growth go "over there" and insure the GMA nightmare?

How will you use GMA affirmatively to solve the challenges of growth?



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