



Date: March 23, 2007

From: Washington Chapter, American Planning Association (APA)

To: The Honorable Darlene Fairley, Chair
Committee on Government Operations and Elections
Washington State Senate

Re: **ESHB 1727 – Planning to ensure sufficient land and densities available to accommodate growth.**

Position: APA SUPPORTS SUBSTITUTE ESHB 1727

The provision of sufficient housing supply to accommodate expected demand is an important component of housing affordability, and a major goal of the growth management act. Likewise, providing for a variety of housing types and densities helps promote a vital, diverse, and healthy community in which residents at many points in their lifecycles can live comfortably within the same community.

APA has concerns that the new language in section 1 would result in significant additional work and costs for jurisdictions which are not now subject to the existing buildable lands evaluation requirement. If this is the case, the Chapter would expect that technical assistance and/or direct funding support would be provided by the State to localities. In any event, the benefits to local planning of having this information will in most cases outweigh the costs of data collection and analysis.

APA supports the two innovative techniques added in section 2 of the bill. Mixed-use development generally provides for more vibrant and walkable neighborhoods, principally by having complementary and compatible uses located close to each other. Accessory dwelling units provide another important housing choice, and should be encouraged.

APA also supports section 3 of the bill. In the Chapter's opinion, there is nothing stopping this type of interlocal agreement and inter-jurisdictional cooperation from happening under current State law. However, we see no harm in directly providing for this type of collaboration.

Last, while APA supports the intent of section 4 of the bill requiring counties with over 175,000 in population to achieve consistency with city design standards in urban growth areas makes good planning sense, this section raises one important question: If multiple city jurisdictions about the same unincorporated urban growth area, which city's standards must the county use to achieve consistency? To answer this question, we **suggest addition of a phrase at the end of Subsection (3)(c)** which

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reads “provided that in the case of more than one city surrounding the unincorporated urban island, the county shall achieve consistency with those abutting cities designated in countywide planning policies or by interlocal agreements involving all concerned jurisdictions.”

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