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Buildable Lands Report [Motion 21-272](#) (ECAF 21-0584)

Hearing Date: Wednesday, September 1, 2021 @ 10:30 a.m.

Council Staff: Ryan Countryman

PDS Staff: Steve Toy

DPA: Alethea Hart

Click on exhibit number to view document

EXHIBIT	RECORD TYPE	TO	FROM/BY	DATE	DATE IN	DESCRIPTION	# OF PAGES
2.0 Planning Commission - No Part 2 Documents							
3.1 ECAF and Materials							
3.1.1	ECAF	Council	Executive/PDS		08/03/21	Transmitting Executive Recommended Motion	2
3.1.2	Report	Council	PDS		08/03/21	DRAFT 2021 Buildable Lands Report	261
3.1.3	Assignment Slip	Council			08/16/21	Motion Assignment Slip	1
3.2 Council Planning Committee Materials							
3.2.1	Staff Report	Council	Ryan Countryman, Council Staff		08/17/21	Council Staff Report	6

EXHIBIT	RECORD TYPE	TO	FROM/BY	DATE	DATE IN	DESCRIPTION	# OF PAGES
3.2.2	PowerPoint	Council	Steve Toy, PDS Staff		08/17/21	Presentation provided at Planning Committee 08/17/21	23 slides
3.2.3	Meeting video	Council	Council Staff		08/17/21	Link to Planning Committee Meeting 08/17/21	1
3.3 Correspondence, Comments, Testimony							
3.3.1	Video Links	Council	various	08/18/21	08/18/21	Links to Public Comment given at GLS 08/18/21	1
3.3.2	E-mail	Council	Tim Trohimovich, Futurewise	08/26/21	08/26/21	Public Testimony	2
3.4 Staff Reports and Submissions							
3.4.1	Memo	Council	Snohomish County Tomorrow	08/12/21	08/12/21	Formal Transmittal - SCT Committee Action on Draft BLR	9
3.5 Public Participation							
3.6 Council Deliberations							

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Project Name **2021 Buildable Lands Report**

Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0001	Public Participation	8/11/2021	PDS Staff	Parties of Record
1.0002	Public Participation	4/12/2020	PDS Staff	2021 BLR Draft Employment Capacity Results Bothell Meeting
1.0003	Public Participation	4/10/2021	PDS Staff	2021 BLR Draft Employment Capacity Results with Attachment
1.0004	Public Participation	4/10/2021	PDS Staff	2021 BLR Draft Employment Capacity Results with Attachments
1.0005	Public Participation	3/10/2021	PDS Staff	2021 BLR Draft Residential Capacity Results with Attachments
1.0006	Public Participation	4/28/2021	PDS Staff	2021 BLR Project update Notification 4282021
1.0007	Public Participation	6/18/2021	PDS Staff	2021 Project Update Notification 6182021
1.0008	Public Participation	3/26/2021	PDS Staff	2021 BLR Project webpage update 4272021
1.0009	Public Participation	4/6/2021	PDS Staff	Agenda Planning Committee 040621
1.0010	Public Participation	5/5/2021	PDS Staff	Agenda SCT EC 050521
1.0011	Public Participation	6/2/2021	PDS Staff	Agenda SCT EC 060221
1.0012	Public Participation	7/7/2021	PDS Staff	Agenda SCT EC 070721
1.0013	Public Participation	3/18/2021	PDS Staff	Agenda SCT CAB 031821
1.0014	Public Participation	5/2/2021	PDS Staff	Agenda SCT CAB 052021
1.0015	Public Participation	2/11/2021	PDS Staff	Agenda SCT PAC 021121
1.0016	Public Participation	3/11/2021	PDS Staff	Agenda SCT PAC 031121
1.0017	Public Participation	4/8/2021	PDS Staff	Agenda SCT PAC 040821
1.0018	Public Participation	5/13/2021	PDS Staff	Agenda SCT PAC 051321
1.0019	Public Participation	6/10/2021	PDS Staff	Agenda SCT PAC 061021
1.0020	Public Participation	7/8/2021	PDS Staff	Agenda SCT PAC 070821
1.0021	Public Participation	4/28/2021	PDS Staff	Agenda SCT SC 042821
1.0022	Public Participation	6/23/2021	PDS Staff	Agenda SCT SC 062321
1.0023	Public Participation	7/28/2021	PDS Staff	Agenda SCT SC 072821
1.0024	Public Participation	5/20/2021	PDS Staff	CAB Recommendation BLR 2021 May 20 Meeting
1.0025	Public Participation	4/13/2021	PDS Staff	FW City of Marysville 2021 BLR Data
1.0026	Public Participation	5/12/2021	David Toyer	Letter Toyer SA Comment Draft BLR rf 51221
1.0027	Public Participation	3/26/2021	PDS Staff	Link fixed 2021 BLR Project Update Notificaiton 3263021
1.0028	Public Participation	6/25/2021	PDS Staff	Memo to SCT Steering Committee BLR delay 62521
1.0029	Public Participation	4/27/2021	PDS Staff	RE 2021 BLR Project webpage update
1.0030	Public Participation	1/29/2021	PDS Staff	RE Lynnwood Pending Densities
1.0031	Public Participation	6/9/2021	PDS Staff	RE SCT PAC 6 10 with Attachments
1.0032	Public Participation	6/4/2021	PDS Staff	RE SCT PAC 6 10 with Attachments2
1.0033	Public Participation	6/10/2021	PDS Staff	Toyer BLR Letter SCT CAB wPDS comments Jun-10-2021 PA
1.0034	Public Participation	6/10/2021	David Toyer	TSA BLR Letter Jun 10 2021
1.0035	Public Participation	5/20/2021	PDS Staff	Updated Draft BLR Residential and Employment Capacity results 5202021 w Attachments
1.0036	Correspondence	5/7/2021	Nathen Lamb	2021 BLR Draft Employment Capacity Results 572021
1.0037	Correspondence	6/18/2021	PDS Staff	BLR Project Webpage Update 6182021
1.0038	Correspondence	4/7/2021	Mike Pattison	BLR Project Webpage Update MBA 472021
1.0039	Correspondence	5/12/2021	Lauren Balisky	BLR Project webpage update Mukilteo 5/12/2021
1.0040	Correspondence	11/16/2020	Kate Helm	Arlington zoning request for shapefiles for BLR 11162020
1.0041	Correspondence	6/29/2021	Russell Wright	BLR Lake Stevens Comments 6292021
1.0042	Correspondence	5/19/2021	Anne Anderson	Buildable Land Report Concerns 5192021 W Attachment
1.0043	Correspondence	5/19/2021	Anne Anderson	Buildable Land Report Concerns CAB 5/19/2021

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Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0044	Correspondence	11/5/2020	Jill Needham	Buildable lands Lake Stevens 1152020
1.0045	Correspondence	3/5/2021	PDS Staff	Buildable Lands Materials 352021
1.0046	Correspondence	5/19/2021	Anne Anderson	Buildable Lands report concerns 5192021
1.0047	Correspondence	12/17/2020	Michael Kattermann	Canyon Park BLR 12172020
1.0048	Correspondence	4/29/2021	PDS Staff	Final Planning Commission memo on BLR 4292021 w attachment
1.0049	Correspondence	7/22/2021	PDS Staff	FW 2021 BLR w attachments 7222021
1.0050	Correspondence	6/18/2020	PDS Staff	FW 2021 BLR Project webpage update 6182021
1.0051	Correspondence	6/21/2021	Kate Tourtellot	FW 2021 BLR Project webpage update 6212021
1.0052	Correspondence	5/21/2021	PDS Staff	FW BLR Housing Capacity for Point Wells 5212021
1.0053	Correspondence	12/16/2020	PDS Staff	FW Buildable lands information check 12162020
1.0054	Correspondence	12/16/2020	Kernen Lien	FW Critical Areas Data for BLR Edmonds 8102020
1.0055	Correspondence	11/5/2021	PDS Staff	FW Land Status Map Mountlake Terrace 1152020
1.0056	Correspondence	8/3/2020	PDS Staff	FW permits April 19 2019 832020 w attachments
1.0057	Correspondence	6/4/2021	PDS Staff	FW SCT PAC 6 10 w attachments
1.0058	Correspondence	11/4/2020	PDS Staff	Land Status Data Snohomish 1142020
1.0059	Correspondence	11/5/2021	PDS Staff	Lynnwood pending Densities 11/5/2021 w attachment
1.0060	Correspondence	11/4/2021	PDS Staff	MLT Updated Densities Spreadsheet 11/4/2021 w attachment
1.0061	Correspondence	12/20/2020	PDS Staff	RE Buildable Lands Materials Mukilteo 12202020 w attachment
1.0062	Correspondence	7/15/2021	Holly Hernandez	RE Planning Advisory Committee Meeting 7152021
1.0063	Correspondence	2/12/2021	Clay White	RE CPP Growth Target Setting Buildable Lands Schedules Clay White 2122021
1.0064	Correspondence	1/8/2021	PDS Staff	RE MLT Maps Clarify Terms 182021
1.0065	Correspondence	4/23/2021	PDS Staff	RE 2021 BLR Draft Employment Capacity Results Marysville 4232021
1.0066	Correspondence	3/19/2021	PDS Staff	RE 2021 BLR Draft Residential Capacity Results 3192021 w attachment
1.0067	Correspondence	3/31/2021	PDS Staff	RE 2021 BLR Draft Residential Capacity Results Lynnwood 3312021
1.0068	Correspondence	3/12/2021	PDS Staff	RE 2021 BLR Marysville 3122021
1.0069	Correspondence	3/22/2021	PDS Staff	RE 2021 BLR marysville 3222021 w attachment
1.0070	Correspondence	9/3/2020	PDS Staff	RE 2021 BLR Project webpage Bothell 932020 w attachments
1.0071	Correspondence	5/5/2021	PDS Staff	RE 2021 BLR Project webpage update 552021
1.0072	Correspondence	6/24/2021	PDS Staff	RE 2021 BLR Project Webpage Update 6242021
1.0073	Correspondence	11/20/2020	PDS Staff	RE Arlington Zoning and Request for Shapefiles for BLR 11202020 w attachment
1.0074	Correspondence	12/11/2020	PDS Staff	RE Arterials units in Arrears Current Status 12112020
1.0075	Correspondence	2/4/2021	PDS Staff	RE BLR Kristin Kelly
1.0076	Correspondence	7/7/2021	PDS Staff	RE BLR Lake Stevens 772021
1.0077	Correspondence	1/4/2021	Kristen Holdsworth	RE BLR question Lynnwood 142021
1.0078	Correspondence	1/5/2021	PDS Staff	RE BLR question Lynnwood 152021
1.0079	Correspondence	6/22/2021	PDS Staff	RE Brookdale at Silver Lake 6222021
1.0080	Correspondence	5/25/2021	PDS Staff	RE Buildable Densities 5252021
1.0081	Correspondence	11/30/2020	Lauren Balisky	RE buildable Land Materials Mukilteo 11302020
1.0082	Correspondence	11/30/2020	PDS Staff	RE Buildable Land Materials Mukilteo2 11302020
1.0083	Correspondence	3/15/2021	PDS Staff	RE Buildable Lands information check Everett 3152021 w attachment
1.0084	Correspondence	12/18/2020	Kirsten Mandt	RE Canyon Park Buildable Lands Bothell 12182020
1.0085	Correspondence	10/9/2020	PDS Staff	RE Downsizing housing capacity and growth target for Woodways Point Wells MUGA 1092020
1.0086	Correspondence	3/30/2021	PDS Staff	RE Draft BLR Information Bothell 3302021

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Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0087	Correspondence	9/8/2020	Shane Hope	RE Edmonds City Council Opportunity Zoom info 982020
1.0088	Correspondence	11/29/2020	Matt Smith	RE Follow up to PUD 2nd Virtual Customer breakfast 11292020 w attachment
1.0089	Correspondence	6/10/2021	Tom Rogers	RE Follow up to todays meeting 6102021
1.0090	Correspondence	6/26/2021	PDS Staff	RE Graph Questions 6292021
1.0091	Correspondence	4/22/2021	Tom McCormick	RE Help needed re abbreviations in column headings Tom Mccormick 4222021
1.0092	Correspondence	6/4/2021	PDS Staff	RE In Review of BLR 642021
1.0093	Correspondence	4/30/2021	PDS Staff	RE In Review of BLR 4302021
1.0094	Correspondence	5/24/2021	Russell Wright	RE Lake Stevens Letter May 24 2021
1.0095	Correspondence	6/9/2021	PDS Staff	RE Lake Stevens Letter May 24 2021 692021
1.0096	Correspondence	1/6/2021	Kernen Lien	RE Land Status Layer Edmonds 162021
1.0097	Correspondence	1/15/2021	Karl Almgren	RE Lynnwood Pending Densities Lynnwood 1152021
1.0098	Correspondence	1/27/2021	PDS Staff	RE PAC Thu 11 12 Tom McCormick 1272021
1.0099	Correspondence	11/10/2020	Tom McCormick	RE PAC Thu 11 12 Tom McCormick 11202020
1.0100	Correspondence	5/25/2021	Angela Gemmer	RE Panatonna Warehouse 5252021
1.0101	Correspondence	8/3/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Arlington 832020
1.0102	Correspondence	12/18/2020	Jennifer Flathman	RE Review and feedback on data inputs to 2021 BLR Brier 12182020
1.0103	Correspondence	12/18/2020	Jennifer Flathman	RE Review and feedback on data inputs to 2021 BLR Brier 12182020 w attachments
1.0104	Correspondence	12/14/2020	PDS Staff	RE Review an feedback on data inputs to 2021 BLR Edmonds 12142020
1.0105	Correspondence	11/4/2020	David Stalheim	RE Review and feedback on data inputs to 2021 BLR Everett 1142020
1.0106	Correspondence	10/13/2020	Brent Kirk	RE Review and feedback on data inputs to 2021 BLR Granite Falls 10132020
1.0107	Correspondence	12/4/2020	Kristen Holdsworth	RE Review and feedback on data inputs to 2021 BLR Lynnwood 1242020
1.0108	Correspondence	12/9/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Lynnwood 1242020 w attachment
1.0109	Correspondence	12/11/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Lynnwood 12112020
1.0110	Correspondence	9/18/2020	Angela Gemmer	RE Review and feedback on data inputs to 2021 BLR Marysville 9182020
1.0111	Correspondence	11/20/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Mill Creek 11202020
1.0112	Correspondence	12/2/2021	Tom Rogers	RE Review and feedback on data inputs to 2021 BLR Mill Creek 1202021
1.0113	Correspondence	12/22/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Mountlake Terrace 122220220
1.0114	Correspondence	10/22/2020	Amy Rusko	RE Review and feedback on data inputs to 2021 BLR Stanwood 10222020
1.0115	Correspondence	10/22/2020	Patricia Love	RE Review and feedback on data inputs to 2021 BLR Stanwood 10222020 w attachment
1.0116	Correspondence	1/23/2020	Bill Trimm	RE Review and feed back on data inputs to 2021 BLR Woodway 1232020
1.0117	Correspondence	5/12/2021	PDS Staff	RE Revised agenda for 5122021
1.0118	Correspondence	9/16/2020	PDS Staff	RE Revised Darrington Draft land Status Map 9162020
1.0119	Correspondence	6/10/2021	Kate Tourtellot	RE SCT PAC 6102021
1.0120	Correspondence	7/29/2020	Lauren Balisky	RE SCT PAC July 9 7292020
1.0121	Correspondence	12/22/2021	PDS Staff	RE Sultan buildable Lands Documents 12222021
1.0122	Correspondence	5/21/2021	PDS Staff	RE Toyer Strategic Comment Letter on Draft Buildable Lands 5212021
1.0123	Correspondence	9/18/2020	Angela Gemmer	RE Upcoming buildable Lands remote meetings with cities Marysville 9182020
1.0124	Correspondence	5/24/2021	Brent Kirk	RE Updated Draft BLR Residential and Employment Capacity Results 5242021
1.0125	Correspondence	12/14/2020	Rob Chave	Review and feedback on data inputs to 2021 BLR Edmonds 1214220
1.0126	Correspondence	11/4/2020	Andy Galuska	Sultan Buildable Land Documents 1142020 w attachments
1.0127	Correspondence	6/9/2021	PDS Staff	Toyer BLR Letter SCT CAB w PDS comments PAC 692021 w attachments
1.0128	Correspondence	5/24/2021	Bill Trimm	Updated Draft BLR Residential and Employment Capacity results 5242021
1.0129	Correspondence	10/5/2020	PDS Staff	Updated Land Status Map Brent Kirk 1052020

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Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0130	Public Participation	8/27/2020	Kristen Holdsworth	FW 2021 Buildable lands Report Project Webpage 852020
1.0131	Public Participation	12/18/2020	PDS Staff	FW Review and feedback on data inputs to 2021 BLR Woodway 12182020
1.0132	Public Participation	8/25/2020	PDS Staff	FW Upcoming Buildable Lands remote meetings with cities Index 8252020
1.0133	Public Participation	11/5/2020	PDS Staff	PAC Thu 11 12
1.0134	Public Participation	12/12/2020	David Toyer	RE Builable Land Materials Mukilteo 12122020
1.0135	Public Participation	12/10/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Bothell 12102020 w attachment
1.0136	Public Participation	11/24/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Brier 11242020 w attachment
1.0137	Public Participation	9/11/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Darrington 9112020 w attachment
1.0138	Public Participation	12/11/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Edmonds 12112020 w attachment
1.0139	Public Participation	10/12/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Everett 10122020 w attachments
1.0140	Public Participation	11/18/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Gold Bar 11182020
1.0141	Public Participation	10/8/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Granite Falls 1082020 w attachment
1.0142	Public Participation	10/15/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Lake Stevens 10152020
1.0143	Public Participation	12/3/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Lynnwood 1232020 w attachment
1.0144	Public Participation	9/16/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Marysville 9162020 w attachment
1.0145	Public Participation	11/18/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Mill Creek 11182020 w attachment
1.0146	Public Participation	10/21/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Monroe 10212020 w attachment
1.0147	Public Participation	12/17/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Mountlake Terrace 12172020 w attachment
1.0148	Public Participation	11/4/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Mukilteo 1142020 w attachment
1.0149	Public Participation	10/29/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Snohomish 10292020
1.0150	Public Participation	9/30/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Stanwood 9302020 w attachment
1.0151	Public Participation	10/29/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Sultan 10292020 w attachment
1.0152	Public Participation	8/21/2020	PDS Staff	RE Upcoming buildable Lands remote meetings with cities 8212020
1.0153	Public Participation	1/7/2021	PDS Staff	SCT PAC Jan 14
1.0154	Public Participation	10/1/2020	PDS Staff	SCT PAC Oct 8th
1.0155	Public Participation	8/14/2020	PDS Staff	Upcoming Buildable lands remote meetings with cities 8142020
1.0156	Project Administration	3/12/2020	Valerie Smith	Buildable Lands Workshop 3122020 w attachment
1.0157	Project Administration	12/9/2020	PDS Staff	FY21 Buildable Lands Expenditures Snohomish County 1292020 w attachments
1.0158	Project Administration	7/22/2021	PDS Staff	RE Final A 19 Invoices needed 7222021 w attachments
1.0159	Staff Research	4/3/2019	Dillon Roth	2019 Buildable Lands Analysis for the City of Lake Stevens LDC
1.0160	Staff Research	10/30/2020	PDS Staff	FW Snohomish former county road shop 10302020
1.0161	Staff Research	1/1/2019	City of Lake Stevens Staff	Lake Stevens Buildable Lands LDC
1.0162	Staff Research	7/27/2021	PDS Staff	RE SCOPI 7272021
1.0163	Staff Research	10/29/2020	PDS Staff	RE Density fringe changes 10292020
1.0164	Public Participation	8/27/2020	PDS Staff	RE Review and feedback on data inputs to 2021 BLR Arlington 8272020 w Attachment
1.0165	Correspondence	5/5/2020	Jill Needham	City Data Request for 2021 BLR Lake Stevent 552020 w attachments
1.0166	Correspondence	4/28/2020	Brooke Eidem	Development Review Date Snohomish 4282020 w attachments
1.0167	Correspondence	4/27/2020	Brooke Eidem	FW City Data Review Request for 2021 BLR Snohomish 4272020 w attachments
1.0168	Correspondence	6/15/2020	PDS Staff	RE BLR Dev History Density Everett 6152020 w attachments
1.0169	Correspondence	6/16/2020	PDS Staff	RE BLR Dev History Density Everett 6152020
1.0170	Correspondence	6/18/2020	PDS Staff	RE BLR Dev History Density Everett 6182020 w attachments
1.0171	Correspondence	4/28/2020	Kernen Lien	RE City Data Review Request for 2021 BLR Edmonds 4282020 w attachment
1.0172	Correspondence	4/27/2020	PDS Staff	RE City Data Review Request for 2021 BLR Snohomish 4272020

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Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0173	Correspondence	3/27/2020	PDS Staff	FW City Data Review Request for 2021 BLR Edmonds 3272020 w attachments
1.0174	Correspondence	3/16/2020	PDS Staff	FW City of Arlington Data Review for 2021 BLR Arlington 3162020 w attachment
1.0175	Correspondence	8/13/2019	PDS Staff	RE BLR update Clay White 8132019 w attachment
1.0176	Correspondence	10/29/2019	PDS Staff	RE Buildable lands Update 10292019
1.0177	Correspondence	12/17/2020	Amy Rusko	RE Cedarhome 12172020 w attachments
1.0178	Correspondence	2/21/2020	PDS Staff	RE City Data Review Request for 2021 BLR 2212020
1.0179	Correspondence	3/20/2020	Angela Gemmer	RE City Data Review Request for 2021 BLR 3202020 w attachment
1.0180	Correspondence	2/26/2020	Jennifer Flathman	RE City Data Review Request for 2021 BLR 2262020 w attachment
1.0181	Correspondence	3/3/2020	Amy Lucas	RE City Data Review Request for 2021 BLR Darrington w attachment
1.0182	Correspondence	12/12/2020	Amy Lucas	RE City Data Review Request for 2021 BLR Darrington 12122020
1.0183	Correspondence	3/3/2020	PDS Staff	RE City Data Review Request for 2021 BLR Darrington 332020
1.0184	Correspondence	12/8/2020	Allan Giffen	RE City Data Review Request for 2021 BLR Everett 1282020 w attachment
1.0185	Correspondence	7/29/8120	Erika Spencer	RE City Data Review Request for 2021 BLR Everett 2272020 w attachment
1.0186	Correspondence	2/12/2020	Darla Reese	RE City Data Review Request for 2021 BLR Granite Falls 2122020 w attachment
1.0187	Correspondence	2/20/2020	PDS Staff	RE City Data Review Request for 2021 BLR Lynnwood 2202020
1.0188	Correspondence	2/28/2020	Kristen Holdsworth	RE City Data Review Request for 2021 BLR Lynnwood 2282020
1.0189	Correspondence	2/26/2020	Chris Holland	RE City Data Review Request for 2021 BLR Marysville 2262020 w attachment
1.0190	Correspondence	2/27/2020	Christi Schmidt	RE City Data Review Request for 2021 BLR Mill Creek 2272020 w attachment
1.0191	Correspondence	1/18/2020	PDS Staff	RE City Data Review Request for 2021 BLR Mukilteo 1182020
1.0192	Correspondence	2/28/2020	Lauren Balisky	RE City Data Review Request for 2021 BLR Mukilteo 2282020
1.0193	Correspondence	1/29/2020	Andy Galuska	RE City Data Review Request for 2021 BLR Sultan 1292020 w attachments
1.0194	Correspondence	1/30/2020	PDS Staff	RE City Data Review Request for 2021 BLR Sultan 1302020 w attachments
1.0195	Correspondence	7/29/8120	Bill Trimm	RE City Data Review Request for 2021 BLR Woodway 2272020 w attachment
1.0196	Correspondence	3/3/2020	Bruce Blackburn	Response to questions regarding Bothell Info for BLR 332020
1.0197	Public Participation	1/21/2020	PDS Staff	SCT Managers 01212020 Agenda
1.0198	Public Participation	4/7/2021	PDS Staff	2021 BLR Draft Results Apr 7 2021 DBIC
1.0199	Public Participation	4/8/2021	PDS Staff	2021 BLR Draft Results Apr 8 2021 PAC
1.0200	Public Participation	4/28/2021	PDS Staff	2021 BLR Draft Results Apr 28 2021 SCT SC
1.0201	Public Participation	5/13/2021	PDS Staff	2021 BLR Draft Results May 13 2021 PAC
1.0202	Public Participation	5/20/2021	PDS Staff	2021 BLR Draft Results May 20 2021 CAB
1.0203	Public Participation	7/28/2021	PDS Staff	2021 BLR Final Draft Report Jul 28 2021 SC
1.0204	Public Participation	6/10/2021	PDS Staff	2021 BLR Final Draft Report Jul 10 2021 PAC
1.0205	Public Participation	6/23/2021	PDS Staff	2021 BLR Final Draft Report Jun 23 2021 SC
1.0206	Public Participation	6/23/2021	PDS Staff	Agenda Bill Draft BLR Jun 23 2021 update
1.0207	Public Participation	1/9/2020	PDS Staff	Agenda SCT PAC 01092020
1.0208	Public Participation	2/13/2020	PDS Staff	Agenda SCT PAC 02132020
1.0209	Public Participation	5/9/2019	PDS Staff	Agenda SCT PAC 05092019
1.0210	Public Participation	6/11/2020	PDS Staff	Agenda SCT PAC 06112020
1.0211	Public Participation	6/13/2019	PDS Staff	Agenda SCT PAC 06132019
1.0212	Public Participation	7/9/2020	PDS Staff	Agenda SCT PAC 07092020
1.0213	Public Participation	7/11/2019	PDS Staff	Agenda SCT PAC 07112019
1.0214	Public Participation	11/14/2019	PDS Staff	Agenda SCT PAC 11142019
1.0215	Public Participation	2/20/2020	PDS Staff	CAB BLR Feb 20 2020

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Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0216	Public Participation	3/18/2021	PDS Staff	CAB BLR status Mar 18 2021
1.0217	Public Participation	1/19/2020	PDS Staff	CC Plng Committee BLR status Jan 19 2021
1.0218	Public Participation	1/17/2020	PDS Staff	City Data Review Request for 2021 BLR 1172020
1.0219	Public Participation	6/19/2018	PDS Staff	June 19 2018 Council Plng Committee BLR
1.0220	Public Participation	7/28/2021	PDS Staff	SCT Steering Agenda Bill Draft BLR Jul 28 2021 final
1.0221	Project Administration	7/11/2019	PDS Staff	PAC briefing on status of preparations for 2021 BLR 7112019 w attachment
1.0222	Project Administration	7/27/2020	PDS Staff	RE FY20 Buildable Lands spending 7272020 w attachments
1.0223	Project Administration	11/7/2020	PDS Staff	RE Motion 19 395 agreement with WA State Dept of Commerce BLR 1172020
1.0224	Project Administration	6/28/2019	PDS Staff	RE Snohomish Co BLR Grant Closeout Reminder 6282019
1.0225	Project Administration	7/26/2019	Paul Johnson	Snohomish Co 2019 21 BLR Grant Award Letter 7262019 w attachments
1.0226	Public Participation	7/9/2021	PDS Staff	RE Slides from PAC 792021

**Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org*

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION 21-272

ADOPTING THE 2021 BUILDABLE LANDS REPORT FOR SNOHOMISH COUNTY AND
AUTHORIZING THE COUNTY COUNCIL CHAIR AND VICE-CHAIR TO SIGN TRANSMITTAL
LETTER TO THE WASHINGTON STATE DEPARTMENT OF COMMERCE

WHEREAS, the Growth Management Act (GMA) (chapter 36.70A RCW) at RCW 36.70A.215 requires certain local governments to carry out review and evaluation programs that analyze various factors relating to growth, density and capacity of urban growth areas (UGAs) and that annually collect data on urban and rural land uses; and

WHEREAS, the Growth Monitoring Report is a Snohomish County Tomorrow (SCT) report series, first published in 1997, containing comprehensive Snohomish County demographic information including population, employment, residential development and housing cost trends; and

WHEREAS, the review and evaluation program under RCW 36.70A.215 requires that Snohomish County produce a report, commonly referred to as a buildable lands report, every eight years; and

WHEREAS, the Snohomish County Countywide Planning Policy (CPP) GF-7 establishes a process for the development of the buildable lands reports involving Snohomish County cities and the county through the cooperative planning process of SCT; and

WHEREAS, CPP GF-7 requires that the development of the Buildable Lands Report for Snohomish County follow a framework for coordinated county and city data collection and analysis established in the Procedures Report titled "Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities," which was originally approved by the SCT Steering Committee in July 2000, and used as the framework for the 2002, 2007 and 2012 Buildable Lands Reports for Snohomish County; and

WHEREAS, E2SSB 5254, passed by the Legislature in 2017, enacted a number of changes to state requirements for buildable lands methods and procedures, which were subsequently clarified in updated Buildable Lands Guidelines published by the State Department of Commerce in December 2018, and which resulted in an updated Procedures Report that was approved by the SCT Steering Committee on June 24, 2020, and adopted by the Snohomish County Council on _____; and

WHEREAS, the 2021 Buildable Lands Report for Snohomish County uses the revised methods and procedures outlined in the updated Procedures Report (2020); and

MOTION 21-272

ADOPTING THE 2021 BUILDABLE LANDS REPORT FOR SNOHOMISH COUNTY AND AUTHORIZING THE
COUNTY COUNCIL CHAIR AND VICE-CHAIR TO SIGN TRANSMITTAL LETTER TO THE WASHINGTON STATE
DEPARTMENT OF COMMERCE

WHEREAS, the methodological assumptions employed for the preparation of Snohomish County's buildable lands reports were informed by extensive stakeholder and public input through an early and continuous public involvement process over the two past decades; and

WHEREAS, the SCT Planning Advisory Committee (PAC), following a nearly 2½ year review process, recommended a Draft 2021 Buildable Lands Report to the SCT Steering Committee on June 10, 2021; and

WHEREAS, the SCT Steering Committee, at its meeting on June 23, 2021, delayed action on the PAC's Draft 2021 Buildable Lands Report, to allow more time for additional data comments or concerns from cities to be considered for inclusion in the report; and

WHEREAS, the SCT Planning Advisory Committee, on July 8, 2021, reviewed and approved proposed revisions from the City of Lake Stevens for transmittal in an updated Draft 2021 Buildable Lands Report to the SCT Steering Committee; and

WHEREAS, the SCT Steering Committee on July 28, 2021, recommended the PAC's updated Draft 2021 Buildable Lands Report to the Snohomish County Council; and

WHEREAS, adoption of the 2021 Buildable Lands Report does not constitute an agency action as defined by WAC 197-11-704. Therefore, SEPA environmental review is not required. Although the adoption of the report is not an agency action, to the extent it may be considered an agency action, it is categorically exempt under WAC 197-11-800(17) as information collection and research; and

WHEREAS, SCC 2.01.035 recognizes the authority of the Snohomish County Council to adopt buildable lands reports on behalf of Snohomish County; and

WHEREAS, on _____, the Snohomish County Council held a public hearing on the Draft 2021 Buildable Lands Report recommended by the SCT Steering Committee;

NOW, THEREFORE ON MOTION: The Snohomish County Council adopts the 2021 Buildable Lands Report, attached to this motion as Exhibit A, as the buildable lands report for Snohomish County and authorizes the Council Chair and Vice-Chair to affix their signatures to a letter under cover of which the report will be transmitted to the Washington State Department of Commerce.

MOTION 21-272

ADOPTING THE 2021 BUILDABLE LANDS REPORT FOR SNOHOMISH COUNTY AND AUTHORIZING THE COUNTY COUNCIL CHAIR AND VICE-CHAIR TO SIGN TRANSMITTAL LETTER TO THE WASHINGTON STATE DEPARTMENT OF COMMERCE

PASSED this _____ day of _____, 2021.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Stephanie Wright
Council Chair

ATTEST:

Clerk of the Council

MOTION 21-272
ADOPTING THE 2021 BUILDABLE LANDS REPORT FOR SNOHOMISH COUNTY AND AUTHORIZING THE
COUNTY COUNCIL CHAIR AND VICE-CHAIR TO SIGN TRANSMITTAL LETTER TO THE WASHINGTON STATE
DEPARTMENT OF COMMERCE

Executive/Council Action Form (ECAAF)

EXHIBIT # 3.1.1

FILE MOT 21-272

ITEM TITLE:

..Title

Motion 21-272, adopting the 2021 Buildable Lands Report for Snohomish County and authorizing the County Council Chair and Vice-Chair to sign transmittal letter to the Washington State Department of Commerce

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Stephen Toy

EXECUTIVE RECOMMENDATION: Approve

PURPOSE: To adopt the 2021 Buildable Lands Report (BLR) for Snohomish County in response to the review and evaluation requirements of the State Growth Management Act (GMA) in RCW 36.70A.215, commonly referred to as the "buildable lands" statute, and to authorize the County Council Chair and Vice-Chair to sign transmittal letter to the Washington State Department of Commerce.

BACKGROUND: This is the fourth buildable lands review and evaluation report completed by Snohomish County and its cities using the Snohomish County Tomorrow (SCT) process. It was recommended to the County Council by the SCT Steering Committee on July 28, 2021. The current report evaluates whether there is sufficient suitable land within the county's urban growth areas to accommodate the forecasted residential, commercial and industrial growth anticipated through the end of the 20-year GMA planning period, currently 2035. The report is based on the methods and approaches first developed and used by the county and cities for the 2002, 2007 and 2012 SCT Buildable Lands Reports. In addition, it incorporates the updated methods and procedures that were approved by the SCT Steering Committee on June 24, 2020 in response to the buildable lands methodology review and update required by E2SSB 5254, enacted by the State Legislature in 2017.

FISCAL IMPLICATIONS:

Table with 4 columns: EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU; CURRENT YR; 2ND YR; 1ST 6 YRS. Includes a TOTAL row.

Table with 4 columns: REVENUE: FUND, AGY, ORG, REV, SOURCE; CURRENT YR; 2ND YR; 1ST 6 YRS. Includes a TOTAL row.

DEPARTMENT FISCAL IMPACT NOTES: The Buildable Lands Report is a technical report and does not set or change any policy or regulation. There are no fiscal impacts.

CONTRACT INFORMATION:

ORIGINAL CONTRACT# AMOUNT
AMENDMENT CONTRACT# AMOUNT

Contract Period

ORIGINAL START _____ END _____
AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved/Reviewed by Finance & Risk



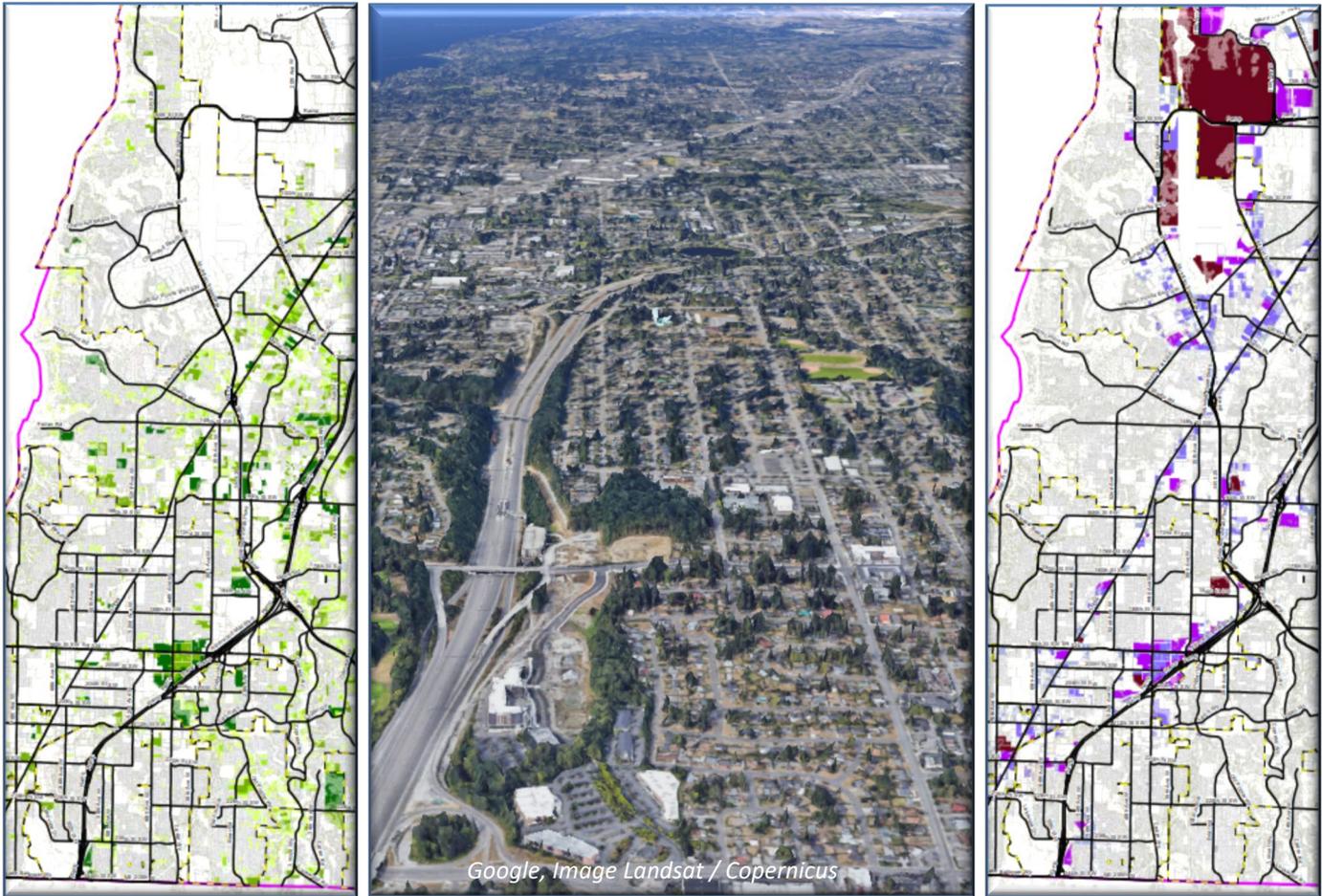
SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.2

FILE MOT 21-272

Snohomish County

DRAFT 2021 Buildable Lands Report



Adopted by the Snohomish County Council on _____, 2021

Approved by the Snohomish County Tomorrow Steering Committee on July 28, 2021

Funded in part through grant funding provided by the Washington State Department of Commerce
Contract numbers 19-63312-005 and 20-63312-005

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Everett, WA 98201-4046

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**2021 Buildable Lands Report
for Snohomish County**

**Adopted by the Snohomish County Council
on _____**

**Recommended by the
Snohomish County Tomorrow (SCT)
Planning Advisory Committee on July 8, 2021 and
SCT Steering Committee on July 28, 2021**

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2021 Buildable Lands Report for Snohomish County

**Adopted by the Snohomish County Council
on _____**

Executive Summary

The Buildable Lands Report (BLR) is a requirement of the state Growth Management Act (RCW 36.70A.215). The BLR is intended to periodically review and evaluate whether urban densities are being achieved within the UGA (in both city and county portions). Based on observed densities, the report must determine whether there is sufficient suitable land to accommodate the adopted 2035 growth targets in urban growth areas (UGAs). The BLR must also identify any inconsistencies between actual and planned development patterns and targets where such inconsistencies may hinder local governments from accommodating projected growth. If the results of the buildable lands review and evaluation reveal that urban densities and growth are not being achieved consistent with original plan objectives, or that deficiencies in buildable land exist within UGAs, cities and counties are required to adopt and implement reasonable measures, other than adjusting UGA boundaries, that are likely to reduce these differences.

Note that the Buildable Lands Report evaluates how current comprehensive plans and zoning are functioning relative to the original growth goals and objectives contained in the plans. The BLR as such provides a report card on the performance of city and county plans with regard to growth accommodation. This purpose is distinct from the Land Capacity Analysis (LCA) requirements, also required of jurisdictions planning under the Growth Management Act at the time of the major periodic updates. The LCA is intended to ensure sufficient growth capacity of land suitable for urban development when comprehensive plans and development regulations are updated to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period. In short, the BLR looks back while the LCA looks forward¹.

This is Snohomish County's fourth BLR, with reports previously prepared in 2002, 2007 and 2012. Pursuant to the Countywide Planning Policies, it is developed jointly by cities and the county using the Snohomish County Tomorrow process.

¹ For more information on the distinctions between the Buildable Lands Report and Land Capacity Analyses, please refer to the "Review & Evaluation Program & Land Capacity Analysis" section (pages 13-14) of the [Buildable Lands Guidelines](#), Department of Commerce (2018).

In 2017, the state legislature passed [E2SSB 5254](#), which enacted a number of changes to state requirements for buildable lands methods and procedures. Subsequently, the Washington State Department of Commerce published updated [Buildable Lands Program Guidelines](#) in December 2018. In response, Snohomish County staff, using the SCT process, worked with city planning staff, consultant staff, and stakeholder representatives during 2019-2020 to review and recommend updates to the buildable lands methods and procedures to be used for the 2021 Buildable Lands Report (BLR). The SCT Steering Committee approved the recommended methodology updates in June 2020. The 2021 BLR incorporates the revised methods and procedures that resulted from the methodology review and update required by E2SSB 5254.

METHODOLOGY:

Using geographic information systems (GIS) technology, the present analysis began with a April 2019 extract of all Assessor parcel records within incorporated and unincorporated portions of the Snohomish County urban growth area (UGA). Parcels with additional development potential were classified into one of four categories:

Vacant – parcels without structures.

Partially-used – parcels where existing structures use a portion of the site and where additional development is possible without demolition.

Redevelopable – parcels with existing structures that are expected to be demolished and replaced with new and more intensive uses.

Pending – parcels with pending applications for new construction.

Structures existing as of April 1, 2019 were considered developed and counted as part of the population or employment base, while everything proposed, built or occupied after that date was counted as future capacity for the 2021 report.

Future land use information was then transferred to individual parcels using zoning classifications for most cities and plan designations for most parcels within unincorporated urban areas. There were some exceptions to this general rule, especially in areas where cities control utility extensions in unincorporated UGAs through a requirement to annex, in which case city pre-zoning (or plan designations) for unincorporated areas was used.

Unbuildable land area in developable parcels was then removed from the buildable lands inventory for parcels affected by: critical areas and buffers (steep slopes, wetlands, streams and lakes, frequently flooded areas); major utility easements; future arterial rights-of-way and land needed for other capital facilities (schools, parks, etc.).

Future development densities (represented as housing units and/or jobs per buildable acre), which were based on an analysis of actual residential, commercial and industrial development activity within both city and county plan and/or zone designations, were then applied to the parcel-level estimates of buildable acres. This resulted in an estimate of additional housing units and employment capacity by parcel.

The resulting additional capacity estimates were then reduced to account for development uncertainties. These reductions pertained to uncertainties regarding: ability to obtain necessary capital facilities and services to support urban development over the next 20 years; removal of land for miscellaneous public/institutional uses (churches, schools, municipal purposes, etc.); and market availability (property that is held out for development over the next 20 years).

Once these adjustments for uncertainties were made, the additional residential and employment capacities were aggregated from parcels to the city, UGA and Municipal UGA (MUGA) level in order to compare with the adopted 2035 population and employment targets, contained in Appendix B of the Countywide Planning Policies for Snohomish County.

KEY RESULTS:

- Overall, at the countywide UGA level:
 - Urban densities are being achieved consistent with GMA comprehensive plans, and
 - There is adequate land capacity to accommodate the adopted 2035 total UGA population, housing and employment growth targets. This is also the case for cities overall and the unincorporated UGA overall.

- At the individual city level, there is adequate capacity to accommodate the adopted 2035 population growth targets, with the following exceptions:
 - There is a significant 2035 population capacity shortfall within the City of Everett, and
 - Minor capacity shortfalls appear to exist for Gold Bar and Index.

- At the individual city level, there is adequate capacity to accommodate the adopted 2035 employment growth targets, with the following exceptions:
 - Relatively minor 2035 employment capacity shortfalls appear to exist for the cities of Granite Falls and Lake Stevens.

- Progress has been made towards achievement of the 2035 population growth targets by individual jurisdictions.

2021 Buildable Lands Report for Snohomish County

Adopted by the Snohomish County Council
on _____

Introduction

This report responds to and satisfies the review and evaluation requirements of the Washington State Growth Management Act (GMA) in RCW 36.70A.215, commonly referred to as the “buildable lands” statute. The report was prepared by staff from the county and the cities using the Snohomish County Tomorrow (SCT) process, the county’s adopted multi-jurisdictional process for accomplishing GMA work requiring interjurisdictional coordination.

This report includes much of the updated growth monitoring information typically produced for the *SCT Growth Monitoring Report* series. It includes the county’s growth and development information through the year 2020, and updates the *SCT 2020 Growth Monitoring Report* with updated population, housing and employment capacity information. This report is thus intended to convey the monitoring information required of SCT by Countywide Planning Policy GF-5(c) for the year 2021.

Background

In 1997, the Growth Management Act (GMA) was amended to include new requirements for Snohomish County and five (now six) other western Washington counties and the cities within those counties to establish review and evaluation programs that monitor residential, commercial and industrial development, and the densities at which this development has occurred under each jurisdiction’s GMA comprehensive plan and development regulations. Based on the observed development densities, a periodic evaluation of the sufficiency of remaining suitable residential, commercial and industrial land within Urban Growth Areas (UGAs) to accommodate projected growth is required. As such, the Buildable Lands Report (BLR) “looks back” and compares planned vs. actual urban densities in order to determine whether the original plan assumptions pertaining to assumed densities and the adequacy of buildable land for accommodating projected growth (currently to the year 2035) were accurate.

If the results of the buildable lands review and evaluation reveal that urban densities and growth are not being achieved consistent with original plan objectives, or that deficiencies in buildable land exist within UGAs, cities and counties are required to adopt and implement measures, other than adjusting urban growth areas, that are reasonably likely to reduce these differences. The reasonable measures process shall be used by jurisdictions as part of the next comprehensive plan update to reconcile inconsistencies. In Appendix D of the *Countywide Planning Policies*, Snohomish County and its cities have identified a process for identifying and evaluating potential reasonable measures that may be implemented by the cities or the county to address

potential inconsistencies revealed by the review and evaluation program.

In 2017, the state legislature passed [E2SSB 5254](#), which enacted a number of changes to state requirements for buildable lands methods and procedures. Subsequently, the Washington State Department of Commerce published updated [Buildable Lands Program Guidelines](#) in December 2018. Specific areas of focus for the review of the buildable lands methodology included:

- Expanded reasonable measures definition to reduce differences between growth targets and actual growth
- Evaluation of regulations and infrastructure gaps that could limit achievement of targets/densities
- Review and refinement of the market availability factor
- Overall emphasis on increasing the accuracy of buildable lands reports.

In response, Snohomish County was required to review and update its buildable lands methods and procedures to be used for the 2021 Buildable Lands Report (BLR). County staff worked with city planning staff, consultant staff, and stakeholder representatives during 2019-2020 to conduct the methodology review. This work resulted in approval by the SCT Steering Committee in June 2020 of two technical supplements to two key guidance documents, originally developed by SCT in the early 2000's, for the development of previous buildable lands reports and the implementation of reasonable measures programs by jurisdictions:

- *Snohomish County Tomorrow Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities* (Procedures Report, July 2000)
- *Snohomish County Tomorrow Recommended Method for Evaluating Local Reasonable Measures Programs* (June 2003).

Specific enhancements called for in the *Methods and Procedures Technical Supplement: Response to E2SSB-5254* are briefly described below in the "Countywide Planning Policies and Procedures Report" section.

This is the fourth buildable lands review and evaluation report completed by Snohomish County and its cities. The current report evaluates whether there is sufficient suitable land within UGAs to accommodate the forecasted residential, commercial and industrial growth anticipated through the end of the 20-year GMA planning period, currently 2035. The report is based on the methods and approaches first developed and used by the county and cities for the three previous buildable lands reports prepared by Snohomish County Tomorrow in 2002, 2007 and 2012. In addition, it incorporates the revised methods and procedures that resulted from the methodology review and update required by E2SSB 5254.

It is important to note that the 2035 targets that are evaluated in the 2021 BLR are scheduled later in 2021 to be replaced in the Countywide Planning Policies by 2044 initial population and employment targets developed and recommended by SCT. The new 20-year growth targets will help guide the city and county GMA plan updates in 2024. Even though the 2021 BLR is focused on evaluating the currently adopted targets to the year 2035, as required by GMA, it will

provide key baseline information for the subsequent development of the 2044 initial growth targets by SCT.

Process

Using the SCT process, Snohomish County and the cities within the county have conducted a review and evaluation of achieved urban densities, remaining anticipated growth, and the adequacy of the urban area land supply to accommodate the remaining projected residential and employment growth through 2035. This report is the result of that analysis and characterizes the capacity in UGAs as of April 1, 2019 based on densities achieved under GMA. The following sections describe additional inputs to the development of the 2021 Buildable Lands Report.

Countywide Planning Policies and Procedures Report (2000)

In February 2000, the buildable lands review and evaluation program was established in Snohomish County with the adoption of amendments to Countywide Planning Policy UG-14 (now called GF-7) by the County Council. These amendments were recommended by Snohomish County Tomorrow and were intended to provide interjurisdictional guidelines for the development of the buildable lands report.

One key requirement of the Countywide Planning Policies (CPPs) was the development of a Procedures Report to establish general buildable lands definitions and methods, interjurisdictional data collection and data coordination issues, and city and county work program responsibilities. The Procedures Report was developed with consultant assistance from ECONorthwest. The resulting report, entitled *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*, was developed under the direction of a Technical Advisory Committee, and was approved by the SCT Steering Committee in October 2000 as the guiding document for subsequent interjurisdictional technical work on the buildable lands program by city and county staff.

Additional technical guidance for Snohomish County's Procedures Report came from Washington State's (CTED) report entitled "*Issues in Designating Urban Growth Areas (Part I): Providing Adequate Urban Area Land Supply*," released March 1992; and Washington State's (CTED) report entitled *Buildable Lands Program Guidelines*, released June 2000.

The Procedures Report has been used to guide Snohomish County jurisdictions during preparation of the 2002, 2007 and 2012 buildable lands reports. It provides a general set of basic steps to follow when conducting the buildable lands analysis, along with descriptions of various optional approaches. The Procedures Report outlined a flexible approach to the buildable lands analysis, which can adapt to improved geographic information systems (GIS) tools and data availability over time, and as familiarity with relevant data sources increases.

E2SSB 5254/Updated Commerce Buildable Lands Guidelines and SCT Procedures Report

In 2017, E2SSB 5254 was passed by the Washington State Legislature. This legislation constituted the first major revision to the buildable lands program since its inception in 1997. In

December 2018, the Washington State Department of Commerce published updated Buildable Lands Guidelines in response to the requirements passed in E2SSB-5254. The Guidelines were also the first update since the original Guidelines were published in 2000.

To assist in the review of the new GMA buildable lands requirements that the 2021 BLR would need to address, Snohomish County in 2019 procured the consultant services of Environmental Science Associates and ECONorthwest. The consultant team worked with county staff, a subcommittee of the SCT Planning Advisory Committee (PAC), and other key stakeholders, to review the previous methods and data used by Snohomish County in relation to the new requirements of E2SSB 5254 and the new Commerce Buildable Lands Guidelines. Potential revisions that were analyzed included: (1) land classification definitions, (2) market factor, (3) infrastructure gaps, and (4) reasonable measures. The above groups worked with the consultant team to evaluate alternative approaches to addressing each key issue.

Following this process, the SCT Planning Advisory Committee concluded that:

- The current methodology generally works well at predicting land that is potentially developable within the UGA, however, some minor adjustments to thresholds used to determine developable land status are recommended.
- The current methodology is generally accurate in predicting the housing unit capacity at locations that eventually develop, as revealed by the recently published Snohomish County 2012 Buildable Lands Report Validation Study. To the extent it was inaccurate, it was in the direction of underestimating capacity.
- The actual single family market availability reduction factor was less than used in the current methodology and should be adjusted downward.
- An updated list of reasonable measures with additional measures and metrics should be considered.
- An updated methodology to reflect procedural steps to address infrastructure gaps should be considered.

The PAC's recommendations were transmitted to the SCT Steering Committee via two technical supplements: one supplementing content in the July 2000 SCT Procedures Report, and the other supplementing the June 2003 SCT Reasonable Measure Program document. The SCT Steering Committee approved the PAC's recommendation at their June 24, 2020 meeting. These recommended updates to the buildable lands methodology were used by county and city staff to conduct the data analysis for the 2021 BLR.

Stakeholder Outreach for 2021 Report

Part of the effort that Snohomish County Planning and Development Services (PDS) staff made in preparing the 2021 report included contacting representatives from the development, environmental, and infrastructure-provider communities for their input. This stakeholder outreach process began with the review and update of the buildable lands methodology. A Stakeholder Workshop was held in November 2019 to discuss the overall process for updating the BLR methodology, provide preliminary findings of the research, and to gather input and ideas for the PAC subcommittee to consider. Due to the cancellation of in-person meetings as a

result of the COVID-19 emergency declaration beginning in March 2020, the BLR stakeholder outreach approach subsequently shifted to updates of stakeholder representatives via email and 2021 BLR webpage updates. This included both the methodology review and update phase of the project, as well as the data development and draft results review phases.

Other opportunities exist for stakeholder input to the 2021 BLR through the SCT review process, at both Planning Advisory Committee meetings and Steering Committee meetings. Following an SCT Steering Committee recommendation on a final 2021 report, the County Council will hold a public hearing on the report prior to adopting a final version for Snohomish County.

Uncertainties and Monitoring

This report builds upon and attempts to improve the land capacity work done by the county and cities for the initial GMA comprehensive plan adoption in the mid-1990s, the 2002, 2007 and 2012 Buildable Lands Reports, and for the 10-year GMA plan updates in 2004-05 and 2015. The authors and contributors to this report have endeavored to improve accuracy and ensure that the information and analysis has been subject to quality control and quality assurance processes. However, there are uncertainties inherent in any analysis that is based on forecasts of future activity, and the data methods used have limitations. Such uncertainties are not likely to significantly affect the major factual conclusions of the report.

This report is not an attempt to fully analyze or depict the current market feasibility or availability of a particular parcel for immediate development, the affordability of land and availability of financing, the availability or capacity of infrastructure, or the pace at which individual parcels of land will develop in the future. Rather, this report is intended to provide useful information and analysis for use in subsequent policy discussions and actions that evaluate and implement the GMA during the 20-year plan horizon in Snohomish County.

This report has been developed using available information and reasonable methodological assumptions. However, as with any empirical analysis, there is an on-going need to monitor and assess the methodological assumptions and data used in this report, in order to ensure the accuracy of future land capacity analyses for each UGA.

Census 2020 Results

The U.S. Census Bureau's data release schedule following a decennial census would normally have provided county and subcounty level population and housing counts in time for use in this Buildable Lands Report. However, due to the impact of COVID-19 on the Census Bureau's operations during 2020, the release of the detailed population and housing count data is now planned for end of September 2021, rather than April 2021 as would normally have been the case. City and county staff will evaluate the Census 2020 data once it is released this fall for consistency with the base year data used for this report.

Summary of Key Results

The purpose of the GMA Review & Evaluation Program, commonly referred to as the Buildable Lands Program (RCW 36.70A.215), is to answer two questions:

Is urban development occurring according to plan? Determine whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans with actual growth and development that has occurred in the county and its cities.

If not, what adjustments might need to be made? Identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of this chapter. Reasonable measures are those actions necessary to reduce the differences between growth and development assumptions and targets contained in the countywide planning policies and the county and city comprehensive plans with actual development patterns. The reasonable measures process shall be used as part of the next comprehensive plan update to reconcile inconsistencies.

In order to address these questions, the buildable lands analysis must determine whether there is sufficient suitable land to accommodate the adopted population and employment allocations in urban growth areas, and identify any inconsistencies between actual and planned development patterns and densities where such inconsistencies may prevent local governments from accommodating projected growth. As called for in Appendix D of the Countywide Planning Policies (CPPs):

In UGAs where a consistency problem has been found (e.g. not achieving urban densities or a lack of sufficient capacity), GMA (RCW 36.70A.215) and Countywide Planning Policy GF-7 direct cities and the county to consider “reasonable measures,” other than expanding Urban Growth Areas (UGAs) to resolve the inconsistency.¹

Urban Densities Not Being Achieved or Insufficient Capacity

Below are the key observations from the 2021 SCT Buildable Lands Report, recommended by the PAC on June 10, 2021. These observations describe the estimated capacity shortfalls (termed “inconsistencies” under the GMA buildable lands statute) and capacity surpluses shown in the 2021 BLR.

Overall, at the countywide UGA level:

- Urban densities are being achieved consistent with GMA comprehensive plans, and

¹ CPPs, App. D (Reasonable Measures); Guidelines for Review; Applicable Policies.

- There is adequate land capacity to accommodate the adopted 2035 total UGA population, housing and employment growth targets². This is also the case for cities overall and the unincorporated UGA overall.

Population

	2019 Estimated Population	CPP 2035 Population Target	2019-2035 Numeric Change	2035 Total Population Capacity	Additional 2019-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
UGA Total	687,356	815,132	127,776	914,036	226,680	98,904
City Total	453,110	578,994	125,884	606,632	153,522	27,638
Uninc UGA Total	234,246	236,138	1,892	307,404	73,158	71,266

Housing

	2019 Estimated Housing Units	CPP 2035 Housing Unit Target	2019-2035 Numeric Change	2035 Total Housing Unit Capacity	Additional 2019-2035 Housing Unit Capacity	HU Capacity Surplus vs. Shortfall (in parentheses)
UGA Total	265,222	330,518	65,296	373,108	107,886	42,590
City Total	181,266	236,563	55,297	256,825	75,559	20,262
Uninc UGA Total	83,956	93,955	9,999	116,283	32,327	22,328

Employment

	2019 Estimated Employment	CPP 2035 Employment Target	2019-2035 Numeric Change	2035 Total Employment Capacity	Additional 2019-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall (in parentheses)
UGA Total	277,930	373,052	95,122	405,570	127,640	32,518
City Total	238,425	325,205	86,780	346,697	108,272	21,492
Uninc UGA Total	39,505	47,847	8,342	58,873	19,368	11,026

For all city-specific observations below, please note that:

- 1) They are based on December 13, 2012 city boundaries (the date at which city boundaries were used to develop the 2035 targets), and
- 2) Capacity deficits of generally 100 or less are not considered to be inconsistencies. Given the uncertainties and limitations of the available data and methods, capacity shortfalls this small are not significant. For example, small differences in employment targets and capacity may result because the buildable lands evaluation of land supply does not consider potential growth in home-based occupations.

Population Capacity:

At the individual city level, there is adequate capacity to accommodate the adopted 2035 population growth targets, with the following exceptions:

² For the countywide UGA, additional 2019-2035 population capacity exceeds 2019-2035 projected UGA population growth by 98,904 (77.4%).

- There is a significant 2035 population capacity shortfall within the City of Everett, and
- Minor capacity shortfalls appear to exist for Gold Bar and Index.

City Population

	2019 Estimated Population	CPP 2035 Population Target	2019-2035 Numeric Change	2035 Total Population Capacity	Additional 2019-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
Arlington City	19,734	24,937	5,203	33,991	14,257	9,054
Bothell City (part)	18,180	23,510	5,330	28,357	10,177	4,847
Brier City	6,611	6,972	361	7,074	463	102
Darrington Town	1,410	1,764	354	1,770	360	6
Edmonds City	42,170	45,550	3,380	51,663	9,493	6,113
Everett City	111,794	164,812	53,018	151,063	39,269	(13,749)
Gold Bar City	2,150	2,406	256	2,349	199	(57)
Granite Falls City	3,900	7,624	3,724	7,845	3,945	221
Index Town	175	220	45	208	33	(12)
Lake Stevens City	33,057	39,340	6,283	40,591	7,534	1,251
Lynnwood City	39,596	54,404	14,808	58,145	18,549	3,741
Marysville City	67,820	87,589	19,769	89,550	21,730	1,961
Mill Creek City	20,590	20,196	(394)	21,716	1,126	1,520
Monroe City	19,250	22,102	2,852	23,673	4,423	1,571
Mtlk Terrace City	21,590	24,767	3,177	31,678	10,088	6,911
Mukilteo City	21,350	21,812	462	22,364	1,014	552
Snohomish City	10,200	12,139	1,939	13,000	2,800	861
Stanwood City	7,013	10,116	3,103	10,632	3,619	516
Sultan City	5,170	7,345	2,175	9,544	4,374	2,199
Woodway Town	1,350	1,389	39	1,419	69	30

*Housing Unit Capacity:*³

At the individual city level, there is a 2035 housing unit capacity shortfall within the City of Everett. Minor capacity shortfalls appear to exist for Brier, Lake Stevens and Mukilteo:

³ Note that the relationship between additional population and housing unit capacity is not always direct due to the complexities inherent in translating population targets into housing targets. There are several conversion factors that are used in the process, including assumptions about average household size and vacancy rates by housing type, as well as the share of population growth assumed to be within group quarters. As a result, remaining housing target growth at the jurisdictional level may not match the demographic characteristics represented by the zoned capacity-based yields by housing type generated by the buildable lands analysis. City and county staff will continue to investigate these relationships, including the use of new data from Census 2020.

City Housing Units

	2019 Estimated Housing Units	CPP 2035 Housing Unit Target	2019-2035 Numeric Change	2035 Total Housing Unit Capacity	Additional 2019-2035 HU Capacity	HU Capacity Surplus vs. Shortfall (in parentheses)
Arlington City	7,521	9,654	2,133	14,800	7,279	5,146
Bothell City (part)	7,198	9,782	2,584	11,984	4,786	2,202
Brier City	2,365	2,536	171	2,526	161	(10)
Darrington Town	650	764	114	775	125	11
Edmonds City	18,925	21,168	2,243	24,073	5,148	2,905
Everett City	46,882	70,067	23,185	68,553	21,671	(1,514)
Gold Bar City	863	917	54	932	69	15
Granite Falls City	1,516	3,090	1,574	3,215	1,699	125
Index Town	117	127	10	128	11	1
Lake Stevens City	11,809	14,883	3,074	14,822	3,013	(61)
Lynnwood City	16,349	22,840	6,491	26,704	10,355	3,864
Marysville City	25,057	32,876	7,819	34,043	8,986	1,167
Mill Creek City	8,840	8,756	(84)	9,411	571	655
Monroe City	5,840	6,526	686	7,673	1,833	1,147
Mtlk Terrace City	9,144	10,928	1,784	14,365	5,221	3,437
Mukilteo City	8,696	9,211	515	9,102	406	(109)
Snohomish City	4,271	5,204	933	5,414	1,143	210
Stanwood City	2,855	4,179	1,324	4,385	1,530	206
Sultan City	1,894	2,581	687	3,422	1,528	841
Woodway Town	474	472	(2)	498	24	26

Employment Capacity:

At the individual city level, there is adequate capacity to accommodate the adopted 2035 employment growth targets, with the following exceptions:

- Relatively minor 2035 employment capacity shortfalls appear to exist for the cities of Granite Falls and Lake Stevens.

City Employment

	2019 Estimated Employment	CPP 2035 Employment Target	2019-2035 Numeric Change	2035 Total Employment Capacity	Additional 2019-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall (in parentheses)
Arlington City	10,265	20,829	10,564	23,441	13,176	2,612
Bothell City (part)	16,093	18,576	2,483	22,515	6,422	3,939
Brier City	494	405	(89)	524	30	119
Darrington Town	522	800	278	1,894	1,372	1,094
Edmonds City	14,174	13,948	(226)	16,722	2,548	2,774
Everett City	99,796	140,000	40,204	141,075	41,279	1,075
Gold Bar City	250	661	411	812	562	151

Granite Falls City	971	2,275	1,304	2,014	1,043	(261)
Index Town	27	25	(2)	27	-	2
Lake Stevens City	5,500	7,412	1,912	7,307	1,807	(105)
Lynnwood City	28,617	42,229	13,612	42,526	13,909	297
Marysville City	15,310	27,419	12,109	31,434	16,124	4,015
Mill Creek City	6,787	6,310	(477)	7,168	381	858
Monroe City	10,096	11,456	1,360	11,705	1,609	249
Mtlk Terrace City	8,431	9,486	1,055	10,740	2,309	1,254
Mukilteo City	10,313	10,250	(63)	12,380	2,067	2,130
Snohomish City	5,842	6,291	449	7,272	1,430	981
Stanwood City	3,864	4,688	824	4,821	957	133
Sultan City	1,005	2,077	1,072	2,252	1,247	175
Woodway Town	68	68	-	68	-	-

NOTE: The county and cities are already in the process of updating growth targets and comprehensive plans by 2024, so some of the minor inconsistencies identified above may be resolved through that update process. This occurred in a number of instances following the 2012 BLR when the 2035 growth targets were developed and adopted into the CPPs.

Growth Targets Not Being Met

Beyond the question of determining whether there is sufficient suitable land to accommodate the adopted population and employment allocations in urban growth areas, the buildable lands statute at RCW 36.70A.215(3)(c) requires an “analysis of county and/or city development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans when growth targets and assumptions are not being achieved.” For this purpose, the 2021 BLR relies on the *Snohomish County Tomorrow 2020 Growth Monitoring Report* and the April 1, 2021 OFM population estimates for cities and unincorporated areas (adjusted to reflect city boundaries as of December 13, 2012) for the following information.

As can be seen in the graph below, progress has been made towards achievement of the 2035 population growth targets by individual jurisdictions. During the first ten years (2011-2021) of the 2011-2035 GMA planning period, roughly half of the jurisdictions within the Snohomish County UGA have accommodated 42% or more of the growth assigned to them during the entire planning period⁴.

When reviewing the limited extent to which other jurisdictions fall below the 42% red line, it is reasonable to assume that future heightened growth rates may reduce the percentage gap over time, especially when considering that 14 years remain in the current GMA planning period. In areas where planned high-capacity transit investments are to be built and operational late in the planning period, higher growth rates may be expected to occur during the latter half of the planning period. Note that even with Everett (Metropolitan City) showing a relatively low

⁴ This 42% figure represents the percentage of the 2011-2035 projected population growth that would be expected to have been attained by 2021 if the population projection line to 2035 is assumed to be linear (10 out of 24 years = 41.7%).

percentage of 2011-2035 growth reached by 2021, Everett grew in absolute terms by more than any other city in Snohomish County between 2011 and 2021.⁵

Figure 1.

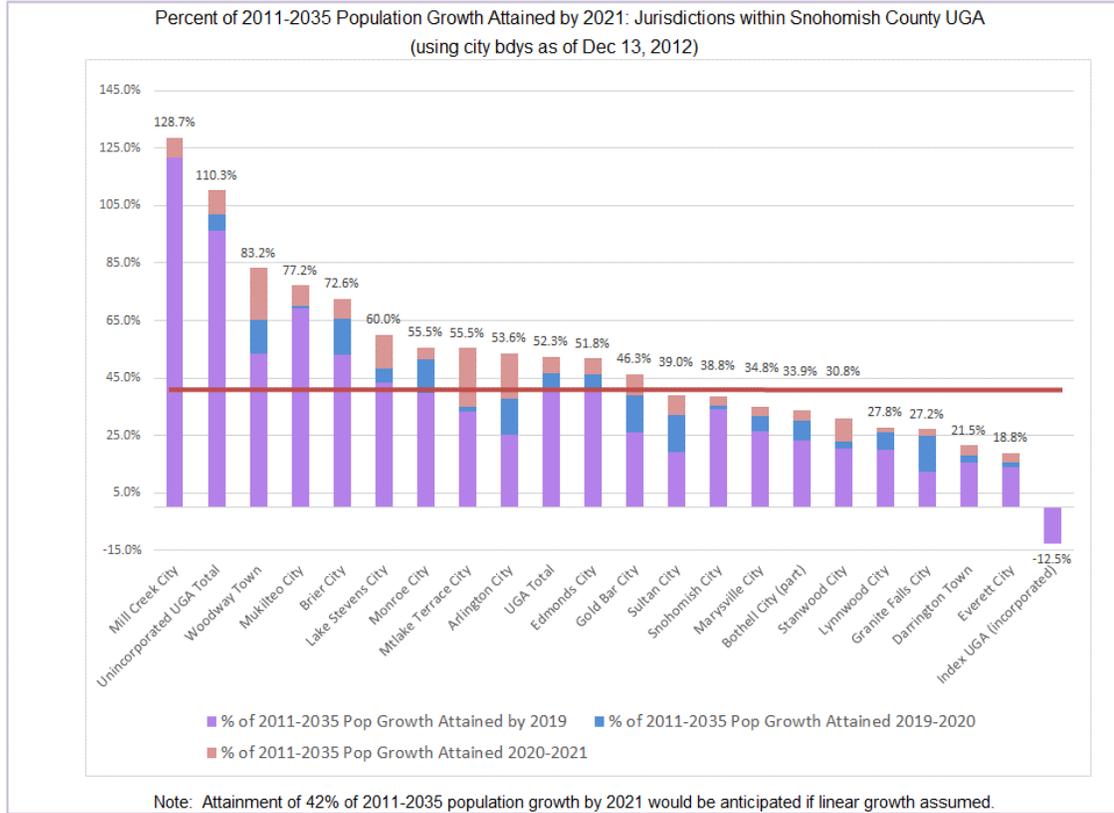
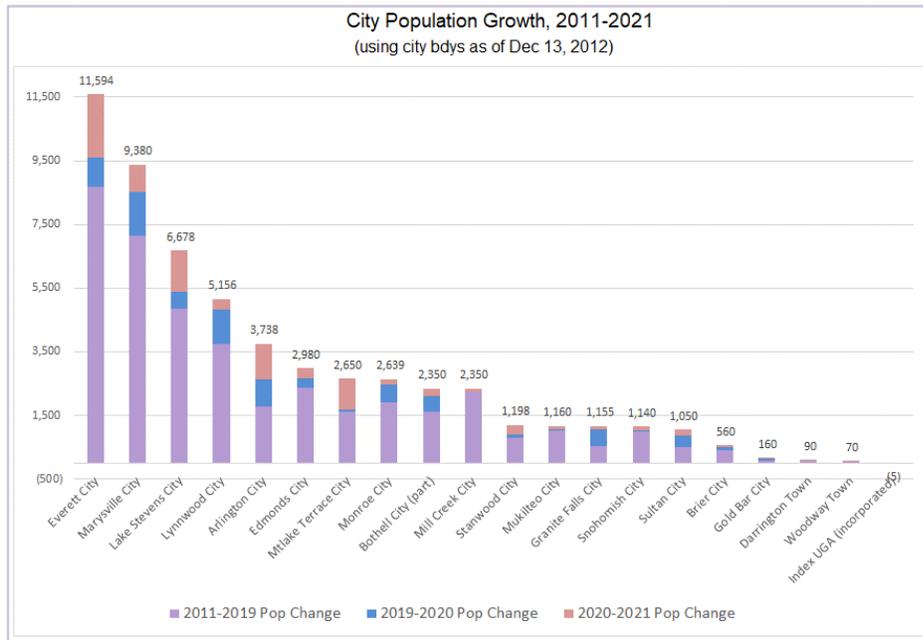


Figure 2.



⁵ Note that Figures 1 and 2, using the annual OFM population estimates, show post-April 1, 2019 population by jurisdiction to help illustrate the extent to which the additional population capacity estimates represented by pending projects as of April 1, 2019 would likely have been built and occupied since that date.

Similar conclusions can be drawn when evaluating 2011-2019 employment growth as a share of total 2011-2035 growth anticipated by jurisdiction within the UGA:

Figure 3.

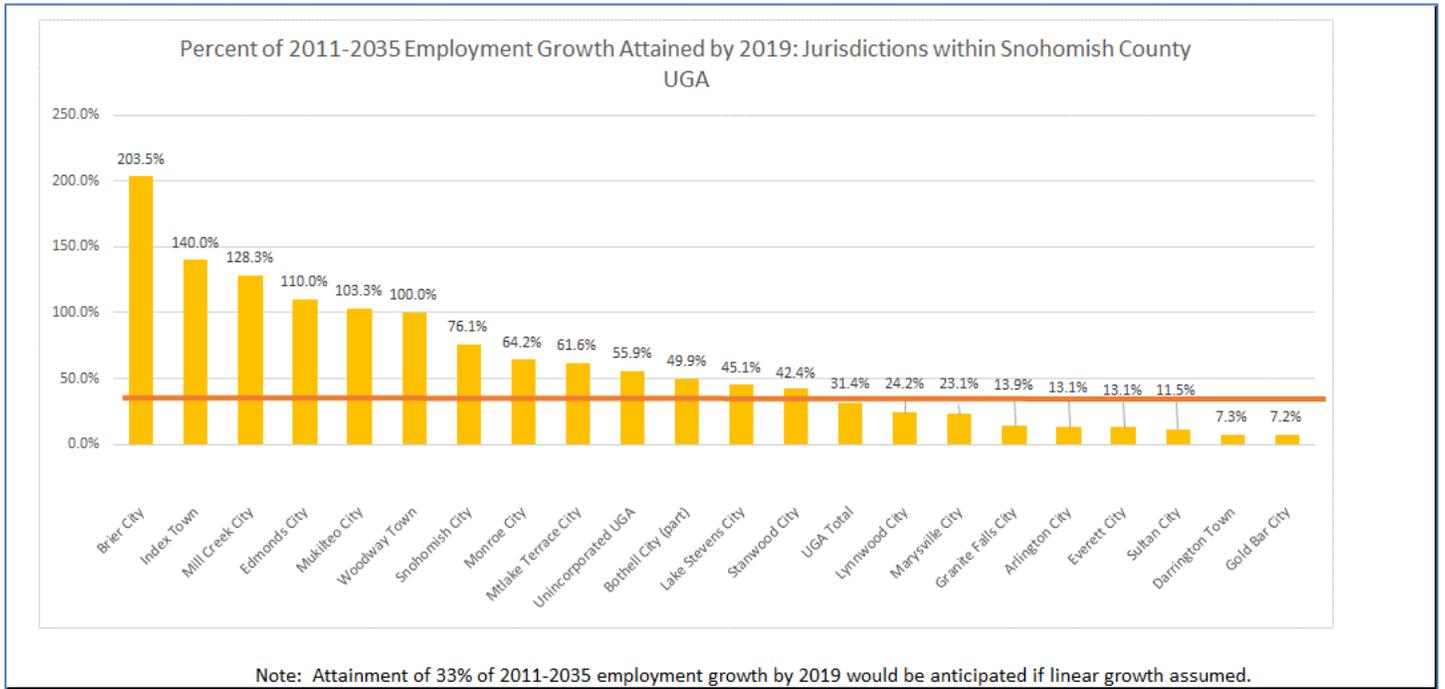
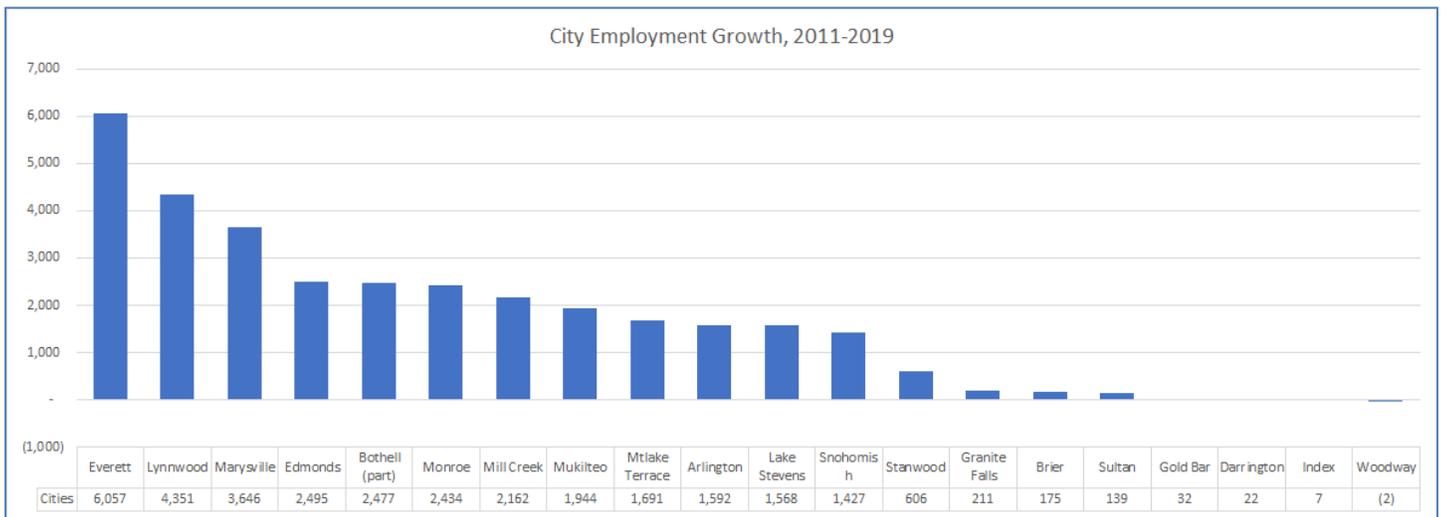
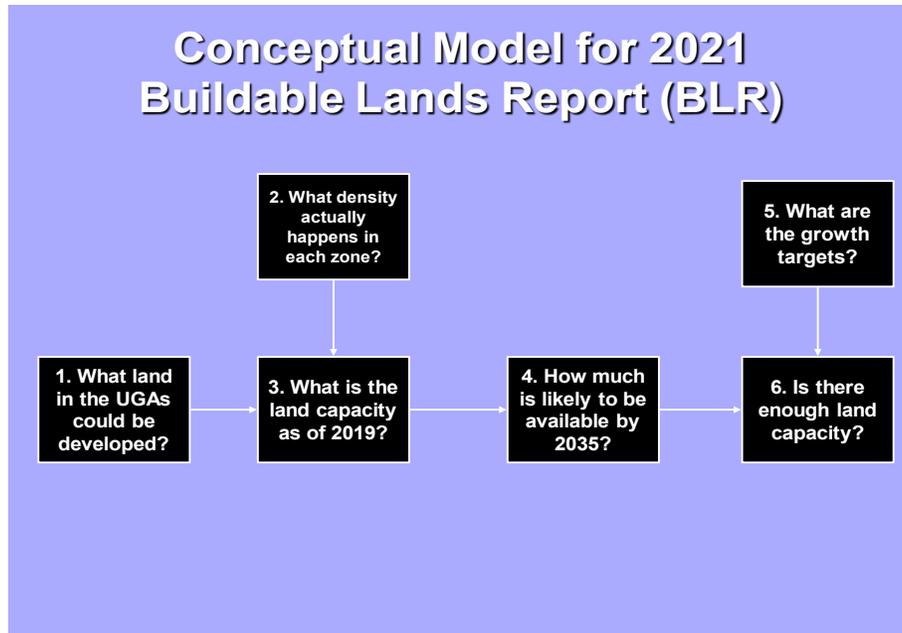


Figure 4.



Methodology

The UGA buildable lands analysis follows six major steps and a several sub-steps.



Step 1: Buildable Lands Inventory (*What land in the UGAs could be developed?*)

The 2021 buildable lands inventory uses parcel-level data for both incorporated and unincorporated areas. Parcel boundaries and associated parcel attribute data were established for the inventory by downloading an April 2019 extract of Assessor parcel data in county geographic information system (GIS) parcel map in ArcGIS shapefile format. For the purposes of the buildable lands analysis, only parcels within the UGA (including cities) are included in the analysis.

Assessor attribute data was supplemented with data supplied from external sources in two instances:

- For parcels with residential structures containing 5 or more housing units, an actual unit count is not provided with the Assessor records. Instead, for these records PDS staff relied on residential meter location data from the Snohomish County Public Utility District (PUD).
- For information on size and placement of existing structures on individual parcels, PDS used Snohomish County’s recently developed building footprint GIS data derived from aerial imagery.

Baseline Date

The spring 2019 date for the parcel GIS extract was chosen to coincide with the date at which both the base year population and employment estimates would be available for the 2021 report.

For existing population, the baseline date is April 1, 2019 as established by the Washington State Office of Financial Management (OFM) population estimates for counties and cities. For existing employment, an extract of Washington State Employment Security (ESD) covered employment counts, prepared and supplemented by the Puget Sound Regional Council to include estimates of non-covered employment, was obtained for March 2019.

The concept of using April 2019 as the base point in time for the buildable lands inventory is an important one. The review and editing of the accuracy of the buildable lands inventory has to center on one particular date in order to be consistent across all jurisdictions. Since the most recent state population and employment estimates for Snohomish County during the development of the current buildable lands inventory is close to this date, April 2019 was chosen as the base date for representing what was built and occupied as of that date. Therefore, it also represents the date at which additional holding capacity for population and jobs were calculated. **Structures existing as of April 1, 2019 were considered developed and counted as part of the population or employment base, while everything proposed, built or occupied after that date was counted as future capacity for the 2021 report.**

Use of summer 2019 aerial photography for Snohomish County, in combination with the Assessor parcel data extract as of April 2019, helped to verify the existence of structures at that time.

Future land use and zoning information

Likely future development is usually best predicted by city zoning or unincorporated county plan designation. For most cities, the zoning and the plan designation are the same. For most unincorporated areas, however, the county's plan designations allow a range of implementing zones.

In cities, zoning designations were used to predict future densities since it has been determined to be the most reliable predictor of future residential densities and commercial/industrial intensities. In unincorporated areas however, the county's future land use (FLU) designations were used due to the frequent and likely continued rezoning of property from lower to higher implementing zone categories within a plan designation prior to or concurrent with development of a property. The use of observed densities for County FLU designations would thus incorporate the likely continued practice of rezoning to higher densities within the same FLU designation in the same way that has been observed during the recent past.

The major exception to this is in unincorporated UGAs where cities control the extension of utilities (Arlington, Granite Falls, Monroe, Snohomish, Stanwood and Sultan). Some of these cities require annexation before granting utility extensions and thus development approval. Others require that developments in their unincorporated UGA conform to their development standards in order to receive city utilities. In all these situations, the densities associated with the city's prezoning (or plan designations) were used, or in locations without prezoning, the densities associated with the city zone that matched the county FLU designation most closely were used.

Minor exceptions to the use of adopted zoning and plan designations occur where the two are

inconsistent or where there is an existing non-conforming use. In some isolated instances, densities and FARs associated with the County’s current zoning was determined to be more predictive than the more generalized future land use category. These situations were isolated to parcels in unincorporated UGAs near SR-99 with higher allowed multiple residential (MR) densities or to parcels with business park (BP) zoning within an Urban Center designation.

Economic units

The 2021 report continues the approach, started with the 2007 BLR, of reorganizing parcels into “economic units.” In most cases, parcels and economic units are synonymous. However, other situations warranted the combination of parcels or the division of a parcel based on location, ownership and/or land use.

To anticipate land assembly prior to development, economic units were created by merging parcels when common ownership was verified, but only if land use and zoning are consistent across all parcels. There are many other instances where a residence or commercial building spans across parcel lines. In these cases, an economic unit was also created. Other examples of parcel aggregation include businesses and parking lots on separate parcels, multiple parcel parks, buildings covering abandoned right-of-ways, adjacent buildings with common ownership and zoning, and pending development projects that spanned more than one parcel.

Examples of economic units formed by dividing parcels would include those with split zoning, land removed for a functioning roadway, or parcels split by roadways or boundary lines. Economic units were also created by splitting existing parcels where it was evident that land use varied within the parcel. An example would be an unrecorded, phased development where a future development tract could be considered its own vacant parcel or a parcel that spans a lake.

In cases where multiple parcels share identical boundaries and are considered “stacked” on one another (such as condominiums, mobile homes parks, and senior citizen exemptions), parcels were combined and quantitative values such as improvement and land assessments were summed.

Note: Unless specifically stated otherwise, the use of the word “parcel” which follows means economic unit in this methodology.

Pending development

Since the April 2019 parcel base extract, development has taken place on many of the parcels with additional capacity in the buildable lands inventory. Other parcels currently have pending applications for new construction. Some parcels had older development proposals that were unbuilt or unoccupied new construction as of April 2019. In these situations (pending applications received since April 2019, post-April 2019 development, and older development proposals that were unbuilt or unoccupied as of April 2019), this report uses the actual development or pending application information as the capacity on a given parcel as of April 2019. This capacity information is then compared later in the buildable lands analysis to remaining projected growth starting at the same point in time – April 2019 through April 2035.

Pending residential and commercial/industrial projects in the UGA were added to the parcel database through spring 2021. This pending capacity information overrides the theoretical capacity estimates calculated by the capacity analysis. Theoretical capacity estimates (based on historic observed densities for developable parcels in the same plan/zone designation) are used for parcels without recent or pending development. The use of actual or proposed development yields for pending projects is a more accurate way of estimating additional capacity than using the average densities achieved on comparable sites.

For parcels with pending development, the property owner intent to develop is evident. Consequently, the market availability reduction factor (discussed later) is not applied for these parcels during the capacity calculations.

Land Status Classifications

The buildable lands analysis of additional urban area land capacity is not based solely on an inventory of vacant parcels. Instead, parcels with existing development that could be further developed over time under existing zoning (i.e., parcels containing enough surplus land to support additional development, or which can redevelop to more intensive uses) are also included in the estimates of buildable land supply.

The buildable lands capacity analysis focuses solely on parcels within the current UGA boundary. Parcels in which potential capacity for additional development by the year 2035 is calculated were classified into three land status categories: vacant, partially-used, and redevelopable land⁶. Parcels with pending development are not included in this classification process.

Vacant. Vacant parcels are generally those where the Assessor's building improvement value is less than \$5,000⁷. Some exceptions include parks and cemeteries where there are no building improvements (this report considers them as unchanging, or constant uses). Conversely, paved parking lots in the downtown areas of Everett and Lynnwood often have assessed improvements over \$5,000 but are still considered vacant.

Redevelopable. Redevelopable parcels are those non-vacant parcels which the buildable lands analysis considers are candidate locations for demolition of the existing building and replacement by something new at some time during the 20-year GMA plan horizon. Identification of buildings as redevelopable begins with the ratio of improvement-to-land value, the UGA in which the parcel is located, the zoning or plan designation, and the current use.

⁶ Parcels where no development is anticipated (i.e., no additional capacity assigned) were classified as "constant." These parcels had existing uses that were anticipated to remain unchanged during the remaining portion of the current GMA planning period.

⁷ The revised improvement value threshold for vacant parcels was reached following a review of photos of the types of structures that exist on parcels with current improvement values less than \$5,000.

For *single family* zoned or designated land, existing houses valued at less than \$162,000⁸ and 75% of the land value are considered potentially redevelopable. If the parcel is too small to subdivide, then it is considered a replacement building, and no additional capacity is assigned to it. If the parcel is large enough to subdivide, and the improvement value of the house is over \$162,000, then it is considered partially-used and is analyzed under the conditions described below.

For *multi-family, commercial, industrial, or mixed-use* zoned or designated land, existing buildings valued at less than 100% of the land value are usually considered potentially redevelopable. Exceptions include condominiums and certain existing commercial uses. Gas stations are the most common commercial exception because they require a high visibility location, which means the land is expensive, while the condition of the building itself is of little importance to running the business. Similarly, many warehouse buildings are perfectly viable in a decrepit condition, and if the location is not attractive to other uses, it is unlikely to redevelop.

Partially-used. Partially-used parcels are those where the model assumes that the existing building(s) use only a portion of the site and that additional development on the parcel is possible without demolition. Different criteria apply depending on the land classification:

For *single-family residential zones*, parcels normally must be at least twice the zoned lot size. For example, a house with RS-8,000 zoning must be on at least a 16,000 square foot lot.

For *multi-family zoned parcels*, the building footprint must be less than 20% of the buildable parcel area. Further, the existing density must be less than the historic norm for the zone. (The development history shows that additions to existing multi-family buildings or complexes are relatively rare, and the predictions in the model support this.)

For *commercial, industrial, and mixed-use zones*, the building footprint is usually less than 25% and the building improvement to land value ratio is greater than 100%. For uses such as restaurants, auto dealerships and gas stations that require substantial amounts of parking, the building footprint is less than 10%⁹. Some existing buildings are in good condition but have enough extra land to lower the

⁸ The revised improvement value threshold for partially-used single family zoned parcels was reached by taking the median 2011 improvement value for single family properties that were categorized as partially-used in the 2012 BLR and which actually experienced infill development between 2011-2018 (\$135,750 – see Exhibit 4 on page 6 of https://www.snohomishcountywa.gov/DocumentCenter/View/75246/20200728-SnohCo-BLR-Methods-and-Procedures-Update_SCT-SC-Approved_Jun-24-2020), and adjusting for inflation using the CPI-U for the Seattle-Tacoma-Bellevue metropolitan area.

⁹ There are case-by-case exceptions, especially in places such as downtown Everett where parking requirements are minimal.

building improvement to land value ratio below 100% and are modeled as partially used.

Land Status Map Review: The results of the above rule-based initial land status classification process were then reviewed extensively by city and county staff, as well as various stakeholder groups, to “ground-truth” this information based on the 2019 aerial imagery or other administrative records. In many cases, the initial land status classification was overridden to establish a final land status classification to be used for capacity calculations, based on the application of more detailed information to better reflect each parcel’s development potential as of April 1, 2019. An example of the type of changes that were made during this review was the removal of many “sliver” parcels as developable from the buildable lands inventory maps – parcels that are unlikely to develop due to their small size or irregular shape, and in which setback requirements are unlikely to be met.

Use of Critical Areas to Establish the Buildable Lands Inventory

GIS information on critical area features within UGAs was gathered for the 2021 buildable lands analysis. Critical area data was collected from various federal, state, county and city sources indicated in the table below. Buffer data was added by Snohomish County PDS staff for purposes of the Buildable Lands Report. In cases where critical area features included direction on specific buffer widths, this information was used to create feature-specific buffers. Otherwise, buffer widths were averaged per wetland and stream classifications according to SCC 30.62A.320.

Critical area and buffer overlays were produced for each city, UGA and MUGA for cities to examine and provide comments. These city revisions were researched further by county staff and included in additional round(s) of editing. Some cities, to improve accuracy, provided PDS with their own data which was incorporated into the layer. These city sources are also listed in the table below:

Critical Areas Data Collection

Data	Source
Watercourse	Snohomish County Surface Water Management (SWM)
Watercourse Buffers	Snohomish County Planning and Development Services (PDS)
Wetlands	Snohomish County (SWM), National Wetland Inventory (NWI), and Remote Sensed Wetland Model (SWM)
Critical Area Slopes	Snohomish County Department of Information Technology (IT)
Landslide Hazard Areas	Snohomish County Planning and Development Services (PDS)
Waterbodies	Snohomish County SWM, Buffers produced by PDS
Floodplain	Federal Emergency Management Agency

	(FEMA)
Floodway	FEMA
Hydric Soils (Darrington)	Snohomish County IT
Darrington Wetlands	City of Darrington Planning Consultant
Bothell Steep Slopes	City of Bothell GIS Department
Bothell Floodplain	City of Bothell GIS Department
Edmonds Stream Buffers	City of Edmonds Planning Division
Edmonds Wetlands and Buffers	City of Edmonds Planning Division
Edmonds Critical Area Slopes	City of Edmonds Planning Division
Edmonds Floodplain	City of Edmonds Planning Division
Everett Wetlands	City of Everett Planning Department
Everett Streams	City of Everett Planning Department
Lake Stevens Streams	City of Lake Stevens Planning Department
Lake Stevens Wetlands	City of Lake Stevens Planning Department
Lynnwood Streams	Lynnwood Community Development Department
Lynnwood Wetlands	Lynnwood Community Development Department
Lynnwood Erosion Hazard Areas	Lynnwood Community Development Department
Lynnwood Landslide Hazard Areas	Lynnwood Community Development Department
Lynnwood Steep Slopes LiDAR Analysis	Lynnwood Community Development Department
Lynnwood Steep Slopes Inventory	Lynnwood Community Development Department
Lynnwood Floodplain	Lynnwood Community Development Department
Lynnwood Native Growth Protection Areas	Lynnwood Community Development Department
Marysville Streams	City of Marysville Planning Department
Marysville Stream Buffers	City of Marysville Planning Department
Marysville Wetlands and Buffers	City of Marysville Planning Department
Marysville Waterbodies	City of Marysville Planning Department
Marysville Shoreline Zone	City of Marysville Planning Department
Mountlake Terrace Streams and Buffers	City of Mountlake Terrace Community and Economic Department
Mountlake Terrace Wetlands and Buffers	City of Mountlake Terrace Community and Economic Department
Mountlake Terrace Unstable Soils with Buffer	City of Mountlake Terrace Community and Economic Department
Mountlake Terrace Floodplain	City of Mountlake Terrace Community and Economic Department
Mukilteo Streams and buffers	Mukilteo Planning and Community

	Development
Mukilteo Wetlands and buffers	Mukilteo Planning and Community Development
Mukilteo Floodplains	Mukilteo Planning and Community Development

After acquiring stream data, **streams** were buffered according to their fish habitat type per WAC 222.16.031 and SCC 30.62A.230. The following cities supplied city-specific information for this analysis:

- Edmonds provided stream buffers widths to be used with the county watercourses layer according to Edmonds City Code. The City of Edmonds also provided wetland buffers according to Edmonds City Code.
- Everett provided stream and wetland layers.
- Lake Stevens provided stream and wetland data with associated buffer width data.
- Lynnwood provided stream data.
- Marysville provided stream, wetlands and buffer data.
- Mountlake Terrace provided stream, wetland, and buffer data.
- Mukilteo also provided stream, wetland, and buffer widths.

The following buffers were applied to stream data not provided by city staff. These buffer widths were also applied in cases where city staff provided stream data but not jurisdiction-specific buffer widths:

Stream Type	Buffer Width
Type "S"	150 feet
Type "F" with anadromous fish species	150 feet
Type "F" without anadromous fish species	100 feet
Type "Np"	50 feet
Type "Ns"	50 feet
Type "U"	50 feet

Waterbodies within the county were buffered according to their fish habitat type applying the same standards as listed above.

Wetland data was acquired from the National Wetland Inventory (2007), the Snohomish County Wetland Inventory collected from the PDS County Stream and Wetlands Survey (1986) and the DPW/SWM Drainage Needs Report (2002), as well as the Remote Sensed Wetland Model produced by SWM (2012). In order to obtain a maximum estimate of wetlands within Snohomish County, the NWI, County datasets, and remote sensed model layer were combined.¹⁰ Buffers were set at 110 feet, an average used in the 2007 and 2012 Buildable Lands Reports which was originally derived from Washington State Department of Ecology statistics. A hydric

¹⁰ After review by the City of Sultan staff, only the PDS wetland inventory was used for the Sultan UGA. This layer most accurately depicted critical areas based on site plan verification.

soil layer was also applied in the Town of Darrington to account for forested wetlands not included in the above surveys, however buffers were not applied.

Critical area **slopes** were obtained from Snohomish County IT. This data was originally generated from United States Geological Survey 10-meter Digital Elevation Model (DEM) which is based on various data sources including radar, satellite imagery and LiDAR flights. A buffer width of 25 feet was applied to the tops and toes of slopes greater than 33%. These data were used for critical slope determinations in cities, except in cases where city staff provided jurisdiction-specific steep slope data to use.

For the unincorporated UGAs, a LiDAR based **landslide hazard area** feature layer was used in place of the critical area slope data, since Snohomish County updated its Critical Area Regulations in September 2015 to include development regulations specific to landslide hazard areas. County GIS maps based on the new landslide hazard definition were used for the 2012 buildable lands analysis in unincorporated UGAs.

Flood hazard data was also provided by IT and is based on 2019 Flood Insurance Rate Maps (FIRMs) published by FEMA. The FIRM maps are official maps on which FEMA has delineated flood hazard areas and risk zones. These maps were adopted by the County Council in 2020. Depending on city development standards or on their instructions, either the 100-year floodplain or floodway was displayed and used.

All of the critical area features and buffers described above were merged into a composite GIS layer that was then overlaid on parcels. This GIS overlay process was then used to deduct critical areas and buffer areas from the total gross area of the parcel, to arrive at an estimate of buildable acres within vacant, partially-used and redevelopable parcels. Note that an exception to this calculation was applied in cases where vacant parcels were constrained by critical areas to the extent that the owner would potentially be deprived of all economically viable uses of the property. In these situations, an additional housing unit capacity of one was calculated in order to recognize the potential for the granting of a single-family building permit through a **reasonable use exemption process**.

Please note that the depiction of these features on GIS parcel maps for the 2021 BLR is for general analysis purposes only – specifically the development of the UGA-level buildable lands capacity estimates. They are not intended, nor are they at a sufficient level of detail and positional accuracy, to be used for a parcel-level determination of a parcel’s actual development potential that would be obtained following submittal of a site-specific development application. In addition, the criteria used represent best approximations of what may be unbuildable in a typical situation. However, there are specific instances where these criteria would not automatically result in unbuildable area (e.g., 33% or greater slopes can still be developed with certain engineering and development standards). These criteria should therefore be viewed as representing “average” situations.

Removal of Major Utility Easements from the Buildable Lands Inventory

Another GIS data source for unbuildable land within UGAs was the Assessor’s records on

easements. Major utility easements (power transmission lines, oil and gas pipeline easements, etc.) were overlaid on parcels, and the land area within parcels associated with the utility easement was deducted from the total acres to arrive at buildable acres. In order to avoid double-counting areas that were both critical areas and utility easements, the critical areas plus buffers were merged with utility easements first before overlaying on parcels.

Removal of Land Needed for New Transportation Arterials and other Capital Facilities Needs

Using GIS, land acquired for the future rights-of-way was removed from the buildable lands inventory. In addition, during review of the buildable lands parcel maps with cities, parcels acquired or to be acquired for major public purposes (where known) were identified and removed from the buildable lands inventory. This included future school sites, parks and other municipal purposes uses.

Step 2: Development History – Residential, Commercial and Industrial (*What density actually happens in each zone?*)

The history of residential, commercial, industrial and mixed-use development in cities and the county was collected and evaluated for the 2021 buildable lands analysis. The period of time covered by the detailed development history database was extended from the period covered in the 2002, 2007 and 2012 reports (from January 1995 to December 2010) to include an additional 8 years of development activity (through the end of 2018). Residential densities (housing units per acre) and commercial/industrial intensities (floor area ratios, or FARs) were summarized for comprehensive plan or zoning designation within each jurisdiction.

Buildable acres, residential densities and commercial/industrial employment densities were calculated after deducting critical areas, buffers and major utility easements from the total site area of the subdivision or development. Ultimately, buildable densities are used in Step 3 of the buildable lands analysis to assign future development densities to developable parcels in the buildable lands inventory to determine land capacity. Please refer to the graphic on page ____ for a visual depiction of how buildable density is determined compared with gross and net density in a sample subdivision. The text below also provides a more detailed description of how these different densities are determined for different land use types.

For single family residential development:

- 1 *Gross residential density* is the number of housing units divided by total area in acres.
- 2 *Buildable area* is the area of any use that alters the landscape, e.g. building lots, roads, detention ponds, and tot lots. It does not include wetlands, critical area buffers, utility easements, or any area that is to remain unchanged. Buildable density is the number of housing units/buildable acreage.
- 3 *Net residential area* is the area used for residential building lots only. Typical land uses that are excluded from residential area include roads, wetlands, Native Growth Protection Areas, recreational areas and detention ponds. Net density is the number of housing

units/net residential acreage.

The definition of single-family development includes traditional detached homes, as well as duplexes and segregated-lot detached condominiums.

For the 2021 BLR, townhouse development densities have been tallied separately for the first time, rather than including townhouses as part of single family development (when a separate lot for each dwelling unit is created through a unit lot subdivision process) or multi-family development (when developed as condominiums or apartment rentals) as was the case in previous BLRs.

For multi-family, non-residential development, mixed-use projects:

- 1 *Gross site area* for each project is the total site area in acres.
- 2 *Buildable site area* is the gross site area minus protected critical areas and other unbuildable areas, such as power line easements.
- 3 *Net site area* is the buildable site area minus road dedications.

Multi-family residential densities and commercial/industrial employment densities were calculated as follows¹¹.

The number of multi-family units was divided by the gross, buildable and net residential acreage to obtain gross, buildable and net residential densities on a project-by-project basis.

For employment uses, the following steps were followed in order to translate permitted square footage of commercial and industrial employment space into estimates of employees per buildable acre. Square footage of commercial and industrial permitted structures was first categorized into building type categories. For each building type category, an assumed percent distribution of square footage amounts into one of eight employment categories, based on the North American Industrial Classification System (NAICS), was applied in order to estimate actual square footage of construction by employment category. The resulting square footage amounts were then divided by an assumed amount of square footage space needs per employee by employment category to obtain an estimate of jobs (and jobs per buildable acre) by employment category in permitted commercial and industrial structures:

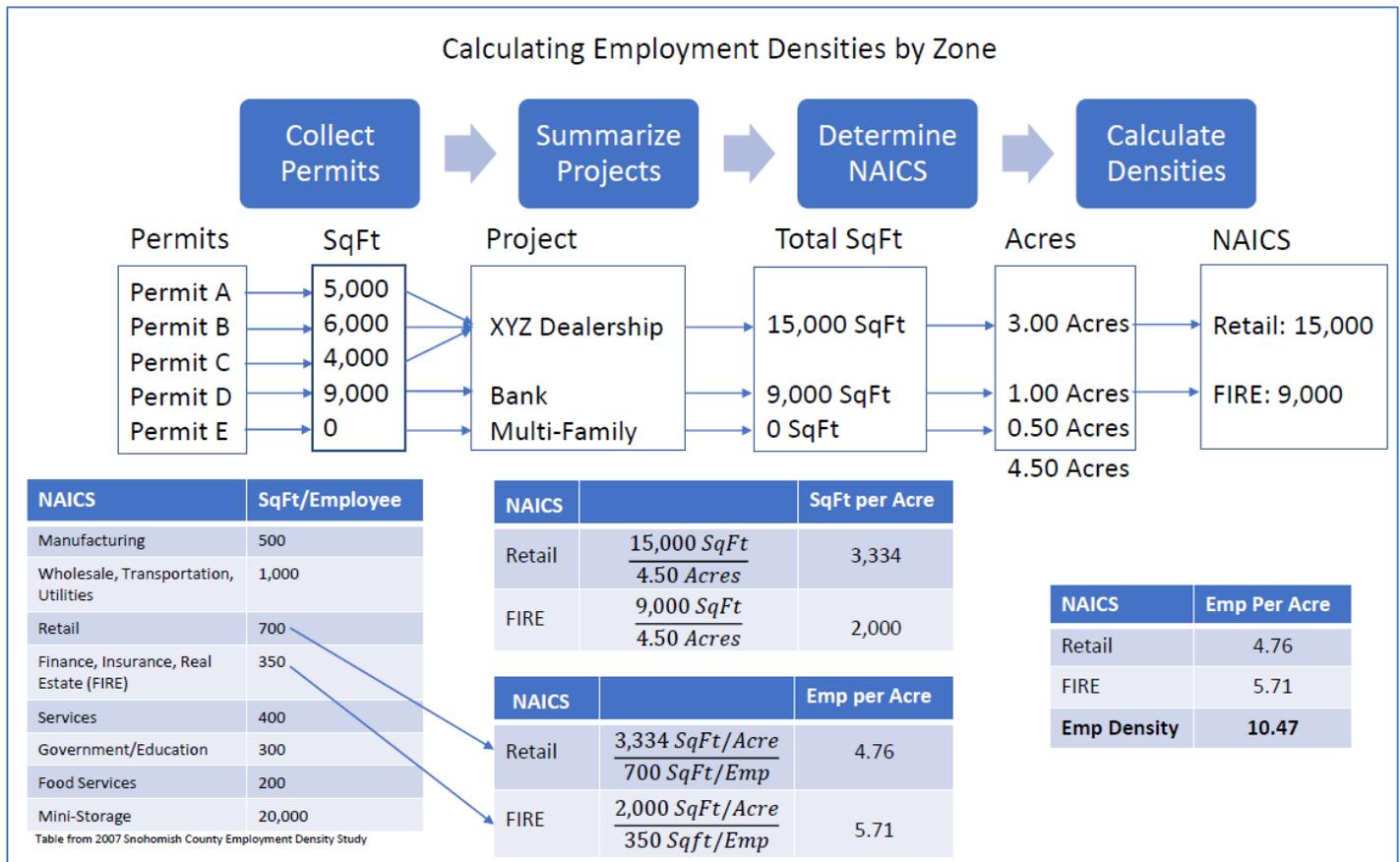
- Food Services: 200 square feet per employee
- Other Services: 400 square feet per employee
- Finance, Insurance and Real Estate (FIRE) – mini-storage warehouses only: 20,000 square feet per employee
- Finance, Insurance and Real Estate (FIRE) – other: 350 square feet per employee
- Retail = 700 square feet per employee
- Manufacturing: 500 square feet per employee
- Wholesale, Transportation and Utilities (WTU): 1,000 square feet per employee

¹¹ In mixed-use projects (projects with both residential and commercial uses in the same structure), both the residential and commercial employment densities are reported.

- Government/Education: 300 square feet per employee.

These estimates were derived from research previously conducted in Snohomish County, in cooperation with the Snohomish County Economic Development Council (1985 Snohomish County Business and Industrial Land Survey, updated in 1995 as the Employment Land Capacity Analysis for Unincorporated Snohomish County). This information was also compared with recent estimates published by the Institute of Transportation Engineers and was found to compare favorably. Additional work was done by county planning staff to convert former Standard Industrial Classification (SIC) information into the above NAICS employment categories by analyzing comparisons of Assessor parcel data and covered employment data from the Washington State Employment Security Department. (See separately published report entitled *2007 Buildable Lands Employment Density Study*.)

An example of the flow of the employment density calculations performed by zone is shown below:



In some instances, the observed densities may no longer accurately represent future densities for a variety of reasons. The creation of a relatively new plan designation or zone may result in very little development experience to draw from at this point in time. In these circumstances, the development history tables have been labeled with a column heading marked “assumed,” and the assumptions are based on a review of development in similar situations. There may also be

situations in some jurisdictions where recent development regulations, plan changes or recent density trends may likely increase or decrease future densities compared with those previously observed in the same zone. In these cases, the replacement densities by plan/zone designation were also labeled “assumed” in the development history tables. Finally, if there was no development history experienced within a zone or designation between 1995 and 2018, that portion of the development history tables was labeled “assumed.” In all situations described above, if the zone was located in a city, city staff was consulted as to an appropriate and likely substitute future density assumption to use.

Step 3: Capacity Calculations -- Assignment of Future Development Densities to the Buildable Lands Inventory (*What is the land capacity as of 2019?*)

The third step of the buildable lands capacity analysis involved the use of the densities by zone/plan designation as determined in the development history analysis. These residential densities (housing units by type per buildable acre) and commercial/industrial employment densities (employees by employment category per buildable acre) were applied to the buildable acres of land (gross acres minus critical/unbuildable areas and their buffers) within either vacant, partially-used or redevelopable parcels as determined above, to estimate additional housing unit and employment capacity potentially remaining per parcel. (See attached graphic on page ____ comparing gross vs. buildable vs. net density calculations.) The resulting information was mapped by parcel and was reviewed for accuracy.

Calculation of Additional Housing Unit and Population Capacity

When calculating additional residential capacity, the formula that applied observed/assumed densities by plan/zone to vacant, partially-used or redevelopable parcels, was performed on a parcel-by-parcel basis. Any fractional units that resulted from the parcel-level calculation of additional housing unit capacity were truncated (dropped).

An example of how this formula was performed at the parcel level is shown below. Assume that a parcel (whether vacant, partially-used or redevelopable) has an estimate of buildable area of 3.5 acres. Also, assume that the parcel is located in a single family residential zone in which there is an observed buildable density of 4.2 units per buildable acre. This would result in an estimate of 14 additional units for the parcel:

$$3.5 \text{ buildable acres} \times 4.2 \text{ units per buildable acre} = 14 \text{ units.}$$

Notice that the fractional amount of 0.7 units is dropped from the additional capacity estimate for the parcel since this remainder represents land area assumed to be below minimum lot size requirements. Also, for redevelopable parcels, any existing housing units on parcels that are assumed to be redeveloped (i.e., assumed to be demolished) are subtracted from the estimate of additional housing unit capacity.

Additional housing unit capacity was then translated into estimated additional population capacity based on the demographic information shown below.

Occupancy rates:

- Single Family Detached Units = 0.96
- Townhouse Unit = 0.96
- Multi-family Units = 0.92
- Senior Apartments = 0.98

Average household size:

- Single Family Detached Units = 3.00
- Townhouse Units = 2.65
- Multi-family Units = 2.00
- Senior Apartments = 1.20

For single family, townhouse and multi-family units, these characteristics were obtained from the U.S. Census Bureau's 2019 American Community Survey 1-Year Estimates for Snohomish County. For senior apartments, demographic information provided by senior housing providers in Snohomish County was relied upon. The formula for this calculation is as follows:

$$\text{Additional population capacity} = \frac{\text{additional housing unit capacity} \times \text{occupancy rate}}{\text{average household size}}$$

Continuing with the example above, 14 additional single family housing units x .96 occupancy rate x 3.0 average household size = an additional population capacity of 40 (rounding down).

When calculating additional residential capacity, vacant building lots were handled separately from the theoretical capacity calculations using observed densities by plan/zone. Instead, if a vacant residentially-designated parcel was at least 3,000 square feet in size, these parcels were counted as representing additional housing unit capacity, even though they may not meet the minimum lot size requirements of the current zone and would consequently not be shown as having additional capacity using the theoretical capacity calculation. It was assumed that these vacant building lots could obtain legal lot status for a residential building permit and thus should be counted as capacity.

In addition, if these vacant residential building lots were platted during the past 20 years, then the additional capacity associated with these parcels (along with all post-April 2019 development and pending development applications) were counted as a special subset of pending vacant capacity that would not be reduced for market reasons (i.e., the market availability reduction factor, discussed later). These lots have been platted and can be developed – the question of whether the market will support their development has already been answered, making the market availability reduction factor unnecessary.

Some commercial zones also generate additional residential capacity since most commercial zones in the county and in most cities allow residential development as a permitted use. This is apparent in the development history summary tables for most commercial zones. Consequently, to the extent that commercial zones have been used for new residential development (almost always multi-family development), these observed residential densities have been applied to

commercial zones to predict future residential development in combination with commercial development in commercial zones.

Calculation of Additional Employment Capacity

When calculating additional employment capacity, the formula multiplies on a parcel-by-parcel basis the assumed employees per buildable acre within each employment category by the amount of buildable acres for each vacant, partially-used or redevelopable parcel.

For redevelopable parcels, existing employment estimated on the parcel (based on the square footage of existing commercial and industrial structures on the parcel, categorized into one of seven employment categories, that are assumed to be redeveloped, i.e., assumed to be demolished) was subtracted from the estimate of additional employment capacity on the parcel using the same average square feet per employee assumptions for the current use classified by employment category described on pages ____.

Step 4: Reductions for Uncertainty (How much of the land capacity is likely to be available for development by 2035?)

Step 4 applies final reduction factors to the capacity results to account for uncertainties in infrastructure, and market and land availability.

Capital Facilities Analysis

Part of the review and evaluation of the sufficiency of buildable land suitable to accommodate projected growth includes the assessment of infrastructure gaps which may exist within the UGA that would hinder achievement of urban densities and growth targets. Consideration of this potential constraint to urban development was a standard topic on the agenda for all county/city staff one-on-one meetings held during fall 2020 to review the draft base map layers that were being prepared for the 2021 BLR analysis. Staff discussed whether there were locations within the UGA that would likely experience reduced growth relative to zoned capacity due to the difficulties of extending urban infrastructure to these locations within the 20-year GMA planning period.

Most of the difficult-to-serve locations identified during these discussions were ones that were experiencing limited additional urban development due to sewer extension limitations, both for financial and physical/topography reasons. As a result of this review, there were locations within the UGA where the presumed lack of sewer availability during the entire GMA planning period resulted in the preclusion of further subdivision assumptions in some unincorporated UGA locations. This was due to the county's requirement to connect to sewers for subdivision approval within unincorporated UGAs. In these areas, additional capacity through subdivision was not modeled. However, individual single-family residential building permits on vacant building lots were modeled. Examples of these currently unsewered locations include the Wind & Tide area of the Mukilteo MUGA and the SE portion of the Lake Stevens UGA.

In some unincorporated urban locations, however, where connection to public sewer is not

economically or technically feasible, some low-density subdivision is possible using septic systems, although the circumstances allowing such exceptions are limited. These areas require issuance of an “unsewered urban enclave” determination by the relevant sewer purveyor. In these situations, additional capacity at 2 units per buildable acre (assumed to be on septic systems) was modeled. These areas included an area in the northwest portion of the Monroe UGA and portions of the SWUGA near Picnic Point and Norma Beach.

Concurrency Arrearage Reduction Factor

The 2002 buildable lands methodology used by Snohomish County allowed for consideration of a concurrency arrearage reduction factor that was designed to estimate the amount of land affected by arterial units in arrears (“concurrency arrearage”) that will still not be able to develop over the entire 20-year GMA planning period. This same approach was used for the 2007 and 2012 reports. A recent analysis (2019) from the Snohomish County Department of Public Works, however, showed that there are currently no arterial units in arrears within the County. Consequently, the concurrency arrearage reduction factor was zero for the 2021 buildable lands report.

CC&R’s (Covenants, Conditions and Restrictions)

The 2002 buildable lands methodology used by Snohomish County also allowed for potential removal of buildable parcels that were subject to CC&Rs contained in private deeds that prohibited further subdivision of the property. The present analysis takes this into account. To date, no parcels with additional estimated capacity have been found in the buildable lands database that are also subject to CC&Rs that prohibit further subdivision of the property. A set of 25 CC&Rs provided to the county by the Snohomish County-Camano Association of Realtors in January 2003 was researched by staff and although they contained private restrictions on further development and subdivision of property, none of the plats to which they corresponded had additional housing unit capacity calculated in the 2002 buildable lands database. This was due to the fact that these subdivisions were already platted at the current zoning used for the buildable lands potential yield assumptions. As such, the buildable lands analysis calculated no additional unit yields in these subdivisions since they were already built-out under the zoning.

Miscellaneous Public/Institutional Use Reduction

During the buildable lands parcel map review for the 2021 report, parcels acquired or to be acquired for major public or institutional purposes (where known) were identified and removed from the buildable lands inventory. This included future school sites, parks and other municipal purposes uses. This also included the removal of land identified for future transportation rights-of-way during Step 2 (buildable lands inventory) portion of the analysis. However, this process did not result in all future public purposes uses being accounted for. Other miscellaneous public purpose uses that would have been missed in this review process include future churches, day care facilities, pre-schools, private schools, jails, skateboard parks, small-scale institutional and municipal uses (water storage facilities, etc.).

A 5% reduction factor was used to account for the uncertainty of land availability for

development due to: new stormwater regulations requiring larger detention ponds (especially in the unincorporated UGAs), potential need for regional or local stormwater facilities, potential need for transmission line, utility, or road or rail rights-of-way, potential need of land for public or institutional uses like police/fire stations, churches, water supply storage facilities, wastewater treatment and pump stations, landfills and transfer stations, cemeteries, libraries, daycares, small parks or open space, municipal offices, and other uses where we do not today have a specific map coverage to use (consistent with Section 2.5.4 on pages 5-37 of the Buildable Lands Procedures Report prepared by ECONorthwest).

The use of a 5% miscellaneous public purpose reduction factor was supported by an analysis of the development history database for actual miscellaneous uses developed between 1995 and 2000. It was found that for all designations, the percentage of land developed during this time period that went to non-typical uses (such as churches, utilities, government services and other conditional uses) was only 0.86%. This doesn't entirely account for all public uses, such as parks. However, since steps were taken to remove future public uses such as potential park and school sites from the buildable lands inventory so that they are not counted as buildable land in the first place, this analysis supports the use of an additional 5% reduction for this adjustment. In order to inform future reports, this factor will be monitored over time.

Market Availability Reduction Factor

After a reasonable estimate has been made of parcels within a UGA that have remaining development potential, one of the last steps in calculating additional capacity is to apply a market availability reduction factor. This step is intended to address the fact that not all suitable land will be available for development over the GMA planning timeframe since not all landowners are willing to develop their property for a variety of reasons (investment, future expansion, personal use, participation in open space tax relief programs). The state publications "Providing Adequate Urban Area Land Supply" (1992), the "Buildable Lands Program Guidelines" (2000), and the updated "Buildable Lands Guidelines" (2018) all reinforce the notion the buildable lands methodologies "assume that a certain percentage of vacant, under-utilized, and partially-used lands will always be held out from development."

The 1992 state guidebook acknowledges that "information about land availability is difficult to obtain and confirm." However, some suggestions were provided that were used by Snohomish County jurisdictions during 1993-95 when the original land capacity analyses were developed for the first UGA sizing process under GMA. Research results in the 1992 state publication, which included property owner surveys, were the basis for a 15% market availability reduction factor for vacant land and a 30% market availability reduction factor for partially-used and redevelopable land used in many of the land capacity analyses at that time (including Snohomish County for unincorporated urban areas).

Subsequently, results from a 2005 Snohomish County property owner survey supported the use of reductions of 15% for vacant land and 30% for partially-used and redevelopable land. The county contracted with Gilmore Research Group to research this question by conducting an urban land market availability survey. Gilmore Research conducted a telephone survey of owners of developable property within the Snohomish County UGA, including areas within

cities. The survey was designed to obtain information directly from a random sample of Snohomish County property owners regarding their intent to develop or redevelop their property within the UGA over time. Results from the survey supported the use of the 15% and 30% market availability reduction factors for establishing land availability for development within the UGA to the year 2025. [See the PDS document “Urban Land Availability Survey,” published June 14, 2005.]

Based on the above survey evidence, market availability reduction factors of 15% for vacant land and 30% for partially-used and redevelopable land were used in all of Snohomish County’s three previous buildable lands reports.

For the 2021 BLR, the new state Buildable Lands Guidelines (2018), on page 51, suggest that the survey research that has been the basis for the market availability reduction factors may need to be reexamined by buildable lands jurisdictions. It states that “surveys of owner intent have greatly focused on subjective willingness of owners to sell or subdivide...as a result, historical market supply factor assumptions employed by jurisdictions may be found to be too high (or too low) for future buildable lands analysis. Jurisdictions should verify whether historical market supply factor assumptions have been updated.”

One suggested route in the new Guidelines for verifying the market supply reduction factor is through research on how land in the UGA has actually developed over time by examining historic land records (pages 36-37). The new Guidelines on page 48 also suggest that “Market Supply Factors can and should be distinct for Urban Growth Areas.”

Snohomish County, with the assistance of ECONorthwest, took these suggestions into account as part of the buildable lands methodology review and update required by E2SSB 5254. Snohomish County’s coverage of nearly 20-years of buildable lands and development data allowed for an evaluation of the market factor unavailable in previous years. Two sample areas were identified that represented different types of markets and geographies:

- Bothell MUGA study area (SWUGA)
- Stanwood/Cedarhome study area (non-SWUGA)

These areas represented locations in the County’s UGA where development activity had been intensely focused at some point during the past 20 years. The areas represented a range of different areas in the County’s UGA including single-family development in SWUGA and non-SWUGA. Effort was made to examine other land use types (such as multifamily, commercial and mixed-use development) however, unlike for single-family development, it was not possible to find a location with the necessary criteria (zoning and generally “built-out” development) to evaluate the utilization rates of capacity estimated in the 2002 BLR by 2019 for multifamily, commercial and mixed-use areas.

Using 2002 BLR data (based on a 2001 parcel extract), County staff studied properties with additional capacity estimated in the 2002 BLR that remained unchanged since 2001, as indicated by the lack of development or the lack of development proposals as of 2019. These unchanged parcels could be considered parcels that had been held out from development for nearly 20 years

in a rapidly developing area. The unused capacity they represented was then used as a basis for determining the percent of 2002 BLR capacity that was still unused as of 2019. The percentages were used as updated market availability reduction factors for single-family development as follows:

Market Availability Reduction Factors (MARF)			
Urban Low Density Residential Areas Single Family Zoning	Vacant Under-utilized	<u>Observed MARF 2001-2019</u>	
		SWUGA	Non-SWUGA
		6%	12%
			10%
			16%
Urban Medium Density Residential Areas Mix of Single Family & Low Density Multi-Family Zoning	Vacant Under-utilized	<u>Observed MARF 2001-2019</u>	
		SWUGA	Non-SWUGA
		11%	14%
			20%
			23%
Notes:			
<ul style="list-style-type: none"> • Under-utilized includes both partially-used and redevelopable parcels. • In Urban Medium Density Residential Areas, half the development is assumed to be single-family, thus the percentages are the midpoint between the Urban Low Density Residential percentages and the 15% and 30% reductions factors used for vacant and partially-used non-SF land. 			

Note that the reduced market reduction factors shown above are only being applied to single family zoned parcels. The use of the 15% reduction for vacant and 30% reduction for partially-used and redevelopable parcels continues for all non-residential uses in both SWUGA and non-SWUGA areas, as well as to multi-family and mixed-use developments in those areas as well.

Snohomish County’s updated buildable lands methodology recommends that monitoring of different market factors for other development types (Multi-Family, Commercial, Mixed-Use, etc.) continue in the lead up to the next BLR, since there is currently not enough information over long-term to evaluate capacity utilization rates for these other development types.

Market-ready land status overlay

A methodological refinement was added to the 2012 BLR analysis to address a unique capacity issue brought about by the economic downturn experienced since the last BLR. Specifically, a “market-ready overlay” was added to the land status maps to denote sites without pending development but for which property owner intent to develop was evident. Consequently, the market availability reduction factor was not applied for these parcels during the capacity

calculations. These sites included: developer-owned properties, development sites that are currently for sale, and development sites that are bank-owned due to foreclosure.

Though no longer needed to flag distressed properties in Snohomish County due to the strength of the housing recovery that occurred this past decade, use of a market-ready land status overlay has continued for the 2021 BLR to flag parcels in which property-owner or developer interest in developing the property had been indicated. This was accomplished by researching current property listings in several online commercial real estate listing services.

Steps 5 & 6: UGA Growth Target/Capacity Comparisons (*What are the growth targets, and is there enough land capacity?*)

Steps 5 and 6 compare the remaining population and employment growth anticipated to the year 2035 for cities and unincorporated UGAs/MUGAs with the additional population and employment capacity results obtained under step 4 (how much land capacity is available for development by 2035?), to determine if the UGAs are capable of accommodating the projected growth.

The GMA buildable lands statute requires that adopted growth targets be used for this comparison. In Snohomish County, Appendix B of the Countywide Planning Policies contain the adopted 2035 population and employment targets for cities and unincorporated UGAs/MUGAs. These targets are the result of the Snohomish County Tomorrow target reconciliation effort, completed in 2016 following the 10-year updates of city and county comprehensive plans. Remaining anticipated population and employment growth to the year 2035 is calculated as the difference between the 2035 targets and 2019 population and employment estimates.

This report answers the question of whether there is population and employment capacity sufficient to accommodate the adopted growth targets, at the countywide UGA level, the individual UGA level, the city level, and, within the SWUGA, the MUGA level.

If there is not enough land capacity to accommodate the adopted growth targets, the GMA requires that reasonable measures be evaluated to remedy the capacity shortfall. RCW 36.70A.215 states: “Identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of this chapter”. These requirements apply to both cities and the county. Appendix D of the Countywide Planning Policies provide local guidance on the process for reasonable measures evaluation.

SAMPLE DENSITY CALCULATION AND APPLICATION

(Gross vs. Buildable vs. Net Density)

Development History:

Observed Density

(1995 - 2000)

Buildable Land:

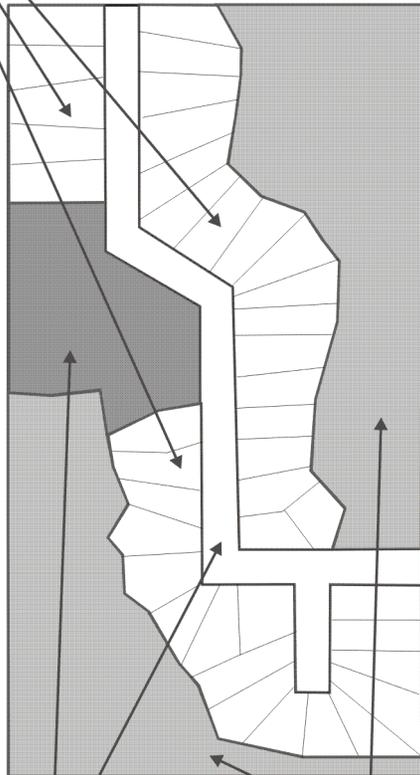
Future Density

(2001 - 2012)

Single Family
Detached Units
(40 lots on 8 acres)

20 Acre Site

**Vacant 20 Acre Single Family
Residentially Zoned Parcel**



Stormwater
detention &
roads, (4 acres)

Critical Areas
and Buffers
(8 acres)

GROSS DENSITY

$$\frac{\text{Dwelling Units}}{\text{Gross Acres}^*} = \frac{40}{20} = 2 \text{ Units per Gross Acre}$$

* Total Site Area (20 acres)

BUILDABLE DENSITY

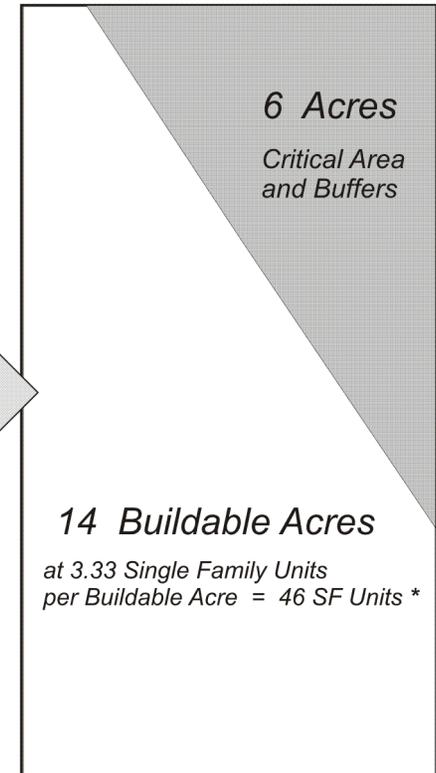
$$\frac{\text{Dwelling Units}}{\text{Buildable Acres}^{**}} = \frac{40}{(20 - 8)} = \frac{40}{12} = 3.33 \text{ Units per Buildable Acre}$$

** Total Site Area (20 acres)
minus Critical Areas and Buffers (8 acres)

NET DENSITY

$$\frac{\text{Dwelling Units}}{\text{Net Residential Acres}^{***}} = \frac{40}{(20 - 8 - 4)} = \frac{40}{8} = 5 \text{ Units per Net Residential Acre}$$

*** Total Site Area (20 acres)
minus Critical Areas and Buffers (8 acres),
minus Non-Residential Uses (4 acres)
(e.g. roads, stormwater detention)



* (.62 fractional unit is truncated)

Results Summary

6/23/2021 DRAFT Comparison of 2035 UGA Population Targets with Total Population Capacity Estimates
 (all estimates, targets and capacity comparisons below are based on December 13, 2012 city boundaries)

Area	2019 Estimated Population	CPP 2035 Population Targets	2019-2035 Numeric Change	2035 Total Population Capacity	Additional 2019-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ()
Non-S.W. County UGA	181,338	233,097	51,759	258,612	77,274	25,515
Arlington UGA	20,296	26,002	5,706	35,784	15,488	9,782
Arlington City	19,734	24,937	5,203	33,991	14,257	9,054
Unincorporated	562	1,065	503	1,793	1,231	728
Darrington UGA	1,491	2,161	670	2,201	710	40
Darrington Town	1,410	1,764	354	1,770	360	6
Unincorporated	81	397	315	431	350	35
Gold Bar UGA	3,101	3,319	218	3,353	252	34
Gold Bar City	2,150	2,406	256	2,349	199	(57)
Unincorporated	951	913	(38)	1,004	53	91
Granite Falls UGA	4,060	8,517	4,457	8,625	4,565	108
Granite Falls City	3,900	7,624	3,724	7,845	3,945	221
Unincorporated	160	893	733	780	620	(113)
Index UGA (incorporated)	175	220	45	208	33	(12)
Lake Stevens UGA	39,013	46,380	7,367	50,241	11,228	3,861
Lake Stevens City	33,057	39,340	6,283	40,591	7,534	1,251
Unincorporated	5,956	7,040	1,084	9,650	3,694	2,610
Maltby UGA (unincorporated)	-	-	-	850	850	850
Marysville UGA	68,058	87,798	19,739	89,788	21,730	1,991
Marysville City	67,820	87,589	19,769	89,550	21,730	1,961
Unincorporated	238	209	(30)	238	-	30
Monroe UGA	20,826	24,754	3,928	26,914	6,088	2,160
Monroe City	19,250	22,102	2,852	23,673	4,423	1,571
Unincorporated	1,576	2,652	1,076	3,241	1,665	589
Snohomish UGA	11,650	14,494	2,843	16,404	4,754	1,911
Snohomish City	10,200	12,139	1,939	13,000	2,800	861
Unincorporated	1,450	2,354	904	3,404	1,954	1,050
Stanwood UGA	7,149	11,085	3,936	11,944	4,795	859
Stanwood City	7,013	10,116	3,103	10,632	3,619	516
Unincorporated	136	969	833	1,312	1,176	343
Sultan UGA	5,519	8,369	2,850	12,300	6,781	3,931
Sultan City	5,170	7,345	2,175	9,544	4,374	2,199
Unincorporated	349	1,024	675	2,756	2,407	1,732
S.W. County UGA	506,018	582,035	76,017	655,424	149,406	73,389
Incorporated S.W.	283,231	363,413	80,182	373,479	90,248	10,066
Bothell City (part)	18,180	23,510	5,330	28,357	10,177	4,847
Brier City	6,611	6,972	361	7,074	463	102
Edmonds City	42,170	45,550	3,380	51,663	9,493	6,113
Everett City	111,794	164,812	53,018	151,063	39,269	(13,749)
Lynnwood City	39,596	54,404	14,808	58,145	18,549	3,741
Mill Creek City	20,590	20,196	(394)	21,716	1,126	1,520
Mtlake Terrace City	21,590	24,767	3,177	31,678	10,088	6,911
Mukilteo City	21,350	21,812	462	22,364	1,014	552
Woodway Town	1,350	1,389	39	1,419	69	30
Unincorporated S.W.	222,787	218,623	(4,164)	281,945	59,158	63,322
UGA Total	687,356	815,132	127,776	914,036	226,680	98,904
City Total	453,110	578,994	125,884	606,632	153,522	27,638
Unincorporated UGA Total	234,246	236,138	1,892	307,404	73,158	71,266

Table 2

6/23/2021 DRAFT Comparison of 2035 UGA Population Targets with Total Population Capacity Estimates

for SWUGA Cities and Unincorporated MUGAs

(All estimates, targets and capacity comparisons below are based on December 13, 2012 city boundaries)

Area	2019 Estimated Population	CPP 2035 Population Targets	2019-2035 Numeric Change	2035 Total Population Capacity	Additional 2019-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ()
S.W. County UGA Total	506,018	582,035	76,017	655,424	149,406	73,389
Incorporated S.W. Total	283,231	363,413	80,182	373,479	90,248	10,066
Unincorporated S.W. Total	222,787	218,623	(4,164)	281,945	59,158	63,322
Bothell Area	52,041	53,117	1,076	70,529	18,488	17,412
Bothell City (part)	18,180	23,510	5,330	28,357	10,177	4,847
Unincorporated MUGA	33,861	29,607	(4,254)	42,172	8,311	12,565
Brier Area	8,774	9,327	553	9,555	781	228
Brier City	6,611	6,972	361	7,074	463	102
Unincorporated MUGA	2,163	2,354	191	2,481	318	127
Edmonds Area	46,163	49,574	3,412	56,508	10,345	6,933
Edmonds City	42,170	45,550	3,380	51,663	9,493	6,113
Unincorporated MUGA	3,993	4,024	32	4,845	852	820
Everett Area	158,623	211,968	53,346	207,252	48,629	(4,717)
Everett City	111,794	164,812	53,018	151,063	39,269	(13,749)
Unincorporated MUGA	46,829	47,156	328	56,189	9,360	9,032
Lynnwood Area	75,923	92,022	16,099	107,637	31,714	15,615
Lynnwood City	39,596	54,404	14,808	58,145	18,549	3,741
Unincorporated MUGA	36,327	37,617	1,290	49,492	13,165	11,875
Mill Creek Area	73,147	67,940	(5,207)	81,932	8,785	13,992
Mill Creek City	20,590	20,196	(394)	21,716	1,126	1,520
Unincorporated MUGA	52,557	47,744	(4,813)	60,216	7,659	12,472
Mountlake Terrace Area	21,610	24,797	3,187	31,717	10,107	6,920
Mountlake Terrace City	21,590	24,767	3,177	31,678	10,088	6,911
Unincorporated MUGA	20	30	10	39	19	9
Mukilteo Area	36,604	36,453	(150)	42,195	5,591	5,741
Mukilteo City	21,350	21,812	462	22,364	1,014	552
Unincorporated MUGA	15,254	14,641	(612)	19,831	4,577	5,189
Woodway Area	1,350	4,361	3,011	2,066	716	(2,295)
Woodway Town	1,350	1,389	39	1,419	69	30
Unincorporated MUGA	-	2,972	2,972	647	647	(2,325)
Paine Field Area (Uninc.)	-	-	-	-	-	-
Larch Way Overlap (Uninc.)	5,718	5,007	(712)	8,703	2,985	3,697
Lake Stickney Gap (Uninc.)	10,365	9,786	(580)	15,319	4,954	5,534
Silver Firs Gap (Uninc.)	15,700	17,683	1,983	22,011	6,311	4,328

The following graphs depict the relationship between the population growth targets and additional capacity at the large UGA level (including cities), individual non-SW County UGA level (including cities), and individual jurisdictional level (using December 13, 2012 boundaries).

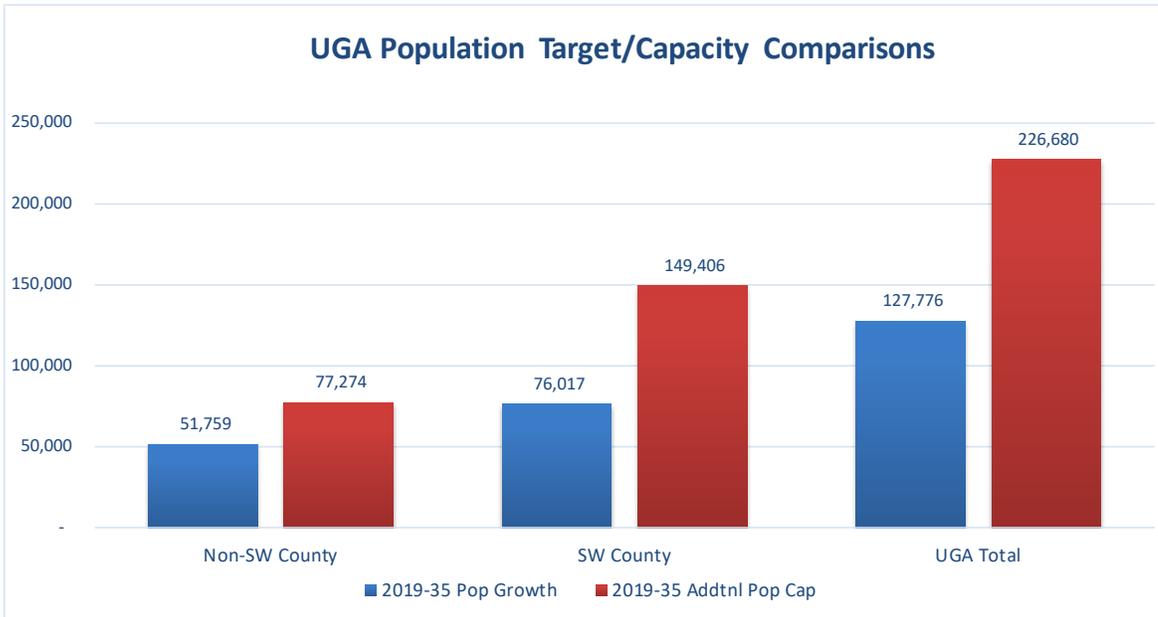


Figure 5

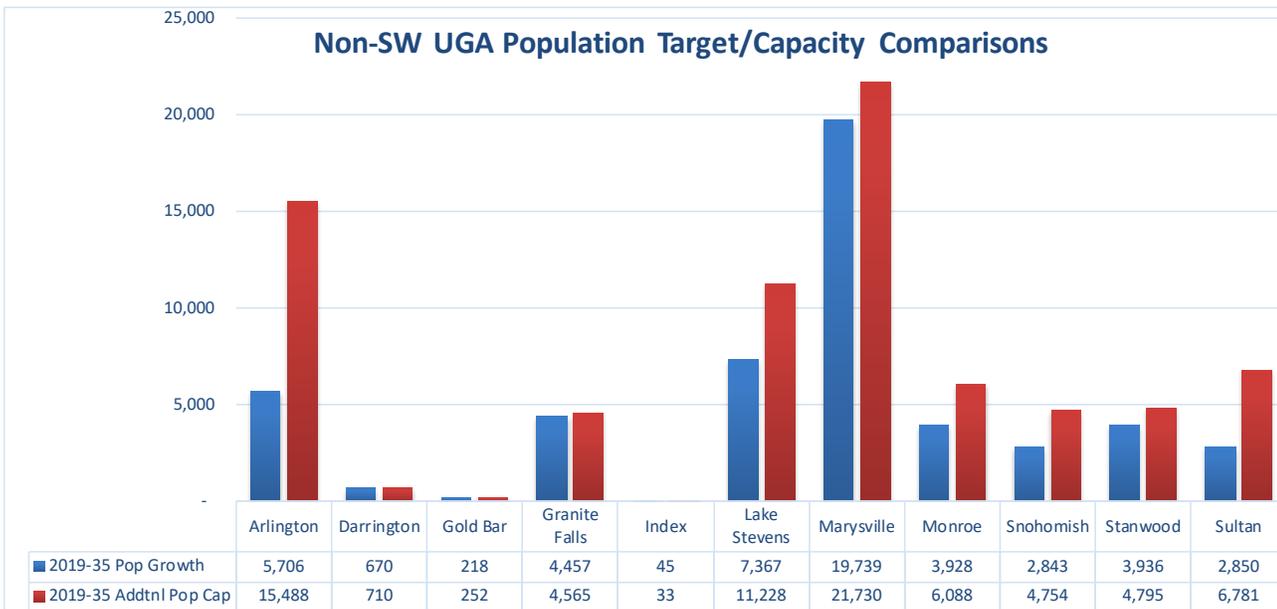


Figure 6

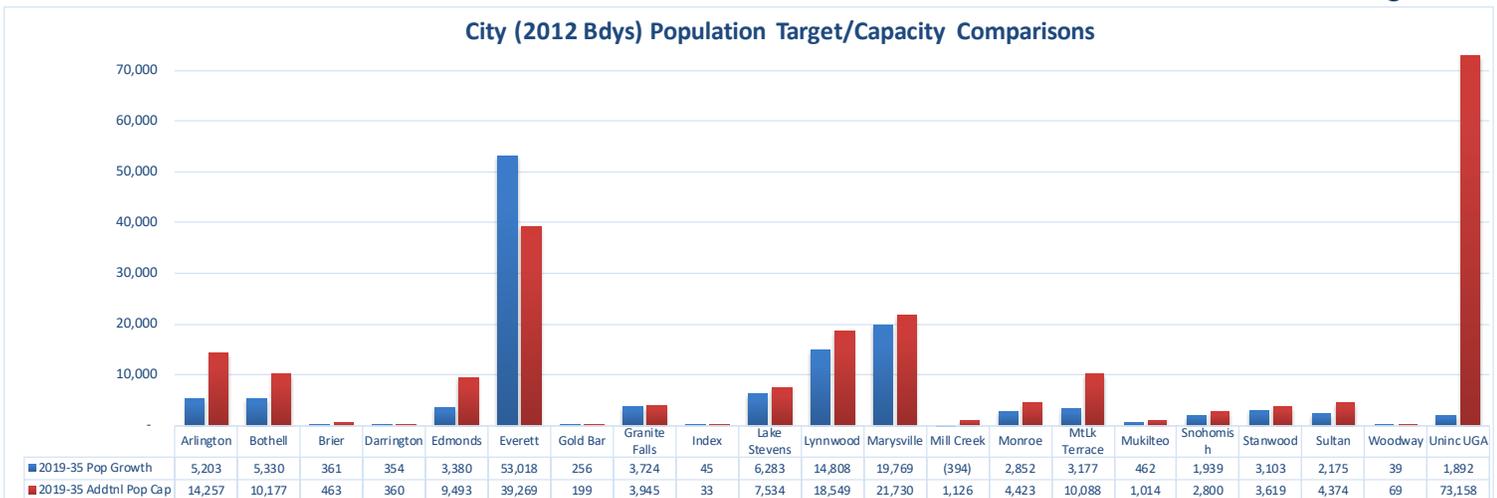


Figure 7

The following graphs show the breakdown of additional population capacity by housing type (single family, multi-family and senior apartments) within Snohomish County’s composite UGA (includes cities) over time, from the 2007 BLR to the 2021 BLR.

2007 BLR:

2012 BLR:

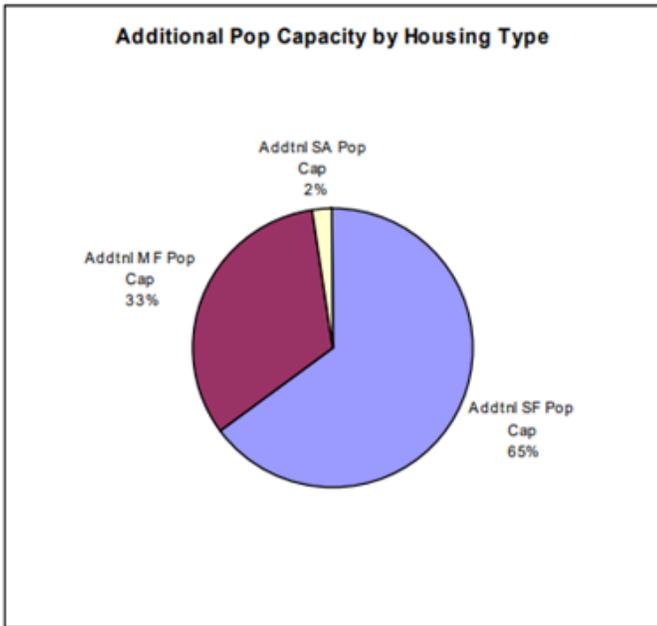


Figure 8

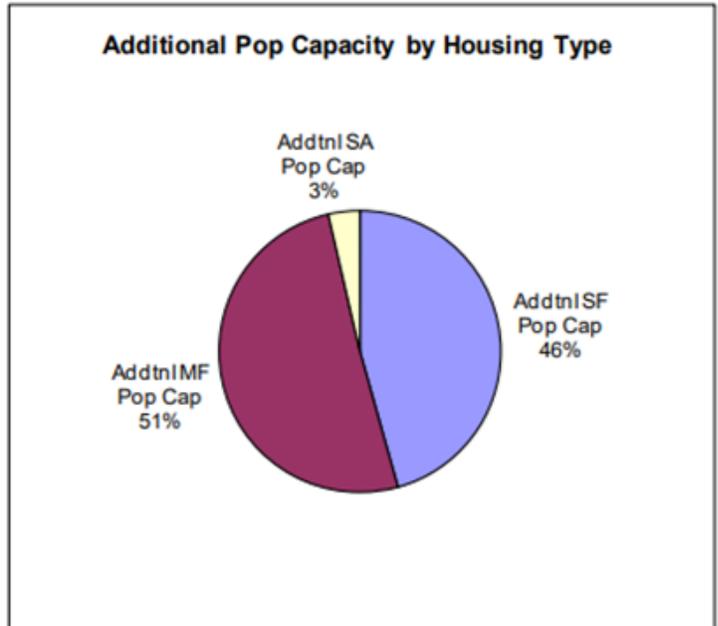


Figure 9

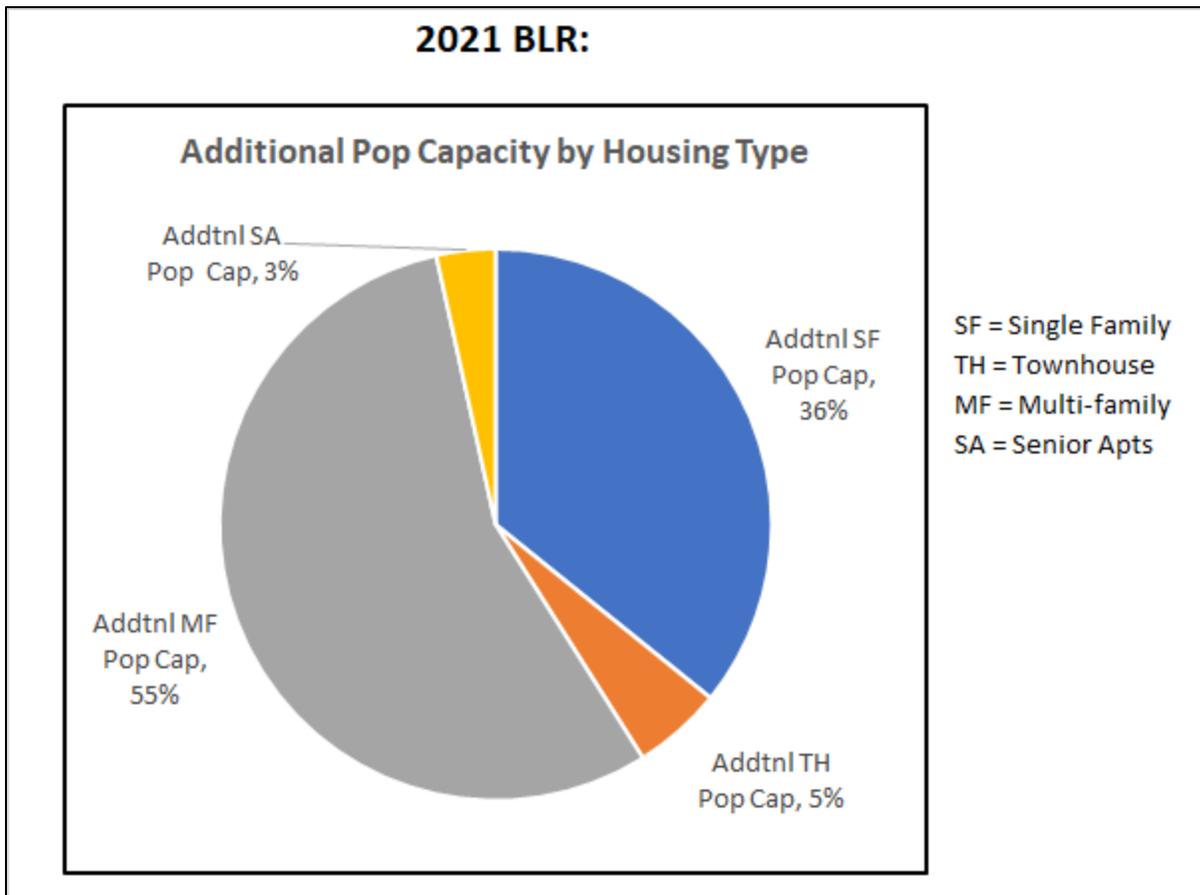


Figure 10
Page 38

The following table shows the breakdown of additional population capacity by land status classification for cities (using current city boundaries), sorted by the percentage of additional capacity represented by pending development. This information is intended to show the current pace of residential development activity by jurisdiction, as depicted by the share of additional capacity represented in projects that were pending as of April 1, 2019 or were applied for since that date.

Table 3

Cities (current city boundaries) Breakdown of additional population capacity by land status classifications										
Cities:	Additional Population Capacity					Percent Distribution				
	PENDING	VACANT	PARTUSE	REDEV	Total	PENDING	VACANT	PARTUSE	REDEV	Total
Woodway	136	10	27	-	173	79%	6%	16%	0%	100%
Mill Creek	892	72	49	128	1,140	78%	6%	4%	11%	100%
Lake Stevens	5,263	591	879	2,396	9,129	58%	6%	10%	26%	100%
Monroe	2,287	265	1,062	809	4,423	52%	6%	24%	18%	100%
Sultan	2,968	830	1,170	1,101	6,070	49%	14%	19%	18%	100%
Lynnwood	7,990	239	309	10,025	18,563	43%	1%	2%	54%	100%
Stanwood	1,659	519	270	1,616	4,064	41%	13%	7%	40%	100%
Brier	159	39	157	113	468	34%	8%	34%	24%	100%
Granite Falls	1,278	1,267	666	733	3,945	32%	32%	17%	19%	100%
Mukilteo	284	266	76	388	1,014	28%	26%	7%	38%	100%
Arlington	3,830	4,788	2,574	3,357	14,550	26%	33%	18%	23%	100%
Snohomish	680	438	772	911	2,800	24%	16%	28%	33%	100%
Mountlake Terrace	2,197	202	327	7,363	10,088	22%	2%	3%	73%	100%
Everett	6,960	3,694	700	27,962	39,316	18%	9%	2%	71%	100%
Bothell (part)	1,804	2,107	1,693	4,714	10,320	17%	20%	16%	46%	100%
Marysville	3,450	5,478	5,689	7,113	21,730	16%	25%	26%	33%	100%
Edmonds	1,212	1,161	177	6,944	9,493	13%	12%	2%	73%	100%
Darrington	35	188	131	7	360	10%	52%	36%	2%	100%
Gold Bar	6	104	28	62	199	3%	52%	14%	31%	100%
Index	-	12	10	11	33	0%	36%	30%	33%	100%
Total Cities	43,090	22,270	16,766	75,753	157,878	27%	14%	11%	48%	100%

6/23/2021 DRAFT Comparison of 2035 UGA Employment Targets with Total Employment Capacity Estimates
 (all estimates, targets and capacity comparisons below are based on December 13, 2012 city boundaries)

Area	2019 Estimated Employment	CPP 2035 Employment Targets	2019-2035 Numeric Change	2035 Total Employment Capacity	Additional 2019-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ()
Non-S.W. County UGA	58,827	93,571	34,744	103,977	45,150	10,406
Arlington UGA	10,289	20,884	10,595	23,518	13,229	2,634
Arlington City	10,265	20,829	10,564	23,441	13,176	2,612
Unincorporated	24	55	31	77	53	22
Darrington UGA	522	886	364	2,321	1,799	1,435
Darrington Town	522	800	278	1,894	1,372	1,094
Unincorporated	-	86	86	427	427	341
Gold Bar UGA	257	666	409	819	562	153
Gold Bar City	250	661	411	812	562	151
Unincorporated	7	5	(2)	7	-	2
Granite Falls UGA	971	2,276	1,305	2,017	1,046	(259)
Granite Falls City	971	2,275	1,304	2,014	1,043	(261)
Unincorporated	*	1	1	3	3	2
Index UGA (incorporated)	27	25	(2)	27	-	2
Lake Stevens UGA	5,732	7,821	2,089	7,795	2,063	(26)
Lake Stevens City	5,500	7,412	1,912	7,307	1,807	(105)
Unincorporated	232	409	177	488	256	79
Maltby UGA	3,623	6,374	2,751	7,352	3,729	978
Marysville UGA	15,974	28,113	12,139	32,098	16,124	3,985
Marysville City	15,310	27,419	12,109	31,434	16,124	4,015
Unincorporated	664	694	30	664	-	(30)
Monroe UGA	10,260	11,781	1,521	11,870	1,610	89
Monroe City	10,096	11,456	1,360	11,705	1,609	249
Unincorporated	164	325	161	165	1	(160)
Snohomish UGA	6,110	6,941	831	7,604	1,494	663
Snohomish City	5,842	6,291	449	7,272	1,430	981
Unincorporated	268	650	382	332	64	(318)
Stanwood UGA	4,057	5,723	1,666	6,304	2,247	581
Stanwood City	3,864	4,688	824	4,821	957	133
Unincorporated	193	1,035	842	1,483	1,290	448
Sultan UGA	1,005	2,081	1,076	2,252	1,247	171
Sultan City	1,005	2,077	1,072	2,252	1,247	175
Unincorporated	*	4	4	-	-	(4)
S.W. County UGA	219,103	279,481	60,378	301,593	82,490	22,112
Incorporated S.W.	184,773	241,272	56,499	253,718	68,945	12,446
Bothell City (part)	16,093	18,576	2,483	22,515	6,422	3,939
Brier City	494	405	(89)	524	30	119
Edmonds City	14,174	13,948	(226)	16,722	2,548	2,774
Everett City	99,796	140,000	40,204	141,075	41,279	1,075
Lynnwood City	28,617	42,229	13,612	42,526	13,909	297
Mill Creek City	6,787	6,310	(477)	7,168	381	858
Mtlake Terrace City	8,431	9,486	1,055	10,740	2,309	1,254
Mukilteo City	10,313	10,250	(63)	12,380	2,067	2,130
Woodway Town	68	68	-	68	-	-
Unincorporated S.W.	34,330	38,209	3,879	47,875	13,545	9,666
UGA Total	277,930	373,052	95,122	405,570	127,640	32,518
City Total	238,425	325,205	86,780	346,697	108,272	21,492
Unincorporated UGA Total	39,505	47,847	8,342	58,873	19,368	11,026

Table 5

**6/23/2021 DRAFT Comparison of 2035 Employment Targets with Total Employment Capacity
for SWUGA Cities and Unincorporated MUGAs**

(All estimates, targets and capacity comparisons below are based on December 13, 2012 city boundaries)

Area	2019 Estimated Employment	CPP 2035 Employment Targets	2019-2035 Numeric Change	2035 Total Employment Capacity	Additional 2019-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ()
S.W. County UGA Total	219,103	279,481	60,378	301,593	82,490	22,112
Incorporated S.W. Total	184,773	241,272	56,499	253,718	68,945	12,446
Unincorporated S.W. Total	34,330	38,209	3,879	47,875	13,545	9,666
Bothell Area	18,314	20,272	1,958	25,098	6,784	4,826
Bothell City (part)	16,093	18,576	2,483	22,515	6,422	3,939
Unincorporated MUGA	2,221	1,696	(525)	2,583	362	887
Brier Area	619	476	(143)	649	30	173
Brier City	494	405	(89)	524	30	119
Unincorporated MUGA	125	71	(54)	125	-	54
Edmonds Area	14,421	14,148	(273)	17,041	2,620	2,893
Edmonds City	14,174	13,948	(226)	16,722	2,548	2,774
Unincorporated MUGA	247	200	(47)	319	72	119
Everett Area	106,229	148,324	42,095	150,011	43,782	1,687
Everett City	99,796	140,000	40,204	141,075	41,279	1,075
Unincorporated MUGA	6,433	8,324	1,891	8,936	2,503	612
Lynnwood Area	33,696	48,225	14,529	50,147	16,451	1,922
Lynnwood City	28,617	42,229	13,612	42,526	13,909	297
Unincorporated MUGA	5,079	5,996	917	7,621	2,542	1,625
Mill Creek Area	12,567	10,279	(2,288)	13,976	1,409	3,697
Mill Creek City	6,787	6,310	(477)	7,168	381	858
Unincorporated MUGA	5,780	3,969	(1,811)	6,808	1,028	2,839
Mountlake Terrace Area	8,431	9,486	1,055	10,740	2,309	1,254
Mountlake Terrace City	8,431	9,486	1,055	10,740	2,309	1,254
Unincorporated MUGA	-	-	-	-	-	-
Mukilteo Area	14,006	15,279	1,273	18,612	4,606	3,333
Mukilteo City	10,313	10,250	(63)	12,380	2,067	2,130
Unincorporated MUGA	3,693	5,029	1,336	6,232	2,539	1,203
Woodway Area	68	246	178	187	119	(59)
Woodway Town	68	68	-	68	-	-
Unincorporated MUGA	-	178	178	119	119	(59)
Paine Field Area (Uninc.)	6,371	8,010	1,639	10,010	3,639	2,000
Larch Way Overlap (Uninc.)	1,636	2,051	415	1,943	307	(108)
Lake Stickney Gap (Uninc.)	911	794	(117)	1,313	402	519
Silver Firs Gap (Uninc.)	1,834	1,891	57	1,866	32	(25)

The following graphs depict the relationship between the employment growth targets and additional capacity at the large UGA level (including cities), individual non-SW County UGA level (including cities), and individual jurisdictional level (using December 13, 2012 boundaries).

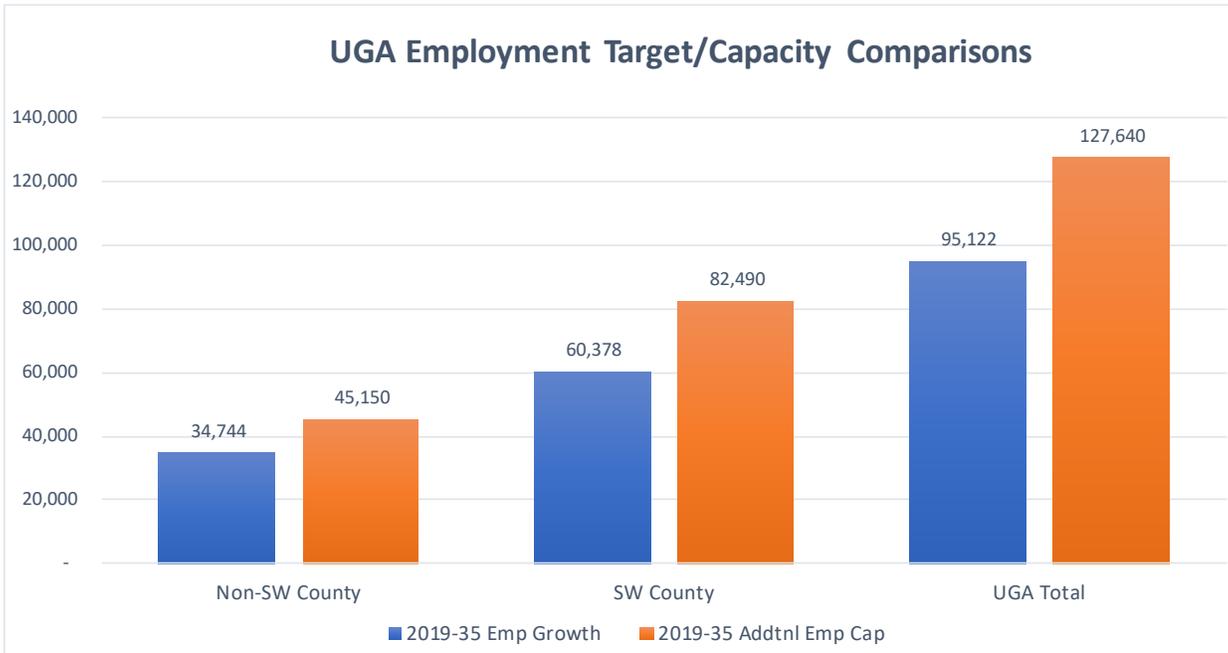


Figure 11

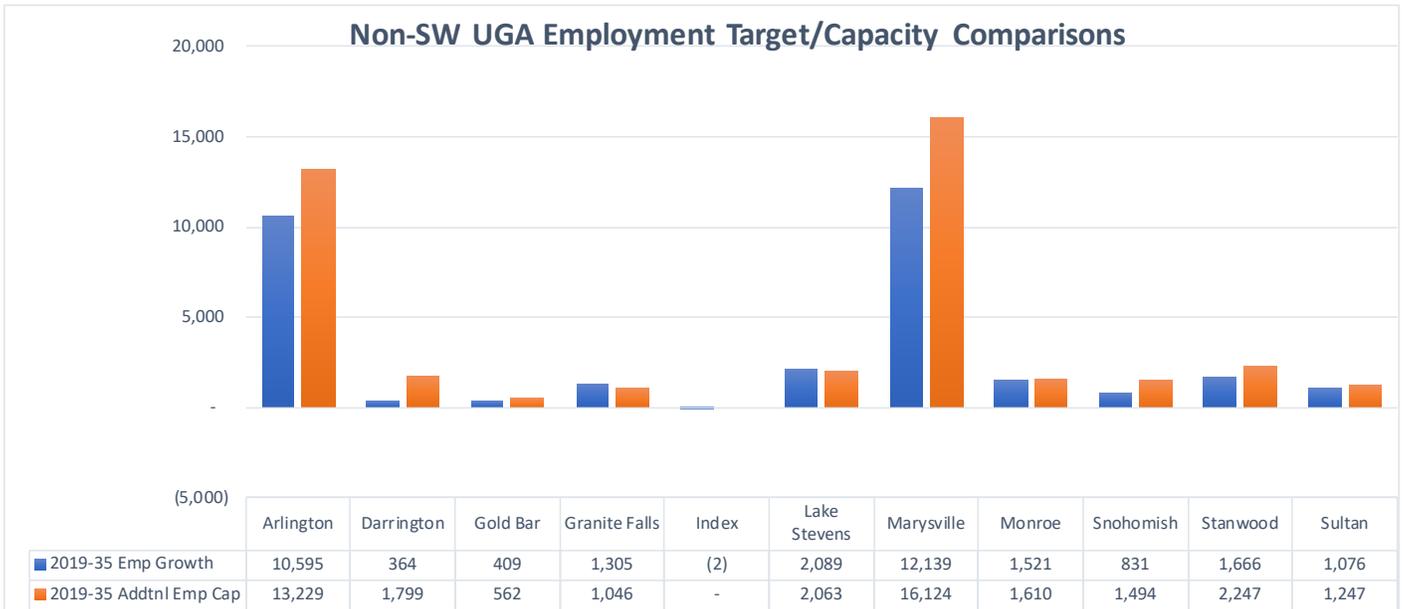


Figure 12

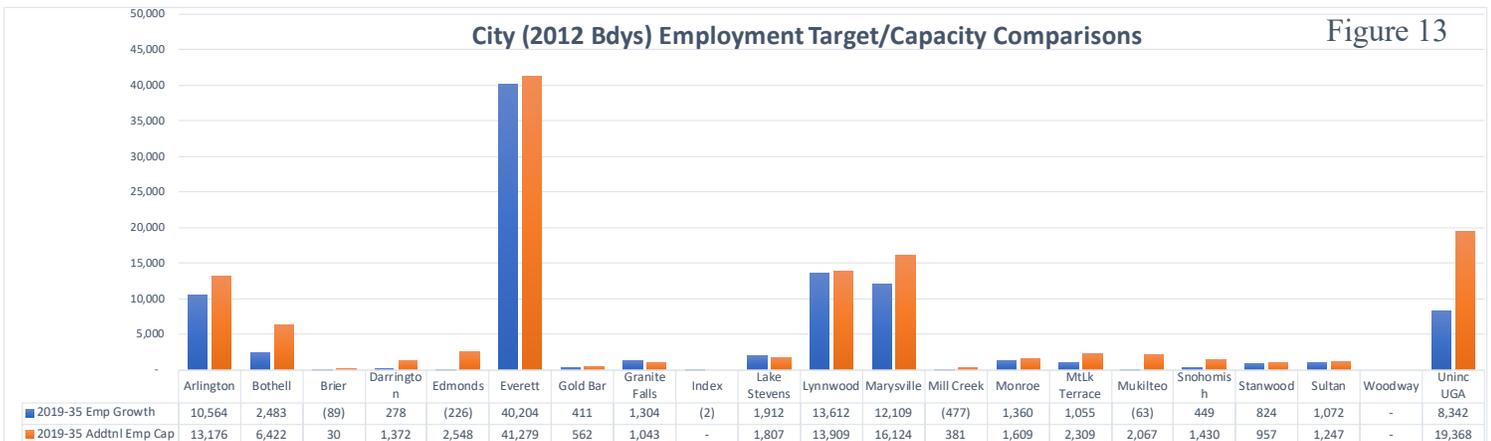


Figure 13

Results by UGA

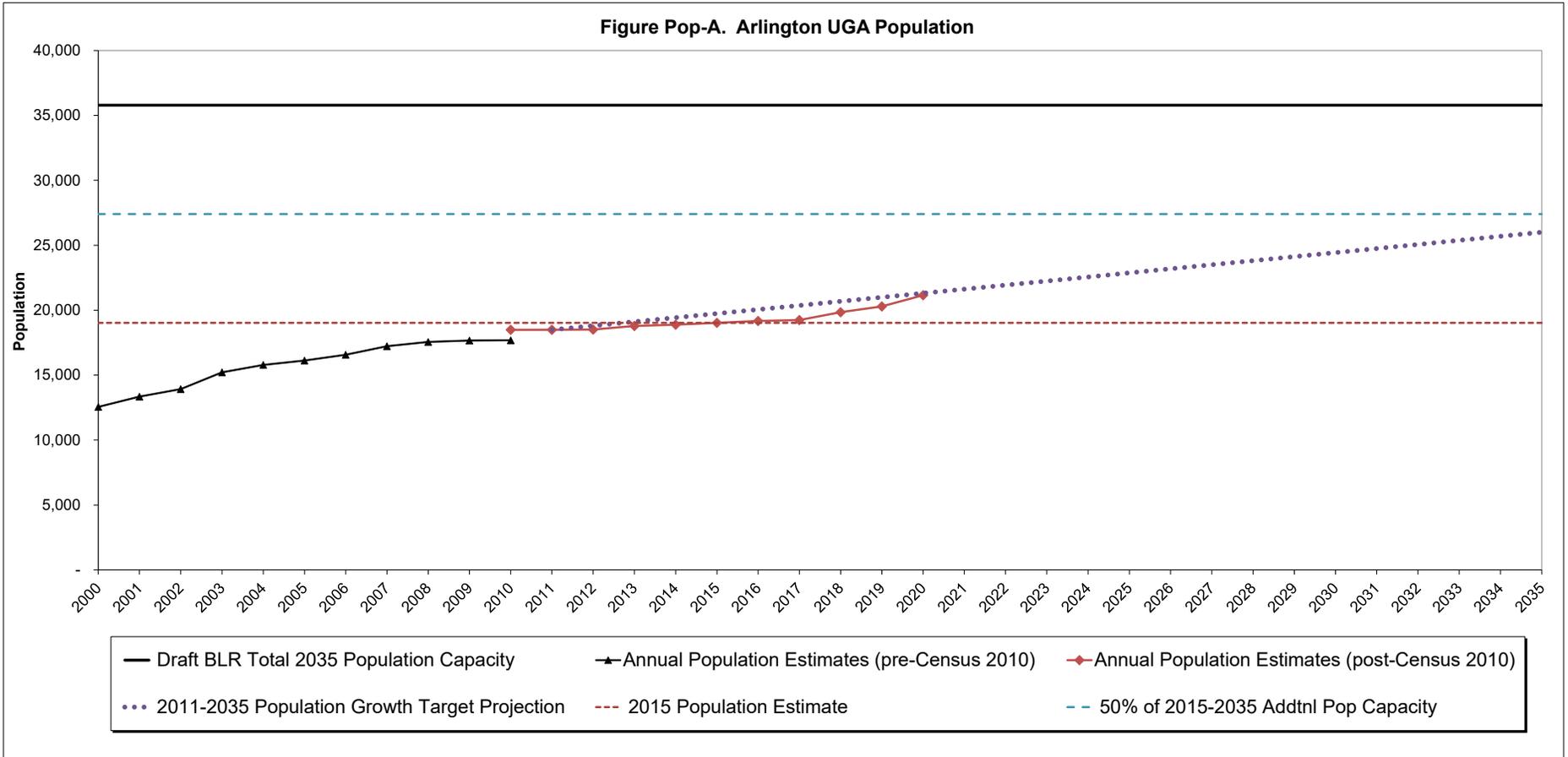


Table Pop-A. Arlington UGA Population Statistics

Pre-2010 Census Population Estimates		(A) 2010 Census			(B) Post-Census Pop Estimates								(D) 2011-20 Numeric Change	(E) Reconciled 2035 CPP Pop Target	(F) 2011-35 Numeric Change	(G) 2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth)	(H) Total 2035 Pop Cap	(I) 2015-35 Addnl Pop Cap	(J) 2015-20 Pop Chng as % of 2015-35 Addnl Pop Cap		
2000	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	= (D) - (A)	= (E) - (A)	= (D)/(F)*100	= (G) - (B)	= (C-B)/(H)*100		
12,552	17,686	18,489	803	4.5%	18,489	18,512	18,791	18,881	19,026	19,166	19,240	19,850	20,296	21,153	2,664	26,002	7,512	35.5%	35,784	16,758	12.7%

Arlington UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T						
Arlington UGA	CITY12	(1) PENDING		CC	12.281	2.455934	9.825	0	0	0	293	150	443	0	0	293	150	443	0	0	539	176	716						
				GC	21.746	0.4922451	21.254	0	0	0	632	0	632	0	0	632	0	0	632	0	632	0	0	1163	0	1163			
				HC	15.228	0	15.228	0	0	0	0	0	425	425	0	0	0	0	425	425	0	0	0	0	500	500			
				NC	9.412	1.829444	7.582	0	0	0	183	0	183	0	0	183	0	0	183	0	183	0	0	337	0	337			
				OTBD - 1	0.891	0	0.891	0	0	0	40	0	40	0	0	40	0	0	40	0	40	0	0	74	0	74			
				OTRD	2.686	0.0582842	2.628	0	18	0	0	18	18	0	0	18	18	0	0	0	0	18	52	0	0	0	52		
				RHC	32.298	15.62465	16.674	0	1	0	360	0	361	1	0	360	0	0	360	0	361	3	0	662	0	665			
				RLC	3.656	1.71919	1.937	0	10	0	0	0	10	10	0	0	10	10	0	0	10	29	0	0	0	29			
				RULC	5.087	2.043009	3.044	0	1	0	0	0	1	1	0	0	1	1	0	0	0	1	3	0	0	0	3		
				Sum	103.286	24.22276	79.063	0	30	0	1508	575	2113	30	0	1508	575	2113	30	0	1508	575	2113	86	0	2775	676	3537	
				Sum	103.286	24.22276	79.063	0	30	0	1508	575	2113	30	0	1508	575	2113	30	0	1508	575	2113	86	0	2775	676	3537	
				(2) VACANT			CC	16.41	0.3695223	16.04	0	0	0	239	0	239	0	0	193	0	193	0	193	0	0	355	0	355	
							GC	58.998	6.781916	52.216	0	1	0	455	141	597	1	0	367	114	482	2	0	676	2	0	676	134	812
							HC	1.989	0.3844014	1.604	0	0	0	0	12	12	0	0	12	0	0	0	10	10	0	0	0	11	11
							OTBD - 1	1.196	0.327513	0.869	0	8	0	0	0	8	6	0	8	6	0	0	0	6	19	0	0	0	19
							OTBD - 2	0.105	0	0.105	0	1	0	0	0	1	1	0	1	1	0	0	0	1	2	0	0	0	2
							OTRD	1.671	0.7025614	0.969	0	13	0	0	0	13	11	0	13	11	0	0	0	11	31	0	0	0	31
RHC	19.813	11.92629	7.887				0	9	0	85	33	127	7	0	69	27	103	21	0	126	31	0	126	31	179				

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			RLC	35.368	26.09657	9.271	0	39	0	2	0	41	33	0	2	0	34	94	0	3	0	97
			RMod	5.829	0.9647351	4.865	0	29	0	4	0	33	24	0	3	0	27	68	0	6	0	74
			RULC	10.474	5.318644	5.155	0	17	0	0	0	17	14	0	0	0	14	41	0	0	0	41
			RULC-EH	180.273	58.64766	121.625	0	728	0	728	0	1456	595	0	595	0	1190	1713	0	1094	0	2807
		Sum		332.124	111.5198	220.604	0	845	0	1513	186	2544	691	0	1229	150	2070	1991	0	2261	177	4428
		MARKET-READY	GC	21.532	2.34931	19.183	0	0	0	167	53	220	0	0	159	50	209	0	0	292	59	351
			HC	1.056	0	1.056	0	0	0	0	8	8	0	0	0	8	8	0	0	0	9	9
		Sum		22.588	2.34931	20.239	0	0	0	167	61	228	0	0	159	58	217	0	0	292	68	360
	Sum			354.712	113.8691	240.843	0	845	0	1680	247	2772	691	0	1387	208	2287	1991	0	2553	245	4788
	(3) PARTUSE		CC	34.57	9.829503	24.741	12.469	0	0	183	0	183	0	0	122	0	122	0	0	224	0	224
			GC	13.581	3.108723	10.472	2.329	0	0	20	6	26	0	0	13	4	17	0	0	24	5	29
			HC	4.671	0.1513232	4.52	2.62	0	0	0	20	20	0	0	0	13	13	0	0	0	16	16
			OTBD - 2	0.449	0.0786997	0.37	0.269	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
			OTRD	3.255	0	3.255	1.454	16	0	0	0	16	12	0	0	0	12	34	0	0	0	34
			RHC	4.042	0	4.042	2.076	1	0	21	7	29	1	0	14	5	19	2	0	26	5	33
			RLC	82.803	33.21354	49.589	33.303	132	0	4	0	136	105	0	3	0	109	303	0	6	0	309
			RMC	2.783	0	2.783	1.106	9	0	1	0	10	7	0	1	0	7	19	0	1	0	20
			RMod	1.408	0.1834787	1.224	0.771	4	0	0	0	4	3	0	0	0	3	8	0	0	0	8
			RULC	124.975	40.2805	84.695	65.372	224	0	0	0	224	179	0	0	0	179	515	0	0	0	515
			RULC-EH	84.669	14.56098	70.108	67.285	401	0	401	0	802	293	0	293	0	587	845	0	540	0	1385
		Sum		357.207	101.4067	255.801	189.055	787	0	631	33	1451	599	0	447	22	1068	1726	0	822	26	2574
	Sum			357.207	101.4067	255.801	189.055	787	0	631	33	1451	599	0	447	22	1068	1726	0	822	26	2574
	(4) REDEV		CC	88.4	5.571625	82.828	0	-44	0	1173	0	1129	-29	0	780	0	751	-84	0	1435	0	1351
			GC	59.275	17.40483	41.87	0	-11	0	361	111	461	-7	0	240	74	307	-21	0	442	87	507
			HC	8.928	0.0004935	8.928	0	-4	0	0	67	63	-3	0	0	45	42	-8	0	0	52	45
			NC	10.219	0	10.219	0	-9	0	164	0	155	-6	0	109	0	103	-17	0	201	0	183
			OTBD - 1	3.042	0.4043178	2.638	0	0	0	9	0	9	0	0	6	0	6	0	0	11	0	11
			OTBD - 2	2.545	0	2.545	0	0	0	7	0	7	0	0	5	0	5	0	0	9	0	9
			OTRD	6.793	0.4173012	6.376	0	55	0	0	0	55	40	0	0	0	40	116	0	0	0	116
			RHC	37.228	10.5127	26.716	0	22	2	280	98	402	15	1	186	65	267	42	3	343	77	465
			RLC	22.809	4.898424	17.91	0	46	0	0	0	46	37	0	0	0	37	106	0	0	0	106
Arlington UGA	CITY12	(4) REDEV	RMC	0.446	0	0.446	0	3	0	0	0	3	2	0	0	0	2	6	0	0	0	6
			RMod	12.1	4.57526	7.525	0	23	0	1	0	24	17	0	1	0	18	48	0	1	0	50
			RULC	9.235	4.473521	4.762	0	14	0	0	0	14	11	0	0	0	11	32	0	0	0	32
			RULC-EH	40.715	22.61496	18.1	0	102	0	106	0	208	75	0	78	0	152	215	0	143	0	358
		Sum		301.736	70.87343	230.862	0	197	2	2101	276	2576	151	1	1404	184	1740	435	3	2584	216	3238
		MARKET-READY	GC	6.6	0	6.6	0	-1	0	58	18	75	-1	0	55	17	71	-3	0	101	20	119
		Sum		6.6	0	6.6	0	-1	0	58	18	75	-1	0	55	17	71	-3	0	101	20	119
	Sum			308.336	70.87343	237.463	0	196	2	2159	294	2651	150	1	1459	201	1812	433	3	2685	236	3357
	Sum			1123.542	310.3721	813.17	189.055	1858	2	5978	1149	8987	1471	1	4802	1006	7279	4236	3	8835	1183	14257
Sum				1123.542	310.3721	813.17	189.055	1858	2	5978	1149	8987	1471	1	4802	1006	7279	4236	3	8835	1183	14257

Arlington UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

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uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Arlington UGA	CITY21	(1) PENDING		RHC	29.738	20.768	8.97	0	0	115	0	0	115	0	115	0	0	115	0	293	0	0	293
			Sum		29.738	20.768	8.97	0	0	115	0	0	115	0	115	0	0	115	0	293	0	0	293
		Sum			29.738	20.768	8.97	0	0	115	0	0	115	0	115	0	0	115	0	293	0	0	293
	Sum				29.738	20.768	8.97	0	0	115	0	0	115	0	115	0	0	115	0	293	0	0	293
Sum					29.738	20.768	8.97	0	0	115	0	0	115	0	115	0	0	115	0	293	0	0	293

Arlington UGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Arlington UGA	UNINC	(1) PENDING		ULDR	8.722	2.75271	5.97	0	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
			Sum		8.722	2.75271	5.97	0	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		Sum			8.722	2.75271	5.97	0	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		(2) VACANT		ULDR	18.896	18.7797	0.116	0	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
				ULDR-LA	6.63	0.0006209	6.63	0	19	0	19	0	38	16	0	16	0	31	45	0	29	0	73
		Sum			25.526	18.78032	6.746	0	21	0	19	0	40	17	0	16	0	33	50	0	29	0	78
		Sum			25.526	18.78032	6.746	0	21	0	19	0	40	17	0	16	0	33	50	0	29	0	78
		(3) PARTUSE		ULDR	38.787	7.359118	31.428	25.369	90	0	0	0	90	72	0	0	0	72	207	0	0	0	207
				ULDR-LA	66.019	17.38154	48.637	40.358	116	0	116	0	232	85	0	85	0	170	244	0	156	0	401
		Sum			104.806	24.74066	80.065	65.727	206	0	116	0	322	157	0	85	0	242	451	0	156	0	607
		Sum			104.806	24.74066	80.065	65.727	206	0	116	0	322	157	0	85	0	242	451	0	156	0	607
		(4) REDEV		ULDR	10.132	3.601146	6.531	0	21	0	0	0	21	17	0	0	0	17	48	0	0	0	48
				ULDR-LA	24.775	6.078349	18.696	0	49	0	54	0	103	36	0	40	0	75	103	0	73	0	176
		Sum			34.906	9.679494	25.227	0	70	0	54	0	124	53	0	40	0	92	151	0	73	0	224
		Sum			34.906	9.679494	25.227	0	70	0	54	0	124	53	0	40	0	92	151	0	73	0	224
	Sum				173.96	55.95319	118.007	65.727	307	0	189	0	496	236	0	140	0	376	681	0	257	0	938
Sum					173.96	55.95319	118.007	65.727	307	0	189	0	496	236	0	140	0	376	681	0	257	0	938

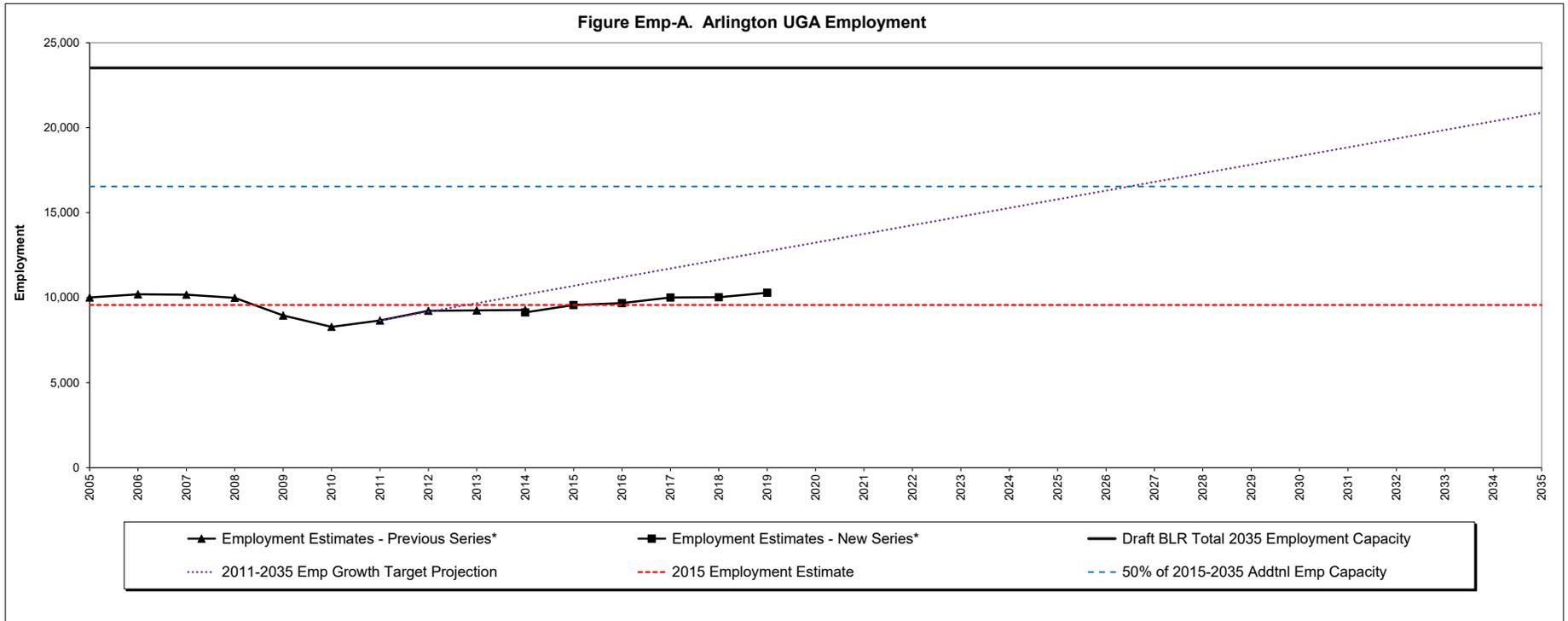


Table Emp-A. Arlington UGA Employment Statistics

	(A)											(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100
	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019							
Arlington UGA	8,285	8,660	9,230	9,255	9,279	9,135	9,573	9,684	10,014	10,031	10,289	1,629	20,884	12,224	13.3%	23,518	13,945	5.1%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Arlington UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES: Total parcel acres
- UB_ACRES: Unbuildable acres
- GBACRES: Gross buildable acres
- SURP_AC: Surplus acres (for partially-used parcels)

- AEC_COMM Additional commercial employment capacity (prior to market and public purpose reductions)
- AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
- AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
- AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

- AEC_COMM Additional commercial employment capacity (after market and public purpose reductions)
- AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
- AEC_GOVT2 Additional government employment capacity (after market and public purpose reductions)
- AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT	
													2	AEC_IND2	2	AECTOTA2
Arlington UGA	CITY12	(1) PENDING		BP	17.163	0	17.163	0	0	401	0	401	0	401	0	401
				CC	15.216	0.1853373	15.031	0	107	0	5	112	107	0	5	112
				GC	23.152	0.4922451	22.66	0	184	0	0	184	184	0	0	184
				GI	266.446	17.70281	248.743	0	22	2027	783	2833	22	2027	783	2833
				HC	11.363	0	11.363	0	96	84	0	179	96	84	0	179
				HC-N	27.631	3.741033	23.89	0	30	0	0	30	30	0	0	30
				LI	167.423	41.24336	126.179	0	0	3175	0	3175	0	3175	0	3175
				NC	9.412	1.829444	7.582	0	14	0	0	14	14	0	0	14
				OTBD - 1	0.891	0	0.891	0	26	0	0	26	26	0	0	26
							Sum	538.697	65.19423	473.502	0	479	5687	789	6955	479
			Sum	538.697	65.19423	473.502	0	479	5687	789	6955	479	5687	789	6955	

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(2) VACANT			CC	16.41	0.3695223	16.04	0	129	0	9	138	104	0	7	111
			GC	55.353	3.136949	52.216	0	627	0	0	627	506	0	0	506
			GI	24.792	1.071007	23.721	0	0	301	0	301	0	275	0	275
			HC	1.989	0.3844014	1.604	0	14	2	2	18	12	1	1	14
			HC-N	28.57	1.767489	26.803	0	72	0	0	72	58	0	0	58
			OTBD - 1	1.196	0.327513	0.869	0	17	0	13	30	14	0	10	24
			OTBD - 2	0.105	0	0.105	0	2	0	2	4	2	0	1	3
Sum				128.414	7.056882	121.357	0	861	303	25	1189	695	276	20	992
MARKET-READY			BP	48.997	0	48.997	0	196	441	0	637	186	419	0	605
			GC	21.532	2.34931	19.183	0	230	0	0	230	219	0	0	219
			GI	15.474	2.619837	12.855	0	0	90	0	90	0	85	0	85
			HC	1.056	0	1.056	0	10	1	1	12	9	1	1	11
			LI	1.026	0	1.026	0	0	11	0	11	0	10	0	10
Sum				88.086	4.969147	83.116	0	436	543	1	979	414	515	1	930
Sum				216.5	12.02603	204.473	0	1297	845	26	2168	1109	792	21	1922

Arlington UGA	CITY12	(3) PARTUSE	AF	137.235	0	137.235	59.099	80	554	0	634	53	368	0	422
			CC	35.611	9.829503	25.781	12.492	100	0	7	107	67	0	5	71
			GC	13.581	3.108723	10.472	2.329	28	0	0	28	19	0	0	19
			GI	33.117	3.724305	29.393	11.104	0	108	0	108	0	72	0	72
			HC	4.671	0.1513232	4.52	2.62	65	0	0	65	43	0	0	43
			HC-N	21.334	0.2743275	21.059	17.07	46	0	0	46	31	0	0	31
			LI	6.855	0.8400277	6.015	0.415	0	4	0	4	0	3	0	3
			OTBD - 2												

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			0.449	0.0786997	0.37	0.269	5	0	4	9	3	0	3	6
		Sum	252.853	18.00691	234.846	105.398	325	666	11	1002	216	443	7	666
		MARKET-READY	BP											
			116.925	0	116.925	104.173	417	938	0	1354	396	891	0	1287
		Sum	116.925	0	116.925	104.173	417	938	0	1354	396	891	0	1287
		Sum	369.778	18.00691	351.771	209.571	742	1603	11	2356	612	1333	7	1953
		(4) REDEV	BP											
			11.558	1.209408	10.348	0	41	93	0	135	28	62	0	89
			CC											
			88.4	5.571625	82.828	0	615	0	45	661	409	0	30	439
			GC											
			59.275	17.40483	41.87	0	473	0	0	473	315	0	0	315
			GI											
			162.446	5.725083	156.721	0	0	675	0	675	0	449	0	449
			HC											
			8.928	0.0004935	8.928	0	70	9	7	86	46	6	5	57
			HC-N											
			16.348	0.205244	16.143	0	43	0	0	43	28	0	0	28
			LI											
			79.014	2.717517	76.296	0	0	777	0	777	0	517	0	517
			MS											
			1.995	0	1.995	0	110	0	0	110	73	0	0	73
			NC											
			10.219	0	10.219	0	51	0	0	51	34	0	0	34
			OTBD - 1											
			4.232	0.7168902	3.516	0	57	0	52	109	38	0	35	72
			OTBD - 2											
			5.544	0.1496264	5.395	0	94	0	76	170	62	0	51	113
			OTBD - 3											
			4.192	0.5151061	3.677	0	71	0	55	126	47	0	36	84
		Sum	452.151	34.21583	417.935	0	1625	1554	236	3415	1081	1033	157	2271
Arlington UGA	CITY12	(4) REDEV	MARKET-READY	GC										
			6.6	0	6.6	0	79	0	0	79	75	0	0	75
		Sum	6.6	0	6.6	0	79	0	0	79	75	0	0	75
		Sum	458.751	34.21583	424.535	0	1704	1554	236	3494	1156	1033	157	2346
	Sum		1583.725	129.443	1454.282	209.571	4222	9690	1061	14973	3356	8846	974	13176
Sum			1583.725	129.443	1454.282	209.571	4222	9690	1061	14973	3356	8846	974	13176

Arlington UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

N/A

Arlington UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT		
													2	AEC_IND2	2	AECTOTA2	
Arlington UGA	UNINC	(2) VACANT		UI	3.533	0.0004184	3.533	0	26	11	0	37	21	9	0	30	
					Sum	3.533	0.0004184	3.533	0	26	11	0	37	21	9	0	30
					Sum	3.533	0.0004184	3.533	0	26	11	0	37	21	9	0	30
		(3) PARTUSE		UI	2.32	0.3057993	2.014	0.609	5	2	0	6	3	1	0	4	
					Sum	2.32	0.3057993	2.014	0.609	5	2	0	6	3	1	0	4
					Sum	2.32	0.3057993	2.014	0.609	5	2	0	6	3	1	0	4
		(4) REDEV		UI	3.171	0.4512004	2.72	0	20	8	0	29	13	6	0	19	
					Sum	3.171	0.4512004	2.72	0	20	8	0	29	13	6	0	19
					Sum	3.171	0.4512004	2.72	0	20	8	0	29	13	6	0	19
		Sum				9.024	0.7574181	8.267	0.609	51	21	0	72	38	16	0	53
	Sum					9.024	0.7574181	8.267	0.609	51	21	0	72	38	16	0	53

Arlington UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
RMC (4)											
	Single Family					10.00	-	-	-	-	-
	Multi-Family		No Development; New Zone			2.00					
	Total					12.00					
(4) The Residential Medium Capacity has an established minimum density of 12 dwelling units per acre.											
RHC (5)											
	Single Family	17.02	24%	108	1.55	1.55	-	-	-	-	-
	Townhouse	0.69	1%	12	0.17	0.17	-	-	-	-	-
	Multi-Family	39.93	57%	766	11.01	11.01	-	-	-	-	-
	Senior Apartments	11.95	17%	303	4.35	4.35					
	Total	69.59	100%	1,189	17.08	17.08	-	-	-	-	-
(5) The densities for the RHC zone are based on the R-HD zone it replaced. The RHC zone has an established minimum density of 17 dwelling units per acre.											
OTRD											
	Single Family	0.30	100%	4	13.21	13.21	-	-	-	-	-
NC											
	Mixed-Use		No Development			17.32 (6)		No Development			.86 (6)
	Non-Residential	3.09	100%	-	-	-	11,665	0.09	44	14.36	3.73
	Total	3.09	100%	-	-	17.32 (6)	11,665	0.09	44	14.36	4.59 (6)
(6) Post-2018 actual and proposed projects are averaged with the development history to arrive at an assumed residential and employment density for the NC zone. The assumed job sector breakdown is 3 Food Services, 1 FIRE, and 1 Retail.											
OTBD											
	Multi-Family	0.57	14%	17	4.11	4.11	-	-	-	-	-
	Non-Residential	3.57	86%	-	-	-	54,608	0.30	142	34.33	34.33
	Total	4.14	100%	17	4.11	4.11	54,608	0.30	142	34.33	34.33

Arlington UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
GC											
	Mixed-Use					8.80 (7)					2.89(7)
	Senior apartments		No Development			2.82 (7)		No Development			
	Non-Residential	30.48	100%	-	-	-	249,064	0.19	509	16.69	9.56 (7)
	Total	30.48	100%	-	-	11.62 (7)	249,064	0.19	509	16.69	12.45 (7)
(7) Post-2018 actual and proposed projects are averaged with the development history to determine the assumed densities for the GC zone. The assumed job sector breakdown is 6 Retail, 3 Services, 2 Food Services, 1 FIRE.											
HC - North											
	Non-Residential	26.71	100%	-	-	-	50,407	0.04	72	2.70	2.70
HC - South (New Projects)											
	Mixed-Use					0.33 (8)					0.07 (8)
	Senior Apartment		No Development			7.85 (8)		No Development			-
	Non-Residential	40.97	100%	-	-	-	489,488	0.27	912	22.25	10.67 (8)
	Total	40.97	100%	-	-	8.18 (8)	489,488	0.27	912	22.25	10.74 (8)
(8) Post-2018 actual and proposed projects determine the assumed density for the HC zone. The assumed job sector breakdown is 6 Services, 1 FIRE, 1 Retail, 1 Food Services, 1 Government, 1 WTU.											
HC - South (Infill Projects)											
	Non-Residential	9.71	100%	-	-	-	97,983	0.23	242	24.93	24.93
CC											
	Multi-Family					15.00 (9)					-
	Non-Residential		No Development; New Zone			-		No Development; New Zone			8.58 (9)
	Total					15.00 (9)					8.58 (9)
(9) Residential and employment densities derived from 2017 code changes. The assumed job sector breakdown is 3 Retail, 2 Services, 2 Food Services, 1 FIRE, and 1 Government.											

Arlington UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
BP			No Development			-		No Development			13.00 (10)
<p>(10) BP is a new zone created in tandem with an update to the airport area master plan. It allows for a range of typical industrial- and airport-related uses. The assumed job sector breakdown is 6 WTU, 4 Services, and 3 Manufacturing.</p>											
LI	Non-Residential	14.91	100%	-	-	-	153,538	0.24	153.54	10.30	10.30
AF (11)	Non-Residential	6.73	100%	-	-	-	89,904	0.31	72	10.73	10.73
<p>(11) Aviation Flightline is a relatively new zone that relies on a sample from projects from a now obsolete zone called simply "Industrial" when the permits were issued. All of the projects modeled here are now zoned Aviation Flightline and are typical development type that would be expected in AF.</p>											
GI (New Projects) (12)	Non-Residential	130.18	100%	-	-	-	848,719	0.15	1,413	10.85	7.21 (13)
<p>(12) The General Industrial data includes a number of projects with Industrial zoning when the permits were issued. All of the projects modeled here are now zoned General Industrial and are typical development type that would be expected in GI.</p> <p>(13) Post-2018 actual and proposed projects are averaged with the development history to generate an assumed employment density. The assumed job sector breakdown is 6 Manufacturing, 1 WTU.</p>											
GI (Infill Projects)	Non-Residential	270.53	100%	-	-	-	1,383,988	0.12	2,626	9.71	9.71

Arlington UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
MS (14)	Non-Residential	7.19	100%	-	-	-	158,353	0.51	396	55.04	55.04
<p>(14) Medical Services is a relatively new zone that only applies to Cascade Valley Hospital (CVH) and surrounding parcels. The data here is a combination of past expansions at CVH and an estimate of a future expansion. The data also anticipates the redevelopment of an existing house on the CVH site.</p>											
P/SP	Development Occurs on a Case-by-Case Basis					-	Development Occurs on a Case-by-Case Basis				-
<p>Within Unincorporated Plan Designations</p>											
Urban Low Density Residential											
	Single Family	87.62	100%	415	4.74	3.68 (14)	-	-	-	-	-
<p>(14) The City of Arlington currently requires that unincorporated subdivisions conform to R-LMD standards in order to receive city utilities. This has not always been the case and the sample of unincorporated projects includes a mixture of projects that meet ULDR and R-LMD standards. Most of the unincorporated areas designated as ULDR are pre-zoned as R-LMD.</p>											
Urban Medium Density Residential											
	Single Family	35.35	100%	244	6.90	Note (15)	-	-	-	-	-
<p>(15) Very little unincorporated UMDR designated land remains in the Arlington UGA. The City has pre-zoned the UMDR areas as R-HD, a zone that is modeled to produce 18.56 units/acre (see R-HD for more).</p>											
Urban Industrial											
	Non-Residential	8.85	100%	-	-	-	107,460	0.28	93	10.54	10.54

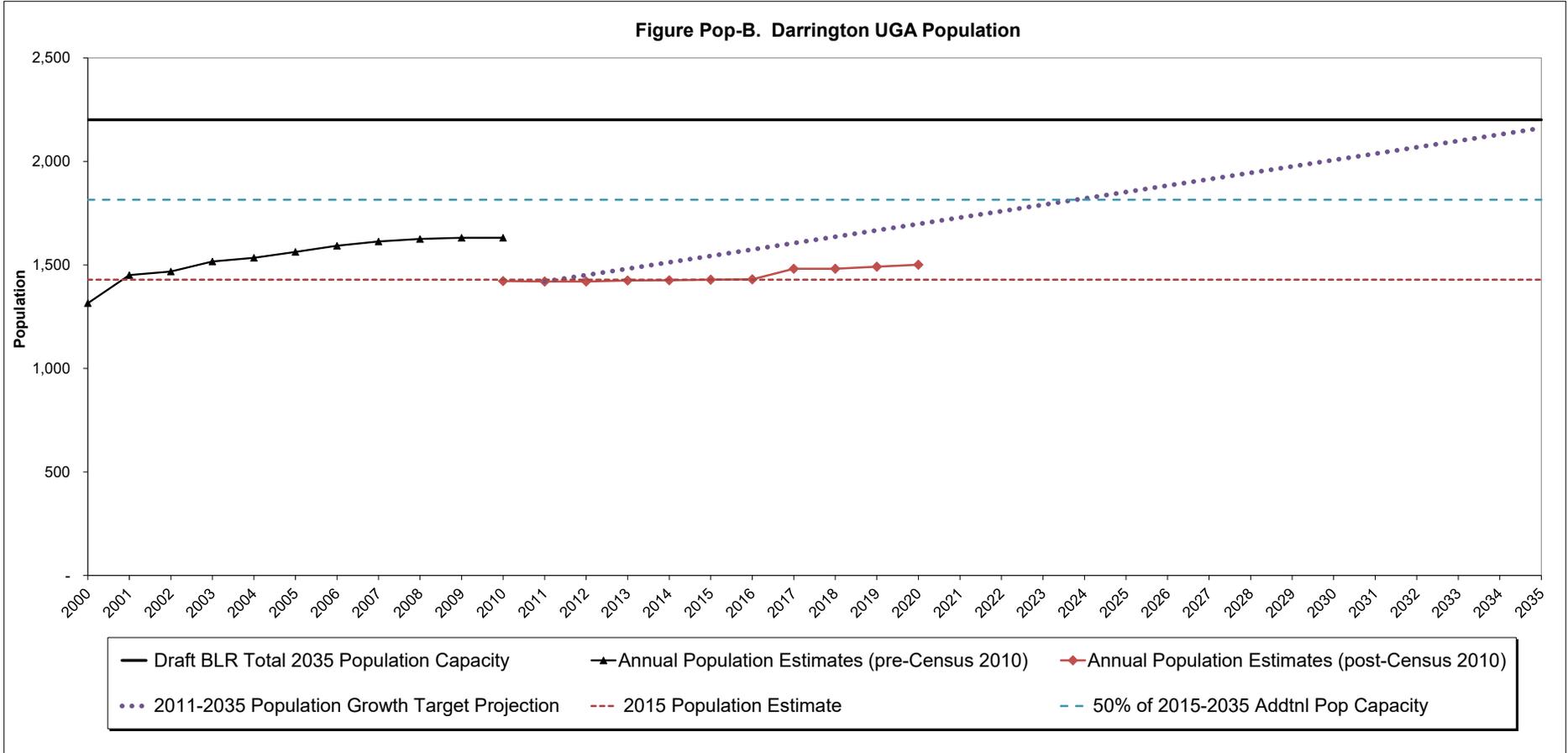


Table Pop-B. Darrington UGA Population Statistics

Pre-2010 Census Population Estimates		2010 Census			(A) Post-Census Pop Estimates										(D)	(E)	(F)	(G)	(H)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap	
2000	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20 Numeric Change = (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100
1,315	1,631	1,422	-209	-12.8%	1,420	1,420	1,425	1,426	1,429	1,431	1,481	1,481	1,491	1,501	81	2,161	741	10.9%	2,201	772	9.3%

Darrington UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Darringt on UGA	CITY12	(1) PENDING		RSF	10.168	3.205076	6.962	.000	12	0	0	0	12	12	0	0	0	12	35	0	0	0	35
			Sum		10.168	3.205076	6.962	.000	12	0	0	0	12	12	0	0	0	12	35	0	0	0	35
		Sum			10.168	3.205076	6.962	.000	12	0	0	0	12	12	0	0	0	12	35	0	0	0	35
		(2) VACANT		RSF	37.829	9.162339	28.667	.000	78	0	0	0	78	65	0	0	0	65	188	0	0	0	188
			Sum		37.829	9.162339	28.667	.000	78	0	0	0	78	65	0	0	0	65	188	0	0	0	188
		Sum			37.829	9.162339	28.667	.000	78	0	0	0	78	65	0	0	0	65	188	0	0	0	188
		(3) PARTUSE		RSF	42.993	6.941483	36.051	24.164	57	0	0	0	57	45	0	0	0	45	131	0	0	0	131
			Sum		42.993	6.941483	36.051	24.164	57	0	0	0	57	45	0	0	0	45	131	0	0	0	131
		Sum			42.993	6.941483	36.051	24.164	57	0	0	0	57	45	0	0	0	45	131	0	0	0	131
		(4) REDEV		RSF	2.940	.0000000	2.940	.000	3	0	0	0	3	2	0	0	0	2	7	0	0	0	7
			Sum		2.940	.0000000	2.940	.000	3	0	0	0	3	2	0	0	0	2	7	0	0	0	7
		Sum			2.940	.0000000	2.940	.000	3	0	0	0	3	2	0	0	0	2	7	0	0	0	7
	Sum				93.930	19.30890	74.621	24.164	150	0	0	0	150	125	0	0	0	125	360	0	0	0	360
Sum					93.930	19.30890	74.621	24.164	150	0	0	0	150	125	0	0	0	125	360	0	0	0	360

Darrington UGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Darrington UGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T	
Darrington UGA	UNINC	(2) VACANT		ULDR3	15.047	14.26721	.779	.000	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7	
			Sum		15.047	14.26721	.779	.000	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7	
		Sum			15.047	14.26721	.779	.000	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7	
			(3) PARTUSE		ULDR3	54.653	17.34667	37.307	29.409	76	0	0	0	76	61	0	0	0	61	175	0	0	0	175
			Sum		54.653	17.34667	37.307	29.409	76	0	0	0	76	61	0	0	0	61	175	0	0	0	175	
		Sum			54.653	17.34667	37.307	29.409	76	0	0	0	76	61	0	0	0	61	175	0	0	0	175	
			(4) REDEV		ULDR3	34.368	5.197103	29.171	.000	73	0	0	0	73	58	0	0	0	58	168	0	0	0	168
			Sum		34.368	5.197103	29.171	.000	73	0	0	0	73	58	0	0	0	58	168	0	0	0	168	
		Sum			34.368	5.197103	29.171	.000	73	0	0	0	73	58	0	0	0	58	168	0	0	0	168	
		Sum			104.068	36.81099	67.257	29.409	152	0	0	0	152	121	0	0	0	121	350	0	0	0	350	
Sum				104.068	36.81099	67.257	29.409	152	0	0	0	152	121	0	0	0	121	350	0	0	0	350		

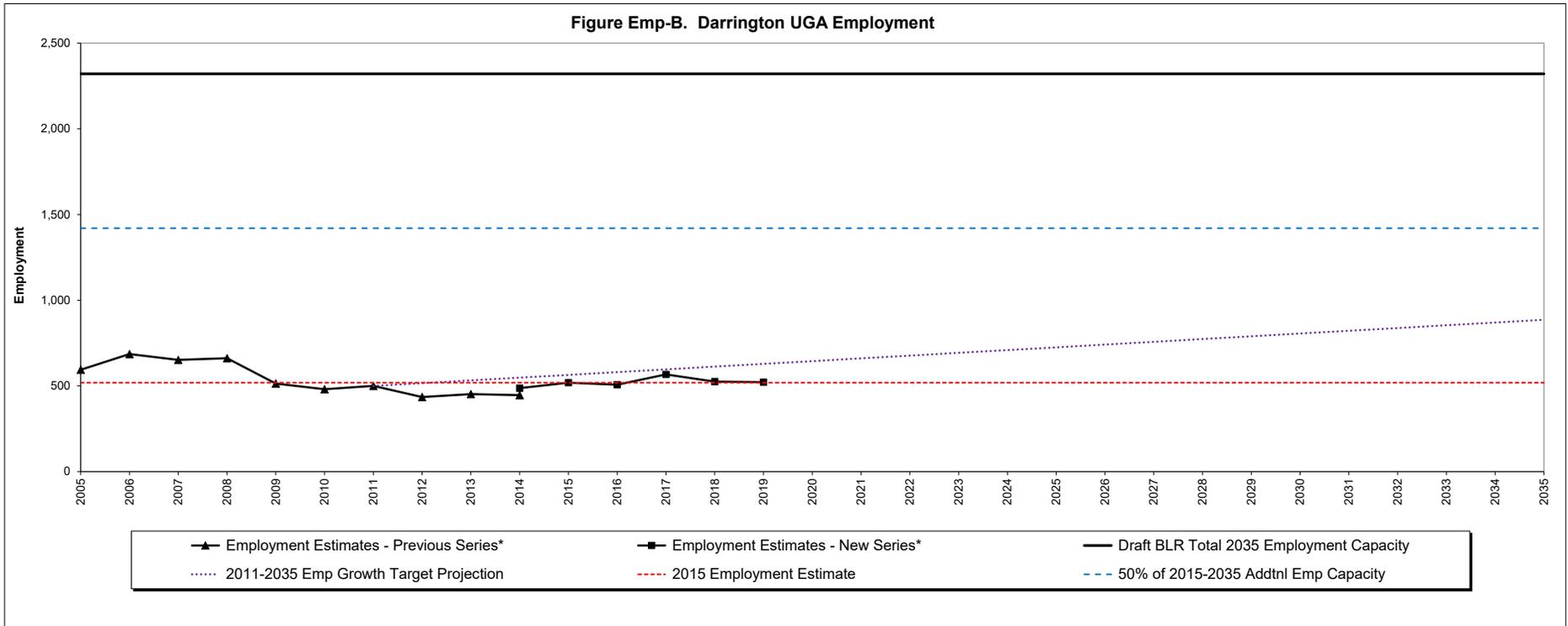


Table Emp-B. Darrington UGA Employment Statistics

	(A)			(B)							(C)	(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100			
	Employment Estimates																		Total 2035 Emp Cap	2015-35 Addtl Emp Cap = (G) - (B)	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018											2019
Darrington UGA	481	500	435	452	446	487	519	507	567	525	522	22	886	386	5.7%	2,321	1,802	0.2%			

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Darrington UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Darrington UGA	CITY12	(2) VACANT		C	9.651	.0000000	9.651	.000	28	84	0	112	23	68	0	90
				LI	289.977	68.51752	221.460	.000	51	1307	0	1358	41	1055	0	1096
			Sum		299.628	68.51752	231.110	.000	79	1391	0	1470	64	1123	0	1187
			Sum		299.628	68.51752	231.110	.000	79	1391	0	1470	64	1123	0	1187
		(3) PARTUSE	C	16.038	.2510710	15.786	7.114	89	0	0	89	59	0	0	59	
			LI	96.758	53.73929	43.019	9.267	2	55	0	57	1	36	0	38	
		Sum		112.796	53.99037	58.805	16.381	91	55	0	146	61	36	0	97	
		Sum		112.796	53.99037	58.805	16.381	91	55	0	146	61	36	0	97	
	(4) REDEV	C	3.180	.0000000	3.180	.000	7	28	0	35	5	18	0	23		
		LI	17.610	1.539667	16.070	.000	4	95	0	99	2	63	0	66		
		Sum		20.790	1.539667	19.250	.000	11	123	0	133	7	81	0	89	
		Sum		20.790	1.539667	19.250	.000	11	123	0	133	7	81	0	89	
	Sum		433.214	124.0476	309.166	16.381	181	1568	0	1749	131	1241	0	1372		
Sum			433.214	124.0476	309.166	16.381	181	1568	0	1749	131	1241	0	1372		

Darrington UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Darrington UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2		
Darrington UGA	UNINC	(1) PENDING		UI	66.134	12.02180	54.112	.000	0	150	0	150	0	150	0	150		
			Sum	66.134	12.02180	54.112	.000	0	150	0	150	0	150	0	150	0	150	
			Sum	66.134	12.02180	54.112	.000	0	150	0	150	0	150	0	150	0	150	
		(2) VACANT		UI	90.917	42.46788	48.449	.000	11	286	0	297	9	231	0	240	0	240
			Sum	90.917	42.46788	48.449	.000	11	286	0	297	9	231	0	240	0	240	
			Sum	90.917	42.46788	48.449	.000	11	286	0	297	9	231	0	240	0	240	
		(3) PARTUSE		UI	19.060	10.93853	8.121	7.333	2	43	0	45	1	29	0	30	0	30
			Sum	19.060	10.93853	8.121	7.333	2	43	0	45	1	29	0	30	0	30	
			Sum	19.060	10.93853	8.121	7.333	2	43	0	45	1	29	0	30	0	30	
		(4) REDEV		UI	1.852	.0000000	1.852	.000	0	11	0	11	0	7	0	8	0	8
			Sum	1.852	.0000000	1.852	.000	0	11	0	11	0	7	0	8	0	8	
			Sum	1.852	.0000000	1.852	.000	0	11	0	11	0	7	0	8	0	8	
	Sum				177.962	65.42821	112.534	7.333	13	490	0	503	10	417	0	427		
Sum				177.962	65.42821	112.534	7.333	13	490	0	503	10	417	0	427			

Darrington UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Within Town Zones (and assumed for <i>County Plan Designations</i>)											
SFR (ULDR-3)											
	Single Family	4.37	100%	12	2.75	2.75	-	-	-	-	-
Commercial (New Projects)											
	Non-Residential	9.09	100%	-	-	-	60,690	0.15	106	11.61	11.61
Commercial (Infill Projects)											
	Non-Residential	2.03	100%	-	-	-	16,154	0.18	25	12.54	12.54
Industrial (LI)											
	Non-Residential	109.06	100%	-	-	-	335,139	0.07	669	6.13	6.13

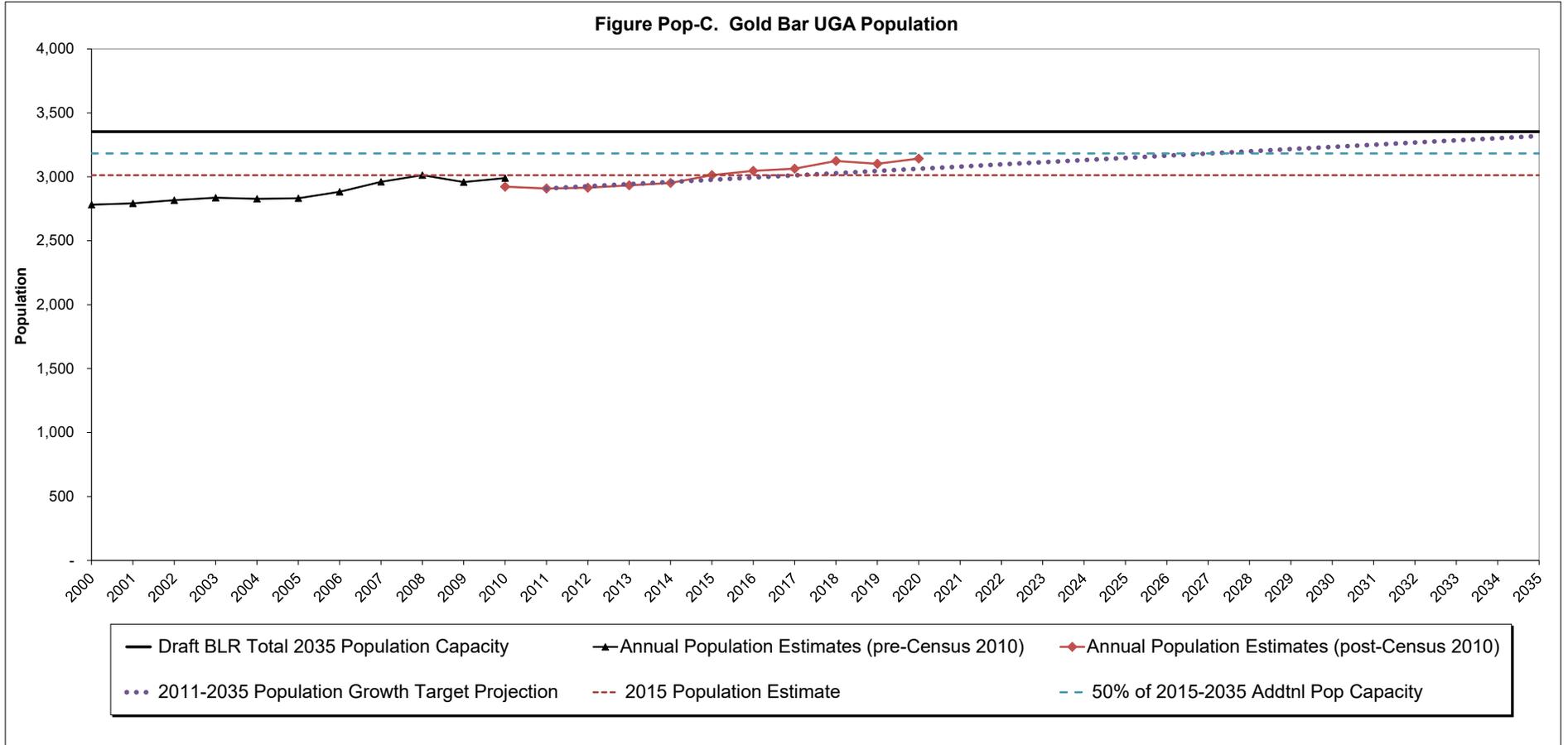


Table Pop-C. Gold Bar UGA Population Statistics

Pre-2010 Census Population Estimates		2010 Census			(A) Post-Census Pop Estimates									(D)	(E)	(F)	(G)	(H)	2015-20 Pop Chng as % of 2015-35		
2000	2010	Pop	Diff. (Census-Est)	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	= (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100
2,782	2,990	2,923	-67	-2.3%	2,909	2,915	2,933	2,952	3,013	3,047	3,064	3,124	3,101	3,143	234	3,319	411	57.0%	3,353	340	38.3%

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Gold Bar UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

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 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

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 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
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AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Gold Bar UGA	CITY12	(1) PENDING		GC	1.803	.0000000	1.803	.000	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
			Sum	R9600	.739	.0000000	.739	.000	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
			Sum		2.543	.0000000	2.543	.000	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
			Sum		2.543	.0000000	2.543	.000	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
		(2) VACANT		R12500	45.984	30.99942	14.984	.000	39	0	0	0	39	33	0	0	0	33	94	0	0	0	94
			Sum	R9600	1.068	.3009605	.767	.000	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
			Sum		47.051	31.30038	15.751	.000	42	0	0	0	42	35	0	0	0	35	101	0	0	0	101
			Sum	MARKET-READY	.301	.3014580	.000	.000	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
			Sum	R12500	.301	.3014580	.000	.000	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
			Sum		47.353	31.60184	15.751	.000	43	0	0	0	43	36	0	0	0	36	104	0	0	0	104
		(3) PARTUSE		R12500	26.530	17.55853	8.972	5.714	12	0	0	0	12	10	0	0	0	10	28	0	0	0	28
			Sum		26.530	17.55853	8.972	5.714	12	0	0	0	12	10	0	0	0	10	28	0	0	0	28
			Sum		26.530	17.55853	8.972	5.714	12	0	0	0	12	10	0	0	0	10	28	0	0	0	28
		(4) REDEV		R12500	14.243	9.379931	4.863	.000	9	0	0	0	9	7	0	0	0	7	21	0	0	0	21
				R7200	3.577	.0309202	3.546	.000	7	0	0	0	7	6	0	0	0	6	16	0	0	0	16
				R9600	10.972	5.920500	5.052	.000	11	0	0	0	11	9	0	0	0	9	25	0	0	0	25
			Sum		28.793	15.33135	13.462	.000	27	0	0	0	27	22	0	0	0	22	62	0	0	0	62
			Sum		28.793	15.33135	13.462	.000	27	0	0	0	27	22	0	0	0	22	62	0	0	0	62
			Sum		105.218	64.49171	40.727	5.714	84	0	0	0	84	69	0	0	0	69	199	0	0	0	199
Sum					105.218	64.49171	40.727	5.714	84	0	0	0	84	69	0	0	0	69	199	0	0	0	199

Gold Bar UGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

There are no cases available for REPORT to process.

Gold Bar UGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPME	AHCPOPSA	AHCPOP_T
Gold Bar UGA	UNINC	(2) VACANT		ULDR3	6.936	4.444104	2.492	.000	22	0	0	0	22	18	0	0	0	18	53	0	0	0	53
			Sum		6.936	4.444104	2.492	.000	22	0	0	0	22	18	0	0	0	18	53	0	0	0	53
	Sum	Sum			6.936	4.444104	2.492	.000	22	0	0	0	22	18	0	0	0	18	53	0	0	0	53
Sum					6.936	4.444104	2.492	.000	22	0	0	0	22	18	0	0	0	18	53	0	0	0	53

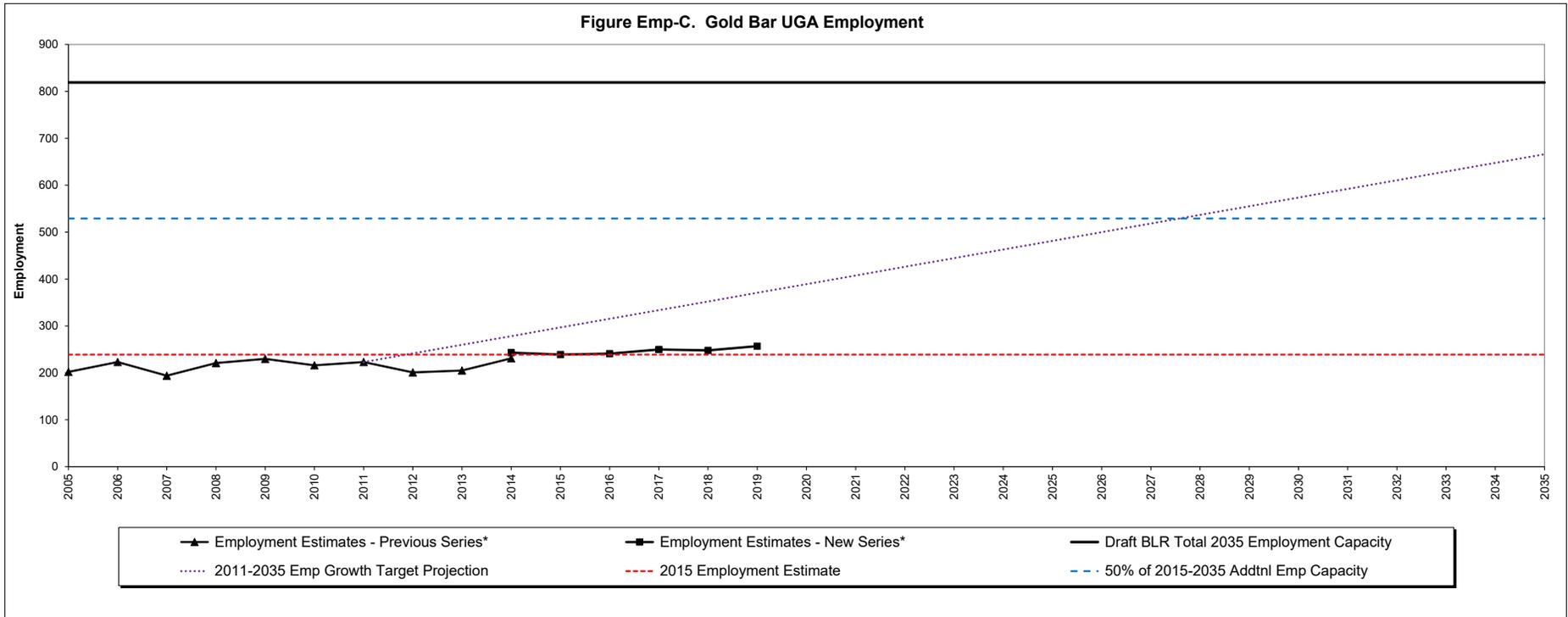


Table Emp-C. Gold Bar UGA Employment Statistics

	(A)				(B)							(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100
	2010	2011	2012	2013	Employment Estimates		2015	2016	2017	2018	2019							
					Previous Series* 2014	New Series* 2014												
Gold Bar UGA	216	223	201	205	231	243	239	241	250	248	257	34	666	443	7.7%	819	580	3.1%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Gold Bar UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
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 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
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 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
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 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Gold Bar UGA	CITY12	(2) VACANT		CB	.642	.0000000	.642	.000	9	0	0	9	8	0	0	8
				GC	19.405	7.287733	12.117	.000	182	0	0	182	147	0	0	147
			Sum		20.047	7.287733	12.759	.000	191	0	0	191	154	0	0	154
			Sum		20.047	7.287733	12.759	.000	191	0	0	191	154	0	0	154
		(3) PARTUSE		CB	.490	.0000000	.490	.111	2	0	0	2	1	0	0	1
				GC	8.846	.0000000	8.846	5.986	90	0	0	90	60	0	0	60
			Sum		9.336	.0000000	9.336	6.097	91	0	0	91	61	0	0	61
			Sum		9.336	.0000000	9.336	6.097	91	0	0	91	61	0	0	61
		(4) REDEV		CB	31.173	16.29650	14.877	.000	217	0	0	217	144	0	0	144
				GC	27.895	7.446260	20.449	.000	295	0	0	295	196	0	0	196
			Sum		59.068	23.74277	35.326	.000	512	0	0	512	340	0	0	340
			MARKET-READY	CB	.657	.0000000	.657	.000	7	0	0	7	6	0	0	6
			Sum		.657	.0000000	.657	.000	7	0	0	7	6	0	0	6
			Sum		59.725	23.74277	35.983	.000	518	0	0	518	347	0	0	347

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Sum	89.108	31.03050	58.078	6.097	801	0	0	801	562	0	0	562
Sum	89.108	31.03050	58.078	6.097	801	0	0	801	562	0	0	562

Gold Bar UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Gold Bar UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

N/A

Gold Bar UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development					
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed	
Within City Zones (and as modeled for County Designations)												
R 12500 (and ULDR-3)												
	Single Family	84.76	100%	221	2.61	2.61	-	-	-	-	-	
R 9600												
	Single Family	4.82	100%	16	3.32	3.32	-	-	-	-	-	
R 7200												
	Single Family		No Data			3.32	-	-	-	-	-	
CB												
	Non-Residential	2.99	100%	-	-	-	25,299	0.19	44	14.62	14.62	
GC												
	Non-Residential	5.50	100%	-	-	-	53,200	0.22	53	9.68	15.00 (1)	
(1) The sample for GC is limited to one project, Arctic Refrigeration, that is a low-employment-density wholesale distributor. It is likely that future retail, service, and restaurant development in GC will provide higher densities per acre. For modeling purposes, the assumed employment density by job sector in GC is: 6 Retail, 6 Services, 2 Food Services, and 1 FIRE.												

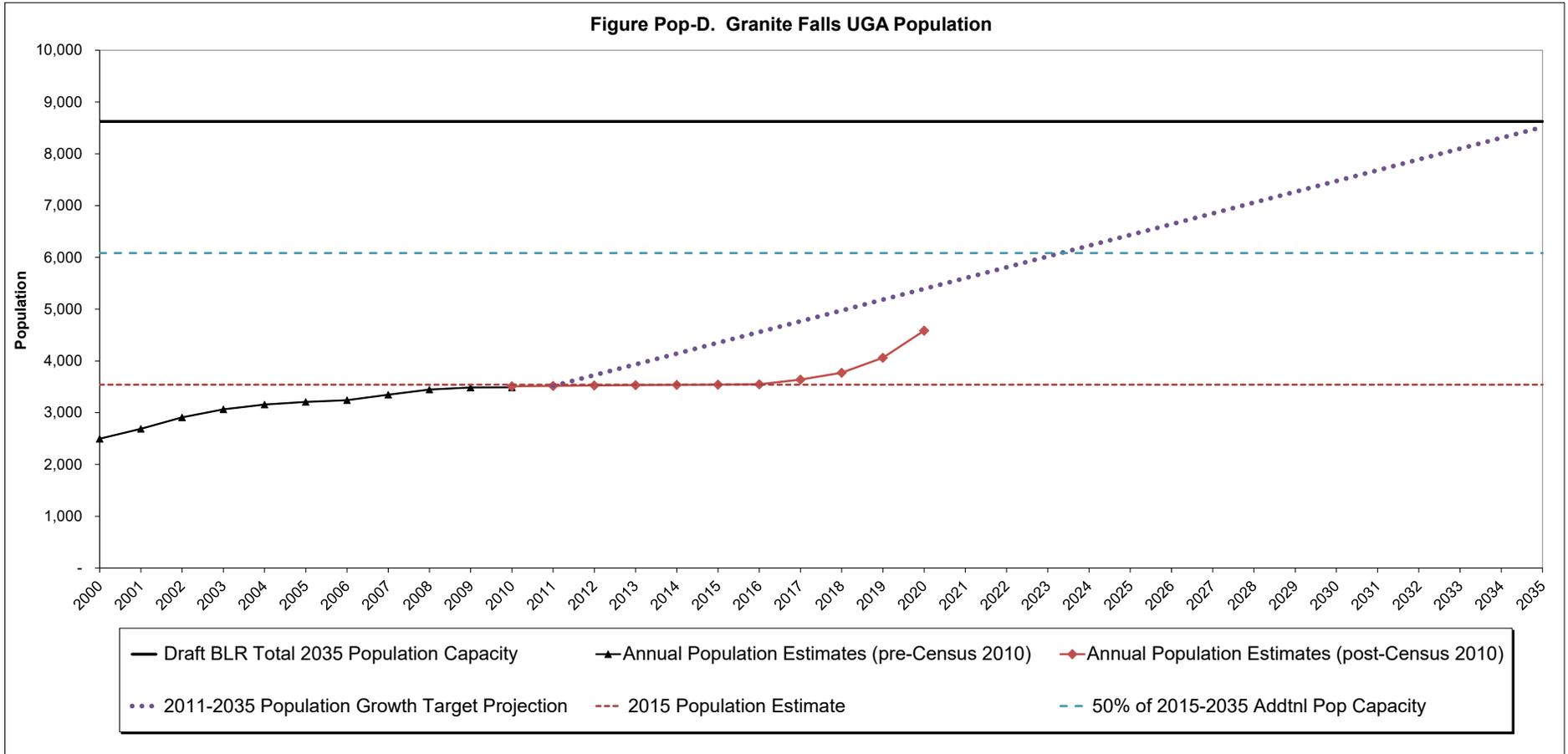


Table Pop-D. Granite Falls UGA Population Statistics

Pre-2010 Census Population Estimates		2010 Census			(A) (B) (C) (D) (E) (F) (G) (H)																
2000	2010	Pop	Diff. (Census-Est) No.	Pct.	Post-Census Pop Estimates										2011-20 Numerical Change = (C) - (A)	Reconciled 2035 CPP Pop Target = (E) - (A)	2011-35 Numerical Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	Total 2035 Pop Cap = (G) - (B)	2015-35 Addtnl Pop Cap = (G) - (B)	2015-20 Pop Chng as % of 2015-35 Addtnl Pop Cap = (C-B)/(H)*100
2,497	3,489	3,511	22	0.6%	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	1,068	8,517	5,000	21.4%	8,625	5,084	20.5%

Granite Falls UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
- UB_ACRES – Unbuildable acres
- GBACRES – Gross buildable acres
- SURP_AC – Surplus acres (for partially-used parcels)

- AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
- AHCHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
- AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
- AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
- AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

- AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
- AHCH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
- AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
- AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
- AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

- AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
- AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
- AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
- AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
- AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T					
Granite Falls UGA	CITY12	(1) PENDING		MEDIUM DENSITY RESIDENTIAL	65.984	15.61556	50.369	0	283	0	0	0	283	283	0	0	0	283	815	0	0	0	815					
				MULTIPLE RESIDENTIAL	11.728	0	11.728	0	76	96	0	0	172	76	96	0	0	172	219	244	0	0	0	463				
				Sum	77.713	15.61556	62.097	0	359	96	0	0	455	359	96	0	0	455	1034	244	0	0	0	1278				
				Sum		77.713	15.61556	62.097	0	359	96	0	0	0	455	359	96	0	0	455	1034	244	0	0	1278			
		(2) VACANT				CENTRAL BUSINESS DISTRICT	1.057	0.3441957	0.712	0	4	0	0	0	4	3	0	0	0	3	9	0	0	0	9			
						DOWNTOWN RESIDENTIAL	2.384	1.076404	1.308	0	1	0	8	0	9	1	0	7	0	7	2	0	12	0	0	14		
						GENERAL COMMERCIAL	11.286	2.550725	8.735	0	0	0	25	0	25	0	0	20	0	20	0	0	20	0	0	37	0	37
						LOW DENSITY RESIDENTIAL	151.089	72.17903	78.91	0	294	0	0	0	294	246	0	0	0	246	708	0	0	0	0	0	708	
						MEDIUM DENSITY RESIDENTIAL	63.176	48.02146	15.155	0	65	0	0	0	65	54	0	0	0	54	156	0	0	0	0	0	156	
						MULTIPLE RESIDENTIAL	26.648	16.96432	9.684	0	0	0	193	39	232	0	0	156	31	187	0	0	287	37	0	0	324	
						Sum	255.64	141.1361	114.504	0	364	0	226	39	629	304	0	183	31	518	876	0	336	37	0	0	1249	
						MARKET-READY	6.207	5.761749	0.445	0	1	0	0	0	1	1	0	0	0	1	3	0	0	0	0	0	0	3
						GENERAL	3.248	0.1515043	3.096	0	0	0	9	0	9	0	0	9	0	9	0	0	16	0	16			

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

			COMMERCIAL																			
Granite Falls UGA	CITY12	Sum		9.454	5.913253	3.541	0	1	0	9	0	10	1	0	9	0	10	3	0	16	0	18
		Sum	265.095	147.0494	118.045	0	365	0	235	39	639	305	0	191	31	528	879	0	352	37	1267	
	(3) PARTUSE	DOWNTOWN RESIDENTIAL	5.38	0.0659742	5.314	3.83	0	0	26	0	26	0	0	19	0	19	0	0	0	35	0	35
		LOW DENSITY RESIDENTIAL	27.579	21.5645	6.014	4.319	16	0	0	0	16	13	0	0	0	13	37	0	0	0	0	37
		MEDIUM DENSITY RESIDENTIAL	40.222	0.5158967	39.706	33.068	144	0	0	0	144	115	0	0	0	115	331	0	0	0	0	331
		MULTIPLE RESIDENTIAL	24.588	13.629	10.959	9.449	0	0	189	41	230	0	0	126	27	153	0	0	231	32	263	
		Sum	97.769	35.77537	61.994	50.666	160	0	215	41	416	128	0	145	27	300	368	0	266	32	666	
	(4) REDEV	CENTRAL BUSINESS DISTRICT	10.168	0.4975665	9.671	0	-1	0	14	0	13	-1	0	9	0	9	-2	0	17	0	15	
		DOWNTOWN RESIDENTIAL	15.277	8.640962	6.636	0	-4	0	44	0	40	-3	0	32	0	29	-8	0	59	0	51	
		GENERAL COMMERCIAL	7.158	1.416133	5.742	0	-3	0	12	0	9	-2	0	8	0	6	-6	0	15	0	9	
MEDIUM DENSITY RESIDENTIAL		14.873	2.291978	12.581	0	51	0	0	0	51	41	0	0	0	41	117	0	0	0	117		
MULTIPLE RESIDENTIAL		41.345	18.54191	22.803	0	-44	0	452	92	500	-29	0	301	61	333	-84	0	553	72	541		
Sum	Sum	88.82	31.38855	57.432	0	-1	0	522	92	613	6	0	350	61	417	17	0	644	72	733		
	Sum	88.82	31.38855	57.432	0	-1	0	522	92	613	6	0	350	61	417	17	0	644	72	733		
Sum	Sum	529.397	229.8289	299.568	50.666	883	96	972	172	2123	798	96	686	120	1699	2297	244	1262	141	3945		
Sum	Sum	529.397	229.8289	299.568	50.666	883	96	972	172	2123	798	96	686	120	1699	2297	244	1262	141	3945		

Granite Falls UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

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Granite Falls UGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Granite Falls UGA	UNINC	(1) PENDING		ULDR	0.935	0.408084	0.527	0	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
				Sum	0.935	0.408084	0.527	0	1	0	0	1	1	0	0	0	1	3	0	0	0	3	
				Sum	0.935	0.408084	0.527	0	1	0	0	1	1	0	0	1	3	0	0	0	3		
Granite Falls UGA	UNINC	(2) VACANT		ULDR	62.182	40.3227	21.859	0	84	0	0	0	84	70	0	0	0	70	202	0	0	0	202
				Sum	62.182	40.3227	21.859	0	84	0	0	84	70	0	0	70	202	0	0	0	202		
				Sum	62.182	40.3227	21.859	0	84	0	0	84	70	0	0	70	202	0	0	0	202		

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	Sum		62.182	40.3227	21.859	0	84	0	0	0	84	70	0	0	0	70	202	0	0	0	202
	(3) PARTUSE	ULDR	48.225	13.18989	35.035	25.78	91	0	0	0	91	73	0	0	0	73	209	0	0	0	209
		UMDR	0.926	0	0.926	0.669	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
		Sum	49.151	13.18989	35.961	26.449	93	0	0	0	93	74	0	0	0	74	214	0	0	0	214
	Sum		49.151	13.18989	35.961	26.449	93	0	0	0	93	74	0	0	0	74	214	0	0	0	214
	(4) REDEV	ULDR	38.349	14.13793	24.211	0	78	0	0	0	78	62	0	0	0	62	179	0	0	0	179
		Sum	38.349	14.13793	24.211	0	78	0	0	0	78	62	0	0	0	62	179	0	0	0	179
		MARKET-REAC UMDR	2.509	0	2.509	0	8	0	0	0	8	8	0	0	0	8	22	0	0	0	22
		Sum	2.509	0	2.509	0	8	0	0	0	8	8	0	0	0	8	22	0	0	0	22
	Sum		40.857	14.13793	26.719	0	86	0	0	0	86	70	0	0	0	70	201	0	0	0	201
Sum	Sum		153.125	68.0586	85.066	26.449	264	0	0	0	264	215	0	0	0	215	620	0	0	0	620
			153.125	68.0586	85.066	26.449	264	0	0	0	264	215	0	0	0	215	620	0	0	0	620

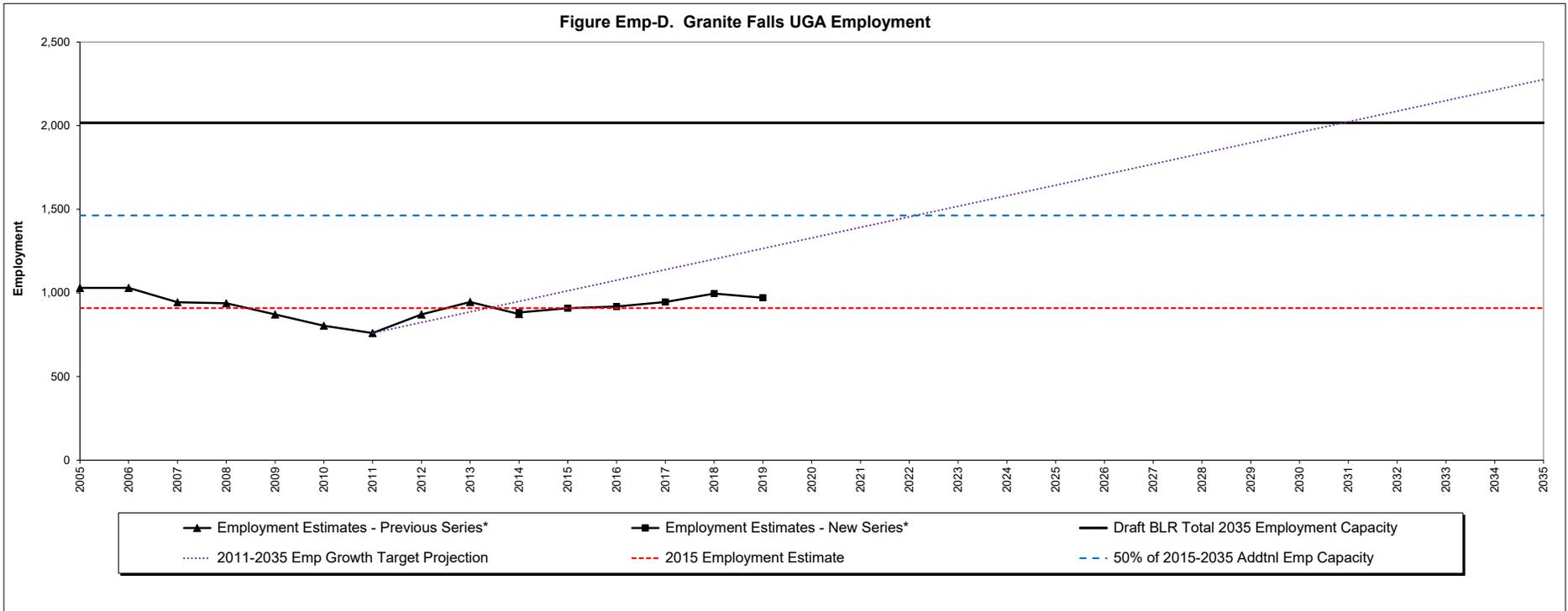


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	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019							
Granite Falls UGA	804	760	871	946	874	883	909	919	946	996	971	211	2,276	1,516	13.9%	2,017	1,108	5.6%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Granite Falls UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

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 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2		
Granite Falls UGA	CITY12	(1) PENDING		CENTRAL BUSINESS DISTRICT	6.359	.5212177	5.838	.000	23	0	0	23	23	0	0	23		
			Sum	6.359	.5212177	5.838	.000	23	0	0	23	23	0	0	23			
			Sum	6.359	.5212177	5.838	.000	23	0	0	23	23	0	0	23			
		(2) VACANT		CENTRAL BUSINESS DISTRICT	1.057	.3441957	.712	.000	16	0	0	0	16	13	0	0	0	13
				GENERAL COMMERCIAL INDUSTRIAL	11.286	2.550725	8.735	.000	157	0	0	0	157	127	0	0	0	127
				LIGHT INDUSTRIAL	18.648	4.312399	14.335	.000	14	100	0	0	115	12	81	0	0	93
				LIGHT INDUSTRIAL	4.920	4.900969	.019	.000	0	0	0	0	0	0	0	0	0	0
			Sum	35.910	12.10829	23.802	.000	188	100	0	288	152	81	0	233			
			Sum	35.910	12.10829	23.802	.000	188	100	0	288	152	81	0	233			
		MARKET-READY		CENTRAL BUSINESS DISTRICT	6.207	5.761749	.445	.000	10	0	0	0	10	10	0	0	0	10
				GENERAL COMMERCIAL	3.248	.1515043	3.096	.000	56	0	0	0	56	53	0	0	0	53
			Sum	9.454	5.913253	3.541	.000	66	0	0	66	63	0	0	63			
		Sum	45.364	18.02154	27.343	.000	254	100	0	354	214	81	0	295				
		(3) PARTUSE		CENTRAL														

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

		BUSINESS DISTRICT GENERAL COMMERCIAL INDUSTRIAL	.837	.0000000	.837	.303	3	0	0	3	2	0	0	2
		INDUSTRIAL/RET AIL LIGHT INDUSTRIAL	6.067	2.009004	4.058	2.134	43	0	0	43	28	0	0	28
		Sum	58.268	21.40474	36.864	30.122	30	211	0	241	20	140	0	160
		Sum	2.073	.7961886	1.277	.791	3	5	0	8	2	3	0	5
		Sum	14.763	2.042307	12.721	9.718	8	28	0	36	5	18	0	24
		Sum	82.008	26.25224	55.756	43.067	87	243	0	331	58	162	0	220
	Sum		82.008	26.25224	55.756	43.067	87	243	0	331	58	162	0	220
	(4) REDEV	CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL INDUSTRIAL	24.663	.7048667	23.958	.000	474	0	0	474	315	0	0	315
		INDUSTRIAL/RET AIL LIGHT INDUSTRIAL	9.672	1.891808	7.780	.000	134	0	0	134	89	0	0	89
		Sum	30.153	21.15749	8.996	.000	1	63	0	64	1	42	0	43
		Sum	4.505	.0000000	4.505	.000	18	27	0	45	12	18	0	30
		Sum	10.939	.0007158	10.939	.000	9	31	0	40	6	21	0	27
		Sum	79.932	23.75489	56.177	.000	636	121	0	757	423	81	0	503
	MARKET-READY	CENTRAL BUSINESS DISTRICT	.124	.0000000	.124	.000	2	0	0	2	2	0	0	2
		Sum	.124	.0000000	.124	.000	2	0	0	2	2	0	0	2
	Sum		80.056	23.75489	56.301	.000	638	121	0	759	424	81	0	505
	Sum		213.788	68.54988	145.238	43.067	1001	465	0	1466	720	323	0	1043
	Sum		213.788	68.54988	145.238	43.067	1001	465	0	1466	720	323	0	1043

Granite Falls UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Granite Falls UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
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2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Granite Falls UGA	UNINC	(4) REDEV	UI	2.769	2.156527	.612	.000	1	4	0	5	0	3	0	3
			Sum	2.769	2.156527	.612	.000	1	4	0	5	0	3	0	3
		Sum		2.769	2.156527	.612	.000	1	4	0	5	0	3	0	3
	Sum			2.769	2.156527	.612	.000	1	4	0	5	0	3	0	3
Sum				2.769	2.156527	.612	.000	1	4	0	5	0	3	0	3

Granite Falls UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Within City Zones											
Rural 2.3 acre											
	Single Family		No Data			0.43		No Data			-
R-9600											
	Single Family	83.32	100%	311	3.73	3.73	-	-	-	-	-
R-7200											
	Single Family	27.37	100%	105	3.84	4.43 (1)	-	-	-	-	-
(1) Post-2018 actual and proposed projects are averaged with the development history to determine an assumed residential density.											
DT-2500											
	Multi-Family	0.79	100%	6	7.56	7.56	-	-	-	-	-
MR											
	Multi-Family	2.71	86%	64	20.24	20.24	-	-	-	-	-
	Senior Apartments	0.45	14%	14	4.43	4.43	-	-	-	-	-
	Total	3.16	100%	78	24.67	24.67	-	-	-	-	-
CBD (New Projects)											
	Multi-Family	0.59	14%	7	1.70	1.70	-	-	-	-	-
	Non-Residential	3.53	86%	-	-	-	32,960	0.18	94	22.76	22.76
	Total	4.12	100%	7	1.70	1.70	32,960	0.18	94	22.76	22.76
CBD (Infill Projects)											
	Non-Residential	10.88	100%	-	-	-	57,783	0.12	117	10.74	10.74

Granite Falls UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
GC (New Projects)											
	Multi-Family	2.52	36%	32	4.55	3.00 (2)	-	-	-	-	-
	Senior Apartments	1.68	24%	45	6.40	-	-	-	-	-	-
	Non-Residential	2.84	40%	-	-	-	7,000	0.02	36	5.08	18.00 (2)
	Total	7.04	100%	77	10.95	3.00 (2)	7,000	0.02	36	5.08	18.00 (2)
<p>(2) GC has had a disproportionate share of residential development on sites lacking a high degree of commercial visibility. The remaining developable sites have better access and higher traffic counts; therefore, the City expects most of the future development in GC to be commercial in nature. The expected distribution of jobs by sector in GC is: 7 Retail, 7 Services, 3 Food Services, and 1 FIRE.</p>											
GC (Infill Projects)											
	Non-Residential		No Data			0.00 (3)		No Data			20.00 (3)
<p>(3) There have not been any examples of commercial infill in GC yet; however, the expectation is that any new buildings or additions will be entirely commercial. The expected distribution of jobs by sector for GC infill projects is: 8 Retail, 8 Services, 3 Food Services, and 1 FIRE.</p>											
HI											
	Non-Residential		No Data			-		No Data			8.00 (4)
<p>(4) There has been no development in Industrial yet. The expected distribution of jobs by sector is: 4 Manufacturing, 3 WTU, and 1 Services.</p>											
IR											
	Non-Residential		No Data			-		No Data			10.00 (5)
<p>(5) There has been no development in Industrial/Retail yet. The expected distribution of jobs by sector is: 3 Manufacturing, 3 WTU, and 3 Services, 1 Retail.</p>											
LI											
	Non-Residential	21.01	100%	-	-	-	124,966	0.14	78	3.69	3.69

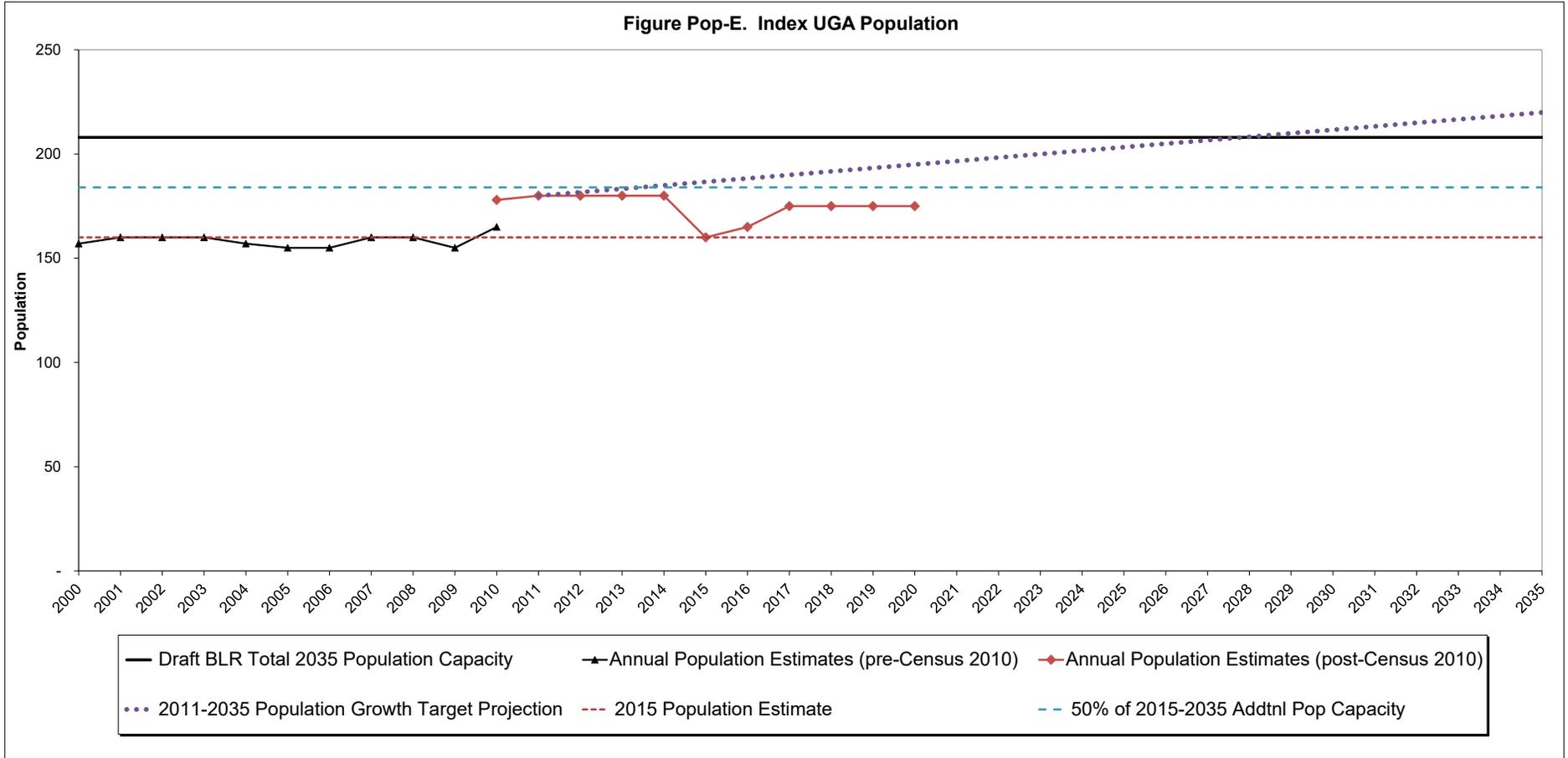


Table Pop-E. Index UGA Population Statistics

Pre-2010 Census Population Estimates		2010 Census			(A) Post-Census Pop Estimates									(D)	(E)	(F)	(G)		(H)	(I)	
2000	2010	Pop	Diff. (Census-Est)	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	= (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100
157	165	178	13	7.9%	180	180	180	180	160	165	175	175	175	175	-5	220	40	-12.5%	208	48	31.3%

Index UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres

UB_ACRES – Unbuildable acres

GBACRES – Gross buildable acres

SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)

AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)

AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)

AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)

AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)

AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)

AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)

AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)

AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)

AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)

AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)

AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)

AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Index UGA	CITY12	(2) VACANT		EXISTING SINGLE FAMILY RESIDENTIAL	1.334	.0541827	1.280	.000	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
		Sum			1.334	.0541827	1.280	.000	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
		(3) PARTUSE		EXISTING SINGLE FAMILY RESIDENTIAL	1.936	.5872867	1.349	1.187	5	0	0	0	5	3	0	0	0	3	10	0	0	0	10
		Sum			1.936	.5872867	1.349	1.187	5	0	0	0	5	3	0	0	0	3	10	0	0	0	10
		(4) REDEV		EXISTING SINGLE FAMILY RESIDENTIAL	2.425	.0499245	2.375	.000	6	0	0	0	6	4	0	0	0	4	11	0	0	0	11
		Sum			2.425	.0499245	2.375	.000	6	0	0	0	6	4	0	0	0	4	11	0	0	0	11
	Sum				5.695	.6913939	5.004	1.187	16	0	0	0	16	11	0	0	0	11	33	0	0	0	33
Sum					5.695	.6913939	5.004	1.187	16	0	0	0	16	11	0	0	0	11	33	0	0	0	33

Index UGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Index UGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

There are no cases available for REPORT to process.

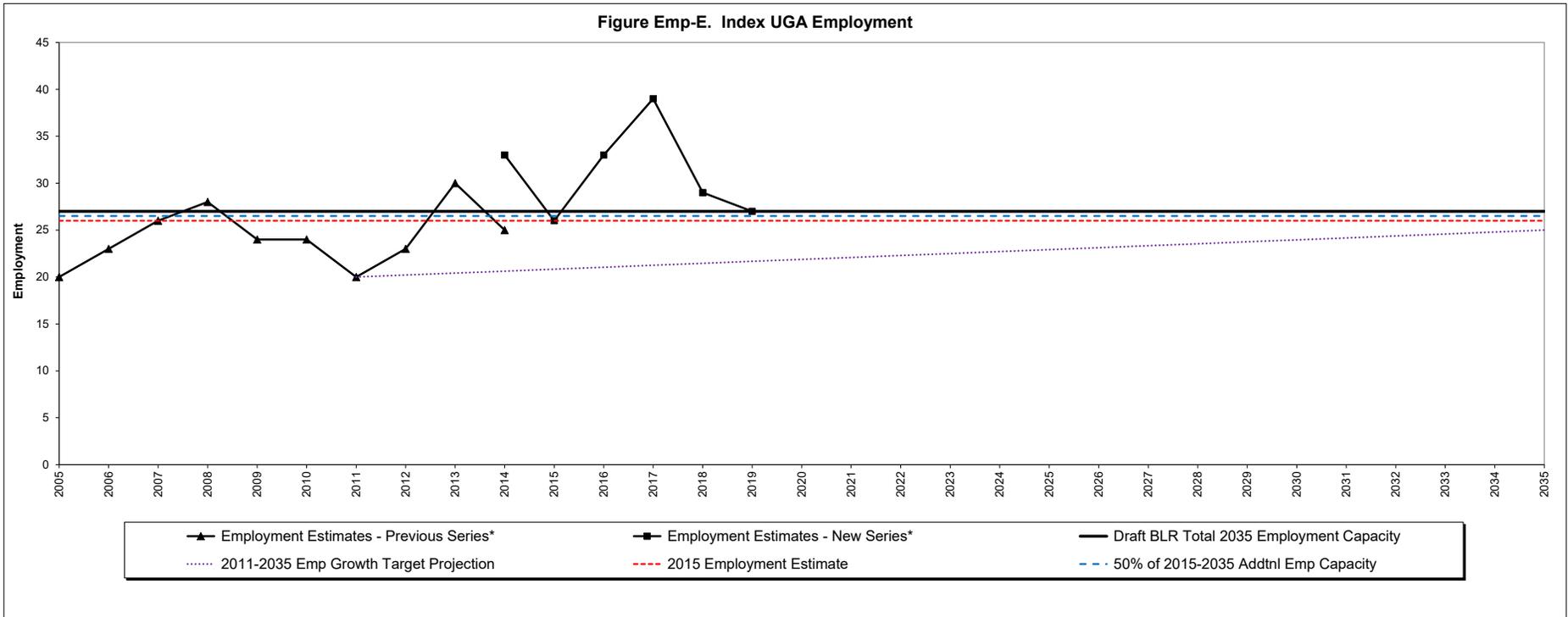


Table Emp-E. Index UGA Employment Statistics

	(A)										(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100	
	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018								2019
Index UGA	24	20	23	30	25	33	26	33	39	29	27	7	25	5	140.0%	27	1	-

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Town of Index

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
Constrained Residential	Single Family		No Data			0.00	-	-	-	-	-
Existing Single Family	Single Family		No Data			5.26	-	-	-	-	-
Commercial	Non-Residential		No Data			0.00		No Data			8.00 (1)
(1) The distribution of jobs by employment sector in Commercial zoning is expected to be: 6 Services and 2 Retail.											

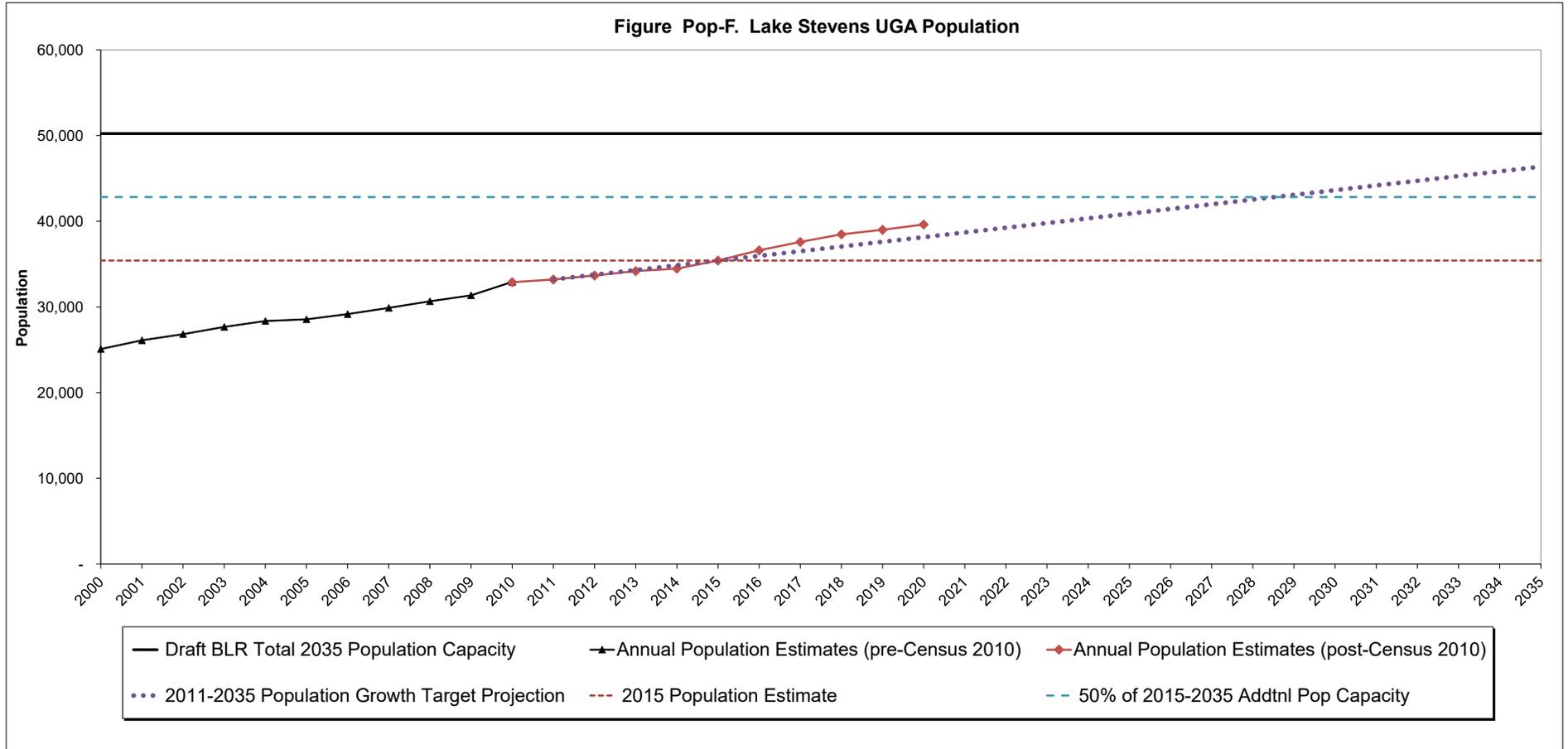


Table Pop-F. Lake Stevens UGA Population Statistics

Pre-2010 Census Population Estimates	2010 Census		(A) (B) (C) (D) (E) (F) (G) (H)											2015-20 Pop Chng as % of 2015-35 Addnl Pop Cap = (C-B)/(H)*100							
	2000	2010	Diff. (Census-Est)		Post-Census Pop Estimates																
	Pop	No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20 Numeric Change = (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	Total 2035 Pop Cap	2015-35 Addnl Pop Cap = (G) - (B)		
25,096	32,930	32,896	-34	-0.1%	33,218	33,676	34,186	34,477	35,418	36,615	37,594	38,483	39,013	39,629	6,411	46,380	13,162	48.7%	50,241	14,823	28.4%

Lake Stevens UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres

UB_ACRES – Unbuildable acres

GBACRES – Gross buildable acres

SURP_AC – Surplus acres (for partially-used parcels)

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AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)

AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)

AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)

AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)

AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)

AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)

AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)

AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Lake Stevens UGA	CITY12	(1) PENDING		CD	8.329	2.361742	5.967	0	0	0	0	250	250	0	0	0	250	250	0	0	0	294	294
Lake Stevens UGA	CITY12	(1) PENDING		LB	0.965	0	0.965	0	0	0	16	0	16	0	0	16	0	16	0	0	29	0	29
Lake Stevens UGA	CITY12	(1) PENDING		MFDA	70.512	39.59608	30.916	0	288	0	0	0	288	288	0	0	0	288	829	0	0	0	829
				MFR	2.343	1.393835	0.949	0	0	0	42	0	42	0	0	42	0	42	0	0	77	0	77
				MUN	16.569	3.819928	12.749	0	0	0	167	0	167	0	0	167	0	167	0	0	307	0	307
				R4	13.098	5.853394	7.245	0	37	0	4	0	41	37	0	4	0	41	107	0	7	0	114
				R6	76.773	28.94102	47.832	0	230	0	2	0	232	230	0	2	0	232	662	0	4	0	666
				R8-12	99.858	33.69727	66.161	0	570	77	6	0	653	570	77	6	0	653	1642	196	11	0	1849
				WR	2.268	1.318523	0.949	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
			Sum		290.714	116.9818	173.733	0	1130	77	237	250	1694	1130	77	237	250	1694	3254	196	436	294	4180
			Sum		290.714	116.9818	173.733	0	1130	77	237	250	1694	1130	77	237	250	1694	3254	196	436	294	4180
		(2) VACANT		LB	4.345	0.8081688	3.537	0	0	0	26	0	26	0	0	21	0	21	0	0	39	0	39
				MFR	13.627	12.54861	1.079	0	4	0	8	13	25	3	0	6	10	20	9	0	12	12	34
				MUN	0.324	0	0.324	0	0	0	4	0	4	0	0	3	0	3	0	0	6	0	6
				R4	63.453	43.75421	19.699	0	83	0	0	0	83	69	0	0	0	69	200	0	0	0	200
				R6	44.26	27.56282	16.697	0	82	0	0	0	82	69	0	0	0	69	197	0	0	0	197
				R8-12	17.496	12.35136	5.144	0	26	13	0	3	42	21	11	0	2	34	61	27	0	3	91

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			WR	3.555	1.628663	1.926	0	8	0	0	0	8	7	0	0	0	7	19	0	0	0	19
		Sum		147.061	98.65384	48.407	0	203	13	38	16	270	169	11	31	13	223	487	27	56	15	586
	Sum			147.061	98.65384	48.407	0	203	13	38	16	270	169	11	31	13	223	487	27	56	15	586
	(3) PARTUSE		R4	68.792	9.31072	59.481	34.82	119	0	0	0	119	95	0	0	0	95	273	0	0	0	273
			R6	77.15	14.73452	62.415	35.77	150	0	0	0	150	120	0	0	0	120	345	0	0	0	345
			R8-12	6.545	0.5323782	6.012	3.056	13	6	0	0	19	10	4	0	0	14	27	11	0	0	39
			WR	11.965	3.444268	8.52	5.592	19	0	0	0	19	15	0	0	0	15	44	0	0	0	44
		Sum		164.451	28.02188	136.429	79.237	301	6	0	0	307	239	4	0	0	244	689	11	0	0	700
	Sum			164.451	28.02188	136.429	79.237	301	6	0	0	307	239	4	0	0	244	689	11	0	0	700
	(4) REDEV		LB	4.299	0.784145	3.515	0	-1	0	24	0	23	-1	0	16	0	15	-2	0	29	0	27
			MFR	17.077	6.618699	10.458	0	-7	0	72	121	186	-5	0	48	80	124	-13	0	88	95	169
			MUN	12.012	1.348117	10.664	0	-22	0	129	0	107	-15	0	86	0	71	-42	0	158	0	116
			R4	76.134	26.7525	49.381	0	131	0	0	0	131	105	0	0	0	105	301	0	0	0	301
			R6	84.999	19.06374	65.935	0	216	0	1	0	217	172	0	1	0	173	496	0	1	0	498
			R8-12	113.252	39.4737	73.778	0	257	192	0	35	484	188	140	0	26	354	541	357	0	30	929
			WR	4.955	0.95611	3.999	0	12	0	0	0	12	10	0	0	0	10	28	0	0	0	28
		Sum		312.728	94.99701	217.731	0	586	192	226	156	1160	455	140	150	106	851	1309	357	277	125	2068
	Sum			312.728	94.99701	217.731	0	586	192	226	156	1160	455	140	150	106	851	1309	357	277	125	2068
	Sum			914.953	338.6545	576.299	79.237	2220	288	501	422	3431	1993	232	418	369	3013	5740	591	769	434	7534
Sum				914.953	338.6545	576.299	79.237	2220	288	501	422	3431	1993	232	418	369	3013	5740	591	769	434	7534

Lake Stevens UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Lake Stevens UGA	CITY21	(1) PENDING		R4	11.121	5.227729	5.893	0	20	0	0	0	20	20	0	0	0	20	58	0	0	0	58
				R8-12	50.182	1.632058	48.55	0	356	0	0	0	356	356	0	0	0	356	1025	0	0	0	1025
		Sum			61.303	6.859787	54.443	0	376	0	0	0	376	376	0	0	0	376	1083	0	0	0	1083
		Sum			61.303	6.859787	54.443	0	376	0	0	0	376	376	0	0	0	376	1083	0	0	0	1083
	(2) VACANT			R4	0.3	0	0.3	0	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
				R8-12	2.079	1.778307	0.3	0	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
		Sum			2.379	1.778307	0.6	0	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
	Sum				2.379	1.778307	0.6	0	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
	(3) PARTUSE			R4	10.591	2.795405	7.796	6.293	24	0	0	0	24	19	0	0	0	19	55	0	0	0	55
				R6	7.004	2.270759	4.734	4.095	19	0	0	0	19	15	0	0	0	15	44	0	0	0	44
				R8-12	6.544	1.194527	5.35	4.839	24	14	0	4	42	18	10	0	3	31	51	26	0	3	80
		Sum			24.14	6.260691	17.879	15.227	67	14	0	4	85	52	10	0	3	65	149	26	0	3	179
	Sum				24.14	6.260691	17.879	15.227	67	14	0	4	85	52	10	0	3	65	149	26	0	3	179
Lake Stevens UGA	CITY21	(4) REDEV		R8-12	25.458	2.722903	22.735	0	94	62	0	17	173	69	45	0	12	127	198	115	0	15	328
		Sum			25.458	2.722903	22.735	0	94	62	0	17	173	69	45	0	12	127	198	115	0	15	328
	Sum				25.458	2.722903	22.735	0	94	62	0	17	173	69	45	0	12	127	198	115	0	15	328

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Sum	Sum	113.279	17.62169	95.658	15.227	539	76	0	21	636	498	56	0	15	569	1435	141	0	18	1595
Sum		113.279	17.62169	95.658	15.227	539	76	0	21	636	498	56	0	15	569	1435	141	0	18	1595

Lake Stevens UGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T			
Lake Stevens UGA	UNINC	(1) PENDING		ULDR	1.565	0	1.565	0	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29			
		Sum			1.565	0	1.565	0	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29			
		Sum			1.565	0	1.565	0	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29			
			(2) VACANT		ULDR	33.225	8.737297	24.488	0	123	0	0	0	123	103	0	0	0	103	296	0	0	0	296		
			Sum			33.225	8.737297	24.488	0	123	0	0	0	123	103	0	0	0	103	296	0	0	0	296		
			Sum			33.225	8.737297	24.488	0	123	0	0	0	123	103	0	0	0	103	296	0	0	0	296		
			(3) PARTUSE		ULDR	201.542	47.26549	154.277	108.809	507	0	0	0	507	405	0	0	0	405	1165	0	0	0	1165		
					UMDR	0.581	0	0.581	0.392	2	0	1	0	3	1	0	1	0	2	4	0	1	0	6		
			Sum			202.123	47.26549	154.858	109.201	509	0	1	0	510	406	0	1	0	407	1169	0	1	0	1171		
					(4) REDEV	90.017	25.82109	64.196	0	262	0	0	0	262	209	0	0	0	209	602	0	0	0	602		
							UMDR	0.299	0	0.299	0	0	0	1	0	1	0	1	0	1	0	0	0	1	0	1
					Sum			90.315	25.82109	64.494	0	262	0	1	0	263	209	0	1	0	210	602	0	1	0	603
					90.315	25.82109	64.494	0	262	0	1	0	263	209	0	1	0	210	602	0	1	0	603			
					Sum			327.228	81.82388	245.405	109.201	904	0	2	0	906	728	0	1	0	729	2097	0	3	0	2099
					Sum			327.228	81.82388	245.405	109.201	904	0	2	0	906	728	0	1	0	729	2097	0	3	0	2099

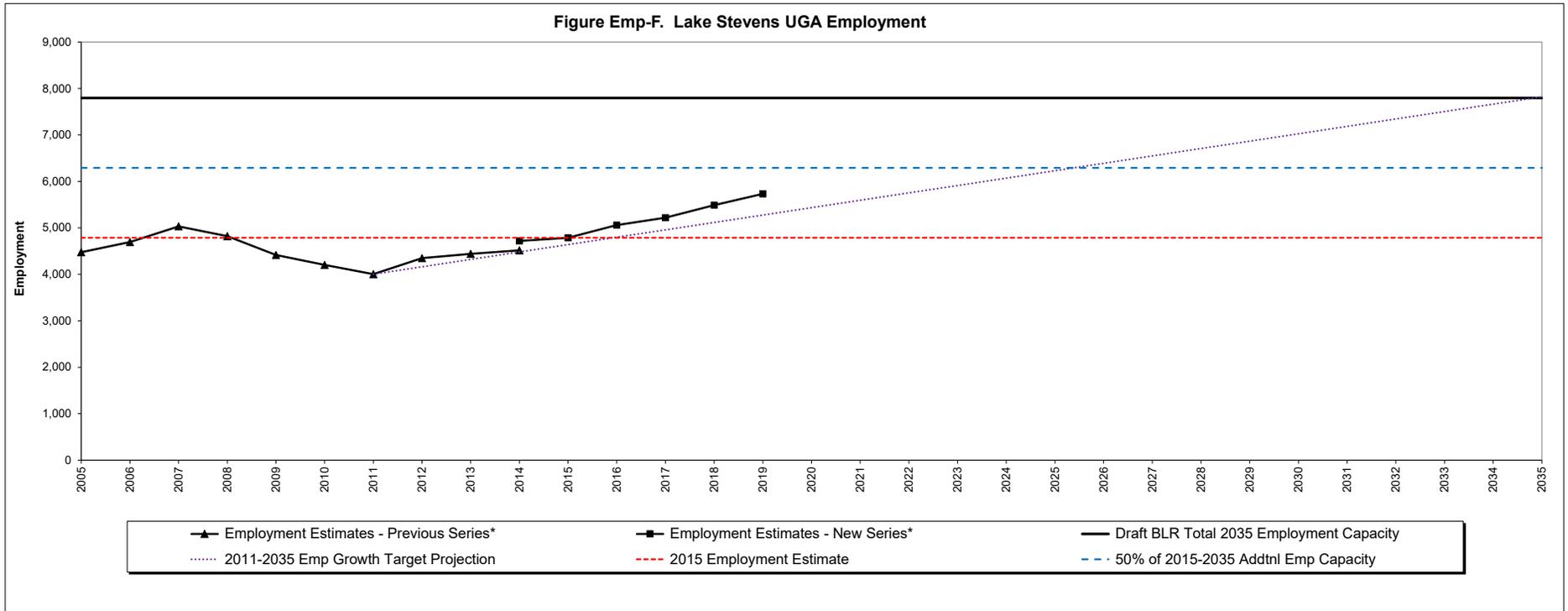


Table Emp-F. Lake Stevens UGA Employment Statistics

	(A)											(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addnl Emp Cap = (C-B)/(H)*100
	(B)																	
	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019	2011-19 Numeric Change = (C) - (A)	CPP 2035 Employment Target	2011-35 Numeric Change = (E) - (A)		Total 2035 Emp Cap	2015-35 Emp Cap = (G) - (B)	
Lake Stevens UGA	4,201	4,003	4,349	4,439	4,517	4,718	4,787	5,059	5,220	5,489	5,732	1,729	7,821	3,818	45.3%	7,795	3,008	31.4%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

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Lake Stevens UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOV: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOV2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOV	AEC_COMM		AEC_GOV		
												AECTOTAL	2 AEC_IND2	2 AECTOTA2		
Lake Stevens UGA	CITY12	(1) PENDING		CBD	0.202	0.0970251	0.104	0	17	0	0	17	17	0	0	17
				CD	38.546	20.67044	17.876	0	288	0	0	288	288	0	0	288
				LB	4.228	1.250189	2.978	0	14	109	0	123	14	109	0	123
				Sum	42.976	22.01765	20.958	0	320	109	0	429	320	109	0	429
				Sum	42.976	22.01765	20.958	0	320	109	0	429	320	109	0	429
		(2) VACANT	CD	34.336	14.24616	20.09	0	296	0	0	296	239	0	0	239	
			GI	15.958	5.767937	10.19	0	2	66	0	68	2	53	0	55	
			LB	4.345	0.8081688	3.537	0	27	0	2	29	22	0	1	23	
			LI	0.987	0.2539485	0.733	0	3	8	0	11	3	7	0	9	
			MUN	0.324	0	0.324	0	1	0	0	1	1	0	0	1	
				PBD	0.722	0	0.722	0	10	0	1	11	8	0	1	9
			Sum	56.671	21.07621	35.595	0	339	74	3	416	274	60	2	336	
Lake Stevens UGA	CITY12	(2) VACANT	MARKET-READY	PBD	21.494	21.43224	0.062	0	1	0	0	1	1	0	0	1
				Sum	21.494	21.43224	0.062	0	1	0	0	1	1	0	0	1
				Sum	78.165	42.50845	35.657	0	340	74	3	417	275	60	3	337

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(3) PARTUSE	CD	3.7	0.1054943	3.595	1.056	26	0	0	26	17	0	0	17	
	GI	5.403	0.1236557	5.28	2.934	13	27	0	40	13	22	0	35	
	LI	0.886	0	0.886	0.071	0	1	0	1	0	1	0	1	
	Sum	9.99	0.2291499	9.76	4.061	39	28	0	67	30	23	0	53	
	Sum	9.99	0.2291499	9.76	4.061	39	28	0	67	30	23	0	53	
	(4) REDEV	CBD	6.888	1.212964	5.675	0	71	0	10	82	47	0	7	54
		CD	97.121	23.45063	73.67	0	968	0	0	968	644	0	0	644
		GI	32.688	7.928337	24.76	0	5	160	0	165	3	107	0	110
		LB	4.507	0.7903216	3.717	0	26	0	2	28	18	0	1	19
		LI	6.413	2.143825	4.269	0	18	44	0	62	12	29	0	41
		MU	10.428	4.429123	5.999	0	82	0	11	93	54	0	8	62
		MUN	23.476	1.725632	21.75	0	65	0	0	65	43	0	0	43
		PBD	5.87	4.669595	1.2	0	16	0	2	19	11	0	2	12
		Sum	187.39	46.35043	141.04	0	1252	204	26	1482	833	136	17	986
MARKET-READY		CD	3.095	2.902609	0.193	0	3	0	0	3	3	0	0	3
Sum	3.095	2.902609	0.193	0	3	0	0	3	3	0	0	3		
Sum	190.486	49.25304	141.233	0	1255	204	26	1485	835	136	17	988		
Sum	321.616	114.0083	207.608	4.061	1953	415	29	2397	1460	328	20	1807		
Sum	321.616	114.0083	207.608	4.061	1953	415	29	2397	1460	328	20	1807		

Lake Stevens UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT	
													2 AEC_IND2	2 AECTOTA2		
Lake Stevens UGA	CITY21	(2) VACANT		GI	11.64	6.701312	4.938	0	1	32	0	33	1	26	0	27
				Sum	11.64	6.701312	4.938	0	1	32	0	33	1	26	0	27
				Sum	11.64	6.701312	4.938	0	1	32	0	33	1	26	0	27
(3) PARTUSE				GI	2.579	0.0460249	2.533	2.237	0	20	0	21	0	14	0	14
				Sum	2.579	0.0460249	2.533	2.237	0	20	0	21	0	14	0	14

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

		Sum	2.579	0.0460249	2.533	2.237	0	20	0	21	0	14	0	14
		Sum	2.579	0.0460249	2.533	2.237	0	20	0	21	0	14	0	14
	(4) REDEV	GI	40.139	0.7836545	39.355	0	8	255	0	262	5	169	0	175
		Sum	40.139	0.7836545	39.355	0	8	255	0	262	5	169	0	175
		Sum	40.139	0.7836545	39.355	0	8	255	0	262	5	169	0	175
	Sum		54.357	7.530992	46.826	2.237	9	307	0	316	6	209	0	215
Sum			54.357	7.530992	46.826	2.237	9	307	0	316	6	209	0	215

Lake Stevens UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT		
													2	AEC_IND2	2	AECTOTA2	
Lake Stevens UGA	UNINC	(2) VACANT		UI		0.823	0	0.823	0	0	5	0	5	0	4	0	4
					Sum	0.823	0	0.823	0	0	5	0	5	0	4	0	4
					Sum	0.823	0	0.823	0	0	5	0	5	0	4	0	4
Lake Stevens UGA	UNINC	(4) REDEV		UI		11.007	2.699879	8.307	0	2	54	0	55	1	36	0	37
					Sum	11.007	2.699879	8.307	0	2	54	0	55	1	36	0	37
					Sum	11.007	2.699879	8.307	0	2	54	0	55	1	36	0	37
					Sum	11.83	2.699879	9.13	0	2	59	0	61	1	40	0	41
Sum			11.83	2.699879	9.13	0	2	59	0	61	1	40	0	41			

Lake Stevens UGA

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
R4 (formerly SR) & WR											
	Single Family	170.46	100%	679	3.97	3.99 (1)	-	-	-	-	-
	Multi-Family	0.70	0.41%	4	0.02	-	-	-	-	-	-
	Total	171.16	100%	683	3.99	3.99 (1)	-	-	-	-	-
(1) The densities assumed in Suburban and Waterfront Residential simplify the historic development by including the one multi-family project, a four-unit condominium consisting of two duplex buildings, with the single-family densities.											
R6 (formerly UR)											
	Single Family	53.10	98%	258	4.86	4.86	-	-	-	-	-
	Multi-Family	1.18	2%	10	0.18	0.18	-	-	-	-	-
	Total	54.28	100%	268	4.94	4.94	-	-	-	-	-
R8-12 (formerly HUR)											
	Single Family	68.58	93%	485	7.07	5.00 (2)	-	-	-	-	-
	Townhouse	No Development				3.00 (2)	-	-	-	-	-
	Senior Apartments	5.22	7%	54	0.73	1.00 (2)	-	-	-	-	-
	Total	73.80	100%	539	7.30	9.00 (2)	-	-	-	-	-
(2) City staff anticipate some townhouse development alongside single family within the R8-12 zone.											
MFR											
	Single Family	1.33	24%	19	3.40	3.40	-	-	-	-	-
	Multi-Family	2.01	36%	45	8.05	8.05	-	-	-	-	-
	Senior Apartments	2.25	40%	72	12.87	12.87	-	-	-	-	-
	Total	5.59	100%	136	24.32	24.32	-	-	-	-	-

Lake Stevens UGA

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
PBD (3)											
	Non-Residential	15.28	100%	-	-	-	94,200	0.14	237	15.51	15.51
(3) There has been no development yet in PBD. An expired project called "Centennial Center" is being used to estimate likely future densities.											
MU											
	Mixed Use	0.32	100%	1	3.12	3.12	7,818	0.56	22	69.57	15.51(4)
LB											
	Mixed-Use	0.96	46%	16	7.65	7.65	5,613	0.06	14	6.69	6.96
	Non-Residential	1.13	54%	-	-	-	933	0.01	3	1.43	1.43
	Total	2.09	100%	16	7.65	7.65	6,546	0.07	17	8.13	8.13
CBD											
	Non-Residential	0.10	100%	-	-	-	1,064	0.24	2	14.73	15.51(4)
(4) The sample size of development in the Mixed Use and Central Business District zones is too small to be reliable. As a substitute, the employment density from the Planned Business District (PBD) zone within the City is being used. This approach is similar to the 2007 and 2012 Buildable Lands Report.											
LI											
	Non-Residential	2.28	100%	-	-	-	27,058	0.27	36	15.67	15.67
GI (New Projects)											
	Non-Residential	13.39	100%	-	-	-	119,168	0.18	89	6.68	6.68
GI (Infill Projects)											
	Non-Residential	9.60	100%	-	-	-	82,042	0.20	89	9.30	9.30

Lake Stevens UGA

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development					
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed	
BD	Non-Residential											35.00 (5)
(5) The new Business District zone is expected to develop in an business park format of 1-3 story office and industrial buildings with some other supporting uses. The employment by job sector is assumed to be: 18 Services, 7 Manufacturing, 5 FIRE, 3 Food Services, and 2 Retail.												
CD (New Projects) (6)	Non-Residential	6.77	100%	-	-	-	47,841	0.16	100	14.73		14.73
(6) Mainstreet Business and Neighborhood Business were merged into Commercial District												
CD (Infill Projects)	Non-Residential	18.65	100%	-	-	-	199,145	0.25	451	24.18		24.18
MUN	Mixed-Use					15.00						3.00 (7)
(7) The employment by job sector in MUN zoning for new projects is assumed to be 3 Services.												
NB	Non-Residential	2.62	100%	-	-	-	18,145	0.16	36	13.66		13.66
Development Within County Plan Designations												
ULDR	Single Family	220.60	100%	1,115	5.05	5.05	-	-	-	-		-

Lake Stevens UGA

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
UMDR (2000 to 2010 Sample)											
	Single Family	23.61	62%	237	6.18	6.18	-	-	-	-	-
	Multi-Family	14.76	38%	168	4.38	4.38	-	-	-	-	-
	Total	38.37	100%	405	10.56	10.56	-	-	-	-	-
UI	Insufficient Data -- Assumed to be comparable to General Industrial in the City of Lake Stevens										6.68

Maltby UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
- UB_ACRES – Unbuildable acres
- GBACRES – Gross buildable acres
- SURP_AC – Surplus acres (for partially-used parcels)

- AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
- AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
- AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
- AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
- AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

- AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
- AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
- AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
- AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
- AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

- AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
- AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
- AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
- AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
- AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
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There are no cases available for REPORT to process.

Maltby UGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Maltby UGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Maltby UGA	UNINC	(1) PENDING		UCOM	16.952	.0000000	16.952	.000	0	0	360	0	360	0	0	360	0	360	0	0	662	0	662
			Sum		16.952	.0000000	16.952	.000	0	0	360	0	360	0	0	360	0	360	0	0	662	0	662
		Sum			16.952	.0000000	16.952	.000	0	0	360	0	360	0	0	360	0	360	0	0	662	0	662

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	(2) VACANT	UCOM	19.034	.00000000	19.034	.000	0	0	92	12	104	0	0	74	10	84	0	0	137	11	148
	Sum		19.034	.00000000	19.034	.000	0	0	92	12	104	0	0	74	10	84	0	0	137	11	148
	Sum		19.034	.00000000	19.034	.000	0	0	92	12	104	0	0	74	10	84	0	0	137	11	148
UGA	(4) REDEV	UCOM	6.300	.00000000	6.300	.000	0	0	30	3	33	0	0	20	2	22	0	0	37	2	39
	Sum		6.300	.00000000	6.300	.000	0	0	30	3	33	0	0	20	2	22	0	0	37	2	39
	Sum		6.300	.00000000	6.300	.000	0	0	30	3	33	0	0	20	2	22	0	0	37	2	39
Sum	Sum		42.287	.00000000	42.287	.000	0	0	482	15	497	0	0	454	12	466	0	0	836	14	850
	Sum		42.287	.00000000	42.287	.000	0	0	482	15	497	0	0	454	12	466	0	0	836	14	850

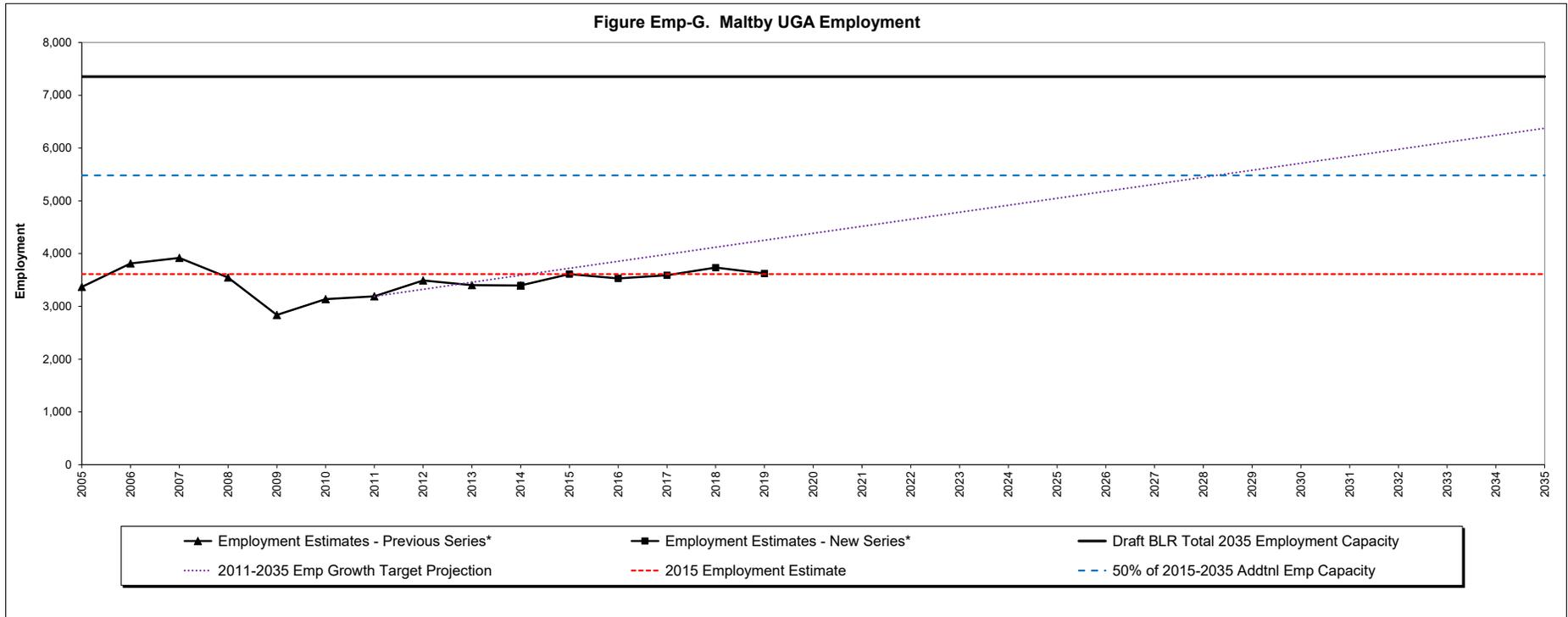


Table Emp-G. Maltby UGA Employment Statistics

	(A)			(B)							(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100					
	Employment Estimates																	2011-19 Numeric Change = (C) - (A)	CPP 2035 Employment Target	2011-35 Numeric Change = (E) - (A)	Total 2035 Emp Cap	2015-35 Addtl Emp Cap = (G) - (B)
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018												
Maltby UGA	3,136	3,190	3,489	3,401	3,393	3,396	3,610	3,528	3,588	3,734	3,623	433	6,374	3,184	13.6%	7,352	3,742	0.3%				

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Maltby UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

N/A

Woodway UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Woodway UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Maltby UGA	UNINC	(1) PENDING		UI	18.989	.0000000	18.989	.000	21	146	0	167	21	146	0	167
			Sum	18.989	.0000000	18.989	.000	21	146	0	167	21	146	0	167	
			Sum	18.989	.0000000	18.989	.000	21	146	0	167	21	146	0	167	
	(2) VACANT		UCOM	18.347	.0000000	18.347	.000	245	13	7	265	198	10	6	214	
			UI	42.687	.0000000	42.687	.000	228	703	5	936	184	567	4	756	
		Sum	61.034	.0000000	61.034	.000	473	715	12	1200	382	578	9	969		
Sum	61.034	.0000000	61.034	.000	473	715	12	1200	382	578	9	969				
(3) PARTUSE		UCOM	2.210	.0000000	2.210	1.284	12	0	0	12	8	0	0	8		

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		UI	10.172	.0000000	10.172	4.183	11	36	1	48	7	24	0	32
	Sum		12.382	.0000000	12.382	5.467	23	36	1	60	15	24	0	40
	Sum		12.382	.0000000	12.382	5.467	23	36	1	60	15	24	0	40
	(4) REDEV	UI	186.744	.0000000	186.744	.000	998	2791	21	3810	675	1864	14	2553
	Sum		186.744	.0000000	186.744	.000	998	2791	21	3810	675	1864	14	2553
	Sum		186.744	.0000000	186.744	.000	998	2791	21	3810	675	1864	14	2553
	Sum		279.150	.0000000	279.150	5.467	1515	3689	33	5237	1094	2612	24	3729
Sum			279.150	.0000000	279.150	5.467	1515	3689	33	5237	1094	2612	24	3729

Maltby UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development In Unincorporated Designations											
UI (New Projects)											
	Non-Residential	138.48	100%	-	-	-	1,830,539	0.29	3,035	21.92	21.92
UI (Infill Projects)											
	Non-Residential	153.34	100%	-	-	-	1,113,261	0.17	1,749	11.41	11.41
UCOM (New Projects)											
	Multi-Family Non-Residential		No Data			5.58 (1)		No Data			-
						-					14.48 (1)
(1) In the absence of new development in Urban Commercial in the Maltby UGA, the Urban Commercial densities of the Southwest UGA are being used.											
UCOM (Infill Projects)											
	Non-Residential	1.72	0%	-	-	-	8,588	0.11	16	9.37	9.37

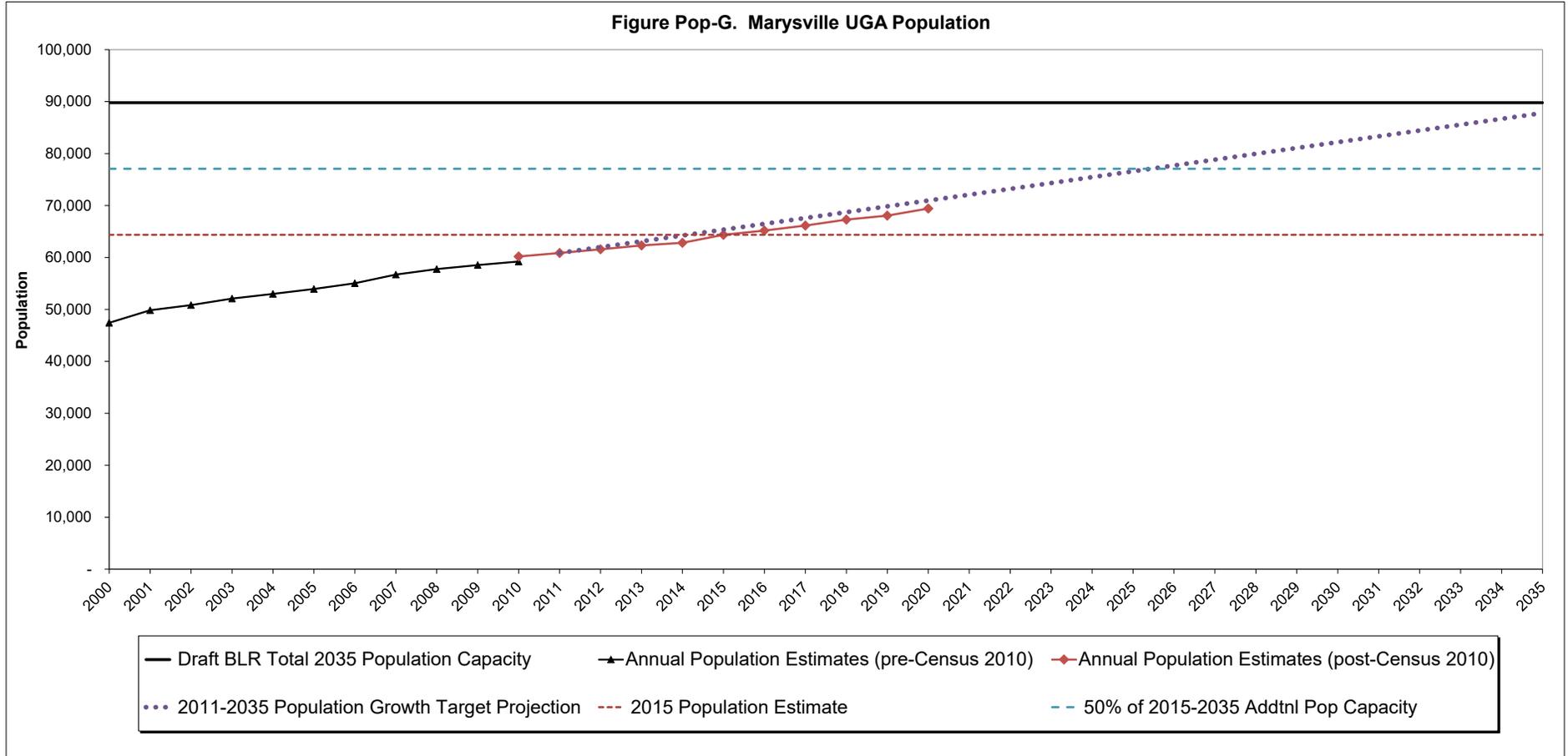


Table Pop-G. Marysville UGA Population Statistics

Pre-2010 Census Population Estimates		2010 Census Diff. (Census-Est) Pop No. Pct.			(A) (B) (C)										(D) 2011-20 Numeric Change = (C) - (A)	(E) Reconciled 2035 CPP Pop Target	(F) 2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	(G) (H)		2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100
					Post-Census Pop Estimates														Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)	
2000	2010				2011	2012	2013	2014	2015	2016	2017	2018	2019	2020							
47,424	59,218	60,183	965	1.6%	60,869	61,574	62,314	62,816	64,361	65,164	66,132	67,275	68,058	69,417	8,549	87,798	26,929	31.7%	89,788	25,427	19.9%

Marysville UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres

UB_ACRES – Unbuildable acres

GBACRES – Gross buildable acres

SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)

AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)

AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)

AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)

AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)

AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)

AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)

AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)

AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)

AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)

AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)

AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)

AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T		
Marysville UGA	CITY12	(1) PENDING		LI	0.972	0	0.972	0	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3		
				MU	8.07	0.0484674	8.021	0	15	6	144	0	165	15	6	144	0	165	43	15	265	0	0	323	
				R12 MFL	2.962	0.1912352	2.771	0	0	23	0	23	0	23	0	23	0	23	0	23	0	59	0	0	59
				R18 MFM	19.381	5.996187	13.385	0	65	0	128	0	193	65	0	128	0	193	187	0	236	0	0	423	
				R4.5 SFM	65.777	27.24375	38.534	0	189	0	0	0	189	189	0	0	0	189	544	0	0	0	0	544	
				R6.5 SFH	95.927	11.41968	84.507	0	457	0	0	1	458	457	0	0	1	458	1316	0	0	1	1317		
				R8 SFH-SL	17.721	0	17.721	0	107	0	0	0	107	107	0	0	0	107	308	0	0	0	0	308	
				WR-6-18	14.176	1.061098	13.115	0	104	0	0	0	104	104	0	0	0	104	300	0	0	0	0	300	
				WR-R-4-8	11.758	0.5080711	11.25	0	60	0	0	0	60	60	0	0	0	60	173	0	0	0	0	173	
							Sum		236.743	46.46849	190.275	0	998	29	272	1	1300	998	29	272	1	1300	2874	74	500
			Sum		236.743	46.46849	190.275	0	998	29	272	1	1300	998	29	272	1	1300	2874	74	500	1	3450		
Marysville UGA	CITY12	(2) VACANT		DC	10.348	0	10.348	0	3	0	4	0	7	2	0	3	0	6	7	0	6	0	13		
				MU	25.112	3.139233	21.973	0	0	0	242	51	293	0	0	195	41	237	0	0	360	48	408		
				R12 MFL	47.722	13.99707	33.725	0	172	0	154	0	326	141	0	126	0	266	405	0	232	0	636		
				R18 MFM	35.307	9.613009	25.694	0	55	0	372	0	427	44	0	300	0	345	128	0	553	0	681		
				R28 MFH	0.965	0	0.965	0	0	0	8	10	18	0	0	6	8	15	0	0	12	9	21		

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

		R4.5 SFM	159.815	70.13604	89.679	0	386	0	0	0	386	323	0	0	0	323	929	0	0	0	929
		R6.5 SFH	149.318	69.3817	79.937	0	374	0	0	0	374	313	0	0	0	313	900	0	0	0	900
		R8 SFH-SL	6.808	1.132873	5.675	0	44	0	0	0	44	37	0	0	0	37	106	0	0	0	106
		WR-6-18	11.794	0.0144759	11.779	0	73	0	68	0	141	60	0	56	0	115	172	0	102	0	274
		WR-R-4-8	7.276	0.0000103	7.276	0	49	0	0	0	49	41	0	0	0	41	118	0	0	0	118
	Sum		454.467	167.4144	287.052	0	1156	0	848	61	2065	960	0	687	49	1696	2765	0	1264	58	4087
	MARKET-READY	MU	4.638	1.084749	3.553	0	0	0	39	9	48	0	0	37	9	46	0	0	68	10	78
		R12 MFL	77.01	23.55037	55.063	0	285	0	255	0	540	271	0	242	0	513	780	0	446	0	1226
		R6.5 SFH	6.902	0.0654807	6.836	0	32	0	0	0	32	30	0	0	0	30	88	0	0	0	88
	Sum		88.55	24.7006	65.452	0	317	0	294	9	620	301	0	279	9	589	867	0	514	10	1391
Sum			543.017	192.115	352.505	0	1473	0	1142	70	2685	1261	0	966	58	2285	3632	0	1778	68	5478
(3) PARTUSE		MU	13.332	0.0088009	13.323	6.541	0	0	68	13	81	0	0	45	9	54	0	0	83	10	93
		R12 MFL	1.417	0	1.417	0.515	2	0	2	0	4	1	0	1	0	3	4	0	3	0	7
		R18 MFM	2.127	0	2.127	0.789	0	0	10	0	10	0	0	7	0	7	0	0	12	0	12
		R4.5 SFM	278.314	53.54777	224.766	140.309	550	0	0	0	550	439	0	0	0	439	1264	0	0	0	1264
		R6.5 SFH	336.295	40.67451	295.62	213.486	959	0	0	0	959	765	0	0	0	765	2204	0	0	0	2204
		R8 SFH-SL	7.021	0	7.021	5.838	43	0	0	0	43	34	0	0	0	34	99	0	0	0	99
		WR-6-18	70.523	3.147937	67.375	44.931	267	0	252	0	519	195	0	184	0	380	562	0	339	0	902
		WR-R-4-8	53.361	0.0016693	53.36	41.418	284	0	0	0	284	227	0	0	0	227	653	0	0	0	653
	Sum		762.389	97.38069	665.009	453.828	2105	0	332	13	2450	1662	0	238	9	1908	4786	0	437	10	5234
	MARKET-READY	MU	19.787	0	19.787	19.334	0	0	216	50	266	0	0	205	48	253	0	0	378	56	433
		R4.5 SFM	3.935	0.7597889	3.175	2.059	8	0	0	0	8	8	0	0	0	8	22	0	0	0	22
	Sum		23.722	0.7597889	22.962	21.393	8	0	216	50	274	8	0	205	48	260	22	0	378	56	455
Sum			786.111	98.14048	687.971	475.221	2113	0	548	63	2724	1670	0	443	56	2169	4808	0	815	66	5689
(4) REDEV		88 - MU	23.23	11.45444	11.776	0	-2	0	131	29	158	-1	0	87	19	105	-4	0	160	23	179
		DC	5.272	0	5.272	0	0	0	3	0	3	0	0	2	0	2	0	0	4	0	4
		MU	88.781	0.6575174	88.124	0	-104	0	945	177	1018	-69	0	628	118	677	-199	0	1156	138	1096
		R12 MFL	27.673	0.340029	27.333	0	95	0	116	0	211	69	0	85	0	154	200	0	156	0	356
		R18 MFM	65.515	5.301074	60.214	0	-38	0	842	0	804	-25	0	560	0	535	-73	0	1030	0	957
		R28 MFH	18.046	0.1527082	17.894	0	-7	0	134	175	302	-5	0	89	116	201	-13	0	164	137	287
		R4.5 SFM	151.652	30.44471	121.207	0	404	0	0	0	404	322	0	0	0	322	928	0	0	0	928
		R6.5 SFH	210.969	33.8118	177.157	0	667	0	0	0	667	532	0	0	0	532	1533	0	0	0	1533
		R8 SFH-SL	8.213	0	8.213	0	32	0	0	0	32	26	0	0	0	26	74	0	0	0	74
		WR-6-18	36.087	0.060894	36.026	0	204	0	208	0	412	149	0	152	0	301	430	0	280	0	710
		WR-R-4-8	55.721	0	55.721	0	369	0	0	0	369	294	0	0	0	294	848	0	0	0	848
	Sum		691.16	82.22317	608.937	0	1620	0	2379	381	4380	1293	0	1604	253	3150	3724	0	2951	298	6972
	MARKET-READY	MU	5.334	0.4691463	4.865	0	-7	0	54	11	58	-7	0	51	10	55	-19	0	94	12	88
		R12 MFL	0.323	0	0.323	0	0	0	1	0	1	0	0	1	0	1	0	0	2	0	2
		R18 MFM	1.758	0	1.758	0	3	0	25	0	28	3	0	24	0	27	8	0	44	0	52
	Sum		7.416	0.4691463	6.946	0	-4	0	80	11	87	-4	0	76	10	83	-11	0	140	12	141
Sum	Sum		698.576	82.69231	615.884	0	1616	0	2459	392	4467	1289	0	1680	264	3233	3713	0	3090	310	7113
Sum	Sum		2264.447	419.4163	1846.634	475.221	6200	29	4421	526	11176	5218	29	3361	379	8986	15028	74	6184	445	21730
Sum	Sum		2264.447	419.4163	1846.634	475.221	6200	29	4421	526	11176	5218	29	3361	379	8986	15028	74	6184	445	21730

Marysville UGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Marysville UGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

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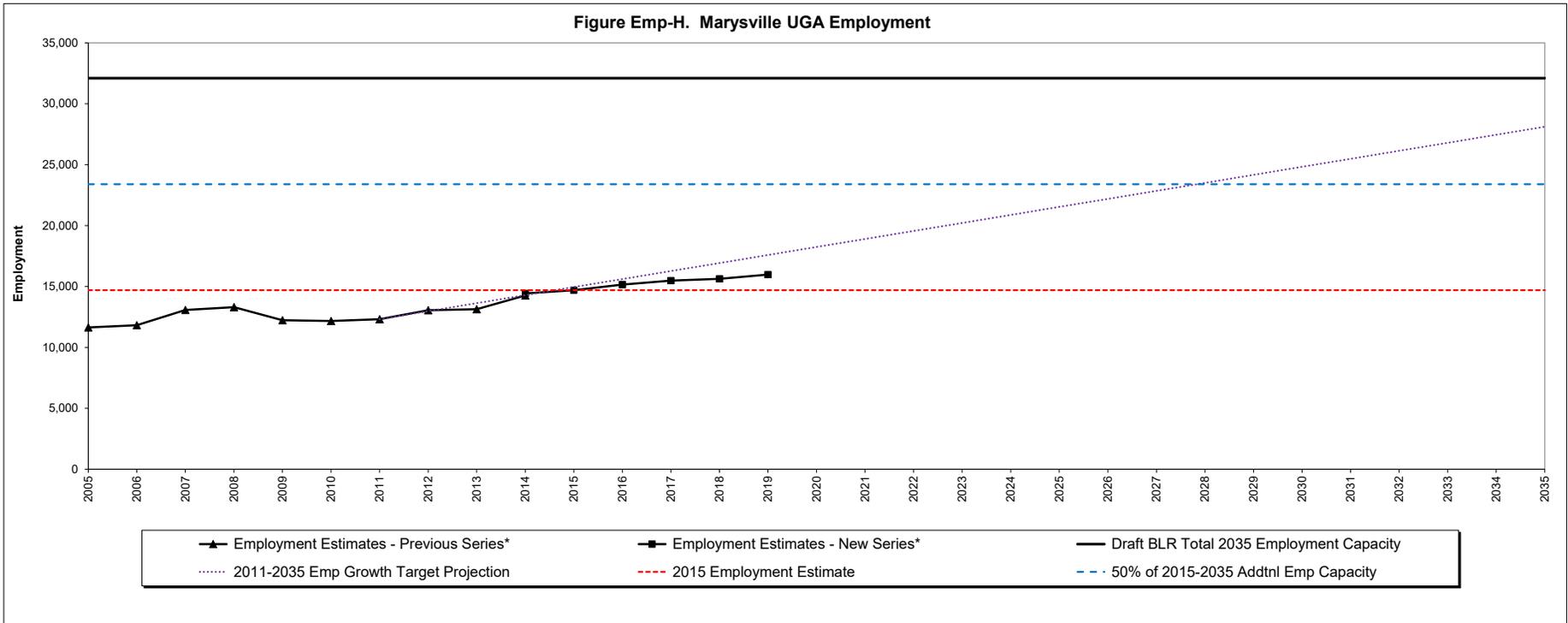


Table Emp-H. Marysville UGA Employment Statistics

	(A)											(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100
	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019							
Marysville UGA	12,167	12,316	13,056	13,138	14,260	14,428	14,695	15,153	15,475	15,630	15,974	3,658	28,113	15,797	23.2%	32,098	17,403	7.3%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Marysville UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

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 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT	
													2	AEC_IND2	2	AECTOTA2
Marysville UGA	CITY12	(1) PENDING		CB	3.516	0	3.516	0	166	0	0	166	166	0	0	166
				GC	60.47	5.968386	54.501	0	386	120	0	505	386	120	0	505
Marysville UGA	CITY12	(1) PENDING		LI	297.187	59.2788	237.908	0	0	3887	0	3887	0	3887	0	3887
				MU	2.776	0	2.776	0	9	0	0	9	9	0	0	9
				R8 SFH-SL	3.103	0	3.103	0	18	0	0	18	18	0	0	18
				Sum	367.052	65.24719	301.805	0	579	4007	0	4585	579	4007	0	4585
			MARKET-READY	LI	23.325	0.8193537	22.506	0	0	571	0	571	0	571	0	571
			Sum		23.325	0.8193537	22.506	0	0	571	0	571	0	571	0	571
		Sum			390.377	66.06654	324.311	0	579	4578	0	5157	579	4578	0	5157
		(2) VACANT		CB	49.898	7.411979	42.486	0	694	0	0	694	560	0	0	560
				DC	10.348	0	10.348	0	353	0	1	354	285	0	1	286

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				GC	108.163	3.546208	104.617	0	1651	207	0	1858	1333	167	0	1500
				LI	358.008	48.73783	309.27	0	594	2044	0	2638	479	1651	0	2130
				MU	25.112	3.139233	21.973	0	179	0	1	180	144	0	1	145
				NB	2.755	0.6000665	2.155	0	35	0	0	35	28	0	0	28
				Sum	554.285	63.43532	490.85	0	3505	2251	2	5759	2831	1818	2	4650
			MARKET-READY	GC	15.027	0	15.027	0	237	149	0	386	226	148	0	374
				LI	45.27	0.1123025	45.158	0	87	298	0	385	82	284	0	366
				MU	4.638	1.084749	3.553	0	29	0	0	29	27	0	0	28
				Sum	64.936	1.197052	63.739	0	353	448	0	801	336	431	0	768
			Sum		619.221	64.63237	554.589	0	3858	2699	2	6559	3167	2249	2	5418
		(3) PARTUSE		CB	9.739	0.000149	9.739	6.284	146	6	0	153	97	4	0	102
				GC	10.845	2.212741	8.632	1.268	20	0	0	21	14	0	0	14
				LI	176.126	7.391691	168.734	89.678	263	665	1	928	175	442	1	617
				MU	14.292	0.0088009	14.283	6.559	27	0	0	27	18	0	0	18
				Sum	211.002	9.613381	201.389	103.79	456	671	1	1128	304	446	1	750
Marysville UGA	CITY12	(3) PARTUSE	MARKET-READY	MU	19.787	0	19.787	19.334	79	0	0	79	75	0	0	75
				Sum	19.787	0	19.787	19.334	79	0	0	79	75	0	0	75
			Sum		230.789	9.613381	221.176	123.124	536	671	1	1208	379	446	1	826
		(4) REDEV		88 - MU	23.23	11.45444	11.776	0	96	0	0	96	64	0	0	64
				CB	166.443	13.22794	153.215	0	2392	0	0	2392	1591	0	0	1591
				DC	21.126	0.562289	20.563	0	657	0	2	659	437	0	2	438
				GC	85.036	5.714528	79.321	0	1059	151	0	1210	704	100	0	805
				LI	166.552	13.61982	152.932	0	268	957	0	1225	178	637	0	815
				MU												

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			98.635	0.6575174	97.977	0	782	0	3	785	520	0	2	522
		NB												
			0.982	0	0.982	0	16	0	0	16	11	0	0	11
		Sum	562.003	45.23654	516.767	0	5270	1108	6	6384	3504	737	4	4245
		MARKET-READY												
		CB	19.462	1.885131	17.577	0	287	0	0	287	273	0	0	273
		GC	9.409	0.4859007	8.923	0	134	18	0	152	127	17	0	144
		LI	2.973	0	2.973	0	6	20	0	25	5	19	0	24
		MU	5.334	0.4691463	4.865	0	40	0	0	40	38	0	0	38
		Sum	37.179	2.840178	34.339	0	466	37	0	504	443	35	0	479
	Sum		599.182	48.07672	551.105	0	5736	1146	6	6888	3947	772	4	4724
	Sum		1839.57	188.389	1651.181	123.124	10709	9094	9	19811	8072	8046	6	16124
Sum			1839.57	188.389	1651.181	123.124	10709	9094	9	19811	8072	8046	6	16124

Marysville UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

N/A

Marysville UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

N/A

Marysville UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
R-4.5	Single Family	213.34	100%	930	4.36	4.36	-	-	-	-	-
R-6.5	Single Family	142.44	100%	681	4.78	4.78	-	-	-	-	-
WR-R 4-8	Single Family	No Development; New Zone				7.00 (1)	-	-	-	-	-
(1) Post-2018 proposed projects indicate a higher assumed density than what was previously used.											
R-8	Single Family	0.41	100%	4	9.74	8.00 (2)	-	-	-	-	-
(2) The sample of development in R-8 is limited to two duplex condos on existing lots. The assumed density matches the zoning because some development with be single-family detached, not just duplexes.											
R-12	Single Family	24.98	69%	186	5.16	5.16	-	-	-	-	-
	Multi-Family	11.04	31%	167	4.64	4.64	-	-	-	-	-
	Total	36.02	100%	353	9.80	9.80	-	-	-	-	-
WR-R-6-18	Single Family	13.78	100%	87	6.31	6.31	-	-	-	-	-
	Multi-Family	No Data				6.00	-	-	-	-	-
	Total	13.78	100%	87	6.31	12.31	-	-	-	-	-

Marysville UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
R-18 (3)											
	Single Family	10.05	25%	94	2.33	2.33	-	-	-	-	-
	Multi-Family	30.37	75%	596	14.74	14.74	-	-	-	-	-
	Total	40.42	100%	690	17.07	17.07	-	-	-	-	-
(3) The sample used for R-18 excludes two large single-family condominiums because such projects are not likely on the remaining developable R-18 land.											
R-28											
	Single Family	0.66	11%	6	1.00	1.00	-	-	-	-	-
	Multi Family	3.24	54%	55	9.19	9.19	-	-	-	-	-
	Senior Apartments	2.08	35%	70	11.70	11.70	-	-	-	-	-
	Total	5.98	100%	131	21.89	21.89	-	-	-	-	-
CB and NB (New Projects)											
	Non-Residential	89.91	100%	-	-	-	776,606	0.20	1,470	16.35	16.35
CB and NB (Infill Projects)											
	Non-Residential	14.76	100%	2	0.14	0.00 (4)	178,311	0.28	359	24.30	24.30
(4) One of the infill projects in CB was on a site that included both existing commercial and a duplex, all of which remain. This report assumes that all additional infill space will be commercial.											
DC (New Projects)											
	Mixed-Use	1.35	7%	11	0.55	0.59	26,041	0.03	30	1.51	1.51
	Non-Residential	18.58	93%	-	-	-	261,076	0.30	652	32.72	32.72
	Total	19.93	100%	11	0.55	0.59	287,117	0.33	682	34.23	34.23
DC (Infill Projects)											
	Non-Residential	6.08	100%	-	-	-	85,651	0.32	132	21.72	21.72
GC (New Projects)											
	Non-Residential	106.00	100%	-	-	-	1,212,390	0.26	1,882	17.76	17.76

Marysville UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
GC (Infill Projects)											
	Non-Residential	14.36	100%	-	-	-	202,381	0.32	235	16.37	16.37
MU and 88th MU (New Projects) (5)											
	Non-Residential	22.72	30%	-	-	-	250,079	0.08	614	8.17	8.17
	Multi-Family	47.11	63%	844	11.22	11.22	-	-	-	-	-
	Senior Apartments	5.42	7%	197	2.62	2.62	-	-	-	-	-
	Total	75.25	100%	1,041	13.84	13.84	250,079	0.08	614	8.17	8.17
(5) The Lodge is a horizontal mixed use project that has been seperated into Multi-Family and Non-Residential											
MU and 88th MU (Infill Projects)											
	Non-Residential	3.57	100%	-	-	-	14,667	0.09	15	4.09	4.09
LI and GI (New Projects)											
	Non-Residential	116.04	100%	-	-	-	743,491	0.15	990	8.53	8.53 (6)
(6) Light Industrial densities are applied to the GI zone due to a small sample size within the GI zone											
LI and GI (Infill Projects)											
	Non-Residential	69.88	100%	-	-	-	382,454	0.13	723	10.35	10.35

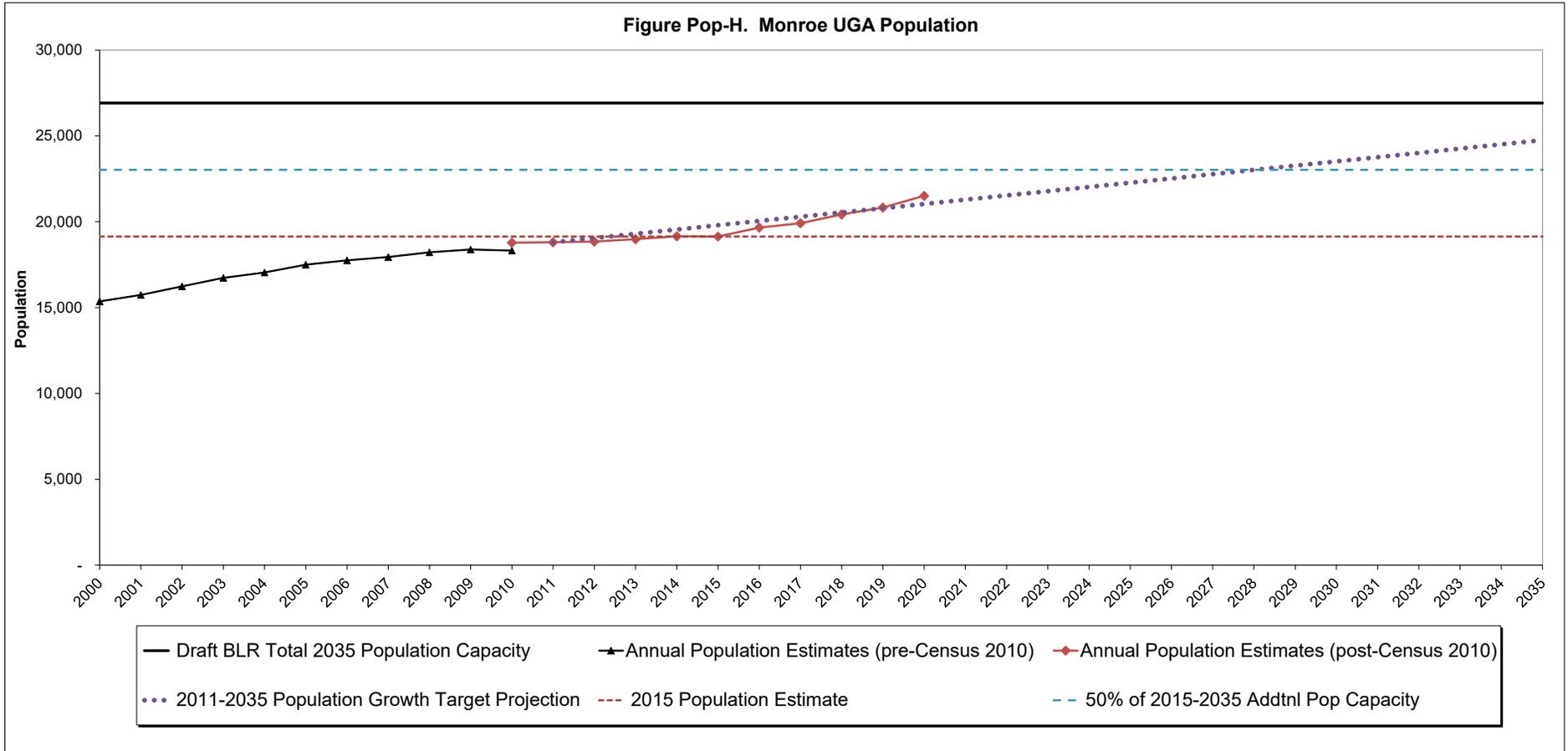


Table Pop-H. Monroe UGA Population Statistics

Pre-2010 Census Population Estimates		(A) 2010 Census			(B) Post-Census Pop Estimates								(C)	(D)	(E)	(F)	(G) 2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	(H)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100	
2000	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	= (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)	= (C-B)/(H)*100
15,364	18,318	18,781	463	2.5%	18,806	18,846	18,987	19,153	19,139	19,661	19,913	20,430	20,826	21,510	2,705	24,754	5,948	26,914	7,775	30.5%

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Monroe UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
- UB_ACRES – Unbuildable acres
- GBACRES – Gross buildable acres
- SURP_AC – Surplus acres (for partially-used parcels)

- AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
- AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
- AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
- AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
- AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

- AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
- AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
- AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
- AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
- AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

- AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
- AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
- AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
- AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
- AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T				
Monroe UGA	CITY12	(1) PENDING		DC	7.377	5.192155	2.185	.000	0	0	170	0	170	0	0	170	0	170	0	0	313	0	313				
				MG	5.102	.4739188	4.628	.000	43	64	10	0	117	43	64	10	0	117	124	163	18	0	0	305			
				R15	2.067	.0000000	2.067	.000	17	0	0	0	17	17	0	0	0	17	49	0	0	0	0	0	49		
				R25	13.487	7.695405	5.791	.000	29	0	112	0	141	29	0	141	84	0	206	0	290						
				R4	86.803	10.65016	76.153	.000	432	0	0	432	432	0	0	432	1244	0	0	1244							
				R7	4.190	3.780091	.410	.000	30	0	0	30	30	0	0	30	86	0	0	86							
				Sum	119.027	27.79173	91.235	.000	551	64	292	0	907	551	64	292	0	907	1587	163	537	0	2287				
				Sum	119.027	27.79173	91.235	.000	551	64	292	0	907	551	64	292	0	907	1587	163	537	0	2287				
				(2) VACANT				DC	.535	.0000000	.535	.000	3	0	1	0	4	2	0	1	0	3	7	0	1	0	8
								MG	.545	.0000000	.545	.000	0	0	7	0	7	0	0	6	0	6	0	0	10	0	10
								MN	.124	.0000000	.124	.000	1	0	0	0	1	1	0	0	1	2	0	0	0	0	2
								R15	1.577	.0287615	1.548	.000	3	0	10	1	14	2	0	8	1	11	7	0	15	1	23
								R25	1.601	.6875880	.914	.000	0	0	16	0	16	0	0	13	0	13	0	0	24	0	24
								R4	41.528	21.63373	19.894	.000	81	0	0	0	81	68	0	0	68	195	0	0	195		
								R7	2.940	2.939973	.000	.000	1	0	0	1	1	0	0	0	1	2	0	0	2		
								Sum	48.850	25.29005	23.560	.000	89	0	34	1	124	74	0	28	1	103	214	0	51	1	265
								Sum	48.850	25.29005	23.560	.000	89	0	34	1	124	74	0	28	1	103	214	0	51	1	265
								(3) PARTUSE				DC	.557	.0000000	.557	.557	0	0	3	0	3	0	0	2	0	2	0
				MG	.646	.0000000	.646					.646	0	0	9	0	9	0	0	6	0	6	0	0	11	0	11
				R15	14.233	.0000000	14.233					9.719	7	0	65	7	79	5	0	48	5	58	15	0	87	6	108
				R25	.295	.0000000	.295					.295	0	0	5	0	5	0	0	3	0	3	0	0	6	0	6
				R4	80.722	10.19372	70.529					63.213	242	0	0	242	193	0	0	193	556	0	0	556			
				R7	46.671	18.61953	28.052					25.892	149	0	21	0	170	119	0	17	0	136	342	0	31	0	373
				TC	3.499	1.586620	1.912					1.128	0	0	5	5	0	0	3	3	0	0	0	4	4		
Sum	146.623	30.39987	116.223	101.450	398	0	103	12	513	317	0	76	8	401	913	0	139	10	1062								
Sum	146.623	30.39987	116.223	101.450	398	0	103	12	513	317	0	76	8	401	913	0	139	10	1062								

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

	(4) REDEV	DC	1.810	.0000000	1.810	.000	0	0	11	0	11	0	0	7	0	7	0	0	13	0	13
		MG	18.131	1.542703	16.589	.000	-30	0	202	0	172	-20	0	134	0	114	-57	0	247	0	190
		MN	6.927	.0104105	6.917	.000	-14	12	36	0	34	-9	8	24	0	23	-27	20	44	0	38
		R15	14.974	.1089227	14.865	.000	-2	0	100	8	106	-1	0	73	6	78	-4	0	135	7	137
		R25	14.881	.3115409	14.569	.000	-55	0	190	0	135	-37	0	126	0	90	-105	0	232	0	127
		R4	30.760	5.817044	24.943	.000	77	0	0	0	77	61	0	0	0	61	177	0	0	0	177
		R7	21.484	11.52365	9.961	.000	49	0	7	0	56	39	0	6	0	45	113	0	10	0	123
		TC	3.122	1.456328	1.666	.000	-1	0	0	7	6	-1	0	0	5	4	-2	0	0	5	4
		Sum	112.091	20.77060	91.320	.000	24	12	546	15	597	33	8	371	11	422	94	20	682	12	809
	Sum	Sum	112.091	20.77060	91.320	.000	24	12	546	15	597	33	8	371	11	422	94	20	682	12	809
	Sum	Sum	426.590	104.2522	322.338	101.450	1062	76	975	28	2141	975	72	766	20	1833	2808	183	1409	23	4423
Sum	Sum	Sum	426.590	104.2522	322.338	101.450	1062	76	975	28	2141	975	72	766	20	1833	2808	183	1409	23	4423

Monroe UGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Monroe UGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Monroe UGA	UNINC	(1) PENDING		LDSFR	60.175	31.62833	28.546	.000	103	0	0	0	103	103	0	0	0	103	297	0	0	0	297
				MDSFR	79.390	36.48959	42.900	.000	200	0	0	0	200	200	0	0	0	200	576	0	0	0	576
			Sum		139.564	68.11792	71.446	.000	303	0	0	0	303	303	0	0	0	303	873	0	0	0	873
		Sum			139.564	68.11792	71.446	.000	303	0	0	0	303	303	0	0	0	303	873	0	0	0	873
		(2) VACANT		LDSFR	6.082	4.712833	1.369	.000	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
				LDSFR UE	1.852	.3660998	1.485	.000	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
			Sum		7.933	5.078933	2.854	.000	10	0	0	0	10	8	0	0	0	8	24	0	0	0	24
		Sum			7.933	5.078933	2.854	.000	10	0	0	0	10	8	0	0	0	8	24	0	0	0	24
		(3) PARTUSE		LDSFR	21.459	13.17360	8.285	6.864	23	0	0	0	23	18	0	0	0	18	53	0	0	0	53
				LDSFR UE	1.288	.7072411	.581	.581	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
				MDSFR	24.442	1.778779	22.663	21.482	124	0	17	0	141	99	0	14	0	113	285	0	25	0	310
				MU	3.121	.6864124	2.435	2.027	0	0	28	0	28	0	0	19	0	19	0	34	0	34	34
			Sum		50.310	16.34603	33.964	30.954	148	0	45	0	193	118	0	32	0	150	340	0	59	0	399
		Sum			50.310	16.34603	33.964	30.954	148	0	45	0	193	118	0	32	0	150	340	0	59	0	399
		(4) REDEV		LDSFR	36.594	26.75592	9.838	.000	26	0	0	0	26	21	0	0	0	21	60	0	0	0	60
				MDSFR	25.167	3.400019	21.767	.000	121	0	19	0	140	97	0	15	0	112	278	0	28	0	306
				MU	1.062	.6123967	.450	.000	-1	0	4	0	3	-1	0	3	0	2	-2	0	5	0	3
			Sum		62.823	30.76833	32.054	.000	146	0	23	0	169	117	0	18	0	134	336	0	33	0	369
		Sum			62.823	30.76833	32.054	.000	146	0	23	0	169	117	0	18	0	134	336	0	33	0	369
	Sum	Sum			260.630	120.3112	140.319	30.954	607	0	68	0	675	546	0	50	0	596	1573	0	92	0	1665
Sum	Sum	Sum			260.630	120.3112	140.319	30.954	607	0	68	0	675	546	0	50	0	596	1573	0	92	0	1665

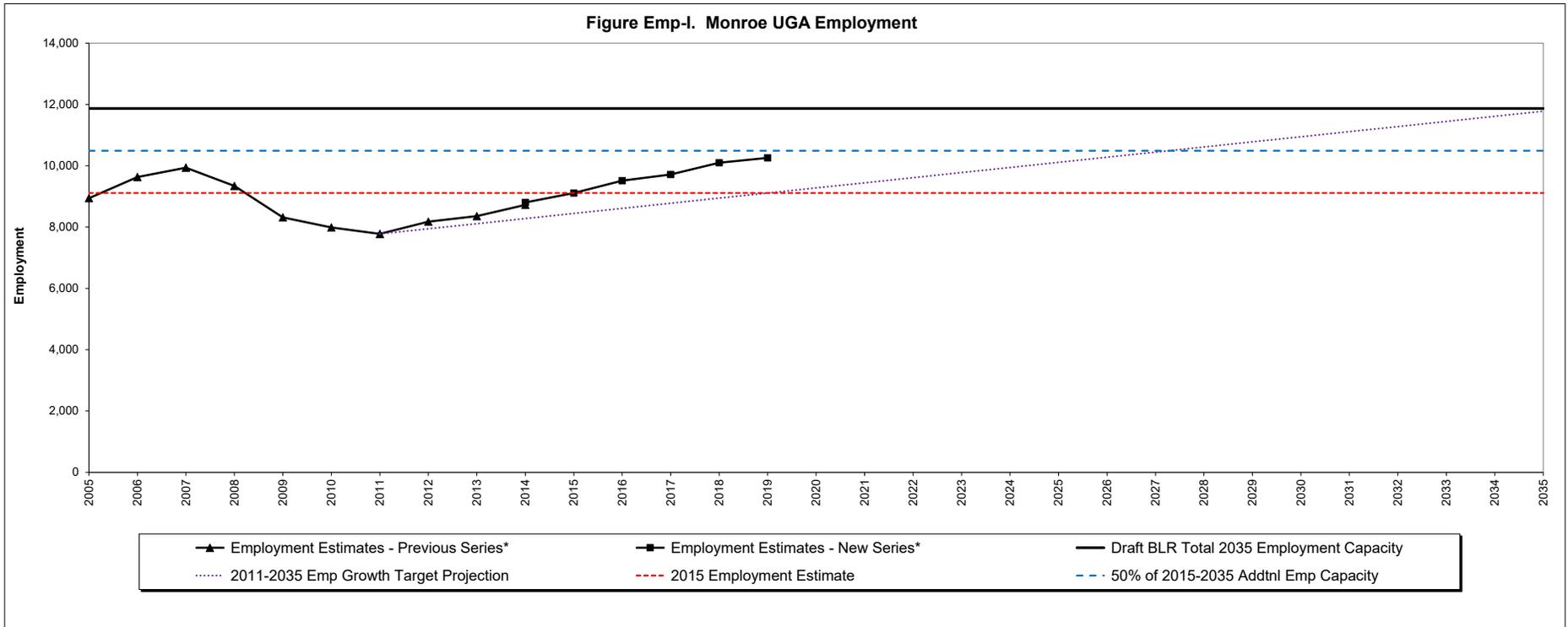


Table Emp-I. Monroe UGA Employment Statistics

	(A)			(B)								(C)	(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100		
	Employment Estimates																			Total 2035 Emp Cap	2015-35 Addtl Emp Cap = (G) - (B)
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019										
Monroe UGA	7,987	7,779	8,180	8,360	8,724	8,805	9,114	9,516	9,720	10,103	10,260	2,481	11,781	4,002	62.0%	11,870	2,756	41.6%			

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Monroe UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2		
Monroe UGA	CITY12	(1) PENDING		DC	.209	.0000000	.209	.000	15	0	0	15	15	0	0	15		
				R25	10.317	7.695405	2.621	.000	2	0	0	2	2	0	0	2		
				Sum	10.526	7.695405	2.830	.000	17	0	0	17	17	0	0	17		
				(2) VACANT		DC	.535	.0000000	.535	.000	20	0	1	21	16	0	1	17
			GC			6.245	2.933777	3.311	.000	53	0	0	53	42	0	0	42	
			IT			.392	.1952845	.196	.000	2	1	0	3	1	1	0	3	
				MG	.545	.0000000	.545	.000	8	0	0	0	8	7	0	0	7	
				MN	.124	.0000000	.124	.000	2	0	0	0	2	1	0	0	1	
				Sum	7.840	3.129061	4.711	.000	84	1	1	86	68	1	1	69		
				Sum	7.840	3.129061	4.711	.000	84	1	1	86	68	1	1	69		
				(3) PARTUSE		DC	.557	.0000000	.557	.557	20	0	0	20	13	0	0	13
			GC			42.699	13.88979	28.809	28.809	455	1	0	456	303	1	0	303	
			MG			.646	.0000000	.646	.646	10	0	0	10	6	0	0	6	
			MM															

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

			.407	.0000000	.407	.137	8	0	0	8	5	0	0	5
		TC	3.499	1.586620	1.912	1.128	17	0	0	17	11	0	0	11
		Sum	47.808	15.47641	32.331	31.277	509	1	0	510	339	1	0	339
	Sum		47.808	15.47641	32.331	31.277	509	1	0	510	339	1	0	339
	(4) REDEV													
		DC	14.361	1.895043	12.466	.000	451	0	16	467	300	0	11	311
		GC	38.378	8.500391	29.877	.000	411	0	0	411	273	0	0	273
		IT	6.001	2.936431	3.065	.000	9	21	0	30	6	14	0	20
		LI	17.806	7.461008	10.345	.000	36	224	0	260	24	149	0	173
		MG	21.509	1.542703	19.966	.000	297	0	0	297	198	0	0	198
		MM	.998	.0000000	.998	.000	51	0	0	51	34	0	0	34
		MN	9.434	.0104105	9.424	.000	113	0	2	115	75	0	1	76
		SI	7.508	2.731921	4.776	.000	17	103	0	120	11	69	0	80
		TC	4.410	2.525808	1.884	.000	28	0	0	28	19	0	0	19
		Sum	120.405	27.60372	92.801	.000	1413	349	18	1780	940	232	12	1183
	Sum		120.405	27.60372	92.801	.000	1413	349	18	1780	940	232	12	1183
	Sum		186.578	53.90459	132.673	31.277	2023	351	19	2393	1363	234	12	1609
Sum			186.578	53.90459	132.673	31.277	2023	351	19	2393	1363	234	12	1609

Monroe UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Monroe UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Monroe UGA	UNINC	(4) REDEV		MU	.374	.2510013	.122	.000	2	0	0	2	1	0	0	1
			Sum		.374	.2510013	.122	.000	2	0	0	2	1	0	0	1
			Sum		.374	.2510013	.122	.000	2	0	0	2	1	0	0	1

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Sum	.374	.2510013	.122	.000	2	0	0	2	1	0	0	1
Sum	.374	.2510013	.122	.000	2	0	0	2	1	0	0	1

City of Monroe

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
Limited Open Space											
	Single Family		No Data Available			0.20	-	-	-	-	-
R-4	Single Family	225.06	100%	926	4.11	4.11	-	-	-	-	-
R-7	Single Family	25.39	97%	140	5.32	6.00 (1)	-	-	-	-	-
	Multi-Family	0.91	3%	8	0.30	1.00 (1)					
	Total	26.30	100%	148	5.63	7.00 (1)					
(1) This report assumes higher densities in R-7 than what was previously observed in the former but comparable UR-6000 due to zoning changes.											
R-15	Single Family					2.06 (2)	-	-	-	-	-
	Multi-Family		No Data Available			7.83 (2)					
	Senior Apartment					2.09 (2)					
	Total					11.98 (2)					
(2) The residential densities are based off of what was previously achieved in the MR-6000 zone											
R-25	Multi-Family		No Data Available			18.00 (3)	-	-	-	-	-
(3) R-25 is a new zone that has a minimum density requirement of 12 dwelling units per acre and a maximum of 25 dwelling units per acre											

City of Monroe

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
TC											
	Senior Apartments		No Data Available			5.00 (4)					
	Non-Residential		No Data Available					No Data Available			10.00 (4)
	Total					5.00 (4)					10.00 (4)
(4) The assumed job sector breakdown is: 5 Retail, 5 Services, and 5 Food Services.											
DC (New Projects)											
	Multi-Family	0.63	52%	6	4.99	4.99	-	-	-	-	-
	Mixed-Use	0.12	10%	2	1.66	1.66	2,775	0.05	7	6.16	6.16
	Non-Residential	0.46	38%	-	-	-	17,427	0.33	39	32.36	32.36
	Total	1.20	100%	8	6.65	6.65	20,202	0.39	46	38.51	38.52
DC (Infill Projects)											
	Non-Residential	1.17	100%	-	-	-	23,104	0.45	42	36.21	36.21
GC and GI (New Projects)											
	Non-Residential	94.84	100%	-	-	-	836,934	0.20	1,506	15.88	15.88
GC and GI (Infill Projects)											
	Non-Residential	27.49	100%	-	-	-	295,736	0.25	435	15.82	15.82
IT											
	Non-Residential		No Data Available					No Data Available			16.00 (5)
(5) The Industrial transition allows a mix of industrial and commercial uses. The employment density was based on an average of Light Industrial and General Commercial. The job sector breakdown is 7 Retail, 7 Manufacturing, 1 Food Services, and 1 Services.											
LI and SI (New Projects)											
	Non-Residential	104.10	100%	-	-	-	1,618,541	0.36	2,616	25.13	25.13

City of Monroe

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
LI and SI (Infill Projects)											
	Non-Residential	13.59	100%	-	-	-	225,879	0.38	233	17.12	17.12
MU - G											
	Multi-Family					10.00 (6)					-
	Mixed-Use		No Data Available			5.00 (6)		No Data Available			4.00 (7)
	Non-Residential					-					11.00 (7)
	Total					15.00 (6)					15.00 (7)
<p>(6) The minimum allowed density is 12 units per acre and the maximum allowed density is 25 units per acre. The report anticipates future development to be similar to though less dense than Monroe Family Village which achieved 19.35 units per acre in the former Mixed Use Commercial zone.</p> <p>(7) The assumed job sector breakdown is: 5 Retail, 5 Services, and 5 FIRE.</p>											
MU - M (8)											
	Non-Residential		No Data Available					No Data Available			55.04 (9)
<p>(8) No residential density forecasted because only temporary caretaker housing allowed</p> <p>(9) Based off the 'Medical Services' zone in the City of Arlington that achieved an employment density of 55.04.</p>											
MU - N											
	Townhouse					2.81 (10)					
	Multi-Family					3.45 (10)					
	Mixed-Use		No Data Available			2.38 (10)		No Data Available			4.00 (11)
	Non-Residential					-					8.00 (11)
	Total					8.64 (10)					12.00 (11)
<p>(10) Residential density is based on what was achieved in the former Mixed Use Neighborhood Center zone.</p> <p>(11) Employment density is based on but lower than the achieved employment densities from the former Mixed Use Neighborhood Center zone. The assumed job sector breakdown is: 8 FIRE and 4 Services.</p>											

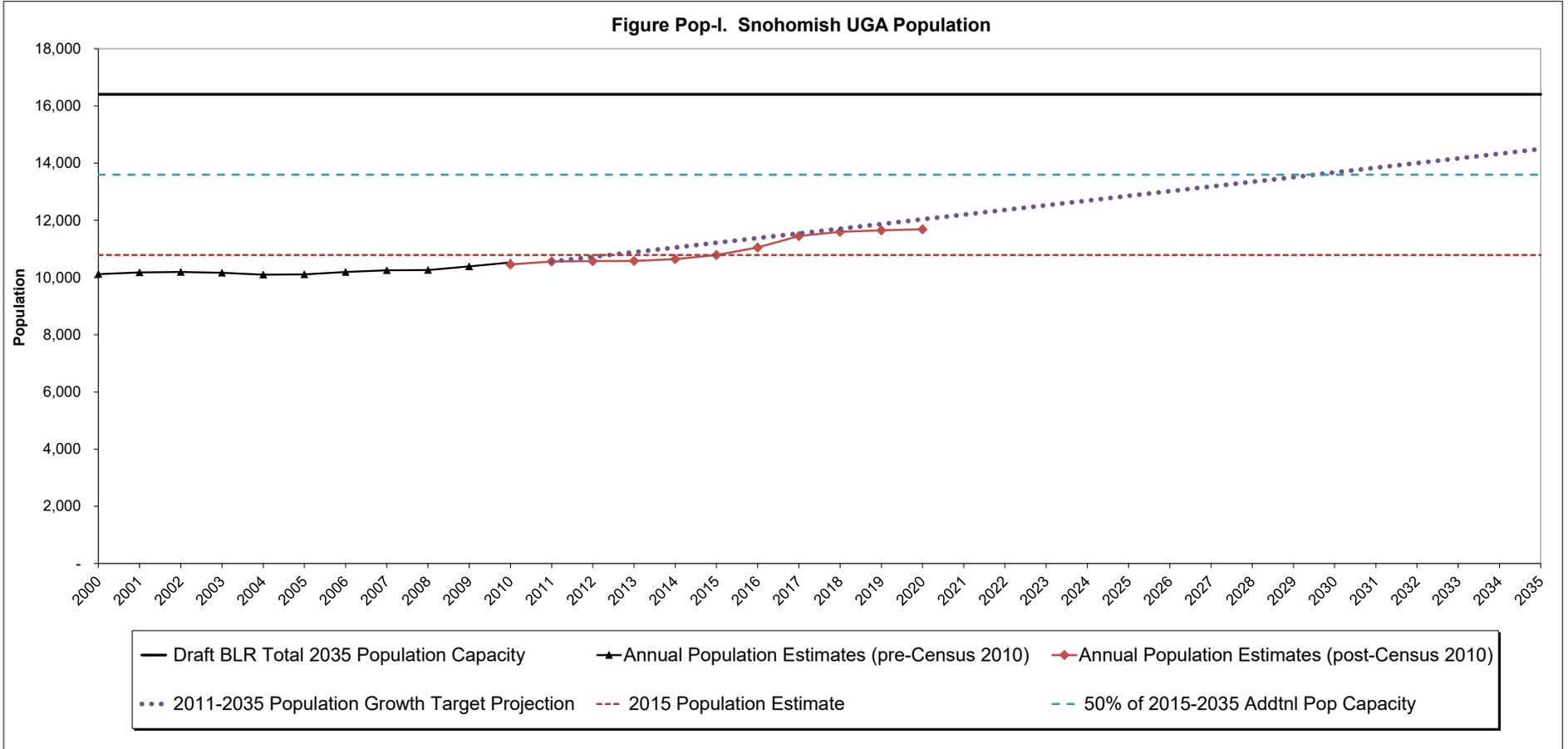


Table Pop-I. Snohomish UGA Population Statistics

Pre-2010 Census Population Estimates		2010 Census			(A) (B) (C) (D) (E) (F) (G) (H)									2015-20 Pop Chng as % of 2015-35							
2000	2010	Pop	Diff. (Census-Est)	Pct.	Post-Census Pop Estimates									2011-20 Pop Chng as % of 2011-35	Total 2035 Pop Cap	2015-35 Addtnl Pop Cap	2015-20 Pop Chng as % of 2015-35 Addtnl Pop Cap				
			No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	= (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng (38% expected if linear growth) = (D)/(F)*100		= (G) - (B)	= (C-B)/(H)*100
10,118	10,525	10,456	-69	-0.7%	10,559	10,576	10,579	10,643	10,786	11,049	11,449	11,598	11,650	11,687	1,128	14,494	3,935	28.7%	16,404	5,618	16.0%

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Snohomish UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T					
Snohomish UGA	CITY12	(1) PENDING		HDR	3.234	1.617221	1.617	.000	0	30	0	0	30	0	30	0	0	30	0	76	0	0	76					
				MDR	21.144	7.065093	14.079	.000	113	0	6	0	119	113	0	6	0	119	325	0	11	0	336					
				MU	1.442	.6541719	.788	.000	3	0	6	0	9	3	0	6	0	9	9	0	11	0	20					
				SFR	26.720	12.33353	14.387	.000	86	0	0	0	86	86	0	0	0	86	248	0	0	0	248					
				Sum	52.541	21.67002	30.871	.000	202	30	12	0	244	202	30	12	0	244	582	76	22	0	680					
				Sum	52.541	21.67002	30.871	.000	202	30	12	0	244	202	30	12	0	244	582	76	22	0	680					
				(2) VACANT				BP	32.801	20.49554	12.306	.000	7	0	16	0	23	6	0	13	0	19	16	0	24	0	40	
								COM	20.409	11.06737	9.342	.000	7	0	76	0	83	6	0	61	0	67	16	0	113	0	129	
								HDR	.623	.2438114	.379	.000	0	0	7	0	7	0	0	6	0	6	0	0	0	10	0	10
								LDR	.123	.0000000	.123	.000	1	0	0	0	1	1	0	0	0	1	2	0	0	0	0	2
								MDR	.087	.0000000	.087	.000	1	0	0	0	1	1	0	0	0	1	2	0	0	0	0	2
								MU	.481	.0000000	.481	.000	0	0	6	0	6	0	0	5	0	5	0	0	0	9	0	9
								PIL	.500	.0000000	.500	.000	0	0	6	0	6	0	0	5	0	5	0	0	0	9	0	9
								SFR	30.081	10.41353	19.667	.000	98	0	0	0	98	82	0	0	0	82	236	0	0	0	0	236
								Sum	85.105	42.22025	42.884	.000	114	0	111	0	225	95	0	90	0	185	273	0	165	0	438	
								Sum	85.105	42.22025	42.884	.000	114	0	111	0	225	95	0	90	0	185	273	0	165	0	438	
								(3) PARTUSE				BP	67.875	14.19802	53.677	53.677	0	0	82	0	82	0	0	55	0	55	0	0
				COM	4.732	.0000000	4.732					4.732	1	0	38	0	39	1	0	25	0	26	2	0	46	0	48	
				MDR	4.170	.3365856	3.833					3.260	11	0	11	0	22	8	0	8	0	16	23	0	15	0	38	
				PIL	.969	.0000000	.969					.969	0	0	14	0	14	0	0	9	0	9	0	0	17	0	17	
				SFR	107.231	38.82162	68.409					53.854	247	0	0	0	247	197	0	0	0	197	568	0	0	0	568	
				Sum	184.977	53.35622	131.621					116.493	259	0	145	0	404	206	0	97	0	303	593	0	179	0	772	
				Sum	184.977	53.35622	131.621	116.493	259	0	145	0	404	206	0	97	0	303	593	0	179	0	772					
(4) REDEV				BP	32.605	9.791895	22.813	.000	-9	0	23	0	14	-6	0	15	0	9	-17	0	28	0	11					
				COM	15.573	6.003333	9.569	.000	0	0	72	0	72	0	0	48	0	48	0	0	88	0	88					

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

				HBD	4.254	.4012824	3.853	.000	-3	0	41	0	38	-2	0	27	0	25	-6	0	50	0	44
				HDR	4.346	.3089918	4.037	.000	-23	0	47	0	24	-15	0	31	0	16	-44	0	58	0	13
				LDR	7.997	3.680521	4.317	.000	29	0	0	0	29	23	0	0	0	23	67	0	0	0	67
				MDR	6.762	3.090755	3.671	.000	5	0	11	0	16	4	0	8	0	12	11	0	15	0	25
				MU	1.906	.5258916	1.380	.000	-4	0	14	0	10	-3	0	9	0	7	-8	0	17	0	9
				PIL	18.728	3.194626	15.533	.000	-31	0	189	0	158	-21	0	126	0	105	-59	0	231	0	172
				SFR	78.522	25.19603	53.326	.000	209	0	0	0	209	167	0	0	0	167	480	0	0	0	480
			Sum		170.693	52.19333	118.500	.000	173	0	397	0	570	147	0	265	0	412	423	0	487	0	911
		Sum			170.693	52.19333	118.500	.000	173	0	397	0	570	147	0	265	0	412	423	0	487	0	911
	Sum				493.316	169.4398	323.876	116.493	748	30	665	0	1443	650	30	464	0	1143	1871	76	853	0	2800
Sum					493.316	169.4398	323.876	116.493	748	30	665	0	1443	650	30	464	0	1143	1871	76	853	0	2800

Snohomish UGA - Additional Population Capacity DRAFT (May-10-2021)
City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Snohomish UGA - Additional Population Capacity DRAFT (May-10-2021)
Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Snohomish UGA	UNINC	(2) VACANT		ULDR	4.239	.6549853	3.584	.000	17	0	0	0	17	14	0	0	0	14	41	0	0	0	41
			Sum		4.239	.6549853	3.584	.000	17	0	0	0	17	14	0	0	0	14	41	0	0	0	41
			Sum		4.239	.6549853	3.584	.000	17	0	0	0	17	14	0	0	0	14	41	0	0	0	41
		(3) PARTUSE		UCOM	5.717	.0842465	5.633	5.009	0	0	6	0	6	0	0	4	0	4	0	0	7	0	7
				ULDR	205.840	71.45328	134.387	117.900	564	0	0	0	564	450	0	0	450	1296	0	0	0	0	1296
				UMDR	27.398	6.102777	21.295	18.542	90	0	0	0	90	72	0	0	72	207	0	0	0	0	207
			Sum		238.955	77.64030	161.315	141.451	654	0	6	0	660	522	0	4	0	526	1503	0	7	0	1510
			Sum		238.955	77.64030	161.315	141.451	654	0	6	0	660	522	0	4	0	526	1503	0	7	0	1510
		(4) REDEV		ULDR	61.094	22.45824	38.636	.000	148	0	0	0	148	118	0	0	0	118	340	0	0	0	340
				UMDR	9.684	3.146176	6.538	.000	27	0	0	0	27	22	0	0	22	62	0	0	0	0	62
			Sum		70.778	25.60442	45.174	.000	175	0	0	0	175	140	0	0	140	402	0	0	0	0	402
Sum		70.778	25.60442	45.174	.000	175	0	0	0	175	140	0	0	140	402	0	0	0	0	0	402		
Sum		313.972	103.8997	210.072	141.451	846	0	6	0	852	676	0	4	0	680	1946	0	7	0	7	0	1954	
Sum		313.972	103.8997	210.072	141.451	846	0	6	0	852	676	0	4	0	680	1946	0	7	0	7	0	1954	

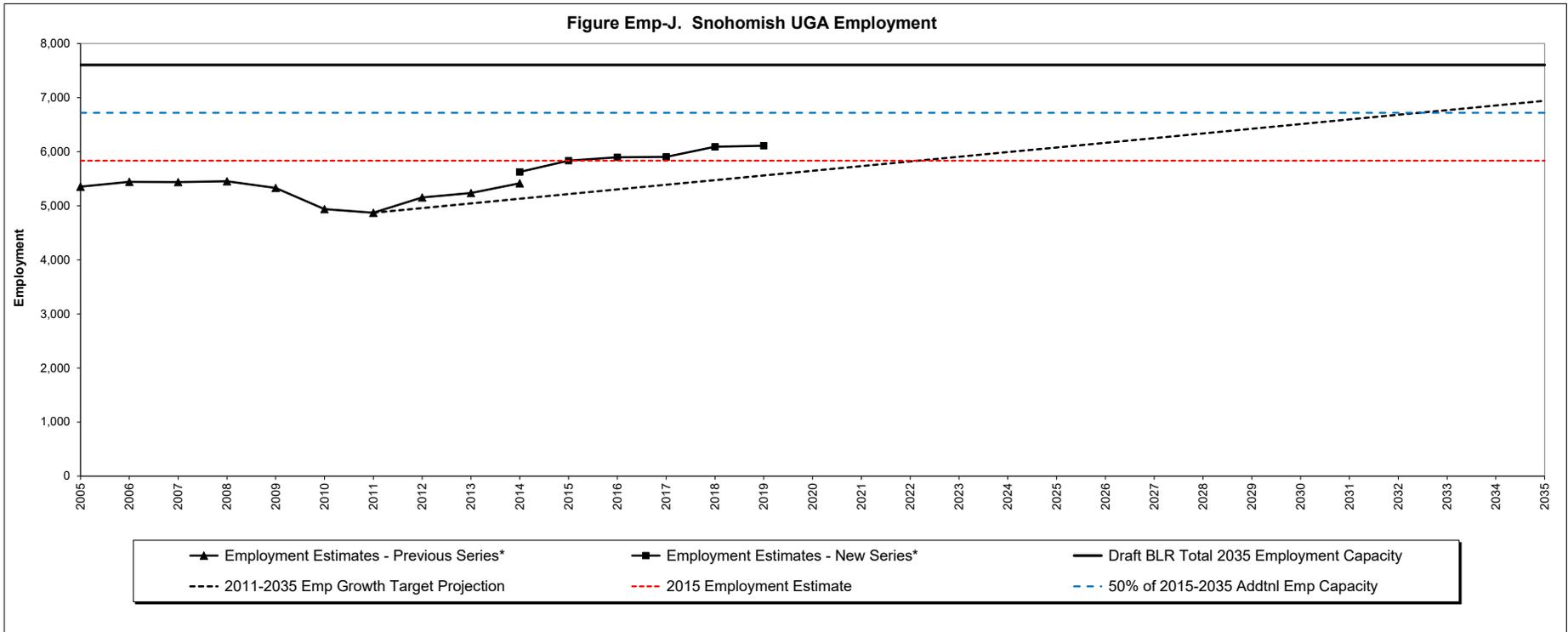


Table Emp-J. Snohomish UGA Employment Statistics

	(A)											(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100
	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019							
Snohomish UGA	4,938	4,871	5,154	5,235	5,417	5,626	5,834	5,896	5,905	6,091	6,110	1,239	6,941	2,070	59.9%	7,604	1,770	15.6%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Snohomish UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2	
Snohomish UGA	CITY12	(2) VACANT		BP	26.724	14.41850	12.306	.000	146	50	0	196	118	40	0	158	
				COM	20.409	11.06737	9.342	.000	111	17	1	129	89	14	0	104	
				IND	16.617	16.52179	.095	.000	0	2	0	2	0	2	0	2	
				MU	.481	.0000000	.481	.000	5	1	0	5	4	1	0	4	
				PIL	.537	.0000000	.537	.000	8	1	0	8	6	0	0	7	
				Sum	64.768	42.00766	22.761	.000	269	70	1	340	217	57	1	275	
				Sum	64.768	42.00766	22.761	.000	269	70	1	340	217	57	1	275	
		(3) PARTUSE			BP	69.609	14.41091	55.198	54.923	568	0	0	568	378	0	0	378
					COM	4.732	.0000000	4.732	4.732	102	0	0	102	68	0	0	68
					PIL	1.133	.0000000	1.133	.982	22	0	0	22	14	0	0	14
					Sum	75.474	14.41091	61.063	60.637	691	0	0	691	460	0	0	460
					Sum	75.474	14.41091	61.063	60.637	691	0	0	691	460	0	0	460
		(4) REDEV			BP	50.143	21.90128	28.241	.000	307	114	1	422	204	76	0	280
					COM	19.540	7.560605	11.979	.000	125	22	1	148	83	15	0	98
HBD																	

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				7.697	.9241179	6.773	.000	123	0	4	127	82	0	2	84
		IND		3.331	3.078229	.253	.000	1	6	0	6	0	4	0	4
		MU		6.406	2.315531	4.091	.000	38	6	0	44	25	4	0	29
		PIL		28.401	5.394805	23.006	.000	276	23	0	299	184	15	0	199
			Sum	115.518	41.17457	74.343	.000	870	171	5	1046	578	114	3	695
	Sum			115.518	41.17457	74.343	.000	870	171	5	1046	578	114	3	695
	Sum			255.760	97.59313	158.167	60.637	1830	242	6	2077	1255	171	4	1430
Sum				255.760	97.59313	158.167	60.637	1830	242	6	2077	1255	171	4	1430

Snohomish UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Snohomish UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Snohomish UGA	UNINC	(1) PENDING		UCOM	1.564	.0000000	1.564	.000	6	2	0	8	6	2	0	8
			Sum	1.564	.0000000	1.564	.000	6	2	0	8	6	2	0	8	
			Sum	1.564	.0000000	1.564	.000	6	2	0	8	6	2	0	8	
		(3) PARTUSE		UCOM	6.271	.0842465	6.187	5.564	58	0	0	58	38	0	0	38
			Sum	6.271	.0842465	6.187	5.564	58	0	0	58	38	0	0	38	
			Sum	6.271	.0842465	6.187	5.564	58	0	0	58	38	0	0	38	
		(4) REDEV		UCOM	4.168	2.635526	1.532	.000	20	7	0	26	13	4	0	18
			Sum	4.168	2.635526	1.532	.000	20	7	0	26	13	4	0	18	
			Sum	4.168	2.635526	1.532	.000	20	7	0	26	13	4	0	18	
	Sum			12.003	2.719772	9.283	5.564	83	9	0	92	58	6	0	64	
Sum				12.003	2.719772	9.283	5.564	83	9	0	92	58	6	0	64	

Snohomish UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Within City Zones											
Single Family											
	Single Family	82.70	100%	429	5.19	5.19	-	-	-	-	-
LDR											
	Single Family	1.26	100%	9	7.12	7.12	-	-	-	-	-
MDR											
	Single Family	16.67	77%	97	4.47	4.47	-	-	-	-	-
	Multi-Family	4.79	22%	83	3.83	3.83	-	-	-	-	-
	Senior Apartment	0.22	1%	8	0.37	0.37	-	-	-	-	-
	Total	21.69	100%	188	8.67	8.67	-	-	-	-	-
HDR											
	Multi-Family	1.15	100%	22	19.07	19.07	-	-	-	-	-
BP (New Projects)											
	Multi-Family	5.75	8%	96	1.30	1.30	-	-	-	-	-
	Mixed-Use	7.36	10%	22	0.30	0.30	116,143	0.04	15	0.20	0.20
	Non-Residential	61.01	82%	-	-	-	699,177	0.22	1,164	15.71	15.71
	Total	74.12	100%	118	1.60	1.60	815,320	0.25	1,179	15.91	15.91
BP (Infill Projects)											
	Non-Residential	70.27	100%	-	-	-	597,673	0.20	727	10.35	10.35

Snohomish UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
COM (New Projects)											
	Single Family	0.83	8%	10	0.94	0.94	-	-	-	-	-
	Multi-Family	1.77	17%	50	4.68	4.68	-	-	-	-	-
	Mixed-Use	2.67	25%	43	4.03	4.03	32,734	0.07	65	6.13	6.13
	Non-Residential	5.41	51%	-	-	-	37,950	0.08	82	7.68	7.68
	Total	10.68	100%	103	9.65	9.65	70,684	0.15	147	13.81	13.81
COM (Infill Projects)											
	Non-Residential	5.96	100%	-	-	-	64,966	0.25	128	21.52	21.52
HB											
	Multi-Family	1.28	34%	24	6.35	6.35	-	-	-	-	-
	Mixed-Use	1.58	42%	25	6.62	6.62	18,529	0.11	46	12.18	12.18
	Non-Residential	0.92	24%	-	-	-	11,640	0.07	31	8.20	8.20
	Total	3.78	100%	49	12.97	12.97	30,169	0.18	77	20.38	20.38
MU											
	Multi-Family	2.00	44%	38	8.43	8.43	-	-	-	-	-
	Mixed-Use	1.39	31%	26	5.77	5.77	7,890	0.04	4	0.89	0.89
	Non-Residential	1.12	25%	-	-	-	18,567	0.09	46	10.20	10.20
	Total	4.51	100%	64	14.20	14.20	26,457	0.13	50	11.09	11.09
PCD (New Projects)											
	Mixed Use	No Data (New Zone)				15.00	No Data (New Zone)				15.00 (1)
(1) This report assumes a job sector distribution of 8 Service, 3 Retail, 2 Food Service, 1 FIRE, and 1 WTU.											
PCD (Infill Projects)											
	Non-Residential	3.15	100%	-	-	-	43,605	0.32	69	22.05	22.05

Snohomish UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
IND (New Projects)											
	Non-Residential	1.21	100%	-	-	-	26,508	0.50	30	24.75	24.75
IND (Infill Projects)											
	Non-Residential	9.78	100%	-	-	-	50,239	0.12	70	7.17	7.17

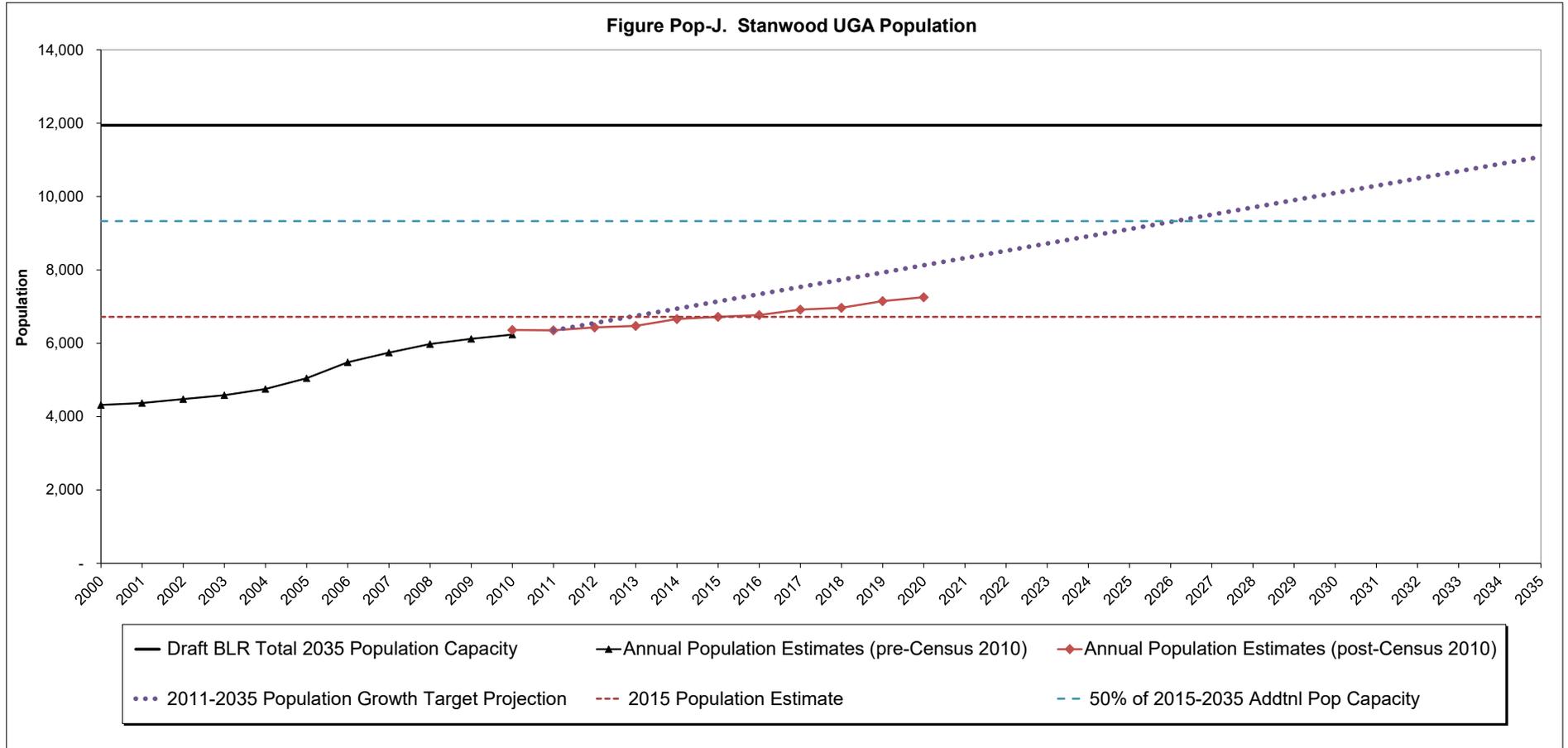


Table Pop-J. Stanwood UGA Population Statistics

Pre-2010 Census Population Estimates	2010 Census			(A) Post-Census Pop Estimates										(D) 2011-20 Numeric Change = (C) - (A)	(E) Reconciled 2035 CPP Pop Target	(F) 2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	(G) Total 2035 Pop Cap	(H) 2015-35 Addtl Pop Cap = (G) - (B)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100
	2000	2010	Diff. (Census-Est) Pop No. Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020							
4,318	6,237	6,364 127 2.0%	6,353	6,433	6,473	6,663	6,720	6,771	6,919	6,969	7,149	7,257	904	11,085	4,732	19.1%	11,944	5,224	10.3%	

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Stanwood UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T							
Stanwood UGA	CITY12	(1) PENDING		GC	9.580	1.013930	8.566	.000	0	0	295	0	295	0	0	295	0	295	0	0	543	0	543							
				MR	1.884	.7864430	1.097	.000	2	0	0	0	2	0	0	0	0	0	0	0	2	6	0	0	6					
				SR 7.0	4.327	.0000000	4.327	.000	17	0	0	0	17	0	0	0	0	0	0	0	17	49	0	0	0	49				
				SR 9.6	41.666	14.80847	26.857	.000	163	0	0	163	0	0	0	163	163	0	0	0	163	469	0	0	0	469				
				TN	19.041	10.17831	8.863	.000	80	0	0	81	0	1	0	81	80	0	1	0	81	230	0	2	0	232				
				Sum	76.497	26.78715	49.710	.000	262	0	296	0	558	262	0	558	262	0	296	0	558	755	0	545	0	1299				
				Sum	76.497	26.78715	49.710	.000	262	0	296	0	558	262	0	558	262	0	296	0	558	755	0	545	0	1299				
				(2) VACANT				GC	.661	.0010619	.660	.000	0	0	3	0	3	0	0	2	0	2	0	0	4	0	4			
								MR	5.955	2.635548	3.320	.000	2	0	36	6	44	2	0	29	5	36	5	0	5	0	53	6	64	
								SR 12.4	.270	.0563445	.214	.000	1	0	0	0	1	0	0	1	0	0	0	0	1	2	0	0	0	2
								SR 5.0	14.850	10.93952	3.911	.000	2	0	36	0	38	2	0	29	2	0	29	0	31	5	0	54	0	59
								SR 7.0	3.723	.2139224	3.509	.000	15	0	0	0	15	0	0	15	13	0	0	0	13	36	0	0	0	36
								SR 9.6	11.694	1.615937	10.078	.000	38	0	0	0	38	0	0	38	32	0	0	0	32	91	0	0	0	91
								TN	23.417	10.24847	13.168	.000	78	0	52	0	130	64	0	42	0	106	42	0	106	184	0	78	0	262
								Sum	60.571	25.71080	34.860	.000	136	0	127	6	269	112	0	103	5	220	103	5	220	323	0	190	6	519
								Sum	60.571	25.71080	34.860	.000	136	0	127	6	269	112	0	103	5	220	103	5	220	323	0	190	6	519
								(3) PARTUSE				GC	2.085	.0327480	2.052	.479	0	0	2	0	2	0	0	1	0	1	0	0	2	0
				MR	1.635	.0853791	1.549					.513	0	0	4	0	4	0	0	3	0	3	0	3	0	0	5	0	5	
				SR 5.0	1.020	.0000000	1.020					.236	0	0	2	0	2	0	0	2	0	0	1	0	1	0	0	3	0	3
				SR 7.0	3.152	.0067655	3.145					1.409	5	0	0	5	4	0	0	5	4	0	0	0	4	11	0	0	0	11
				SR 9.6	59.928	6.730629	53.197					34.931	108	0	0	108	86	0	0	108	86	0	0	0	86	248	0	0	0	248
				Sum	67.819	6.855521	60.964					37.567	113	0	8	0	121	90	0	121	90	0	5	0	96	260	0	10	0	270
				Sum	67.819	6.855521	60.964	37.567	113	0	8	0	121	90	0	121	90	0	5	0	96	260	0	10	0	270				
(4) REDEV				GC	.960	.0000000	.960	.000	-1	0	4	0	3	-1	0	3	0	2	-2	0	5	0	3							
				MR	24.116	7.386792	16.729	.000	2	0	179	23	204	1	0	119	15	136	4	0	4	0	219	18	241					

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			SR 5.0	.596	.2408525	.356	.000	-1	0	2	0	1	-1	0	1	0	1	-2	0	3	0	1
			SR 7.0	3.025	.0000000	3.025	.000	8	0	0	0	8	6	0	0	0	6	18	0	0	0	18
			SR 9.6	17.549	1.859901	15.689	.000	35	0	0	0	35	28	0	0	0	28	80	0	0	0	80
			TN	77.637	10.88511	66.752	.000	393	0	266	0	659	287	0	195	0	482	828	0	358	0	1186
		Sum		123.883	20.37266	103.511	.000	436	0	451	23	910	322	0	318	15	655	927	0	585	18	1529
			MARKET-READY GC	.605	.3217536	.283	.000	0	0	1	0	1	0	0	1	0	1	0	0	2	0	2
		Sum		.605	.3217536	.283	.000	0	0	1	0	1	0	0	1	0	1	0	0	2	0	2
	Sum			124.489	20.69441	103.794	.000	436	0	452	23	911	322	0	319	15	656	927	0	586	18	1531
				329.376	80.04789	249.328	37.567	947	0	883	29	1859	786	0	724	20	1530	2264	0	1331	24	3619
Sum				329.376	80.04789	249.328	37.567	947	0	883	29	1859	786	0	724	20	1530	2264	0	1331	24	3619

Stanwood UGA - Additional Population Capacity DRAFT (May-10-2021)
City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Stanwood UGA	CITY21	(1) PENDING		TN	36.457	18.08072	18.376	.000	125	0	0	0	125	125	0	0	0	125	360	0	0	0	360
			Sum		36.457	18.08072	18.376	.000	125	0	0	0	125	125	0	0	0	125	360	0	0	0	360
		(4) REDEV		TN	16.677	11.70028	4.977	.000	28	0	19	0	47	20	0	14	0	34	59	0	26	0	85
			Sum		16.677	11.70028	4.977	.000	28	0	19	0	47	20	0	14	0	34	59	0	26	0	85
	Sum				16.677	11.70028	4.977	.000	28	0	19	0	47	20	0	14	0	34	59	0	26	0	85
					53.134	29.78100	23.353	.000	153	0	19	0	172	145	0	14	0	159	419	0	26	0	445
Sum					53.134	29.78100	23.353	.000	153	0	19	0	172	145	0	14	0	159	419	0	26	0	445

Stanwood UGA - Additional Population Capacity DRAFT (May-10-2021)
Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Stanwood UGA	UNINC	(1) PENDING			10.459	.0000000	10.459	.000	0	0	60	0	60	0	0	60	0	60	0	0	110	0	110
			Sum		10.459	.0000000	10.459	.000	0	0	60	0	60	0	0	60	0	60	0	0	110	0	110
		(2) VACANT		ULDR	11.213	1.782838	9.431	.000	29	0	0	0	29	24	0	0	0	24	70	0	0	0	70
			Sum	UMDR	2.300	.0000000	2.300	.000	7	0	0	0	7	6	0	0	0	6	17	0	0	0	17
			Sum		13.513	1.782838	11.731	.000	36	0	0	0	36	30	0	0	0	30	87	0	0	0	87
			Sum		13.513	1.782838	11.731	.000	36	0	0	0	36	30	0	0	0	30	87	0	0	0	87
		(3) PARTUSE		ULDR	40.470	13.07884	27.391	21.277	67	0	0	0	67	53	0	0	0	53	154	0	0	0	154
			Sum	UMDR	19.107	5.771147	13.336	11.461	52	0	0	0	52	41	0	0	0	41	120	0	0	0	120
			Sum		59.577	18.84999	40.727	32.738	119	0	0	0	119	95	0	0	0	95	273	0	0	0	273
			Sum		59.577	18.84999	40.727	32.738	119	0	0	0	119	95	0	0	0	95	273	0	0	0	273
		(4) REDEV		UI	34.022	23.08821	10.934	.000	63	0	43	0	106	42	0	29	0	70	121	0	53	0	173
			Sum	ULDR	24.480	12.24355	12.237	.000	34	0	0	0	34	27	0	0	0	27	78	0	0	0	78
			Sum	UMDR	1.699	.0000000	1.699	.000	4	0	0	0	4	3	0	0	0	3	9	0	0	0	9
			Sum		60.202	35.33176	24.870	.000	101	0	43	0	144	72	0	29	0	101	208	0	53	0	261
			Sum		60.202	35.33176	24.870	.000	101	0	43	0	144	72	0	29	0	101	208	0	53	0	261
	Sum				143.751	55.96459	87.787	32.738	256	0	103	0	359	197	0	89	0	286	568	0	163	0	731
Sum					143.751	55.96459	87.787	32.738	256	0	103	0	359	197	0	89	0	286	568	0	163	0	731

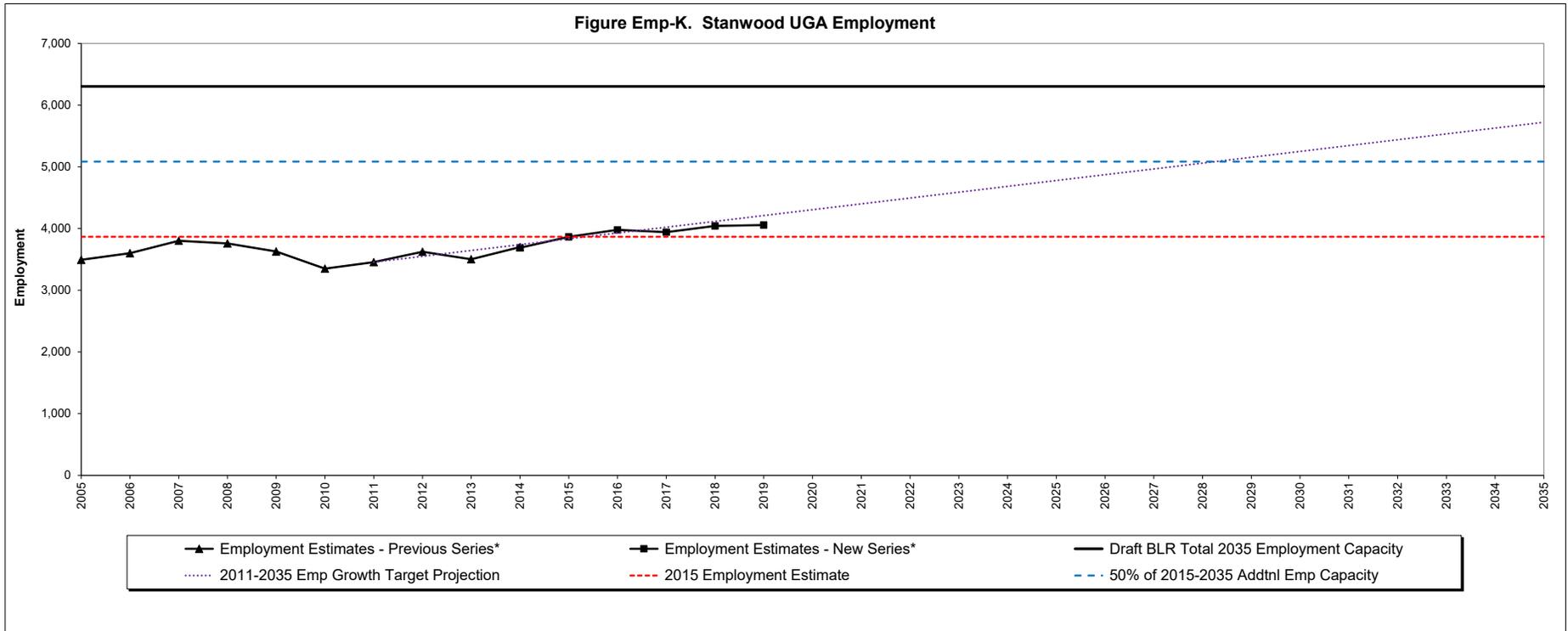


Table Emp-K. Stanwood UGA Employment Statistics

	(A)											(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100
	(B)																	
	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019	2011-19 Numeric Change = (C) - (A)	CPP 2035 Employment Target	2011-35 Numeric Change = (E) - (A)		Total 2035 Emp Cap	2015-35 Addtl Emp Cap = (G) - (B)	
Stanwood UGA	3,350	3,456	3,624	3,502	3,699	3,689	3,867	3,979	3,942	4,042	4,057	601	5,723	2,267	26.5%	6,304	2,437	7.8%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Stanwood UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2			
Stanwood UGA	CITY12	(1) PENDING		GC	1.453	.0000000	1.453	.000	17	0	0	17	17	0	0	17			
			Sum	1.453	.0000000	1.453	.000	17	0	0	17	17	0	0	17				
			Sum	1.453	.0000000	1.453	.000	17	0	0	17	17	0	0	17				
		(2) VACANT		GC			.661	.0010619	.660	.000	10	1	0	11	8	1	0	9	
				GI			5.964	4.900174	1.064	.000	3	18	0	21	2	15	0	17	
				LI			16.998	3.185772	13.812	.000	38	239	0	278	31	193	0	224	
				MB1			1.617	.0000000	1.617	.000	33	0	0	33	27	0	0	27	
				MB2			3.618	.0000000	3.618	.000	79	0	1	80	64	0	1	65	
			Sum				28.858	8.087008	20.771	.000	163	258	1	423	132	209	1	342	
			MARKET-READY		GI			3.329	2.105587	1.224	.000	3	21	0	25	3	20	0	23
					MB2			.976	.2807531	.695	.000	15	0	0	15	14	0	0	15
		Sum					4.305	2.386341	1.919	.000	19	21	0	40	18	20	0	38	
		Sum				33.163	10.47335	22.690	.000	182	280	1	463	150	229	1	380		
		(3) PARTUSE		GC			2.085	.0327480	2.052	.479	9	1	0	10	6	1	0	7	

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		GI	27.691	8.830897	18.860	10.499	29	182	0	211	19	121	0	140
		LI	2.791	.0000000	2.791	1.734	5	30	0	35	3	20	0	23
		MB1	1.008	.0000000	1.008	.188	4	0	0	4	3	0	0	3
	Sum		33.576	8.863645	24.712	12.900	47	213	0	260	31	141	0	173
Sum			33.576	8.863645	24.712	12.900	47	213	0	260	31	141	0	173
(4) REDEV		GC	2.356	.7956025	1.560	.000	23	2	0	25	15	1	0	16
		GI	2.123	.7260570	1.397	.000	4	24	0	28	3	16	0	19
		LI	11.196	7.975307	3.221	.000	7	56	0	62	4	37	0	42
		MB1	7.282	.0462105	7.236	.000	141	0	0	141	94	0	0	94
		MB2	16.556	.2136269	16.342	.000	293	0	5	297	195	0	3	198
		NB	.842	.0000000	.842	.000	24	0	0	24	16	0	0	16
	Sum		40.355	9.756804	30.598	.000	491	82	5	577	326	54	3	384
	MARKET-READY	GC	.605	.3217536	.283	.000	4	0	0	4	4	0	0	4
	Sum		.605	.3217536	.283	.000	4	0	0	4	4	0	0	4
Sum			40.960	10.07856	30.882	.000	495	82	5	582	330	55	3	388
Sum			109.152	29.41555	79.737	12.900	741	574	6	1321	528	425	4	957
Sum			109.152	29.41555	79.737	12.900	741	574	6	1321	528	425	4	957

Stanwood UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Stanwood UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOV	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOV2	AECTOTA2
Stanwood UGA	UNINC	(1) PENDING		UI	8.760	6.616686	2.143	.000	13	0	0	13	13	0	0	13
			Sum		8.760	6.616686	2.143	.000	13	0	0	13	13	0	0	13

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Sum			8.760	6.616686	2.143	.000	13	0	0	13	13	0	0	13
(2) VACANT	UI		14.820	11.09438	3.726	.000	10	65	0	75	8	52	0	60
	ULDR		26.306	12.15619	14.150	.000	39	245	0	284	32	198	0	230
	Sum		41.126	23.25057	17.875	.000	50	310	0	359	40	250	0	290
Sum			41.126	23.25057	17.875	.000	50	310	0	359	40	250	0	290
(3) PARTUSE	UI		25.875	8.003586	17.872	15.893	44	275	0	319	29	183	0	212
	ULDR		26.552	9.975885	16.576	14.995	42	260	0	301	28	173	0	200
	UMDR		3.134	1.386997	1.747	.457	1	8	0	9	1	5	0	6
	Sum		55.560	19.36647	36.194	31.346	87	543	0	630	58	361	0	419
Sum			55.560	19.36647	36.194	31.346	87	543	0	630	58	361	0	419
(4) REDEV	UCOM		.964	.0000000	.964	.000	15	1	0	16	10	1	0	10
	UI		48.461	28.59880	19.862	.000	55	344	0	399	37	229	0	265
	ULDR		14.467	9.724860	4.742	.000	10	82	0	92	7	55	0	61
	Sum		63.892	38.32366	25.568	.000	80	427	0	507	53	284	0	337
	MARKET-READY	UMDR	23.753	11.66151	12.092	.000	34	209	0	243	32	199	0	231
	Sum		23.753	11.66151	12.092	.000	34	209	0	243	32	199	0	231
Sum			87.645	49.98517	37.660	.000	114	637	0	750	85	483	0	568
Sum			193.091	99.21889	93.872	31.346	263	1489	0	1752	196	1094	0	1290
Sum			193.091	99.21889	93.872	31.346	263	1489	0	1752	196	1094	0	1290

Stanwood UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Within City Zones											
SR-12400	Single Family	61.88	100%	167	2.70	2.70	-	-	-	-	-
SR-9600	Single Family	136.51	100%	468	3.43	3.43	-	-	-	-	-
SR-7000	Single Family	14.50	100%	66	4.55	4.55	-	-	-	-	-
SR-5000	Multi-Family	7.01	100%	69	9.84	9.84	-	-	-	-	-
MR	Single Family	2.08	10%	21	1.04	1.04	-	-	-	-	-
	Multi-family	15.72	78%	233	11.58	11.58	-	-	-	-	-
	Senior Apartments	2.32	12%	44	2.19	2.19	-	-	-	-	-
	Total	20.12	100%	298	14.81	14.81					
TN	Single Family	13.02	100%	76	5.84	6.00 (1)	-	-	-	-	-
	Multi-Family	No Development Yet			5.00	4.00 (1)	-	-	-	-	-
	Total				10.84	10.00 (1)					
(1) Previously assumed an equal share of single family to multi-family development. Now assume more single family development relative to multi-family development within the TN zone.											

Stanwood UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
GC (New Projects)											
	Mixed-Use	No Development Yet		-	-	6.56 (2)					2.54 (2)
	Non-Residential	54.55	100%	-	-	-	44,316	0.02	891	16.33	13.79 (2)
	Total			-	-	6.56 (2)					16.33 (2)
(2) Post-2018 actual and proposed projects are averaged with the development history to determine an assumed residential and employment density.											
GC (Infill Projects)											
	Non-Residential	36.31	100%	-	-	-	11,085	0.01	750	20.65	20.65
Light Industrial (and Urban Industrial)											
	Non-Residential	No New Development in LI -- Assumed Employment Density Adjusts City of Monroe LI Zone by 20% for Roads									20.10
General Industrial -- (Excluding Twin City Foods Reconstruction)											
	Non-Residential	3.35	100%	-	-	-	37,570	0.26	28	8.25	20.10 (3)
(3) The sample of projects in GI is too small to be reliable. For modeling purposes, GI will use the same assumptions as LI.											
MB-I (Mainstreet Business I)											
	Non-Residential	0.73	100%	-	-	-	6,002	0.19	15	20.34	20.34
MB-2											
	Non-Residential	18.04	100%	-	-	-	198,317	0.25	400	22.18	22.18
NB (Neighborhood Business) (and Urban Commercial)											
	Non-Residential	1.01	100%	-	-	-	11,515	0.26	29	28.59	28.59

Figure Pop-K. Sultan UGA Population

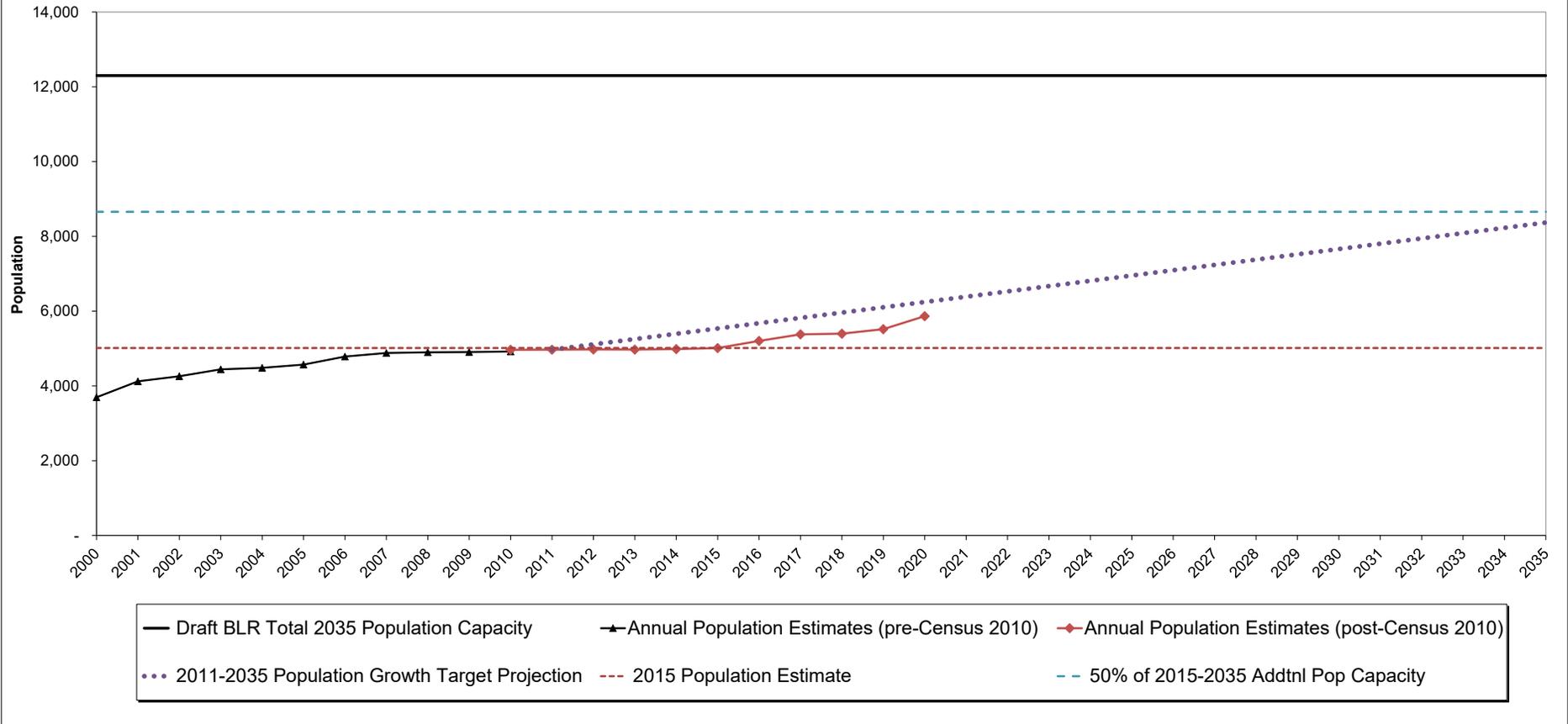


Table Pop-K. Sultan UGA Population Statistics

Pre-2010 Census Population Estimates		2010 Census			(A) Post-Census Pop Estimates										(D)	(E)	(F)	(G)	(H)	2015-20 Pop Chng as % of 2015-35	
2000	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20 Numeric Change = (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100
3,695	4,920	4,966	46	0.9%	4,969	4,975	4,974	4,986	5,014	5,204	5,379	5,399	5,519	5,866	896	8,369	3,399	26.4%	12,300	7,286	11.7%

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Sultan UGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T								
Sultan UGA	CITY12	(1) PENDING		High Density Residential	3.220	.0000000	3.220	.000	9	0	15	0	24	9	0	15	0	24	26	0	28	0	54								
				Low Density Residential	22.989	19.30951	3.679	.000	80	0	0	80	80	0	0	0	0	0	80	230	0	0	0	0	230						
				Moderate Density Residential	60.324	28.61711	31.707	.000	352	0	0	352	352	0	0	0	0	0	352	1014	0	0	0	0	1014						
				Sum	86.533	47.92662	38.606	.000	441	0	15	0	456	441	0	15	0	15	0	456	1270	0	28	0	1298						
				Sum	86.533	47.92662	38.606	.000	441	0	15	0	456	441	0	15	0	15	0	456	1270	0	28	0	1298						
				(2) VACANT				High Density Residential	13.603	3.020994	10.582	.000	69	0	2	0	71	56	0	2	0	58	162	0	3	0	165				
								Low Density Residential	72.747	48.40259	24.344	.000	141	0	0	141	118	0	0	0	0	118	339	0	0	0	0	339			
								Moderate Density Residential	49.522	32.84565	16.677	.000	96	0	0	96	80	0	0	0	0	80	231	0	0	0	0	231			
								Neighborhood Commercial Overlay	3.650	.0000000	3.650	.000	22	0	0	22	18	0	0	0	0	18	53	0	0	0	0	0	53		
								Sum	139.522	84.26923	55.253	.000	328	0	2	0	330	273	0	2	0	275	786	0	3	0	0	789			
								MARKET-READY				Low Density Residential	4.912	4.766499	.145	.000	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
												Moderate Density Residential	8.115	6.632337	1.483	.000	9	0	0	9	9	0	0	0	9	25	0	0	0	0	25
												Sum	13.027	11.39884	1.628	.000	10	0	0	10	10	0	0	0	10	27	0	0	0	0	27
												Sum	152.549	95.66807	56.881	.000	338	0	2	0	340	282	0	2	0	284	813	0	3	0	816

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	(3) PARTUSE	High Density Residential	52.039	9.047806	42.991	33.608	222	0	13	0	235	162	0	10	0	172	468	0	17	0	485
		Low Density Residential	37.440	27.50905	9.931	6.849	38	0	0	0	38	30	0	0	0	30	87	0	0	0	87
		Moderate Density Residential	100.972	44.18328	56.788	41.500	244	0	0	0	244	195	0	0	0	195	561	0	0	0	561
		Neighborhood Commercial Overlay	1.966	.6541167	1.312	.605	3	0	0	0	3	2	0	0	0	2	7	0	0	0	7
	Sum		192.416	81.39426	111.022	82.562	507	0	13	0	520	390	0	10	0	399	1123	0	17	0	1140
	MARKET-READY	Moderate Density Residential	2.145	.5521122	1.593	1.237	7	0	0	0	7	7	0	0	0	7	19	0	0	0	19
	Sum		2.145	.5521122	1.593	1.237	7	0	0	0	7	7	0	0	0	7	19	0	0	0	19
	Sum		194.561	81.94637	112.615	83.800	514	0	13	0	527	396	0	10	0	406	1142	0	17	0	1159
	(4) REDEV	High Density Residential	23.712	7.737524	15.974	.000	68	0	1	0	69	50	0	1	0	50	143	0	1	0	145
		Low Density Residential	94.570	35.40342	59.166	.000	340	0	0	0	340	271	0	0	0	271	781	0	0	0	781
		Moderate Density Residential	29.877	16.51113	13.366	.000	67	0	0	0	67	53	0	0	0	53	154	0	0	0	154
		Neighborhood Commercial Overlay	3.056	1.133409	1.923	.000	9	0	0	0	9	7	0	0	0	7	21	0	0	0	21
	Sum		151.215	60.78549	90.429	.000	484	0	1	0	485	382	0	1	0	382	1099	0	1	0	1101
	Sum		151.215	60.78549	90.429	.000	484	0	1	0	485	382	0	1	0	382	1099	0	1	0	1101
	Sum		584.858	286.3265	298.531	83.800	1777	0	31	0	1808	1502	0	27	0	1528	4325	0	49	0	4374
Sum	Sum		584.858	286.3265	298.531	83.800	1777	0	31	0	1808	1502	0	27	0	1528	4325	0	49	0	4374

Sultan UGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Sultan UGA	CITY21	(1) PENDING			28.257	2.681319	25.576	.000	201	0	0	0	201	201	0	0	0	201	579	0	0	0	579
				Moderate Density Residential	63.938	10.47488	53.463	.000	379	0	0	0	379	379	0	0	0	379	1092	0	0	0	1092
		Sum			92.195	13.15620	79.039	.000	580	0	0	0	580	580	0	0	0	580	1670	0	0	0	1670
	Sum				92.195	13.15620	79.039	.000	580	0	0	0	580	580	0	0	0	580	1670	0	0	0	1670
	(2) VACANT			Moderate Density Residential	3.192	1.927052	1.265	.000	6	0	0	0	6	5	0	0	0	5	14	0	0	0	14
		Sum			3.192	1.927052	1.265	.000	6	0	0	0	6	5	0	0	0	5	14	0	0	0	14
	Sum				3.192	1.927052	1.265	.000	6	0	0	0	6	5	0	0	0	5	14	0	0	0	14
	(3) PARTUSE			Moderate Density Residential	1.385	.0000000	1.385	.835	5	0	0	0	5	4	0	0	0	4	11	0	0	0	11
		Sum			1.385	.0000000	1.385	.835	5	0	0	0	5	4	0	0	0	4	11	0	0	0	11
	Sum				1.385	.0000000	1.385	.835	5	0	0	0	5	4	0	0	0	4	11	0	0	0	11

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Sum	Sum	96.772	15.08325	81.689	.835	591	0	0	0	591	589	0	0	0	589	1696	0	0	0	1696
Sum		96.772	15.08325	81.689	.835	591	0	0	0	591	589	0	0	0	589	1696	0	0	0	1696

Sultan UGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPME	AHCPOPSA	AHCPOP_T		
Sultan UGA	UNINC	(2) VACANT		ULDR	1.429	.0157533	1.413	.000	8	0	0	0	8	7	0	0	0	7	19	0	0	0	19		
			Sum			1.429	.0157533	1.413	.000	8	0	0	0	8	7	0	0	0	7	19	0	0	0	19	
				Sum			1.429	.0157533	1.413	.000	8	0	0	0	8	7	0	0	0	7	19	0	0	0	19
		(3) PARTUSE		ULDR	47.761	16.64374	31.118	25.743	149	0	0	0	0	149	119	0	0	0	119	342	0	0	0	342	
				UMDR	4.878	1.318346	3.559	2.987	17	0	0	0	0	17	14	0	0	0	14	39	0	0	0	39	
				Sum			52.639	17.96208	34.677	28.730	166	0	0	0	166	132	0	0	0	132	382	0	0	0	382
				Sum			52.639	17.96208	34.677	28.730	166	0	0	0	166	132	0	0	0	132	382	0	0	0	382
		(4) REDEV		ULDR	59.830	38.56298	21.267	.000	115	0	0	0	0	115	92	0	0	0	92	264	0	0	0	264	
				UMDR	9.970	6.331910	3.638	.000	20	0	0	0	0	20	16	0	0	0	16	46	0	0	0	46	
				Sum			69.801	44.89489	24.906	.000	135	0	0	0	135	108	0	0	0	108	310	0	0	0	310
		Sum			69.801	44.89489	24.906	.000	135	0	0	0	135	108	0	0	0	108	310	0	0	0	310		
	Sum				123.869	62.87272	60.996	28.730	309	0	0	0	309	247	0	0	0	247	711	0	0	0	711		
Sum					123.869	62.87272	60.996	28.730	309	0	0	0	309	247	0	0	0	247	711	0	0	0	711		

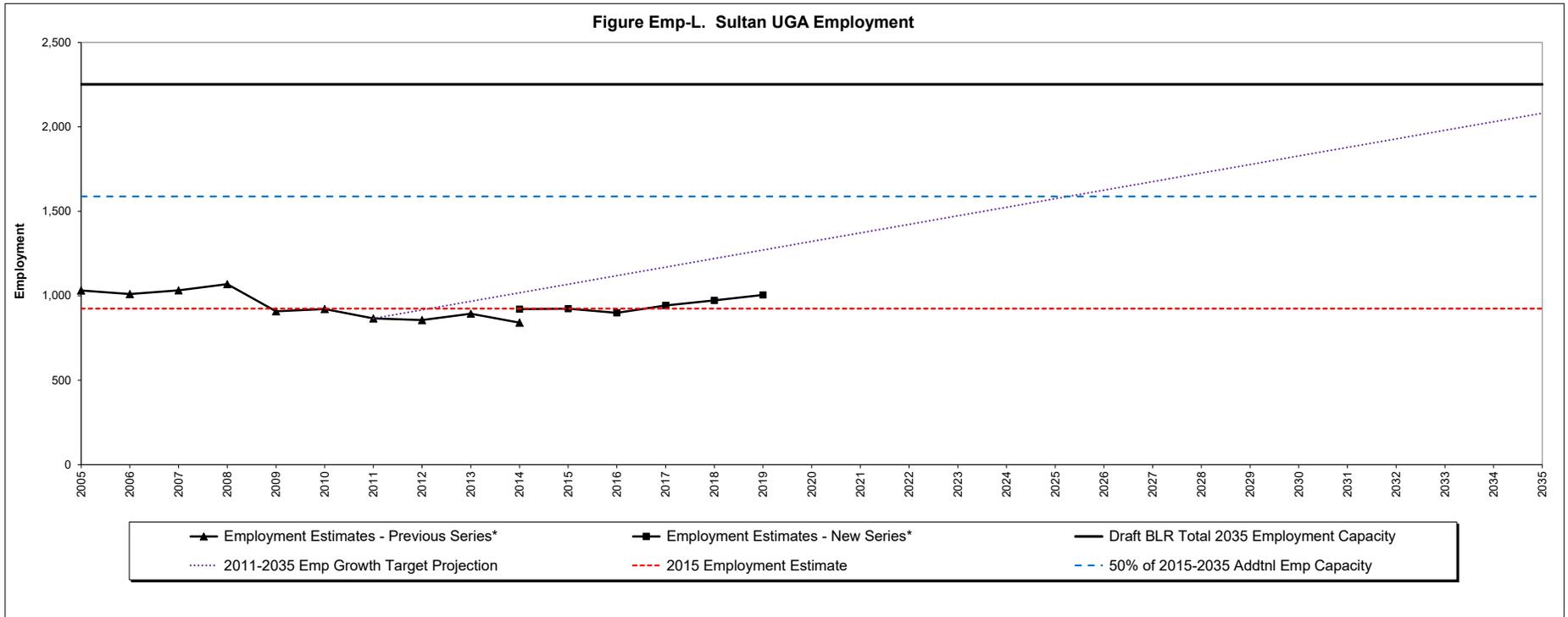


Table Emp-L. Sultan UGA Employment Statistics

	(A)											(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100
	(B)																	
	Employment Estimates																	
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019		CPP 2035 Employment Target	2011-35 Numeric Change = (E) - (A)		Total 2035 Emp Cap	2015-35 Emp Cap = (G) - (B)	
Sultan UGA	922	866	856	894	841	921	924	899	943	973	1,005	139	2,081	1,215	11.4%	2,252	1,328	6.1%

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Sultan UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2			
Sultan UGA	CITY12	(2) VACANT		Highway Oriented Commercial Manufacturing	58.763	20.97099	37.792	.000	491	0	0	491	397	0	0	397			
					16.164	8.646543	7.517	.000	3	104	0	108	3	84	0	87			
				Neighborhood Commercial Overlay Urban Center	3.650	.0000000	3.650	.000	18	0	0	18	15	0	0	15			
					.314	.0000000	.314	.000	6	0	0	6	5	0	0	5			
				Sum	78.891	29.61753	49.273	.000	519	104	0	624	419	84	0	504			
				MARKET-READY															
				Highway Oriented Commercial	4.695	2.216631	2.478	.000	32	0	0	32	31	0	0	31			
				Sum	4.695	2.216631	2.478	.000	32	0	0	32	31	0	0	31			
				Sum	83.585	31.83416	51.751	.000	551	104	0	656	450	84	0	534			
				(3) PARTUSE															
Highway Oriented Commercial Manufacturing	49.086	19.67628	29.410	20.053	261	0	0	261	173	0	0	173							
	8.656	5.081825	3.574	1.605	1	22	0	23	0	15	0	15							
Neighborhood Commercial Overlay Urban Center	2.307	.6635073	1.644	.657	3	0	0	3	2	0	0	2							
	1.656	.0000000	1.656	.564	11	0	0	11	7	0	0	7							

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

	Sum		61.706	25.42161	36.284	22.879	276	22	0	298	183	15	0	198
	Sum		61.706	25.42161	36.284	22.879	276	22	0	298	183	15	0	198
(4) REDEV		Highway Oriented Commercial Manufacturing	34.433	10.31567	24.118	.000	302	0	0	302	201	0	0	201
		Neighborhood Commercial Overlay Urban Center	50.573	17.19890	33.374	.000	15	417	0	432	10	278	0	287
			6.771	4.844761	1.926	.000	10	0	0	10	6	0	0	6
			1.569	.0000000	1.569	.000	29	0	0	29	19	0	0	19
	Sum		93.345	32.35933	60.986	.000	356	417	0	773	237	278	0	514
	Sum		93.345	32.35933	60.986	.000	356	417	0	773	237	278	0	514
	Sum		238.637	89.61510	149.022	22.879	1183	544	0	1727	870	377	0	1247
Sum			238.637	89.61510	149.022	22.879	1183	544	0	1727	870	377	0	1247

Sultan UGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Sultan UGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

N/A

Sultan UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones (and County Plan Designations required to build to City standards)											
LMD (ULDR and UMDR)											
	Single Family	45.69	100%	147	3.22	5.85 (1)	-	-	-	-	-
MD											
	Single Family	77.09	100%	361	4.68	6.16 (1)	-	-	-	-	-
(1) Post-2018 actual and proposed projects show a higher achieved density when averaged with the development history.											
HD											
	Single Family	31.51	96%	223	6.79	6.79	-	-	-	-	-
	Multi-Family	1.33	4%	15	0.46	0.46	-	-	-	-	-
	Total	32.84	100%	238	7.25	7.25	-	-	-	-	-
NC											
	Single Family	No Development; New Zone				6.16 (2)	No Development; New Zone				-
	Non-Residential	No Development; New Zone				-	No Development; New Zone				5.00 (2)
	Total	No Development; New Zone				6.16 (2)	No Development; New Zone				5.00 (2)
(2) The Neighborhood Commercial (NC) zone is new and we anticipate similar residential development as has been experienced within the Moderate Density zone. We assume a job sector breakdown of 3 Services, 1 Retail, and 1 FIRE.											
MANU											
	Non-Residential (3)	20.72	100%	3	0.14	0.14	242,931	0.27	297	14.34	14.34
(3) Several single-family caretakers quarters are included in the non-residential category. The Manufacturing zone replaced the Economic Development zone and we have carried forward the same employment densities.											

Sultan UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
HOD	Non-Residential	8.76	100%	-	-	-	43,217	0.11	76	8.67	13.00 (4)
<p>(4) The sample size for Highway Oriented Development (HOD) is small and includes one site (Barmon Lumber) which may not be fully developed and a high proportion of low employment density gas stations (this is important because the market for gas stations appears to now be saturated). Future employment densities are assumed to be 13 employees/buildable acre because future development is expected to use each site more intensively. The assumed employment by sector is as follows: 6 retail, 4 food services, and 3 other services.</p>											
UC	Non-Residential	0.45	100%	-	-	-	4,155	0.21	9	19.84	19.84

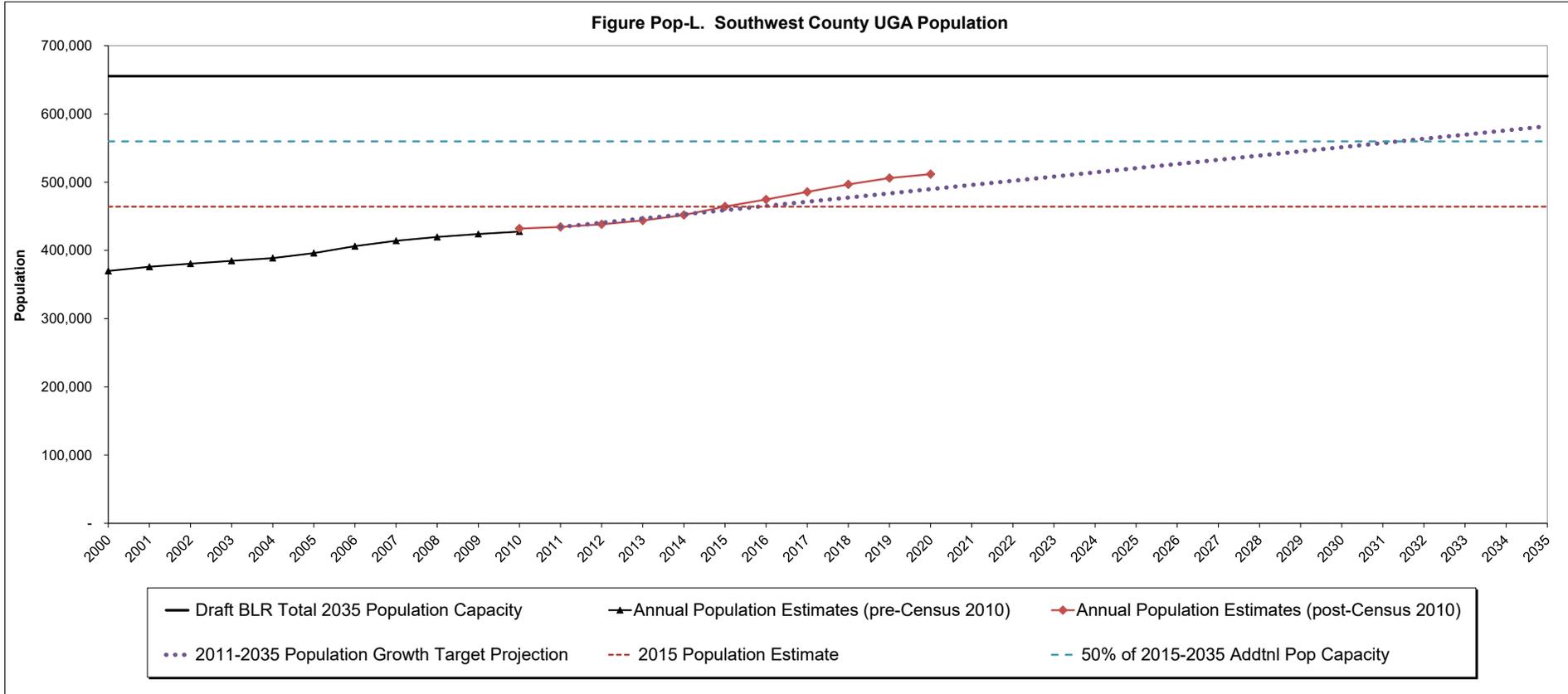


Table Pop-L. Southwest County UGA Population Statistics

Pre-2010 Census Population Estimates		(A) 2010 Census			(B) Post-2010 Census Pop Estimates										(D)	(E)	(F)	(G)		(H)	2015-20 Pop Chng as % of 2015-35
2000	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20 Numeric Change = (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)	2015-20 Addtl Pop Cap = (C-B)/(H)*100
369,869	427,543	432,020	4,477	1.0%	434,425	438,219	443,878	451,926	464,196	474,702	485,837	496,739	506,018	511,770	77,345	582,035	147,610	52.4%	655,424	191,228	24.9%

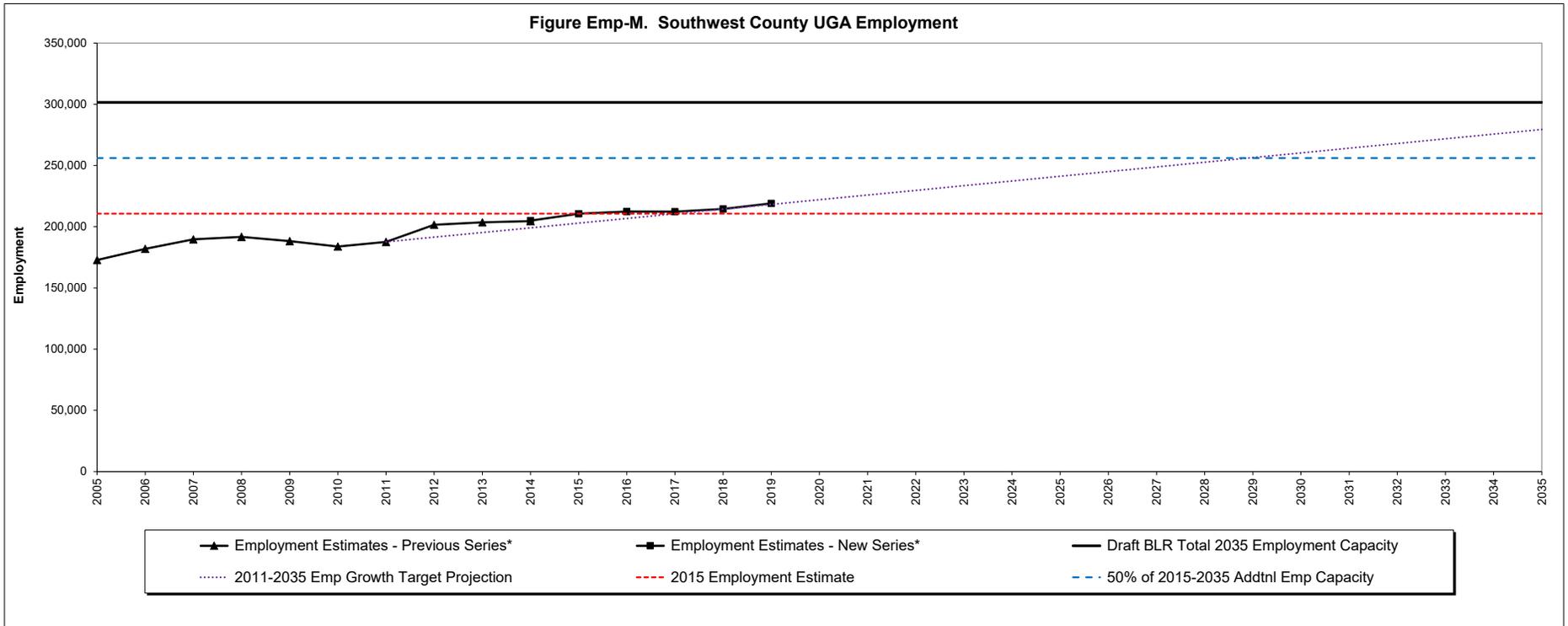


Table Emp-M. Southwest County UGA Employment Statistics

	(A)			(B)							(C)	(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addtl Emp Cap = (C-B)/(H)*100					
	Employment Estimates																		2011-19 Numeric Change = (C) - (A)	CPP 2035 Employment Target	2011-35 Numeric Change = (E) - (A)	Total 2035 Emp Cap	2015-35 Addtl Emp Cap = (G) - (B)
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018													
SW County UGA	183,863	187,656	201,601	203,590	204,601	205,010	210,707	212,458	212,348	214,552	219,101	31,445	279,479	91,823	34.2%	301,593	90,886	9.2%					

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Figure Pop-M. Total UGA Population

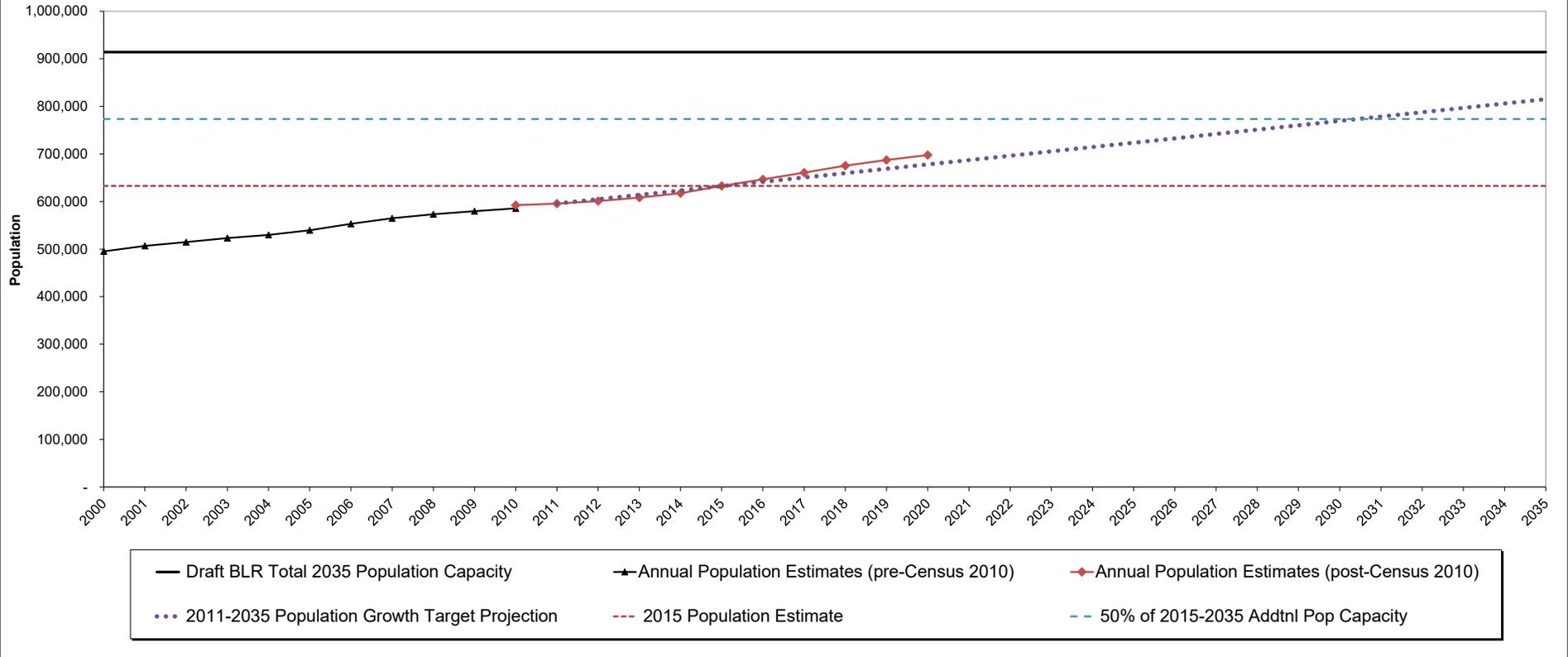


Table Pop-M. Total UGA Population Statistics

Pre-2010 Census Population Estimates		(A) 2010 Census			(B) Post-Census Pop Estimates										(C)	(D)	(E)	(F)	2011-20 Pop Chng as % of 2011-35 Pop Chng (38% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-20 Pop Chng as % of 2015-35 Addtl Pop Cap = (C-B)/(H)*100
2000	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20 Numeric Change = (C) - (A)	Reconciled 2035 CPP Pop Target	2011-35 Numeric Change = (E) - (A)		Total 2035 Pop Cap	2015-35 Addtl Pop Cap = (G) - (B)		
495,187	585,653	592,321	6,668	1.1%	595,713	600,852	608,251	617,641	632,801	646,521	660,821	675,294	687,356	697,692	101,978	815,132	219,419	46.5%	914,036	281,235	23.1%	

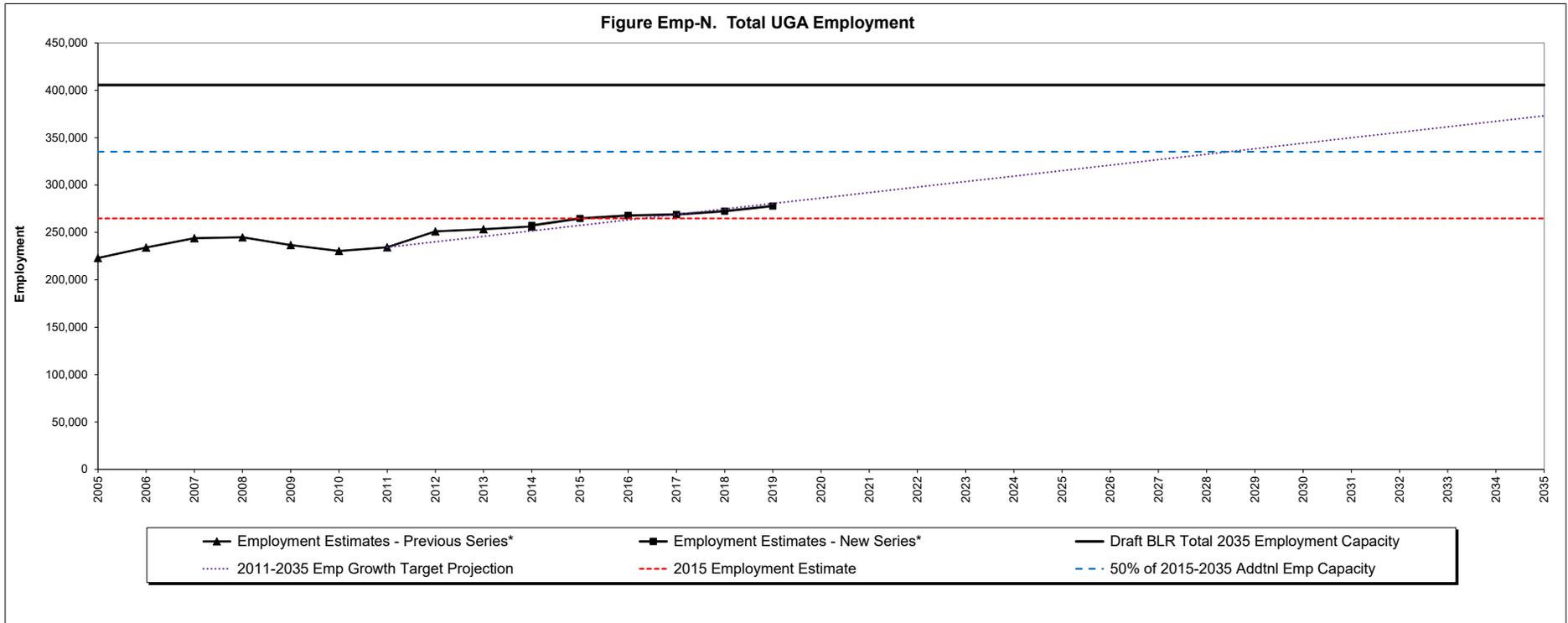


Table Emp-N. Total UGA Employment Statistics

	(A)				(B)							(C)	(D)	(E)	(F)	2011-19 Emp Chng as % of 2011-35 Emp Chng (33% expected if linear growth) = (D)/(F)*100	(G)	(H)	2015-19 Emp Chng as % of 2015-35 Addnl Emp Cap = (C-B)/(H)*100
	Employment Estimates																		
	2010	2011	2012	2013	Previous Series* 2014	New Series* 2014	2015	2016	2017	2018	2019								
Total UGA	230,374	234,300	251,069	253,447	256,307	257,374	264,804	267,872	268,957	272,443	277,928	43,628	373,050	138,750	31.4%	405,570	140,766	9.3%	

* New series incorporates improved methodology by PSRC, the biggest difference being the use of US Census Bureau and business license data to locate employment from home-based occupations.

Results by City and MUGA within SW County UGA

Bothell MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres

UB_ACRES – Unbuildable acres

GBACRES – Gross buildable acres

SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)

AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)

AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)

AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)

AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)

AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)

AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)

AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)

AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)

AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)

AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)

AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)

AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T				
Bothell	CITY12	(1) PENDING		OR-L	6.825	1.407472	5.418	0	0	118	0	0	118	0	118	0	0	118	0	300	0	0	300				
				R 2,800, OP	3.96	0.1911965	3.769	0	31	0	0	31	31	0	0	31	89	0	0	31	89	0	0	0	89		
				R 4,000	3.503	1.205181	2.298	0	13	0	0	13	13	0	0	13	37	0	0	13	37	0	0	0	37		
				R 40,000, (LID), NCPA	13.863	4.351642	9.511	0	12	0	0	12	12	0	0	12	35	0	0	12	35	0	0	0	35		
				R 5,400a, OP	6.479	4.042218	2.436	0	7	0	0	7	7	0	0	7	20	0	0	7	20	0	0	0	20		
				R 5,400d	0.564	0.0247012	0.539	0	4	0	0	4	4	0	0	4	12	0	0	4	12	0	0	0	12		
				R 7,200	10.78	0.1925047	10.587	0	55	0	0	55	55	0	0	55	158	0	0	55	158	0	0	0	158		
				R 8,400	2.675	0.0001067	2.675	0	15	0	0	15	15	0	0	15	43	0	0	15	43	0	0	0	43		
				R 9,600	73.035	8.920096	64.115	0	203	0	0	203	203	0	0	203	585	0	0	203	585	0	0	0	585		
				R-AC, OP, CB	14.509	2.419247	12.09	0	0	212	0	212	0	212	0	212	0	0	212	0	212	0	0	390	0	390	
				Sum	136.192	22.75436	113.438	0	340	118	212	0	340	118	212	0	670	340	118	212	0	670	979	300	390	0	1669
				Sum	136.192	22.75436	113.438	0	340	118	212	0	340	118	212	0	670	340	118	212	0	670	979	300	390	0	1669
			(2) VACANT		OR-M	28.355	13.51996	14.835	0	0	0	253	0	253	0	253	0	0	204	0	204	0	0	376	0	376	
					R 2,800	1.495	0.1855954	1.309	0	4	0	8	0	12	3	0	12	3	6	0	10	9	0	12	0	21	
					R 2,800, OP	0.901	0.0735098	0.827	0	4	0	6	0	10	3	0	10	3	5	0	8	9	0	9	0	18	
				R 4,000	0.194	0.0158029	0.178	0	0	0	3	0	3	0	0	3	0	2	0	2	0	0	4	0	4		
				R 4,000, OP, CB	0.501	0.1225152	0.378	0	0	0	1	0	1	0	0	1	0	1	0	1	0	0	1	0	1		
				R 40,000, (LID), NCPA	15.362	5.673348	9.689	0	8	0	0	0	8	7	0	8	7	0	0	0	7	21	0	0	0	21	

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			R 5,400a	4.22	1.790003	2.43	0	6	0	12	0	18	5	0	10	0	15	15	0	19	0	33		
			R 5,400a, NCPA	0.729	0.6070072	0.122	0	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2		
			R 5,400d	0.276	0.0335209	0.242	0	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3		
			R 7,200	7.427	1.970045	5.457	0	32	0	0	0	32	29	0	0	0	29	82	0	0	0	82		
			R 8,400	1.039	0.1019723	0.937	0	4	0	0	0	4	4	0	0	0	4	10	0	0	0	10		
			R 9,600	55.39	25.08715	30.302	0	91	0	0	0	91	81	0	0	0	81	234	0	0	0	234		
			R 9,600, (LID), NCPA	4.889	1.028501	3.861	0	12	0	0	0	12	11	0	0	0	11	31	0	0	0	31		
			R-AC, OP, LI	61.861	36.3822	25.479	0	124	0	632	0	756	100	0	510	0	610	288	0	939	0	1227		
			RMU-H	1.77	1.575006	0.195	0	0	0	23	0	23	0	0	19	0	19	0	0	34	0	34		
		Sum		184.407	88.16614	96.241	0	287	0	938	0	1225	245	0	758	0	1003	705	0	1395	0	2099		
		MARKET-READY	R 9,600, NCPA	2.353	1.232822	1.12	0	3	0	0	0	3	3	0	0	0	3	8	0	0	0	8		
		Sum		2.353	1.232822	1.12	0	3	0	0	0	3	3	0	0	0	3	8	0	0	0	8		
	Sum			186.76	89.39896	97.361	0	290	0	938	0	1228	248	0	758	0	1005	713	0	1395	0	2107		
Bothell	CITY12	(3) PARTUSE	OR-H	10.367	1.415811	8.951	2.18	0	0	173	0	173	0	0	115	0	115	0	0	212	0	212		
			OR-H, AQB	3.106	0.2759434	2.83	0.4	0	0	31	0	31	0	31	0	0	21	0	21	0	0	38	0	38
			OR-M	5.885	2.308056	3.577	0.94	0	0	16	0	16	0	16	0	0	11	0	11	0	0	20	0	20
		(3) PARTUSE	R 40,000, (LID), NCPA	18.57	2.963855	15.606	11.964	9	0	0	0	9	8	0	0	0	0	8	22	0	0	0	22	
			R 5,400a, NCPA	1.252	0.0515937	1.201	0.488	1	0	2	0	3	1	0	2	0	2	0	2	2	0	3	0	5
			R 5,400d	1.029	0.0023955	1.027	0.513	2	0	0	0	2	2	0	2	0	0	2	5	0	0	0	5	
					R 7,200	22.921	2.308164	20.613	13.633	75	0	0	0	75	64	0	0	0	64	185	0	0	0	185
					R 8,400	2.44	0.479139	1.961	1.39	4	0	0	0	4	3	0	0	0	3	10	0	0	0	10
					R 9,600	194.61	29.55103	165.059	114.619	327	0	0	0	327	280	0	0	0	280	805	0	0	0	805
					R 9,600, (LID), NCPA	34.174	13.23226	20.942	14.602	43	0	0	0	43	37	0	0	0	37	106	0	0	0	106
					RMU-H	15.322	0.8205655	14.502	1.23	0	0	146	0	146	0	0	97	0	97	0	0	179	0	179
					RMU-M	4.68	1.003256	3.677	1.717	0	0	88	0	88	0	0	59	0	59	0	0	108	0	108
				Sum		314.358	54.41208	259.945	163.676	461	0	456	0	917	394	0	303	0	697	1135	0	558	0	1693
			Sum			314.358	54.41208	259.945	163.676	461	0	456	0	917	394	0	303	0	697	1135	0	558	0	1693
		(4) REDEV		OR-H	OR-H	18.15	1.889378	16.261	0	0	0	1296	0	1296	0	0	862	0	862	0	0	1586	0	1586
					OR-H, AQB	4.399	0.7736965	3.625	0	0	0	289	0	289	0	289	0	0	192	0	192	0	0	354
OR-L	0.797				0.3073892	0.49	0	-1	0	12	0	11	-1	0	8	0	7	-2	0	0	15	0	13	
OR-M	OR-M			6.98	4.866457	2.113	0	0	0	36	0	36	0	36	0	0	24	0	24	0	0	44	0	44
	R 2,800			3.191	0.8706077	2.32	0	4	0	13	0	17	3	0	9	0	11	8	0	0	16	0	24	
	R 2,800, OP			6.685	1.868765	4.816	0	19	0	38	0	57	13	0	25	0	38	36	0	0	46	0	83	
					R 4,000	1.13	0.0103963	1.12	0	-2	0	18	0	16	-1	0	12	0	11	-4	0	22	0	18
					R 4,000, OP, CB	15.692	4.52767	11.164	0	-2	0	51	0	49	-1	0	34	0	33	-4	0	62	0	59
					R 40,000, (LID), NCPA	16.143	9.752188	6.391	0	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
					R 5,400a	5.789	0.948905	4.84	0	10	0	24	0	34	8	0	18	0	26	22	0	34	0	55
					R 5,400a, NCPA	3.266	1.16806	2.098	0	2	0	11	0	13	2	0	8	0	10	4	0	15	0	20
					R 5,400a, OP	8.524	1.047146	7.477	0	71	0	0	0	71	54	0	0	54	155	0	0	0	0	155
					R 5,400d	0.49	0.006293	0.483	0	1	0	0	0	1	1	0	0	1	2	0	0	0	0	2
					R 7,200	16.259	2.022035	14.237	0	53	0	0	0	53	45	0	0	45	131	0	0	0	0	131
					R 9,600	73.112	15.11887	57.993	0	128	0	0	0	128	109	0	0	109	315	0	0	0	0	315
					R 9,600, (LID), NCPA	8.694	5.636474	3.058	0	8	0	0	0	8	7	0	0	7	20	0	0	0	0	20
			R 9,600, MHP	0.981	0.0501492	0.931	0	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5		
			R 9,600, NCPA	12.803	7.218521	5.584	0	13	0	0	0	13	11	0	0	11	32	0	0	0	0	32		
			R-AC, OP, LI	5.759	4.312373	1.447	0	3	0	35	0	38	2	0	23	0	25	6	0	43	0	49		

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				RMU-H	7.403	0.5445974	6.859	0	0	0	817	0	817	0	0	543	0	543	0	0	1000	0	1000
				RMU-M	1.615	0.1276269	1.487	0	0	0	75	0	75	0	0	50	0	50	0	0	92	0	92
			Sum		217.861	63.0676	154.794	0	314	0	2715	0	3029	257	0	1809	0	2065	739	0	3328	0	4067
				MARKET-READY																			
				OR-H	6.99	4.866457	2.124	0	0	0	169	0	169	0	0	161	0	161	0	0	295	0	295
				OR-M	17.957	6.383739	11.574	0	0	0	197	0	197	0	0	187	0	187	0	0	344	0	344
			Sum		24.948	11.2502	13.697	0	0	0	366	0	366	0	0	348	0	348	0	0	640	0	640
		Sum			242.809	74.3178	168.491	0	314	0	3081	0	3395	257	0	2157	0	2413	739	0	3968	0	4707
Sum	Sum				880.119	240.8832	639.235	163.676	1405	118	4687	0	6210	1238	118	3430	0	4786	3566	300	6311	0	10177
Sum					880.119	240.8832	639.235	163.676	1405	118	4687	0	6210	1238	118	3430	0	4786	3566	300	6311	0	10177

Bothell MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Bothell	CITY21	(1) PENDING		R 9,600	10.468	1.670885	8.797	0	47	0	0	0	47	47	0	0	0	47	135	0	0	0	135
			Sum		10.468	1.670885	8.797	0	47	0	0	0	47	47	0	0	0	47	135	0	0	0	135
		Sum			10.468	1.670885	8.797	0	47	0	0	0	47	47	0	0	0	47	135	0	0	0	135
		(4) REDEV		R 9,600	2.123	0.8516406	1.272	0	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
			Sum		2.123	0.8516406	1.272	0	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
		Sum			2.123	0.8516406	1.272	0	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
	Sum				12.591	2.522526	10.069	0	50	0	0	0	50	50	0	0	0	50	143	0	0	0	143
Sum					12.591	2.522526	10.069	0	50	0	0	0	50	50	0	0	0	50	143	0	0	0	143

Bothell MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Bothell	UNINC	(1) PENDING		UHDR	34.552	22.16026	12.391	0	45	24	506	0	575	45	24	506	0	575	130	61	931	0	1122
				ULDR	87.706	15.67084	72.035	0	511	6	10	0	527	511	6	10	0	527	1472	15	18	0	1505
				UMDR	12.027	1.805754	10.222	0	88	5	0	0	93	88	5	0	0	93	253	13	0	0	266
			Sum		134.285	39.63686	94.648	0	644	35	516	0	1195	644	35	516	0	1195	1855	89	949	0	2893
		Sum			134.285	39.63686	94.648	0	644	35	516	0	1195	644	35	516	0	1195	1855	89	949	0	2893
		(2) VACANT		UHDR	17.602	6.488172	11.114	0	41	48	91	14	194	33	39	73	11	157	95	99	135	13	342
				ULDR	18.403	6.084978	12.318	0	66	0	0	0	66	59	0	0	0	59	170	0	0	0	170
				UMDR	9.955	2.334826	7.621	0	60	0	1	0	61	51	0	1	0	52	146	0	2	0	148
			Sum		45.961	14.90798	31.053	0	167	48	92	14	321	143	39	74	11	267	411	99	137	13	660
		Sum			45.961	14.90798	31.053	0	167	48	92	14	321	143	39	74	11	267	411	99	137	13	660
		(3) PARTUSE		UHDR	0.923	0	0.923	0.287	1	1	2	0	4	1	1	1	0	3	2	2	2	0	6
				ULDR	209.27	48.1257	161.144	86.275	445	0	3	0	448	381	0	3	0	384	1096	0	6	0	1102
				UMDR	24.564	2.970005	21.594	13.461	107	1	1	0	109	81	1	1	0	83	234	2	1	0	238
				UVILL	1.337	0	1.337	1.106	0	2	22	2	26	0	1	15	1	17	0	3	27	2	32

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		Sum	236.095	51.0957	184.999	101.128	553	4	28	2	587	463	3	20	1	486	1332	7	36	2	1377
	Sum		236.095	51.0957	184.999	101.128	553	4	28	2	587	463	3	20	1	486	1332	7	36	2	1377
(4) REDEV		UCENTER	21.261	3.971118	17.29	0	-58	8	770	161	881	-39	5	512	107	586	-111	14	942	126	971
		UHDR	19.269	0.2803298	18.989	0	11	52	130	4	197	7	35	86	3	131	21	88	159	3	271
		ULDR	208.46	57.17676	151.283	0	704	0	0	0	704	602	0	0	0	602	1734	0	0	0	1734
		UMDR	14.787	1.858761	12.928	0	70	0	0	0	70	53	0	0	0	53	153	0	0	0	153
		UVILL	4.688	0	4.688	0	-8	3	92	9	96	-5	2	61	6	64	-15	5	113	7	109
	Sum		268.465	63.28697	205.178	0	719	63	992	174	1948	619	42	660	116	1436	1781	107	1214	136	3238
	Sum		268.465	63.28697	205.178	0	719	63	992	174	1948	619	42	660	116	1436	1781	107	1214	136	3238
Sum	Sum		684.806	168.9275	515.878	101.128	2083	150	1628	190	4051	1868	118	1270	128	3384	5380	301	2336	151	8168
Sum			684.806	168.9275	515.878	101.128	2083	150	1628	190	4051	1868	118	1270	128	3384	5380	301	2336	151	8168

Bothell MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2					
Bothell	CITY12	(1) PENDING		R 4,000, OP, CB	1.997	.0246788	1.973	.000	85	0	0	85	85	0	0	85					
				R-AC, OP, CB	2.371	1.100017	1.271	.000	0	110	0	110	0	110	0	110					
				R-AC, OP, CB, LI	1.063	.0000000	1.063	.000	33	0	0	33	0	0	33	0	0	33			
				Sum		5.432	1.124696	4.307	.000	117	110	0	227	117	110	0	227				
			Sum			5.432	1.124696	4.307	.000	117	110	0	227	117	110	0	227				
		(2) VACANT				E-L	12.582	.2838809	12.298	.000	307	209	0	517	248	169	0	417			
						OR-M	28.355	13.51996	14.835	.000	771	237	0	1009	623	192	0	815			
						R 4,000, OP, CB	.501	.1225152	.378	.000	4	0	0	4	0	0	4	0	0	4	
						R-AC, OP, CB	4.454	3.788320	.666	.000	25	0	0	25	0	0	25	20	0	0	20
						R-AC, OP, LI	61.861	36.38220	25.479	.000	9	0	0	9	0	0	9	8	0	0	8
						RMU-H	1.770	1.575006	.195	.000	4	0	0	4	0	0	4	3	0	0	3
							Sum			109.523	55.67189	53.851	.000	1121	446	0	1568	905	360	0	1266
							Sum			109.523	55.67189	53.851	.000	1121	446	0	1568	905	360	0	1266
		(3) PARTUSE				E-L	69.846	7.029277	62.816	12.364	309	210	0	519	206	140	0	345			
						E-M															

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		75.807	19.49953	56.307	23.154	926	602	0	1528	616	400	0	1016
	OR-H	10.367	1.415811	8.951	2.180	131	44	0	174	87	29	0	116
	OR-H, AQB	3.106	.2759434	2.830	.400	24	8	0	32	16	5	0	21
	OR-M	5.885	2.308056	3.577	.940	49	15	0	64	33	10	0	43
	RMU-H	15.322	.8205655	14.502	1.230	25	0	0	25	16	0	0	16
	RMU-M	4.680	1.003256	3.677	1.717	15	0	0	15	10	0	0	10
	Sum	185.013	32.35243	152.661	41.985	1479	879	0	2358	984	584	0	1568
Sum		185.013	32.35243	152.661	41.985	1479	879	0	2358	984	584	0	1568
(4) REDEV	E-L	.563	.0000000	.563	.000	14	10	0	24	9	6	0	16
	NB	2.081	.0040547	2.077	.000	77	0	0	77	51	0	0	51
	OP, CB, GC	4.534	.3828135	4.151	.000	64	0	0	64	42	0	0	42
	OP, GC	11.316	3.964784	7.351	.000	127	0	0	127	85	0	0	85
	OR-H	18.150	1.889378	16.261	.000	774	325	0	1099	514	216	0	731
	OR-H, AQB	4.399	.7736965	3.625	.000	218	73	0	290	145	48	0	193
	OR-L	.797	.3073892	.490	.000	5	2	0	7	3	1	0	5
	OR-M	6.980	4.866457	2.113	.000	110	0	0	110	73	0	0	73
	R 4,000, OP, CB	15.692	4.527670	11.164	.000	131	0	0	131	87	0	0	87
	R-AC, OP, CB	29.354	13.46299	15.891	.000	586	0	0	586	390	0	0	390
	R-AC, OP, CB, LI	19.278	3.668774	15.609	.000	853	0	0	853	567	0	0	567
	R-AC, OP, LI	5.759	4.312373	1.447	.000	1	0	0	1	0	0	0	0
	RMU-H	7.403	.5445974	6.859	.000	104	0	0	104	69	0	0	69
	RMU-M	1.615	.1276269	1.487	.000	13	0	0	13	8	0	0	8
	Sum	127.921	38.83261	89.089	.000	3075	409	0	3484	2045	272	0	2317
MARKET-READY	E-L	7.097	2.195166	4.902	.000	59	83	0	142	56	79	0	135
	E-M	5.156	.0285444	5.127	.000	103	133	0	236	97	127	0	224
	OR-H	6.990	4.866457	2.124	.000	127	0	0	127	121	0	0	121
	OR-M	17.957	6.383739	11.574	.000	466	128	0	594	443	121	0	564
	Sum	37.200	13.47391	23.726	.000	755	344	0	1099	717	327	0	1044

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Sum	165.121	52.30651	112.815	.000	3830	754	0	4584	2762	599	0	3361
Sum	465.089	141.4555	323.633	41.985	6547	2189	0	8736	4768	1654	0	6422
Sum	465.089	141.4555	323.633	41.985	6547	2189	0	8736	4768	1654	0	6422

Bothell MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Bothell MUGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Bothell	UNINC	(2) VACANT		CITY	1.507	.2008504	1.306	.000	42	0	0	43	34	0	0	34
			Sum		1.507	.2008504	1.306	.000	42	0	0	43	34	0	0	34
		Sum			1.507	.2008504	1.306	.000	42	0	0	43	34	0	0	34
		(3) PARTUSE		UVILL	2.323	.0000000	2.323	1.108	11	0	0	11	7	0	0	7
			Sum		2.323	.0000000	2.323	1.108	11	0	0	11	7	0	0	7
		Sum			2.323	.0000000	2.323	1.108	11	0	0	11	7	0	0	7
		(4) REDEV		UCENTER	21.261	3.971118	17.290	.000	423	0	17	440	281	0	11	293
				UVILL	4.688	.0000000	4.688	.000	41	0	0	41	27	0	0	27
			Sum		25.949	3.971118	21.978	.000	464	0	17	481	308	0	11	320
		Sum			25.949	3.971118	21.978	.000	464	0	17	481	308	0	11	320
	Sum				29.779	4.171969	25.607	1.108	517	0	18	535	350	0	12	362
Sum					29.779	4.171969	25.607	1.108	517	0	18	535	350	0	12	362

Bothell MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
R-40,000	Single Family		No Data Available			1.00		No Data Available			-
R-9,600	Single Family	222.23	100%	727	3.26	3.26	-	-	-	-	-
	Senior Apartments	1.00	0%	15	0.07	0.07	-	-	-	-	-
	Total	223.23	100%	742	3.33	3.33	-	-	-	-	-
R-8,400	Single Family	3.77	100%	15	3.98	3.98	-	-	-	-	-
R-7,200	Single Family	18.82	100%	83	4.41	6.04 (1)	-	-	-	-	-
(1) City staff is anticipating residential densities in the Snohomish County portion of the City of Bothell that resemble what is being achieved within the King County portion of the City. An average between the Snohomish County achieved densities and King County achieved densities is applied here.											
R-5,400 detached	Single Family	10.71	100%	50	4.67	4.67	-	-	-	-	-
R-5,400 attached	Single Family	20.96	30%	156	2.78	2.78	-	-	-	-	-
	Multi-Family	35.20	70%	301	5.36	5.36	-	-	-	-	-
	Total	56.15	100%	457	8.14	8.14	-	-	-	-	-
R-5,400 attached, Office Park	Single Family	4.83	100%	47	9.73	9.73	-	-	-	-	-
R-4,000	Multi-Family	8.04	100%	153	19.02	19.02	-	-	-	-	-

Bothell MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
R-4,000, OP, CB (New Projects)											
	Multi-Family		No Data Available			5.00 (2)		No Data Available			-
	Non-Residential	17.56	100%	-	-	-	104,541	0.14	209	11.90	11.90
	Total					5.00 (2)					11.90
(2) Only non-residential projects have so far been completed in the R-400, OP, CB zone. Since the zoning allows both housing and commercial uses, and the remaining developable sites include locations appropriate for both, this report assumes a mix of residential development in addition to the past mix of non-residential uses.											
R-4,000, OP, CB (Infill Projects)											
	Non-Residential	15.24	100%	-	-	-	89,832	0.14	173	11.38	11.38
R-2,800											
	Single Family	0.35	24%	5	3.39	3.39	-	-	-	-	-
	Multi-Family	1.13	76%	10	6.77	6.77	-	-	-	-	-
	Totals	1.48	100%	15	10.16	10.16	-	-	-	-	-
R-2,800, OP											
	Single Family	8.78	47%	93	5.02	5.02	-	-	-	-	-
	Multi-Family	9.73	53%	153	8.27	8.27	-	-	-	-	-
	Total	18.51	100%	246	13.29	13.29	-	-	-	-	-
R-AC, OP, LI											
	Single Family	10.92	54%	94	4.58	5.00	-	-	-	-	-
	Multi-Family	9.38	46%	200	9.75	25.00	-	-	-	-	-
	Non-Residential	0.22	1%	-	-	-	2,997	0.00	7	0.37	0.37
	Total	20.52	100%	294	14.33	30.00 (3)	2,997	0.00	7	0.37	0.37
(3) City staff is anticipating that residential densities in the Snohomish County portion of the City of Bothell will resemble what is being achieved within the King County portion of the City.											

Bothell MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
OR-H											
	Multi-Family Non-Residential		New Zone, No Data Available			79.80 (4)	-	-	-	-	-
		-		-	-	-	New Zone, No Data Available				80.00 (4)
	Total					79.80 (4)					80.00 (4)
<p>(4) Residential and Employment densities were derived from tables 9, 11, and 12 of Section D from The Canyon Park Final EIS Vol. 2 Appendices. This report divides 'Office' roughly equal between Services and FIRE. The job sector breakdown is: 20 Retail, 20 Services, 20 FIRE, and 20 Manufacturing.</p>											
OR-M											
	Multi-Family Non-Residential		New Zone, No Data Available			17.10 (5)	-	-	-	-	-
							New Zone, No Data Available				68.40 (5)
	Total					17.10 (5)	-	-	-	-	68.40 (5)
<p>(5) City Staff is anticipating greater commercial development compared to residential from what was assumed in the Canyon Park Final EIS Vol. 2 Appendices. Residential and Employment densities are derived from tables 9, 11, and 12. This report divides 'Office' roughly equal between Services and FIRE. The job sector breakdown is: 18 Retail, 17 Services, 17 FIRE, and 16 Manufacturing.</p>											
OR-L											
	Multi-Family Non-Residential		New Zone, No Data Available			28.00 (6)	-	-	-	-	-
							New Zone, No Data Available				14.00 (6)
	Total					28.00 (6)					14.00 (6)
<p>(6) City Staff is anticipating greater commercial development compared to what was assumed in the Canyon Park Final EIS Vol. 2 Appendices. Residential and Employment densities are based on tables 9, 11, and 12 from the Vol. 2 Appendices. This report divides 'Office' roughly equal between Services and FIRE. The job sector breakdown is: 4 Retail, 4 Manufacturing, 4 Services, 2 FIRE.</p>											

Bothell MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
RMU-H											
	Multi-Family Non-Residential		New Zone, No Data Available			119.70 (7)	-	-	-	-	-
		-	0%	-	-	-	New Zone, No Data Available				20.00 (7)
	Total					119.70 (7)					20.00 (7)
(7) Residential and Employment densities were derived from tables 9, 11, and 12 of Section D from The Canyon Park Final EIS Vol. 2 Appendices. This report divides 'Office' roughly equal between Services and FIRE. This report divides 'Office' roughly equal between Services and FIRE. The job sector breakdown is: 15 Retail, 3 Services, 2 FIRE.											
RMU-M											
	Multi-Family Non-Residential		New Zone, No Data Available			51.30 (8)	-	-	-	-	-
		-	0%	-	-	-	New Zone, No Data Available				8.60 (8)
	Total					51.30 (8)					8.60 (8)
(8) Residential and Employment densities were derived from tables 9, 11, and 12 of Section D from The Canyon Park Final EIS Vol. 2 Appendices. This report divides 'Office' roughly equal between Services and FIRE. This report divides 'Office' roughly equal between Services and FIRE. The job sector breakdown is: 6 Retail, 2 Services, 1 FIRE											
E-M											
	Non-Residential										66.25 (9)
(9) Employment density from the R-AC, OP, CB (MVSO) zone is applied here and the job sector breakdown is split based on table 12 from the Canyon Park Final EIS Appendices. This report divides 'Office' roughly equal between Services and FIRE. The assumed job sector breakdown is: 26 Manufacturing, 20 Services, and 20 FIRE.											
E-L											
	Non-Residential										42.46 (10)
(10) Employment density from the OP, LI zone is applied here and the job sector breakdown is split based on table 12 from the Canyon Park Final EIS Appendices. This report divides 'Office' roughly equal between Services and FIRE. The assumed job sector breakdown is: 17 Manufacturing, 13 Services, and 12 FIRE.											
R-AC, OP, CB (and NB) (11)											
	Non-Residential	14.05	100%	-	-	-	133,385	0.22	401	28.51	36.93 (12)
(12) The assumed job sector breakdown is 16 Services, 15 Food Services, 3 FIRE, and 3 Retail.											

Bothell MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
R-AC, OP, CB (MVSO) (New Projects)											
	Non-Residential	5.46	100%	-	-	-	144,782	0.61	362	66.25	66.25
R-AC, OP, CB (MVSO) (Infill Projects)											
	Non-Residential	12.12	100%	-	-	-	165,501	0.31	366	30.17	30.17
OP, CB (MVSO) (and both CB and OP) (New Projects) (11)											
	Non-Residential	13.10	100%	-	-	-	134,815	0.24	348	26.58	32.67 (13)
(13) The assumed job sector breakdown is 18 Services, 8 Food Services, 4 Retail, 2 FIRE, and 1 Government.											
OP, CB, GC (and OP, GC, and OP) (11)											
	Non-Residential	0.64	100%	-	-	-	5,612	0.20	8	12.59	17.31 (14)
(14) The assumed job sector breakdown is 17 Retail.											
(11) City staff is anticipating densities in the Snohomish County portion of the City of Bothell that resemble what is being achieved within the King County portion of the City. An average floor area ratio (FAR) was determined and the percent difference between the achieved Snohomish County FAR and proposed average FAR was applied to the employment density.											
OP, CB, LI (MVSO) (and R-AC, OP, CB, LI)											
	Non-Residential	3.94	100%	-	-	-	86,148	0.50	215	54.66	54.66
OP, LI											
	Non-Residential	72.05	100%	-	-	-	1,329,077	0.42	3,059	42.46	42.46

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Brier MUGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
- UB_ACRES – Unbuildable acres
- GBACRES – Gross buildable acres
- SURP_AC – Surplus acres (for partially-used parcels)

- AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
- AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
- AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
- AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
- AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

- AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
- AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
- AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
- AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
- AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

- AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
- AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
- AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
- AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
- AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T	
Brier	CITY12	(1) PENDING		RS-12500	24.584	5.692483	18.892	.000	49	0	0	0	49	49	0	0	0	49	141	0	0	0	141	
			Sum			24.584	5.692483	18.892	.000	49	0	0	0	49	49	0	0	0	49	141	0	0	0	141
			MARKET-READY	RS-12500		2.299	.0000000	2.299	.000	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
					Sum			2.299	.0000000	2.299	.000	5	0	0	0	5	5	0	0	0	5	14	0	0
			Sum			26.883	5.692483	21.191	.000	54	0	0	0	54	54	0	0	0	54	156	0	0	0	156
		(2) VACANT	RS-12500		5.250	.8500113	4.400	.000	15	0	0	0	15	13	0	0	0	13	39	0	0	0	39	
				Sum			5.250	.8500113	4.400	.000	15	0	0	0	15	13	0	0	13	39	0	0	0	39
			Sum			5.250	.8500113	4.400	.000	15	0	0	0	15	13	0	0	13	39	0	0	0	39	
		(3) PARTUSE	RS-12500		48.820	11.44784	37.372	23.361	52	0	0	0	52	44	0	0	0	44	128	0	0	0	128	
				Sum			48.820	11.44784	37.372	23.361	52	0	0	0	52	44	0	0	44	128	0	0	0	128
			MARKET-READY	RS-12500		8.354	1.730729	6.623	4.200	10	0	0	0	10	10	0	0	0	10	27	0	0	0	27
					Sum			8.354	1.730729	6.623	4.200	10	0	0	0	10	10	0	0	10	27	0	0	0
	Sum			57.173	13.17857	43.995	27.561	62	0	0	0	62	54	0	0	54	155	0	0	0	155			
(4) REDEV	RS-12500		38.932	12.98265	25.950	.000	46	0	0	0	46	39	0	0	0	39	113	0	0	0	113			
		Sum			38.932	12.98265	25.950	.000	46	0	0	0	46	39	0	0	39	113	0	0	0	113		
	Sum			38.932	12.98265	25.950	.000	46	0	0	0	46	39	0	0	39	113	0	0	0	113			
	Sum			128.240	32.70371	95.536	27.561	177	0	0	0	177	161	0	0	161	463	0	0	0	463			
Sum				128.240	32.70371	95.536	27.561	177	0	0	0	177	161	0	0	161	463	0	0	0	463			

Brier MUGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T	
Brier	CITY21	(1) PENDING		RS-12500	1.630	1.505814	.125	.000	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3	
			Sum		1.630	1.505814	.125	.000	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3	
		Sum	1.630	1.505814	.125	.000	1	0	0	0	1	1	0	0	0	0	0	1	3	0	0	0	3	
	Sum	(3) PARTUSE		RS-12500	1.410	.5762621	.834	.572	1	0	0	0	1	1	0	0	0	0	1	2	0	0	0	2
			Sum		1.410	.5762621	.834	.572	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2	
		Sum	1.410	.5762621	.834	.572	1	0	0	0	1	1	0	0	0	1	2	0	0	0	0	2		
Sum	Sum			3.041	2.082076	.959	.572	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5		
Sum				3.041	2.082076	.959	.572	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5		

Brier MUGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T		
Brier	UNINC	(1) PENDING		ULDR	6.622	4.161700	2.460	.000	22	0	2	0	24	22	0	2	0	24	63	0	4	0	67		
			Sum		6.622	4.161700	2.460	.000	22	0	2	0	24	22	0	24	22	0	2	0	24	63	0	4	0
		Sum	(2) VACANT		ULDR	9.313	6.752814	2.560	.000	14	0	0	0	14	13	0	0	0	13	36	0	0	0	0	36
				UMDR		6.276	6.097598	.178	.000	2	0	0	0	2	2	0	0	0	2	5	0	0	0	0	5
			Sum	15.589	12.85041	2.738	.000	16	0	0	0	16	14	0	0	16	14	0	0	14	41	0	0	0	41
		Sum	(3) PARTUSE		ULDR	25.227	6.787062	18.440	10.480	53	0	0	0	53	45	0	0	0	45	131	0	0	0	0	131
				UMDR		16.756	11.15644	5.600	1.265	10	0	0	0	10	8	0	0	8	22	0	0	0	0	22	
			Sum	41.983	17.94350	24.040	11.745	63	0	0	0	63	53	0	0	63	53	0	0	53	152	0	0	0	152
		Sum	MARKET-READY		ULDR	1.156	.0803176	1.076	.903	5	0	0	0	5	5	0	0	0	5	14	0	0	0	0	14
	Sum			1.156		.0803176	1.076	.903	5	0	0	0	5	5	0	0	5	14	0	0	0	0	14		
	Sum		43.140	18.02382	25.116	12.648	68	0	0	0	68	58	0	0	68	58	0	0	58	166	0	0	0	166	
	Sum	(4) REDEV		ULDR	8.556	4.089706	4.466	.000	16	0	0	0	16	14	0	0	0	14	39	0	0	0	0	39	
			Sum		8.556	4.089706	4.466	.000	16	0	0	0	16	14	0	0	14	39	0	0	0	0	39		
		Sum	8.556	4.089706	4.466	.000	16	0	0	0	16	14	0	0	14	39	0	0	14	39	0	0	0	39	
	Sum	Sum			73.906	39.12564	34.780	12.648	122	0	2	0	124	108	0	2	0	110	310	0	4	0	0	313	
	Sum				73.906	39.12564	34.780	12.648	122	0	2	0	124	108	0	2	0	110	310	0	4	0	0	313	

Brier MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Brier	CITY12	(4) REDEV		Commercial	2.580	.0000000	2.580	.000	44	0	0	44	30	0	0	30
			Sum		2.580	.0000000	2.580	.000	44	0	0	44	30	0	0	30
		Sum			2.580	.0000000	2.580	.000	44	0	0	44	30	0	0	30
	Sum				2.580	.0000000	2.580	.000	44	0	0	44	30	0	0	30
Sum					2.580	.0000000	2.580	.000	44	0	0	44	30	0	0	30

Brier MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Brier MUGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

N/A

City of Brier

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RS-12500	Single Family	70.88	100%	189	2.67	2.67	-	-	-	-	-
BN (1)	Non-Residential		No Data			-		No Data			20.00
(1) The distribution of jobs by employment sector in Business Neighborhood zoning is expected to be: 12 Services, 3 Food Services, 3 Retail, and 2 FIRE.											

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Edmonds MUGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
- UB_ACRES – Unbuildable acres
- GBACRES – Gross buildable acres
- SURP_AC – Surplus acres (for partially-used parcels)

- AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
- AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
- AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
- AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
- AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

- AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
- AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
- AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
- AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
- AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

- AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
- AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
- AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
- AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
- AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T				
Edmonds	CITY12	(1) PENDING		BP	.463	.0000000	.463	.000	3	0	0	0	3	3	0	0	0	3	9	0	0	0	9				
				CG	3.241	.0110876	3.230	.000	0	4	433	0	437	0	437	0	4	433	0	437	0	10	797	0	807		
				RM-1.5	1.579	.0668860	1.512	.000	1	0	37	0	38	0	38	1	0	37	0	38	3	0	68	0	71		
				RM-2.4	.895	.0000000	.895	.000	0	11	0	0	11	0	11	0	11	0	0	0	11	0	28	0	0	28	
				RS-10	.665	.4292546	.235	.000	1	0	0	0	1	0	0	1	1	0	0	0	1	3	0	0	0	3	
				RS-12	1.380	.3751797	1.004	.000	4	0	0	0	4	0	0	4	4	0	0	0	4	12	0	0	0	12	
				RS-20	1.892	.4615586	1.431	.000	5	0	0	0	5	0	0	5	5	0	0	0	5	14	0	0	0	14	
				RS-6	1.056	.1357434	.921	.000	7	0	0	0	7	0	0	7	7	0	0	0	7	20	0	0	0	20	
				RS-8	6.841	.1321528	6.708	.000	28	0	0	0	28	0	0	28	28	0	0	0	28	81	0	0	0	81	
				WMU	1.287	.4426418	.845	.000	0	0	91	0	91	0	0	91	0	0	91	0	91	0	0	167	0	167	
				Sum	19.298	2.054505	17.244	.000	49	15	561	0	625	49	0	625	49	15	561	0	625	141	38	1032	0	1212	
				Sum	19.298	2.054505	17.244	.000	49	15	561	0	625	49	0	625	49	15	561	0	625	141	38	1032	0	1212	
				(2) VACANT		BC-EW	1.698	.4140119	1.284	.000	0	0	20	15	35	0	0	0	16	12	28	0	0	30	14	44	
					BD2	.135	.0000000	.135	.000	0	0	6	0	6	0	6	0	0	5	0	5	0	0	9	0	9	
					CG	2.962	.0651400	2.897	.000	0	2	103	14	119	0	2	83	11	96	0	4	153	13	170			
					MP2	21.307	12.92686	8.381	.000	0	0	251	0	251	0	0	251	0	0	203	0	203	0	373	0	373	
					RM-1.5	2.511	.0024588	2.509	.000	0	0	50	0	50	0	0	50	0	0	40	0	40	0	0	74	0	74
					RM-2.4	1.852	.6449138	1.208	.000	5	5	8	0	18	4	4	18	4	4	6	0	15	12	10	12	0	34
					RS-10	.762	.0000000	.762	.000	3	0	0	0	3	3	0	3	3	0	0	0	3	8	0	0	0	8
					RS-12	27.614	16.99560	10.619	.000	49	0	0	0	49	44	0	49	44	0	0	0	44	126	0	0	0	126
					RS-20	22.263	15.99404	6.269	.000	26	0	0	0	26	23	0	26	23	0	0	0	23	67	0	0	0	67
					RS-6	3.167	1.324523	1.842	.000	15	0	0	0	15	13	0	15	13	0	0	0	13	39	0	0	0	39
					RS-8	9.064	3.354571	5.709	.000	31	0	0	0	31	28	0	31	28	0	0	0	28	80	0	0	0	80
	WMU	.231	.0469298		.184	.000	0	0	12	0	12	0	0	12	0	0	10	0	10	0	0	18	0	18			
	Sum	93.566	51.76905		41.797	.000	129	7	450	29	615	115	6	615	115	6	363	23	507	331	14	669	28	1041			
	MARKET-READY	CG	1.788	.0529700	1.735	.000	0	1	62	8	71	0	71	0	1	59	8	67	0	2	108	9	120				
	Sum	1.788	.0529700	1.735	.000	0	1	62	8	71	0	1	71	0	1	59	8	67	0	2	108	9	120				

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Sum			95.354	51.82202	43.532	.000	129	8	512	37	686	115	7	422	31	575	331	17	777	36	1161
(3) PARTUSE	RS-10		4.885	.0000000	4.885	2.083	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
	RS-12		15.543	3.940061	11.603	5.514	13	0	0	0	13	11	0	0	0	11	32	0	0	0	32
	RS-20		4.969	2.247176	2.722	1.610	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
	RS-6		.807	.0000000	.807	.238	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
	RS-8		18.684	1.785273	16.899	8.569	33	0	0	0	33	28	0	0	0	28	81	0	0	0	81
	RS-MP		5.858	.3144501	5.544	3.345	16	0	0	0	16	14	0	0	0	14	39	0	0	0	39
	Sum		50.746	8.286960	42.459	21.358	72	0	0	0	72	62	0	0	0	62	177	0	0	0	177
Sum			50.746	8.286960	42.459	21.358	72	0	0	0	72	62	0	0	0	62	177	0	0	0	177
(4) REDEV	BC		7.567	1.953837	5.613	.000	0	0	87	66	153	0	0	58	44	102	0	0	106	52	158
	BC-EW		.882	.1872419	.695	.000	-2	0	11	8	17	-1	0	7	5	11	-4	0	13	6	16
	BD1		2.154	.0000000	2.154	.000	0	0	8	0	8	0	0	5	0	5	0	0	10	0	10
	BD2		10.821	.3199118	10.501	.000	-33	0	431	0	398	-22	0	287	0	265	-63	0	527	0	464
	BD3		3.294	.9445006	2.349	.000	-3	0	36	25	58	-2	0	24	17	39	-6	0	44	20	58
	BD4		.568	.0000000	.568	.000	-13	0	21	10	18	-9	0	14	7	12	-25	0	26	8	9
	BD5		2.244	.0000000	2.244	.000	-14	0	43	0	29	-9	0	29	0	19	-27	0	53	0	26
	CG		94.557	4.657048	89.900	.000	-74	52	3193	403	3574	-49	35	2123	268	2377	-142	88	3907	315	4168
	RM-1.5		13.877	.7377731	13.140	.000	-96	0	245	0	149	-64	0	163	0	99	-184	0	300	0	116
	RM-2.4		16.670	.7735018	15.896	.000	-1	42	87	0	128	-1	28	58	0	85	-2	71	106	0	176
	RM-3		1.121	.0000000	1.121	.000	-3	0	7	0	4	-2	0	5	0	3	-6	0	9	0	3
	RS-10		9.687	.0000000	9.687	.000	17	0	0	0	17	15	0	0	0	15	42	0	0	0	42
	RS-12		15.139	1.137357	14.002	.000	22	0	0	0	22	19	0	0	0	19	54	0	0	0	54
	RS-6		4.736	.0000000	4.736	.000	12	0	0	0	12	10	0	0	0	10	30	0	0	0	30
	RS-8		43.448	1.960055	41.488	.000	109	0	0	0	109	93	0	0	0	93	268	0	0	0	268
	RS-MP		1.108	.0000000	1.108	.000	4	0	0	0	4	3	0	0	0	3	10	0	0	0	10
	WMU		20.449	4.664716	15.784	.000	-7	0	1096	0	1089	-5	0	729	0	724	-13	0	1341	0	1328
	Sum		248.321	17.33594	230.985	.000	-82	94	5265	512	5789	-23	63	3501	340	3881	-67	159	6442	400	6934
	MARKET-READY	RM-1.5	.361	.0000000	.361	.000	-1	0	7	0	6	-1	0	7	0	6	-3	0	12	0	10
	Sum		.361	.0000000	.361	.000	-1	0	7	0	6	-1	0	7	0	6	-3	0	12	0	10
Sum			248.682	17.33594	231.346	.000	-83	94	5272	512	5795	-24	63	3508	340	3887	-70	159	6454	400	6944
Sum			414.081	79.49943	334.582	21.358	167	117	6345	549	7178	201	84	4491	371	5148	579	214	8264	437	9493
Sum			414.081	79.49943	334.582	21.358	167	117	6345	549	7178	201	84	4491	371	5148	579	214	8264	437	9493

Edmonds MUGA - Additional Population Capacity DRAFT (May-10-2021)
City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Edmonds MUGA - Additional Population Capacity DRAFT (May-10-2021)
Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Edmonds	UNINC	(1) PENDING		UHDR	.979	.0000000	.979	.000	0	25	0	0	25	0	25	0	0	25	0	64	0	0	64
				UMDR	5.321	.5478670	4.773	.000	47	12	0	0	59	47	12	0	0	59	135	31	0	0	166
			Sum		6.300	.5478670	5.752	.000	47	37	0	0	84	47	37	0	0	84	135	94	0	0	229
			Sum		6.300	.5478670	5.752	.000	47	37	0	0	84	47	37	0	0	84	135	94	0	0	229
		(2) VACANT		UMDR	.882	.0000000	.882	.000	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
			Sum		.882	.0000000	.882	.000	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15

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	Sum		.882	.0000000	.882	.000	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
	(3) PARTUSE	UMDR	6.502	.0000000	6.502	1.975	13	0	0	0	13	10	0	0	0	10	28	0	0	0	28
		Sum	6.502	.0000000	6.502	1.975	13	0	0	0	13	10	0	0	0	10	28	0	0	0	28
	Sum		6.502	.0000000	6.502	1.975	13	0	0	0	13	10	0	0	0	10	28	0	0	0	28
	(4) REDEV	UCOM	8.487	1.270420	7.216	.000	0	0	31	1	32	0	0	21	1	21	0	0	38	1	39
		UHDR	5.018	.0266077	4.991	.000	0	11	31	0	42	0	7	21	0	28	0	19	38	0	57
		UMDR	51.017	.3513865	50.666	.000	221	0	0	0	221	168	0	0	0	168	484	0	0	0	484
		Sum	64.522	1.648414	62.873	.000	221	11	62	1	295	168	7	41	1	217	484	19	76	1	579
	Sum		64.522	1.648414	62.873	.000	221	11	62	1	295	168	7	41	1	217	484	19	76	1	579
	Sum		78.207	2.196281	76.010	1.975	287	48	62	1	398	230	44	41	1	316	662	113	76	1	852
Sum			78.207	2.196281	76.010	1.975	287	48	62	1	398	230	44	41	1	316	662	113	76	1	852

Edmonds MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Edmonds	CITY12	(1) PENDING		BD2	.565	.0000000	.565	.000	16	0	0	16	16	0	0	16
				WMU	1.287	.4426418	.845	.000	8	0	0	8	8	0	0	8
			Sum		1.852	.4426418	1.409	.000	24	0	0	24	24	0	0	24
			Sum		1.852	.4426418	1.409	.000	24	0	0	24	24	0	0	24
		(2) VACANT		BC-EW	1.698	.4140119	1.284	.000	6	0	0	6	5	0	0	5
				BD2	.135	.0000000	.135	.000	2	0	1	3	2	0	1	3
				BN	1.482	.5409807	.941	.000	20	0	0	20	16	0	0	17
				CG	2.962	.0651400	2.897	.000	76	6	3	84	61	5	2	68
				MP2	21.307	12.92686	8.381	.000	25	0	0	25	20	0	0	20
				WMU	.231	.0469298	.184	.000	1	0	0	1	1	0	0	1
			Sum		27.815	13.99393	13.821	.000	130	6	4	139	105	5	3	113
			MARKET-READY	CG	1.788	.0529700	1.735	.000	45	3	2	50	43	3	2	48
			Sum		1.788	.0529700	1.735	.000	45	3	2	50	43	3	2	48
			Sum		29.603	14.04690	15.556	.000	175	9	6	190	148	8	5	160

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(3) PARTUSE	MU	3.115	.1580956	2.957	.754	75	0	0	75	50	0	0	50
	Sum	3.115	.1580956	2.957	.754	75	0	0	75	50	0	0	50
Sum		3.115	.1580956	2.957	.754	75	0	0	75	50	0	0	50
(4) REDEV	BC	7.623	1.959226	5.664	.000	266	0	46	311	177	0	30	207
	BC-EW	.882	.1872419	.695	.000	3	0	0	3	2	0	0	2
	BD1	5.328	.0000000	5.328	.000	266	0	0	266	177	0	0	177
	BD2	11.674	.3199118	11.354	.000	112	0	103	216	75	0	69	143
	BD3	3.294	.9445006	2.349	.000	121	0	19	140	80	0	13	93
	BD5	3.752	.0000000	3.752	.000	88	0	19	107	59	0	12	71
	BN	11.884	1.165333	10.719	.000	185	0	2	187	123	0	1	124
	BP	6.081	.5827262	5.498	.000	116	0	1	117	77	0	1	78
	CG	95.447	4.754542	90.692	.000	1816	182	83	2081	1208	121	55	1384
	OR	.224	.0004110	.223	.000	0	0	0	0	0	0	0	0
	WMU	8.333	2.990327	5.343	.000	18	0	0	18	12	0	0	12
	Sum	154.521	12.90422	141.617	.000	2992	182	273	3447	1989	121	182	2292
	MARKET-READY	BN	1.119	.0166938	1.102	.000	23	0	0	23	21	0	22
	Sum	1.119	.0166938	1.102	.000	23	0	0	23	21	0	0	22
Sum		155.640	12.92091	142.719	.000	3014	182	274	3469	2011	121	182	2314
Sum		190.210	27.56855	162.642	.754	3288	191	279	3758	2232	129	187	2548
Sum		190.210	27.56855	162.642	.754	3288	191	279	3758	2232	129	187	2548

Edmonds MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Edmonds MUGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
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Edmonds	UNINC	(4) REDEV	UCOM	10.481	1.356536	9.124	.000	98	6	3	108	65	4	2	72
			Sum	10.481	1.356536	9.124	.000	98	6	3	108	65	4	2	72
		Sum		10.481	1.356536	9.124	.000	98	6	3	108	65	4	2	72
	Sum			10.481	1.356536	9.124	.000	98	6	3	108	65	4	2	72
Sum				10.481	1.356536	9.124	.000	98	6	3	108	65	4	2	72

City of Edmonds

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RS -20000	Single Family	7.82	100%	16	2.05	2.05	-	-	-	-	-
RS -12000	Single Family	25.58	100%	81	3.17	3.17	-	-	-	-	-
RS -10000	Single Family	1.76	100%	6	3.41	3.41	-	-	-	-	-
RS -8000	Single Family	48.61	100%	219	4.51	4.51	-	-	-	-	-
RS -6000	Single Family	1.39	100%	8	5.74	5.74	-	-	-	-	-
RS-MP	Single Family		No Data			5.50	-	-	-	-	-
RM-3000	Multi-Family	0.37	100%	4	10.70	10.70	-	-	-	-	-
RM-2400	Single Family	1.50	25%	25	4.14	4.14	-	-	-	-	-
	Townhouse	1.98	33%	31	5.13	5.13	-	-	-	-	-
	Multi-Family	2.56	42%	44	7.28	7.28	-	-	-	-	-
	Total	6.04	100%	100	16.55	16.55	-	-	-	-	-

City of Edmonds

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
RM-1500											
	Townhouse	0.33	2%	8	0.55	0.55	-	-	-	-	-
	Multi-Family	14.34	98%	306	20.86	20.86	-	-	-	-	-
	Total	14.67	100%	314	21.41	21.41	-	-	-	-	-
RM-EW, BC-EW											
	Mixed-Use	1.83	100%	89	48.55	48.55	6,009	0.08	9	4.68	4.68
BC (New Projects)											
	Senior Apartments	1.38	21%	83	12.39	12.39	-	-	-	-	-
	Mixed-Use	3.95	59%	109	16.27	16.27	80,203	0.27	213	31.84	31.84
	Non-Residential	1.37	20%	-	-	-	75,238	0.26	200	29.87	29.87
	Total	6.70	100%	192	28.66	28.66	155,441	0.53	413	61.71	61.71
BC (Infill Projects)											
	Non-Residential	4.10	100%	-	-	-	22,755	0.13	62	15.13	15.13
BD-1											
	Mixed-Use	No Data				5.00	No Data				60.00 (1)
(1) The distribution of employment by job sector in BD-1 is assumed to be: 35 Services, 10 FIRE, 10 Retail, and 5 Food Services.											
BD-2											
	Multi-Family	0.17	10%	13	8.01	8.01	-	-	-	-	-
	Mixed-Use	0.99	61%	63	38.82	38.82	4,432	0.10	15	9.10	9.10
	Non-Residential	0.47	29%	-	-	-	8,884	0.44	23	14.30	14.30
	Total	1.62	100%	76	46.83	46.83	13,316	0.19	38	23.40	23.40
BD-3											
	Mixed-Use	No Data				28.67	No Data				61.71

City of Edmonds

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
BD-4											
	Mixed-Use		No Data			40.00			No Data		-
	Senior Apartments		No Data			20.00			No Data		-
	Total		No Data			60.00			No Data		0.00 (2)
(2) While some non-residential uses are allowed in BD-4, city staff indicate that they expect the redevelopable sites to develop as residential-only projects.											
BD-5											
	Mixed-Use		No Data			30.00			No Data		30.00 (3)
(3) The distribution of employment by job sector in BD-5 is assumed to be: 15 Services, 5 FIRE, 5 Government, and 5 Retail.											
BN											
	Non-Residential	7.36	100%	-	-	-	61,886	0.19	160	21.72	21.72
CG (New Projects)											
	Townhouse	0.50	2%	12	0.40	1.00 (4)	-	-	-	-	-
	Multi-Family	-	0%	-	-	36.00 (4)	-	-	-	-	-
	Senior Apartments	-	0%	-	-	5.00 (4)	-	-	-	-	-
	Non-Residential	29.27	98%	-	-	-	504,943	0.39	980	32.92	29.00 (4)
	Total	29.77	100%	12	0.40	42.00 (4)	504,943	0.39	980	32.92	29.00 (4)
(4) Post-2018 actual and proposed projects within the CG zone serve as the basis for establishing the assumed residential densities. The assumed job sector breakdown is 19 Services, Retail 5, Food Services, 2, Manufacturing 2, Government 1											
CG (Infill Projects)											
	Non-Residential	64.99	100%	-	-	-	893,674	0.32	1,848	28.43	-

City of Edmonds

Development History (1995-2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
CW	Non-Residential		No Data			-		No Data			30.00 (5)
(5) The distribution of employment by job sector is assumed to be: 10 Retail, 10 Services, 10 Food Services.											
MP-1	Mixed-Use		New Zone: No Data			15.00		New Zone: No Data			3.00 (6)
MP-2	Mixed-Use		New Zone: No Data			30.00		New Zone: No Data			3.00 (6)
(6) The future employment in MP-1 and MP-2, if any, is expected to be entirely within the Services sector.											
MU (Medical Use)	Non-Residential	2.00	100%	-	-	-	79,744	0.91	199	99.50	99.50
WMU	Mixed-Use	1.29	100%	91	70.70	70.70	3,100	0.06	4	3.44	3.44
Office/Residential	Mixed-Use	0.28	100%	6	21.20	21.20	211	0.02	1	1.94	1.94

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Everett MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
- UB_ACRES – Unbuildable acres
- GBACRES – Gross buildable acres
- SURP_AC – Surplus acres (for partially-used parcels)

- AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
- AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
- AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
- AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
- AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

- AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
- AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
- AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
- AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
- AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

- AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
- AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
- AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
- AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
- AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T				
Everett	CITY12	(1) PENDING		AG	2.9	2.712533	0.188	0	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3				
				MU	101.705	31.43418	70.271	0	52	0	3001	0	3053	52	0	3001	0	3053	150	0	5522	0	224	0	5672		
				R-1	9.731	1.842274	7.889	0	35	0	67	0	102	35	0	67	0	102	101	0	123	0	224	0	224		
				R-2	19.069	4.647845	14.421	0	41	0	90	1	132	41	0	90	1	132	118	0	166	1	285	1	285		
				R-S	1.285	0.0671686	1.218	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14	0	14		
				UR3	7.63	0.7244722	6.905	0	5	13	207	0	225	5	13	207	0	225	14	33	381	0	428	0	428		
Everett	CITY12	(1) PENDING	Sum	UR4	3.543	0.3870471	3.156	0	0	10	151	0	161	0	10	151	0	161	0	25	278	0	303				
				Sum	145.863	41.81552	104.047	0	139	23	3516	1	3679	139	23	3516	1	3679	400	59	6469	1	6929				
		(2) VACANT		B	13.887	6.156151	7.731	0	0	0	45	45	90	0	0	36	36	73	0	0	67	43	110				
				MU	21.479	4.584753	16.895	0	3	0	1223	0	1226	2	0	988	0	990	7	0	1817	0	1824	0	1824		
				NB	3.543	2.56393	0.979	0	0	0	57	0	57	0	0	46	0	46	0	0	85	0	85	0	85		
				R-1	37.891	22.26757	15.623	0	104	0	11	0	115	88	0	9	0	97	253	0	17	0	270	0	270		
				R-2	30.701	25.03479	5.667	0	46	0	5	0	51	39	0	4	0	43	112	0	8	0	120	0	120		
				R-2A	4.203	2.377917	1.825	0	15	0	2	0	17	13	0	2	0	14	37	0	3	0	40	0	40		
				R-S	35.058	28.96545	6.093	0	35	0	0	0	35	31	0	0	0	31	90	0	0	0	90	0	90		
				UR3	7.322	6.273991	1.048	0	7	3	14	0	24	6	3	12	0	20	17	6	22	0	45	0	45		
				UR4	8.209	3.107039	5.102	0	3	0	461	0	464	2	0	372	0	375	7	0	685	0	692	0	692		
				Sum	162.295	101.3316	60.963	0	213	3	1818	45	2079	182	3	1469	36	1690	523	6	2703	43	3275	0	3275		
							MARKET-READ	UR3	7.243	5.912924	1.33	0	0	8	19	0	27	0	8	18	0	26	0	19	33	0	53
								UR4	2.213	0	2.213	0	0	3	205	0	208	0	3	195	0	198	0	7	358	0	366
								Sum	9.456	5.912924	3.543	0	0	11	224	0	235	0	10	213	0	223	0	27	392	0	418
				Sum	171.751	107.2445	64.507	0	213	14	2042	45	2314	182	13	1682	36	1913	523	33	3095	43	3694				

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	(3) PARTUSE	MU	13.48	0.8792751	12.601	4.852	0	0	355	0	355	0	0	236	0	236	0	0	434	0	434
		R-1	43.61	17.40315	26.207	13.704	61	0	6	0	67	46	0	5	0	51	134	0	8	0	142
		R-2	11.239	1.712263	9.527	4.93	18	0	8	0	26	14	0	6	0	20	39	0	11	0	51
		R-2A	2.393	0.2195242	2.173	1.214	10	0	1	0	11	8	0	1	0	8	22	0	1	0	23
		R-S	17.587	8.678797	8.908	4.2	14	0	0	0	14	12	0	0	0	12	34	0	0	0	34
		UR4	0.137	0.0504664	0.087	0.087	0	0	8	0	8	0	0	5	0	5	0	0	10	0	10
	Sum		88.446	28.94347	59.502	28.987	103	0	378	0	481	80	0	253	0	332	229	0	465	0	694
		MARKET-READ MU	0.676	0	0.676	0.043	0	0	3	0	3	0	0	3	0	3	0	0	5	0	5
	Sum		0.676	0	0.676	0.043	0	0	3	0	3	0	0	3	0	3	0	0	5	0	5
	Sum		89.122	28.94347	60.179	29.03	103	0	381	0	484	80	0	256	0	335	229	0	470	0	700
	(4) REDEV	B	111.826	25.37496	86.451	0	-24	0	515	515	1006	-16	0	342	342	669	-46	0	630	403	987
		MU	230.459	17.51964	212.94	0	-292	0	15247	0	14955	-194	0	10139	0	9945	-559	0	18656	0	18097
		NB	10.091	1.544298	8.546	0	-35	0	460	0	425	-23	0	306	0	283	-67	0	563	0	496
		R-1	86.023	14.53455	71.488	0	220	0	45	0	265	167	0	34	0	201	482	0	63	0	544
		R-2	45.615	6.152664	39.463	0	61	0	81	0	142	46	0	62	0	108	134	0	113	0	247
		R-2A	0.275	0	0.275	0	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
		R-S	14.394	2.301146	12.093	0	33	0	0	0	33	28	0	0	0	28	81	0	0	0	81
		UR3	103.114	19.50443	83.61	0	-688	437	1194	0	943	-523	332	907	0	717	-1506	845	1670	0	1009
		UR4	65.745	4.98047	60.765	0	-726	5	5419	0	4698	-483	3	3604	0	3124	-1390	8	6631	0	5249
	Sum		667.543	91.91216	575.631	0	-1450	442	22961	515	22468	-997	335	15394	342	15076	-2870	853	28326	403	26712
		MARKET-READ B	8.299	2.389465	5.909	0	0	0	37	37	74	0	0	35	35	70	0	0	65	41	106
		MU	7.009	0.4302165	6.579	0	-7	0	474	0	467	-7	0	450	0	444	-19	0	829	0	809
		R-2A	6.773	0.9656098	5.807	0	42	0	10	0	52	40	0	10	0	49	115	0	17	0	132
		UR4	1.334	0.0727462	1.261	0	-6	0	116	0	110	-6	0	110	0	105	-16	0	203	0	186
	Sum		23.414	3.858038	19.556	0	29	0	637	37	703	28	0	605	35	668	79	0	1113	41	1234
	Sum		690.957	95.7702	595.187	0	-1421	442	23598	552	23171	-969	335	16000	378	15744	-2791	853	29439	444	27946
	Sum		1097.693	273.7737	823.919	29.03	-966	479	29537	598	29648	-569	371	21453	415	21671	-1638	945	39474	488	39269
Sum			1097.693	273.7737	823.919	29.03	-966	479	29537	598	29648	-569	371	21453	415	21671	-1638	945	39474	488	39269

Everett MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Everett	CITY21	(1) PENDING		MU	0.429	0	0.429	0	0	12	0	0	12	0	12	0	0	12	0	31	0	0	31
		Sum			0.429	0	0.429	0	0	12	0	0	12	0	12	0	0	12	0	31	0	0	31
		Sum			0.429	0	0.429	0	0	12	0	0	12	0	12	0	0	12	0	31	0	0	31
		(4) REDEV		MU	0.22	0	0.22	0	-1	0	15	0	14	-1	0	10	0	9	-2	0	18	0	16
		Sum			0.22	0	0.22	0	-1	0	15	0	14	-1	0	10	0	9	-2	0	18	0	16
		Sum			0.22	0	0.22	0	-1	0	15	0	14	-1	0	10	0	9	-2	0	18	0	16
	Sum				0.649	0	0.649	0	-1	12	15	0	26	-1	12	10	0	21	-2	31	18	0	47
Sum					0.649	0	0.649	0	-1	12	15	0	26	-1	12	10	0	21	-2	31	18	0	47

Everett MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Everett	UNINC	(1) PENDING		UCENTER	9.574	0.6998269	8.874	0	0	0	192	222	414	0	0	192	222	414	0	0	353	261	614

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Everett MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOV: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOV2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOV	AEC_COMM		AEC_GOV				
												AECTOTAL	2 AEC_IND2	2 AECTOTA2	2 AECTOTA2			
Everett	CITY12	(1) PENDING		HI														
				LI2	971.757	200.7126	771.045	0	0	25837	0	25837	0	25837	0	25837		
				MU	89.656	32.64233	57.013	0	547	591	0	1139	547	591	0	1139		
					79.472	27.73452	51.737	0	1187	0	0	1187	1187	0	0	1187		
				Sum	1140.885	261.0894	879.795	0	1735	26428	0	28163	1735	26428	0	28163		
				Sum	1140.885	261.0894	879.795	0	1735	26428	0	28163	1735	26428	0	28163		
				(2) VACANT		B	15.62	7.392821	8.227	0	88	0	0	88	71	0	0	71
					HI	44.657	11.24937	33.407	0	32	561	0	592	26	453	0	478	
					LI1	12.049	4.509671	7.54	0	43	164	2	210	35	133	2	169	
					LI2	122.021	57.08153	64.94	0	104	1244	1	1349	84	1004	1	1089	
			MU		20.314	3.402479	16.911	0	592	0	0	592	478	0	0	478		
			NB		3.543	2.56393	0.979	0	22	0	0	22	17	0	0	17		
			Sum		218.204	86.19979	132.004	0	880	1968	3	2852	711	1589	3	2303		
			MARKET-READY			HI	19.598	4.97346	14.625	0	14	245	0	259	13	233	0	246
					LI2	1.377	0.7982649	0.579	0	1	11	0	12	1	11	0	11	
					Sum	20.975	5.771725	15.203	0	15	256	0	271	14	244	0	258	
				Sum	239.179	91.97152	147.207	0	895	2225	3	3124	725	1833	3	2561		

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Everett	CITY12	(3) PARTUSE	B	18.445	0.3695086	18.075	6.817	164	0	0	164	109	0	0	109
			HI	29.862	1.022954	28.839	21.157	20	355	0	375	13	236	0	249
			LI1	4.752	1.650648	3.101	2.11	13	65	0	78	9	43	0	52
			LI2	110.083	45.63239	64.451	26.424	157	352	2	512	105	234	2	340
			MU	13.48	0.8792751	12.601	4.852	55	0	56	111	37	0	37	74
			Sum	176.622	49.55477	127.068	61.36	410	773	58	1241	273	514	39	825
		MARKET-READY	HI	60.803	26.02875	34.774	22.269	21	374	0	395	20	355	0	375
			MU	0.676	0	0.676	0.043	0	0	0	1	0	0	0	1
			Sum	61.479	26.02875	35.451	22.311	22	374	0	396	21	355	0	376
		Sum		238.102	75.58352	162.518	83.671	431	1146	59	1636	293	869	39	1201
		(4) REDEV	B	118.672	26.25565	92.416	0	767	0	0	767	510	0	0	510
			HI	471.776	201.7878	269.988	0	236	3001	0	3237	157	1995	0	2153
			LI1	61.671	7.216484	54.454	0	287	885	16	1188	191	588	11	790
			LI2	197.876	36.31941	161.557	0	191	1789	3	1984	127	1190	2	1319
			MU	231.899	18.33742	213.561	0	6187	0	0	6187	4115	0	0	4115
			NB	10.131	1.544298	8.587	0	174	0	0	174	116	0	0	116
			Sum	1092.025	291.461	800.564	0	7843	5674	19	13537	5216	3773	13	9002
		MARKET-READY	B	8.299	2.389465	5.909	0	39	0	0	39	37	0	0	37
			HI	0.504	0.2201843	0.284	0	0	5	0	5	0	5	0	5
			LI2	7.263	1.459091	5.804	0	5	111	0	116	5	106	0	110
			MU	7.009	0.4302165	6.579	0	210	0	0	210	200	0	0	200
			Sum	23.075	4.498957	18.576	0	255	116	0	371	242	110	0	352
		Sum		1115.1	295.96	819.14	0	8098	5790	19	13908	5458	3884	13	9354
	Sum			2733.265	724.6044	2008.661	83.671	11160	35590	81	46831	8211	33014	55	41279
Sum				2733.265	724.6044	2008.661	83.671	11160	35590	81	46831	8211	33014	55	41279

Everett MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT		
													2	AEC_IND2	2	AECTOTA2	
Everett	CITY21	(4) REDEV		MU		0.22	0	0.22	0	8	0	0	8	5	0	0	5
					Sum	0.22	0	0.22	0	8	0	0	8	5	0	0	5
					Sum	0.22	0	0.22	0	8	0	0	8	5	0	0	5
					Sum	0.22	0	0.22	0	8	0	0	8	5	0	0	5
Sum					0.22	0	0.22	0	8	0	0	8	5	0	0	5	

Everett MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT				
													2	AEC_IND2	2	AECTOTA2			
Everett	UNINC	(2) VACANT		UCENTER		2.8	2.093517	0.707	0	18	0	1	19	15	0	1	15		
				UVILL		0.585	0.1178544	0.467	0	5	0	0	5	4	0	0	4		
				Sum		3.385	2.211372	1.174	0	23	0	1	24	19	0	1	19		
				Sum		3.385	2.211372	1.174	0	23	0	1	24	19	0	1	19		
Everett	UNINC	(3) PARTUSE		MF-HD-UCOM		2.501	0.2182807	2.283	1.629	27	0	0	27	18	0	0	18		
				UCENTER		29.548	6.277651	23.271	10.009	260	0	10	270	173	0	7	180		
				UI		210.004	104.1042	105.9	104.751	507	1391	25	1923	337	925	17	1279		
				UVILL		2.176	0.2537885	1.923	0.115	1	0	0	1	1	0	0	1		
				Sum		244.229	110.8539	133.375	116.504	796	1391	35	2222	529	925	23	1478		
				Sum		244.229	110.8539	133.375	116.504	796	1391	35	2222	529	925	23	1478		
				(4) REDEV		MF-HD-UCOM		19.675	0.5392756	19.135	0	220	13	7	241	146	9	5	160
						UCENTER		56.012	7.995392	48.017	0	1135	0	44	1179	755	0	29	784
		UCOM				6.68	3.821414	2.858	0	33	2	1	36	22	1	1	24		
		UVILL				4.603	0	4.603	0	45	0	0	45	30	0	0	30		
		Sum				86.969	12.35608	74.613	0	1433	15	52	1501	953	10	35	998		
		MARKET-READY			UVILL		0.331	0	0.331	0	3	0	0	3	3	0	0	3	
		Sum					0.331	0	0.331	0	3	0	0	3	3	0	0	3	

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	Sum	87.3	12.35608	74.944	0	1437	15	52	1504	956	10	35	1001
Sum		334.915	125.4214	209.494	116.504	2255	1406	88	3750	1504	935	58	2498
Sum		334.915	125.4214	209.494	116.504	2255	1406	88	3750	1504	935	58	2498

City of Everett

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
A-1, AQ, P, or OS		Case-by-case (usually no development)									
R-S (1995 - 2018)											
	Single Family	20.74	100%	98	4.73	4.73	-	-	-	-	-
R-1 (1995 - 2018)											
	Single Family	67.48	92%	381	5.21	5.21	-	-	-	-	-
	Multi-Family	5.68	8%	114	1.56	1.56	-	-	-	-	-
	Total	73.17	100%	495	6.77	6.77	-	-	-	-	-
R-2 (1995 - 2018)											
	Single Family	32.17	71%	196	4.33	4.33	-	-	-	-	-
	Multi-Family	13.07	29%	117	2.59	2.59	-	-	-	-	-
	Total	45.24	100%	313	6.92	6.92	-	-	-	-	-
R-2A (1995 - 2018)											
	Single Family	10.22	100%	93	9.10	9.10	-	-	-	-	-
	Multi-Family	2.27	18%	23	1.84	1.84	-	-	-	-	-
	Total	12.48	100%	116	9.29	9.29	-	-	-	-	-
NB (New Projects)											
	Multi-Family	0.67	100%	40	60.04	60.04	-	-	-	-	-
	Non-Residential		No Development					No Development			21.85 (1)
	Total	0.67	100%	40	60.04	60.04	-	-	-	-	21.85 (1)
(1) The NB zone is based off the old B-1 zone. The sector breakdown is as follows: 7 Retail, 6 Food Services, 6 Services, and 3 FIRE											
NB (Infill Projects)											
	Non-Residential	0.32	100%	-	-	-	2,942	0.21	4	12.99	12.99

City of Everett

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
B (New Projects)											
	Senior Apartments	2.38	17%	180	12.77	12.77	-	-	-	-	-
	Non-Residential	11.71	83%	-	-	-	209,772	0.34	151	10.73	10.73
	Total	14.09	100%	180	12.77	12.77	209,772	0.34	151	10.73	10.73
B (Infill Projects)											
	Non-Residential	36.66	100%	-	-	-	434,694	0.27	906	24.08	24.08
MU (New Projects)											
	Multi-Family	0.94	8%	42	3.51	35.80 (2)	-	-	-	-	-
	Mixed Use	4.33	36%	562	46.94	38.08 (2)	170,166	0.33	425	35.50	0.24 (2)
	Non-Residential	6.71	56%	-	-	-	247,888	0.48	387	32.33	34.76 (2)
	Total	11.97	100%	604	50.45	73.88 (2)	418,054	0.80	812	67.83	35.00 (2)
(2) Post-2018 actual and proposed projects show a higher residential density and lower employment density than what previously occurred. The assumed job sector breakdown is 26 Services, 5 Food Services, 3 Retail, 1 FIRE.											
MU (Infill Projects)											
	Mixed-Use	2.88	14%	80	4.01	4.01	150	0	1	0.03	0.03
	Non-Residential	17.05	86%	-	-	-	215,541	0.25	456	22.89	22.89
	Total	19.94	100%	80	4.01	4.01	215,691	0.25	457	22.92	22.92
UR3											
	Townhouse	6.94	94%	86	11.66	6.70 (3)	-	-	-	-	-
	Multi-Family	0.44	6%	12	1.63	15.03 (3)	-	-	-	-	-
	Total	7.37	100%	98	13.29	21.73 (3)	-	-	-	-	-
(3) Projects submitted after 2018 indicate a higher density when averaged with the entire development history.											
UR4											
	Townhouse		No Data			1.42 (3)		No Data			-
	Multi-Family	1.02	100%	81	79.78	92.99 (3)	-	-	-	-	-
	Total					94.42 (3)					
(3) Projects submitted after 2018 indicate a higher density when averaged with the entire development history											

City of Everett

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
LI1 (New Projects) (1995 - 2018)											
	Non-Residential	11.78	100%	-	-	-	229,771	0.45	327	27.79	27.79
LI1 (Infill Projects) (1995 - 2018)											
	Non-Residential	4.47	100%	-	-	-	96,806	0.50	166	37.09	37.09
LI2 (New Projects) (1995 - 2018)											
	Non-Residential	222.61	100%	-	-	-	3,051,093	0.31	4,623	20.77	20.77
LI2 (Infill Projects) (1995 - 2018)											
	Non-Residential	109.87	100%	-	-	-	1,087,041	0.23	2,129	19.38	19.38
HI (1995 - 2018)											
	Non-Residential	47.22	100%	-	-	-	565,071	0.27	837	17.73	17.73

Lynnwood MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres

UB_ACRES – Unbuildable acres

GBACRES – Gross buildable acres

SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)

AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)

AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)

AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)

AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)

AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)

AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)

AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)

AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)

AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)

AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)

AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)

AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T			
Lynnwood	CITY12	(1) PENDING		CC-C	4.142	0	4.142	0	0	0	598	0	598	0	0	598	0	598	0	0	1100	0	1100			
				CC-W	19.176	3.86362	15.312	0	0	0	1370	0	1370	0	1370	0	0	1370	0	1370	0	0	2521	0	2521	
				CDM	1.452	0	1.452	0	1	0	106	0	107	1	106	0	107	3	0	195	0	0	198	0	198	
				CR	13.466	0.4143619	13.052	0	0	0	503	0	503	0	503	0	503	0	0	926	0	0	926	0	926	
				HMU	6.149	1.228108	4.921	0	0	0	231	0	231	0	231	0	0	231	0	231	0	0	425	0	425	
				NC	3.21	1.918223	1.292	0	1	42	0	0	43	1	42	0	43	3	107	0	43	3	107	0	110	
				PCD	9.059	1.339168	7.72	0	0	0	387	0	387	0	387	0	0	387	0	387	0	0	712	0	712	
				PRC	13.785	0	13.785	0	0	0	677	0	677	0	677	0	0	677	0	677	0	0	1246	0	1246	
				RMM	0.724	0	0.724	0	0	13	0	0	13	0	13	0	13	0	0	13	0	33	0	0	33	
				RS-7	7.923	0	7.923	0	40	0	0	0	40	0	40	40	0	0	0	40	115	0	0	0	115	
				RS-8	48.118	11.61176	36.506	0	210	0	0	0	210	210	0	210	210	0	0	210	605	0	0	0	605	
					Sum			127.204	20.37524	106.829	0	252	55	3872	0	4179	252	55	3872	0	4179	726	140	7124	0	7990
					Sum			127.204	20.37524	106.829	0	252	55	3872	0	4179	252	55	3872	0	4179	726	140	7124	0	7990
Lynnwood	CITY12	(2) VACANT		CC-C	0.717	0.0963533	0.621	0	0	0	38	12	50	0	0	31	10	40	0	0	56	11	68			
				CC-N	0.375	0.1580376	0.217	0	0	0	13	4	17	0	17	0	10	3	14	0	0	19	4	23		
				NC	1.771	0	1.771	0	0	17	0	0	17	0	17	0	14	0	0	14	0	35	0	0	35	
				RMM	0.978	0.1600206	0.818	0	0	0	9	3	12	0	12	0	0	7	2	10	0	0	13	3	16	
				RS-8	16.59	10.37973	6.21	0	30	0	0	0	30	27	0	30	27	0	0	27	77	0	0	0	77	
				Sum				20.43	10.79414	9.636	0	30	17	60	19	126	27	14	48	15	104	77	35	89	18	219
				MARKET-READY		NC	1.17	0.2710644	0.899	0	0	8	0	0	0	8	0	8	0	0	8	0	19	0	0	19

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	Sum		1.17	0.2710644	0.899	0	0	8	0	0	8	0	8	0	0	8	0	19	0	0	19
Sum			21.6	11.06521	10.535	0	30	25	60	19	134	27	21	48	15	112	77	54	89	18	239
(3) PARTUSE		CC-C	3.377	0	3.377	0.896	0	0	56	18	74	0	0	37	12	49	0	0	69	14	83
		HMU	10.671	0	10.671	5.239	0	0	47	60	107	0	0	31	40	71	0	0	58	47	104
		PCD	10.89	3.078682	7.811	4.759	0	0	35	0	35	0	0	23	0	23	0	0	43	0	43
		RS-7	1.505	0.2798889	1.225	0.309	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
		RS-8	15.794	0	15.794	8.794	31	0	0	0	31	27	0	0	0	27	76	0	0	0	76
	Sum		42.237	3.358571	38.879	19.998	32	0	138	78	248	27	0	92	52	171	79	0	169	61	309
Sum			42.237	3.358571	38.879	19.998	32	0	138	78	248	27	0	92	52	171	79	0	169	61	309
(4) REDEV		CC-C	53.78	2.563553	51.217	0	0	0	3176	1038	4214	0	0	2112	690	2802	0	0	3886	812	4698
		CC-N	1.748	0.4671466	1.281	0	0	0	80	26	106	0	0	53	17	70	0	0	98	20	118
		CC-W	22.4	1.350192	21.05	0	0	0	1312	434	1746	0	0	872	289	1161	0	0	1605	339	1945
		CDM	13.645	2.283099	11.362	0	-47	0	650	0	603	-31	0	432	0	401	-90	0	795	0	705
		HMU	53.733	2.361328	51.372	0	-7	0	446	568	1007	-5	0	297	378	670	-13	0	546	444	977
		NC	24.134	3.523767	20.611	0	-2	194	0	0	192	-1	129	0	0	128	-4	328	0	0	324
		PCD	26.405	5.572898	20.832	0	0	0	150	0	150	0	0	100	0	100	0	0	184	0	184
		PRC	16.86	0.1528386	16.707	0	0	0	233	0	233	0	0	155	0	155	0	0	285	0	285
		RML	9.143	0	9.143	0	-18	34	75	0	91	-12	23	50	0	61	-34	58	92	0	115
		RMM	6.456	0.1688575	6.287	0	1	0	73	25	99	1	0	49	17	66	2	0	89	20	111
		RS-7	4.089	1.539139	2.55	0	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
		RS-8	33.535	1.189598	32.345	0	69	0	0	0	69	59	0	0	0	59	170	0	0	0	170
	Sum		265.93	21.17242	244.758	0	2	228	6195	2091	8516	16	152	4120	1391	5677	45	386	7580	1635	9646
		MARKET-READY																			
		CC-C	1.37	0.0387692	1.331	0	0	0	83	27	110	0	0	79	26	105	0	0	145	30	175
		CDM	0.601	0	0.601	0	0	0	37	0	37	0	0	35	0	35	0	0	65	0	65
		HMU	3.081	0.3090705	2.772	0	0	0	24	31	55	0	0	23	29	52	0	0	42	35	77
		PCD	3.684	0.9103322	2.774	0	0	0	20	0	20	0	0	19	0	19	0	0	35	0	35
		RS-8	1.768	0	1.768	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
	Sum		10.503	1.258172	9.245	0	5	0	164	58	227	5	0	156	55	216	14	0	287	65	365
Sum			276.433	22.43059	254.003	0	7	228	6359	2149	8743	20	152	4275	1446	5893	59	386	7867	1700	10011
Sum	Sum		467.475	57.22961	410.245	19.998	321	308	10429	2246	13304	326	228	8288	1513	10355	940	580	15249	1779	18549
Sum			467.475	57.22961	410.245	19.998	321	308	10429	2246	13304	326	228	8288	1513	10355	940	580	15249	1779	18549

Lynnwood MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMF	AHCPOPSA	AHCPOP_T
Lynnwood	CITY21	(4) REDEV		RMH	0.742	0.1873673	0.555	0	-3	0	16	0	13	-2	0	11	0	9	-6	0	20	0	14
			Sum		0.742	0.1873673	0.555	0	-3	0	16	0	13	-2	0	11	0	9	-6	0	20	0	14
		Sum			0.742	0.1873673	0.555	0	-3	0	16	0	13	-2	0	11	0	9	-6	0	20	0	14
	Sum				0.742	0.1873673	0.555	0	-3	0	16	0	13	-2	0	11	0	9	-6	0	20	0	14
Sum					0.742	0.1873673	0.555	0	-3	0	16	0	13	-2	0	11	0	9	-6	0	20	0	14

Lynnwood MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

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uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T	
Lynnwood	UNINC	(1) PENDING		TPV	3.105	0	3.105	0	0	0	0	131	131	0	0	0	131	131	0	0	0	154	154	
				UCENTER	31.738	4.251347	27.487	0	1	144	1115	0	1260	1	144	1115	0	1260	3	366	2052	0	2421	
				UHDR	35.702	8.048712	27.654	0	88	154	57	254	553	88	154	57	254	553	253	392	105	299	1049	
				ULDR	41.851	27.40858	14.442	0	169	0	6	0	175	169	0	6	0	175	487	0	11	0	498	
				UMDR	5.717	0.8315824	4.886	0	20	8	11	0	39	20	8	11	0	39	58	20	20	0	98	
			Sum			118.113	40.54023	77.573	0	278	306	1189	385	2158	278	306	1189	385	2158	801	778	2188	453	4220
			Sum			118.113	40.54023	77.573	0	278	306	1189	385	2158	278	306	1189	385	2158	801	778	2188	453	4220
			(2) VACANT		TPV	0.151	0	0.151	0	0	0	6	1	7	0	0	5	1	6	0	0	9	1	10
				UCENTER	25.497	11.12011	14.377	0	2	6	636	131	775	2	5	514	106	626	5	12	945	124	1086	
				UCENTER-BP	2.817	1.2913	1.526	0	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2	
				UCOM	1.862	0.0969577	1.765	0	0	0	8	1	9	0	0	6	1	7	0	0	12	1	13	
				UHDR	15.181	14.01371	1.167	0	7	4	9	1	21	6	3	7	1	17	16	8	13	1	39	
			ULDR	27.994	24.49274	3.502	0	23	0	0	0	23	21	0	0	0	21	59	0	0	0	59		
			UMDR	19.86	12.98483	6.875	0	53	0	0	0	53	45	0	0	0	45	129	0	0	0	129		
			Sum			93.363	63.99964	29.363	0	86	10	659	134	889	73	8	532	108	722	211	21	979	127	1338
			MARKET-READY		UCENTER	4.534	0	4.534	0	0	3	202	43	248	0	3	192	41	236	0	7	353	48	408
			Sum			4.534	0	4.534	0	0	3	202	43	248	0	3	192	41	236	0	7	353	48	408
			Sum			97.896	63.99964	33.897	0	86	13	861	177	1137	73	11	724	149	957	211	28	1332	175	1747
			(3) PARTUSE		TPV	0.654	0.2716121	0.383	0.028	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
				UCENTER	5.674	0	5.674	4.433	0	2	197	41	240	0	1	131	27	160	0	3	241	32	276	
				UHDR	10.215	0	10.215	5.139	17	19	40	5	81	11	13	27	3	54	33	32	49	4	118	
				ULDR	52.118	13.52712	38.591	20.585	109	0	0	109	93	0	0	93	268	0	0	93	268	0	0	268
				UMDR	26.557	7.152601	19.404	8.849	64	0	0	64	49	0	0	49	140	0	0	49	140	0	0	140
			Sum			95.218	20.95133	74.267	39.034	190	21	238	46	495	153	14	158	31	356	441	36	291	36	804
	Sum			95.218	20.95133	74.267	39.034	190	21	238	46	495	153	14	158	31	356	441	36	291	36	804		
	(4) REDEV		TPV	33.016	4.076395	28.939	0	-98	0	1249	233	1384	-65	0	831	155	920	-188	0	1528	182	1523		
		UCENTER	45.409	0.1746262	45.235	0	-94	14	1997	400	2317	-63	9	1328	266	1541	-180	24	2444	313	2600			
		UCOM	30.691	0.9653943	29.725	0	-5	0	136	11	142	-3	0	90	7	94	-10	0	166	9	165			
		UHDR	119.809	16.76226	103.047	0	-4	299	700	30	1025	-3	199	466	20	682	-8	506	857	23	1378			
		ULDR	31.757	8.269324	23.488	0	91	0	0	0	91	78	0	0	0	78	224	0	0	0	224			
	UMDR	48.597	13.48274	35.114	0	182	0	0	0	182	138	0	0	0	138	398	0	0	0	398				
	Sum			309.279	43.73074	265.548	0	72	313	4082	674	5141	82	208	2715	448	3453	237	530	4995	527	6289		
	MARKET-READY		UCENTER	0.611	0	0.611	0	0	0	27	4	31	0	0	26	4	29	0	0	47	4	52		
	UCOM			4.814	0	4.814	0	0	0	22	2	24	0	0	21	2	23	0	0	38	2	41		
	Sum			5.425	0	5.425	0	0	0	49	6	55	0	0	47	6	52	0	0	86	7	92		
	Sum			314.704	43.73074	270.973	0	72	313	4131	680	5196	82	208	2761	454	3506	237	530	5080	534	6381		
	Sum			625.932	169.2219	456.71	39.034	626	653	6419	1288	8986	587	539	4832	1019	6977	1691	1371	8892	1198	13151		
Sum				625.932	169.2219	456.71	39.034	626	653	6419	1288	8986	587	539	4832	1019	6977	1691	1371	8892	1198	13151		

Lynnwood MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES: Total parcel acres
- UB_ACRES: Unbuildable acres
- GBACRES: Gross buildable acres
- SURP_AC: Surplus acres (for partially-used parcels)

- AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
- AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
- AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
- AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

- AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
- AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
- AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
- AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT	
													2	AEC_IND2	2	AECTOTA2
Lynnwood	CITY12	(1) PENDING		CC-C	6.378	0	6.378	0	7	39	221	267	7	39	221	267
				CC-W	19.176	3.86362	15.312	0	1727	0	0	1727	1727	0	0	1727
				CDM	3.47	0.0012683	3.468	0	0	0	20	20	0	0	20	20
				CG	5.987	0.0921812	5.894	0	53	144	0	197	53	144	0	197
				CR	13.466	0.4143619	13.052	0	192	0	0	192	192	0	0	192
				HMU	0.984	1.788469	0.286	0	26	0	137	163	26	0	137	163
				LI	4.923	1.014563	3.908	0	0	3	65	68	0	3	65	68
				P-1	17.961	0	17.961	0	51	0	81	132	51	0	81	132
				PCD	12.112	1.965043	10.147	0	322	0	0	322	322	0	0	322
				PRC	25.064	0	25.064	0	314	0	0	314	314	0	0	314
				RS-8	2.505	0	2.505	0	25	0	0	25	25	0	0	25

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		Sum	112.025	9.139506	103.976	0	2715	186	524	3426	2715	186	524	3426	
		Sum	112.025	9.139506	103.976	0	2715	186	524	3426	2715	186	524	3426	
	(2) VACANT	BTP													
		CG	9.412	9.208393	0.204	0	8	0	0	9	7	0	0	7	
		NC	3.658	0.5782128	3.079	0	46	2	0	48	37	1	0	38	
			1.771	0	1.771	0	18	0	0	18	14	0	0	14	
		Sum	14.841	9.786606	5.054	0	72	2	1	74	58	2	0	60	
	MARKET-READY	NC	1.93	0.9961609	0.934	0	9	0	0	9	9	0	0	9	
		Sum	1.93	0.9961609	0.934	0	9	0	0	9	9	0	0	9	
		Sum	16.77	10.78277	5.988	0	81	2	1	84	67	2	0	69	
	(3) PARTUSE	HMU	10.671	0	10.671	5.239	76	0	0	76	51	0	0	51	
		PCD	10.89	3.078682	7.811	4.759	290	0	2	293	193	0	1	195	
		PRC	0.048	0	0.048	0.048	1	0	0	1	0	0	0	0	
		Sum	21.609	3.078682	18.53	10.046	367	0	2	370	244	0	2	246	
		Sum	21.609	3.078682	18.53	10.046	367	0	2	370	244	0	2	246	
Lynnwood	CITY12	(4) REDEV	BTP	14.491	1.173847	13.318	0	541	21	29	590	359	14	19	393
		CC-C	57.875	2.659907	55.215	0.896	4842	0	0	4842	4842	0	0	4842	
		CC-N	2.123	0.6251842	1.498	0	178	0	0	178	178	0	0	178	
		CC-W	22.4	1.350192	21.05	0	1872	0	0	1872	1872	0	0	1872	
		CDM	12.072	1.917259	10.155	0	51	0	0	51	34	0	0	34	
		CG	153.885	34.6896	119.195	0	1207	68	6	1280	803	45	4	851	
		HMU	54.321	2.361328	51.959	0	575	0	3	577	382	0	2	384	
		LI	43.752	6.927844	36.824	0	28	626	0	653	18	416	0	434	

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				2.272	0.3291547	1.943	0	24	0	0	24	24	0	0	24
		Sum		2.272	0.3291547	1.943	0	24	0	0	24	24	0	0	24
		Sum		2.272	0.3291547	1.943	0	24	0	0	24	24	0	0	24
		(2) VACANT													
			TPV	0.151	0	0.151	0	4	0	0	4	3	0	0	3
			UCENTER	22.563	8.186178	14.377	0	374	0	14	388	302	0	12	313
			UCENTER-BP	2.817	1.2913	1.526	0	40	0	2	41	32	0	1	33
			UCOM	1.862	0.0969577	1.765	0	24	1	1	25	19	1	1	21
			UI	13.857	10.55908	3.298	0	34	57	1	92	27	46	1	74
		Sum		41.25	20.13352	21.117	0	475	58	18	551	383	47	15	445
		MARKET-READY													
			UCENTER	4.534	0	4.534	0	118	0	5	122	112	0	4	116
			UI	0.849	0	0.849	0	9	15	0	24	8	14	0	22
		Sum		5.382	0	5.382	0	127	15	5	146	120	14	5	139
		Sum		46.633	20.13352	26.499	0	601	72	23	697	504	60	19	583
Lynnwood	UNINC	(3) PARTUSE													
			TPV	0.654	0.2716121	0.383	0.028	1	0	0	1	0	0	0	1
			UCENTER	5.674	0	5.674	4.433	115	0	4	120	77	0	3	80
			UCENTER-BP	20.179	0	20.179	12.97	337	0	13	350	224	0	9	233
			UCOM	1.07	0	1.07	0.135	2	0	0	2	2	0	0	2
		Sum		27.577	0.2716121	27.305	17.567	455	0	17	473	303	0	12	314
		Sum		27.577	0.2716121	27.305	17.567	455	0	17	473	303	0	12	314
		(4) REDEV													
			TPV	33.016	4.076395	28.939	0	752	0	29	781	500	0	19	520
			UCENTER	45.409	0.1746262	45.235	0	1056	0	45	1102	702	0	30	733
			UCOM	31.851	0.9856281	30.865	0	353	15	12	380	235	10	8	252
			UI												

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			3.671	1.467175	2.204	0	23	38	1	61	15	25	1	41
	Sum		113.947	6.703824	107.243	0	2184	53	87	2324	1453	35	58	1545
	MARKET-READY	UCENTER												
		UCOM	0.611	0	0.611	0	13	0	1	13	12	0	1	13
			4.814	0	4.814	0	62	1	2	65	59	1	2	62
	Sum		5.425	0	5.425	0	75	1	2	79	71	1	2	75
	Sum		119.372	6.703824	112.668	0	2259	54	89	2403	1524	36	60	1620
Sum			195.853	27.43811	168.415	17.567	3340	126	130	3596	2354	97	91	2542
Sum			195.853	27.43811	168.415	17.567	3340	126	130	3596	2354	97	91	2542

City of Lynnwood

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RS-8	Single Family	202.15	100%	795	3.93	3.93	-	-	-	-	-
RS-7	Single Family	7.29	100%	32	4.39	4.39	-	-	-	-	-
RS-4	Single Family	No Data: Used for Existing Mobile Home Parks				11.00	-	-	-	-	-
RML	Single Family	0.52	8%	7	1.09	1.09	-	-	-	-	-
	Townhouse	2.21	34%	32	4.98	4.98	-	-	-	-	-
	Multi-Family	3.70	58%	63	9.80	9.80	-	-	-	-	-
	Total	6.43	100%	102	15.87	15.87	-	-	-	-	-
RMM	Single Family	2.39	7%	36	1.08	1.08	-	-	-	-	-
	Townhouse	0.28	1%	5	0.15	0.15	-	-	-	-	-
	Multi-Family	23.63	71%	425	12.74	12.74	-	-	-	-	-
	Senior Apartment	7.06	21%	170	5.10	5.10	-	-	-	-	-
	Total	33.36	100%	636	19.07	19.07	-	-	-	-	-
RMH	Multi-Family	No Data				36.00	-	-	-	-	-

City of Lynnwood

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
BTP (New Projects)											
	Non-Residential	24.27	100%	-	-	-	484,757	0.46	1,076	44.33	44.33
BTP (Infill Projects)											
	Non-Residential	2.13	100%	-	-	-	30,884	0.33	81	38.02	38.02
CC-C (includes CC-W and CC-N)											
	Mixed-Use		No Data			62.51 (2)		No Data		61.94 (3)	-
	Senior Apartments	3.89	61%	655	102.26	20.82 (2)	-	-	-	-	-
	Non-Residential	2.51	39%	-	-	-	72,035	0.26	180	26.99 (3)	-
	Total	6.41	100%	655	102.26	83.33 (2)	72,035	0.26	180	88.93 (3)	113.79 (4)
<p>(2) Post-2018 actual and proposed projects are averaged with the development history to derive an assumed residential density.</p> <p>(3) Post-2018 actual and proposed projects are used to determine the employment density.</p> <p>(4) City staff recommend using 113.79 employees per acre based on current market trends and a previous study that evaluated the employment capacity for the City Center. The assumed job sector breakdown is: 52 FIRE, 30 Services, 20 Retail, and 12 Government.</p>											
CDM											
	Multi-Family	1.65	100%	104	62.94	62.94 (5)	-	-	-	-	-
	Non-Residential		No Data			-		No Data			5.00
	Total	1.65	100%	104	62.94	62.94 (5)	-	-	-	-	5.00
<p>(5) While the development history only experienced residential projects, non-residential projects are allowed within this zone so the report assumes a lower residential density than what was achieved. This report assumes that all jobs will be within the Services sector</p>											
CG (New Projects)											
	Non-Residential	29.55	100%	-	-	-	349,400	0.27	514	17.39	15.47 (6)
<p>(6) Post-2018 actual and proposed projects are averaged with the development history to derive an assumed employment density. The job sector breakdown is: 9 Retail, 2 Services, 2 FIRE, 1 Food Service, 1 WTU.</p>											

City of Lynnwood

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
CG (Infill Projects)											
	Non-Residential	62.18	100%	-	-	-	634,924	0.23	1,175	18.90	18.90
H99-MU (HMU)											
	Multi-Family		No Data			9.01 (7)					
	Senior Apartments	2.62	15%	295	17.01	11.51 (7)	-	-	-	-	-
	Non-Residential	14.73	85%	-	-	-	125,305	0.17	267	15.38	14.59 (7)
	Total	17.34	100%	295	17.01	20.52 (7)	125,305	0.17	267	15.38	14.59 (7)
(7) Post-2018 actual and proposed projects are averaged with the development history to derive an assumed residential and employment density. The job sector breakdown is 8 Services, 3 Retail, 2 FIRE, 1 Food Services.											
CR											
	Mixed-Use		No Data			14.03 (8)		No Data			1.32 (8)
	Non-Residential	15.43	1.00			-	154,163	0.23	220	14.27	11.50 (8)
	Total					14.03 (8)					12.82 (8)
(8) Post-2018 actual and proposed projects are averaged with the development history to derive an assumed residential and employment density. The job sector breakdown is 12 Retail, 1 FIRE.											
LI											
	Non-Residential	4.39	100%	-	-	-	84,536	0.44	54	12.36	25.32 (9)
(9) This report combines the data for new and infill projects within Light Industrial because a disproportionate share of the new development was for buildings that do not normally generate "covered employment". Without doing this, the report would have assumed an improbably low 12 employees in new projects and a likely too high estimate of 31 jobs in infill projects. The approach used here will result in a more reasonable employment capacity estimate. The assumed job sector breakdown is 21 Manufacturing, 3 WTU, 1 Services.											
NC											
	Townhouse	3.22	100%	42	13.04	10.00 (10)	-	-	-	-	-
	Non-Residential		No Data			-		No Data			10.00 (10)

City of Lynnwood

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Total		3.22				10.00 (10)					10.00 (10)
<p>(10) The NC zone only saw one residential project. This assumed density is lowered when considering that non-residential projects are also allowed within the zone. The job sector assumptions are: 6 Services and 4 Retail.</p>											
PCD											
	Mixed-Use		No Data			7.42 (11)			No Data		0.22 (11)
	Non-Residential	10.44	100%	-	-	-	545,750	1.20	1,065	102.00	61.27 (11)
Total		10.44				7.42 (11)					61.49 (11)
<p>(11) Post-2018 actual and proposed projects are used to develop an assumed residential and employment density. The job sector breakdown is 37 Services, 20 Retail, 3 Food Services, 1 FIRE.</p>											
PRC											
	Mixed-Use		No Data			14.11 (12)			No Data		3.92 (12)
	Non-Residential					-					9.20 (12)
Total		-				14.11 (12)					13.12 (12)
<p>(12) Post-2018 actual and proposed projects are used to develop an assumed residential and employment density. The job sector breakdown is 9 Service, 4 Retail.</p>											

Mill Creek MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres

UB_ACRES – Unbuildable acres

GBACRES – Gross buildable acres

SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)

AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)

AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)

AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)

AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)

AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)

AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)

AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)

AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)

AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)

AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)

AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)

AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T									
Mill Creek	CITY12	(1) PENDING		EGUV	17.347	8.510038	8.837	0	0	0	382	0	382	0	0	382	0	382	0	0	703	0	703									
				LDR	3.171	0.1996525	2.972	0	11	0	0	11	11	0	0	11	0	0	0	11	32	0	0	0	32							
				MDR	4.439	3.943178	0.496	0	35	0	0	35	35	0	0	35	35	0	0	0	35	101	0	0	0	101						
				NB	1.009	0.2128857	0.796	0	0	0	0	23	0	23	0	23	0	0	23	0	23	0	0	42	0	42						
				Sum	25.967	12.86575	13.101	0	46	0	405	0	451	46	0	405	46	0	405	0	451	132	0	745	0	878						
				Sum	25.967	12.86575	13.101	0	46	0	405	0	451	46	0	405	46	0	405	0	451	132	0	745	0	878						
				(2) VACANT			EGUV	1.144	0.4583248	0.686	0	0	0	8	6	14	0	0	6	5	11	0	0	12	6	18						
							LDR	18.545	12.69201	5.853	0	21	0	0	21	19	0	0	19	0	0	19	54	0	0	54						
							Sum	19.689	13.15034	6.539	0	21	0	8	6	35	19	0	6	5	30	54	0	12	6	72						
							Sum	19.689	13.15034	6.539	0	21	0	8	6	35	19	0	6	5	30	54	0	12	6	72						
							(3) PARTUSE			LDR	18.4	5.645813	12.754	6.637	20	0	0	20	17	0	0	17	49	0	0	0	0	49				
										Sum	18.4	5.645813	12.754	6.637	20	0	0	20	17	0	0	17	49	0	0	0	0	49				
										Sum	18.4	5.645813	12.754	6.637	20	0	0	20	17	0	0	17	49	0	0	0	0	49				
										(4) REDEV			EGUV	4.265	0.0407577	4.224	0	-3	0	54	39	90	-2	0	36	26	60	-6	0	66	30	91
													LDR	7.167	0	7.167	0	15	0	0	15	13	0	0	13	37	0	0	0	0	37	
													Sum	11.432	0.0407577	11.391	0	12	0	54	39	105	11	0	36	26	73	31	0	66	30	128
													Sum	11.432	0.0407577	11.391	0	12	0	54	39	105	11	0	36	26	73	31	0	66	30	128
													Sum	11.432	0.0407577	11.391	0	12	0	54	39	105	11	0	36	26	73	31	0	66	30	128
													Sum	75.487	31.70266	43.785	6.637	99	0	467	45	611	93	0	447	31	571	267	0	823	36	1126

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Sum					75.487	31.70266	43.785	6.637	99	0	467	45	611	93	0	447	31	571	267	0	823	36	1126
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Mill Creek MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Mill Creek	CITY21	(1) PENDING		PRD 7200	0.221	0.052019	0.169	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
			Sum		0.221	0.052019	0.169	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
			Sum		0.221	0.052019	0.169	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
	Sum				0.221	0.052019	0.169	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
Sum					0.221	0.052019	0.169	0	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14

Mill Creek MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Mill Creek	UNINC	(1) PENDING		UCENTER	15.559	10.17506	5.384	0	5	8	150	133	296	5	8	150	133	296	14	20	276	156	467
				UCOM	1.815	0	1.815	0	0	26	0	0	26	0	26	0	0	26	0	66	0	0	66
				UHDR	7.131	3.308469	3.823	0	37	46	21	0	104	37	46	21	0	104	107	117	39	0	262
				ULDR	124.509	42.109	82.401	0	595	0	14	0	609	595	0	14	0	609	1714	0	26	0	1739
				UMDR	11.591	1.258457	10.333	0	68	0	0	0	68	68	0	0	0	68	196	0	0	0	196
				UVILL	5.534	1.9671	3.567	0	0	0	83	0	83	0	0	83	0	83	0	0	153	0	153
			Sum		166.14	58.81808	107.322	0	705	80	268	133	1186	705	80	268	133	1186	2030	204	493	156	2883
			Sum		166.14	58.81808	107.322	0	705	80	268	133	1186	705	80	268	133	1186	2030	204	493	156	2883
		(2) VACANT		UCENTER	4.15	3.515535	0.635	0	0	0	28	6	34	0	0	23	5	27	0	0	42	6	47
				UCOM	0.716	0.005729	0.71	0	0	0	3	0	3	0	0	2	0	2	0	0	4	0	4
				UHDR	2.728	0.1083276	2.62	0	8	10	20	2	40	6	8	16	2	32	19	21	30	2	71
				ULDR	72.552	53.01593	19.536	0	114	0	0	0	114	102	0	0	0	102	293	0	0	0	293
				UMDR	8.996	6.66902	2.327	0	21	0	0	0	21	18	0	0	0	18	51	0	0	0	51
				UVILL	4.621	0	4.621	0	0	9	93	12	114	0	7	75	10	92	0	18	138	11	168
			Sum		93.763	63.31455	30.449	0	143	19	144	20	326	126	15	116	16	274	363	39	214	19	635
			Sum		93.763	63.31455	30.449	0	143	19	144	20	326	126	15	116	16	274	363	39	214	19	635
		(3) PARTUSE		UCENTER	10.011	5.942857	4.068	4.068	0	3	182	38	223	0	2	121	25	148	0	5	223	30	257
				UHDR	0.876	0.0148338	0.862	0.445	1	1	3	0	5	1	1	2	0	3	2	2	4	0	7
				ULDR	219.185	23.45775	195.728	90.904	448	0	0	0	448	383	0	0	0	383	1103	0	0	0	1103
				UMDR	18.096	5.188246	12.907	7.418	55	0	0	0	55	42	0	0	0	42	120	0	0	0	120
				UVILL	1.772	0	1.772	1.112	0	2	22	2	26	0	1	15	1	17	0	3	27	2	32
			Sum		249.94	34.60369	215.336	103.947	504	6	207	40	757	426	4	138	27	594	1225	10	253	31	1520
			Sum		249.94	34.60369	215.336	103.947	504	6	207	40	757	426	4	138	27	594	1225	10	253	31	1520
		(4) REDEV		UCENTER	17.558	6.904012	10.654	0	-10	3	469	93	555	-7	2	312	62	369	-19	5	574	73	633
				UCOM	9.731	1.196945	8.534	0	0	0	38	3	41	0	0	25	2	27	0	0	46	2	49

Mill Creek MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES: Total parcel acres
- UB_ACRES: Unbuildable acres
- GBACRES: Gross buildable acres
- SURP_AC: Surplus acres (for partially-used parcels)

- AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
- AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
- AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
- AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

- AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
- AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
- AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
- AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT		
													2	AEC_IND2	2	AECTOTA2	
Mill Creek	CITY12	(1) PENDING		BP	10.067	5.627529	4.439	0	25	90	0	116	25	90	0	116	
				CB	7.225	0.0914537	7.134	0	39	0	0	39	39	0	0	39	
				NB	1.009	0.2128857	0.796	0	6	0	0	6	6	0	0	6	
				Sum	18.302	5.931869	12.37	0	70	90	0	161	70	90	0	161	
				Sum	18.302	5.931869	12.37	0	70	90	0	161	70	90	0	161	
				Sum	18.302	5.931869	12.37	0	70	90	0	161	70	90	0	161	
Mill Creek	CITY12	(2) VACANT		BP	4.587	4.04749	0.54	0	10	1	0	11	8	0	0	9	
				EGUV	1.144	0.4583248	0.686	0	4	0	0	4	3	0	0	3	
				Sum	5.731	4.505815	1.225	0	15	1	0	16	12	0	0	13	
				MARKET-READY	BP	8.769	5.984309	2.785	0	54	3	3	59	51	3	2	56
				Sum	8.769	5.984309	2.785	0	54	3	3	59	51	3	2	56	
				Sum	14.5	10.49012	4.01	0	69	3	3	75	63	3	3	69	
		(3) PARTUSE		BP													

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				2.038	0.4087261	1.629	0.188	4	0	0	4	2	0	0	3
	Sum			2.038	0.4087261	1.629	0.188	4	0	0	4	2	0	0	3
	Sum			2.038	0.4087261	1.629	0.188	4	0	0	4	2	0	0	3
	(4) REDEV														
		BP		2.514	0.5672431	1.947	0	34	2	1	38	23	1	1	25
		CB		4.099	1.14261	2.956	0	48	0	0	48	32	0	0	32
		EGUV		4.265	0.0407577	4.224	0	26	0	0	26	17	0	0	17
		MU/HDR		1.052	0.1268752	0.925	0	0	0	0	0	0	0	0	0
		NB		0.807	0.0004418	0.807	0	9	0	0	9	6	0	0	6
	Sum			12.736	1.877928	10.858	0	118	2	2	121	78	1	1	81
		MARKET-READY	BP	6.946	3.609035	3.337	0	65	3	3	71	61	3	3	67
	Sum			6.946	3.609035	3.337	0	65	3	3	71	61	3	3	67
	Sum			19.682	5.486962	14.195	0	182	5	5	192	140	5	4	148
Sum	Sum			54.523	22.31768	32.205	0.188	325	99	8	432	276	98	7	381
Sum				54.523	22.31768	32.205	0.188	325	99	8	432	276	98	7	381

Mill Creek MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

N/A

Mill Creek MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	abbrev	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT	
													2	AEC_IND2	2	AECTOTA2
Mill Creek	UNINC	(1) PENDING		UCOM	0.301	0	0.301	0	10	1	0	11	10	1	0	11
				UI	13.957	0.1112402	13.846	0	0	0	35	35	0	0	35	35

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		Sum	14.258	0.1112402	14.146	0	10	1	35	46	10	1	35	46	
		Sum	14.258	0.1112402	14.146	0	10	1	35	46	10	1	35	46	
		(2) VACANT													
			UCENTER	4.15	3.515535	0.635	0	17	0	1	17	13	0	1	14
			UCOM	0.716	0.005729	0.71	0	9	0	0	10	8	0	0	8
			UVILL	4.621	0	4.621	0	46	0	0	46	37	0	0	37
		Sum	9.488	3.521264	5.966	0	72	0	1	74	58	0	1	59	
		Sum	9.488	3.521264	5.966	0	72	0	1	74	58	0	1	59	
		(3) PARTUSE													
			UCENTER	10.011	5.942857	4.068	4.068	106	0	4	110	70	0	3	73
			UVILL	1.772	0	1.772	1.112	11	0	0	11	7	0	0	7
		Sum	11.782	5.942857	5.84	5.18	117	0	4	121	78	0	3	80	
		Sum	11.782	5.942857	5.84	5.18	117	0	4	121	78	0	3	80	
		(4) REDEV													
			UCENTER	18.557	7.861154	10.696	0	232	0	11	242	154	0	7	161
			UCOM	14.899	3.967272	10.932	0	102	8	4	114	68	5	3	76
			UI	45.198	13.66872	31.529	0	301	504	14	818	200	335	9	544
			UVILL	11.931	2.234433	9.697	0	92	0	0	92	61	0	0	61
		Sum	90.585	27.73158	62.854	0	726	511	28	1266	483	340	19	842	
		Sum	90.585	27.73158	62.854	0	726	511	28	1266	483	340	19	842	
		Sum	126.113	37.30694	88.806	5.18	925	513	68	1506	629	342	57	1028	
Mill Creek	UNINC														
		Sum	126.113	37.30694	88.806	5.18	925	513	68	1506	629	342	57	1028	
Sum			126.113	37.30694	88.806	5.18	925	513	68	1506	629	342	57	1028	

Mill Creek MUGA

Development History (2011-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
PRD-7200											
	Single Family	49.95	92%	204	3.78	3.78	-	-	-	-	-
	Multi-Family	4.08	8%	33	0.61	0.61	-	-	-	-	-
	Total	54.03	100%	237	4.39	4.39	-	-	-	-	-
LDR											
	Single Family	155.45	100%	560	3.60	3.60	-	-	-	-	-
MDR											
	Single Family	48.46	85%	340	5.99	5.99	-	-	-	-	-
	Senior Apartments	6.45	11%	148	2.61	2.61	-	-	-	-	-
	Non-Residential	1.81	3%	-	-	-	23,767	0.01	59	1.05	0.00 (1)
	Total	56.73	100%	488	8.60	8.60	-	-	-	-	-
<p>(1) The Lawrence C. Schmidt Medical Center was approved as a conditional use in Medium Density Residential (MDR) on a site with frontage on the Bothell-Everett Highway. While other non-residential development in MDR might take place, few sites with MDR have comparable frontage. Therefore, this report makes an assumption that the remaining sites will develop as residential according to the densities that the past sample would produce by excluding the medical center.</p>											
HDR											
	Multi-Family	8.25	91%	215	23.72	26.07 (2)	-	-	-	-	-
	Non-Residential	0.82	9%	-	-	-	13,008	0.03	33	3.64	0.00 (2)
	Total	9.07	100%	215	23.70	26.07	-	-	-	-	-
<p>(2) Ashley Gardens Retirement Home was approved in High Density Residential (HDR) as a conditional use. The methodology in this report does not track population capacity in such group quarters, so while new nursing homes are possible this report assumes simplified future development in HDR by looking solely at the multi-family potential.</p>											

Mill Creek MUGA

Development History (2011-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development					
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed	
MU-HDR												
	Single Family	9.87	16%	89	1.40	1.40	-	-	-	-	-	
	Multi-Family	3.18	5%	95	1.49	1.49	-	-	-	-	-	
	Mixed-Use	8.95	14%	266	4.18	4.18	5,085	0.00	13	0.20	0.20	
	Senior Apartments	41.61	65%	829	13.03	13.03	-	-	-	-	-	
	Total	63.62	100%	1,279	20.10	20.10	5,085	0.00	13	0.20	0.20	
BP and OP												
	Non-Residential	9.83	100%	-	-	-	97,793	0.23	209	21.27	21.27	
CB and NB (New Projects)												
	Non-Residential	34.41	100%	-	-	-	368,544	0.25	653	18.97	18.97	
CB and NB (Infill Projects)												
	Non-Residential	35.70	100%	-	-	-	488,011	0.31	1,053	29.49	29.49	
PCB												
	Mixed Use	0.48	2%	36	1.58	1.58	4,140	0.00	11	0.47	0.47	
	Non-Residential	22.37	98%	-	-	-	341,704	0.34	846	37.02	37.02	
	Total	22.85	100%	36	1.58	1.58	345,844	0.35	857	37.49	37.49	
EGUV												
	Senior Apartments	2.89	12%	216	9.32	9.32	13,400	0.01	34	1.45	1.45	
	Mixed-Use	16.78	72%	302	13.03	13.03	19,601	0.02	49	2.11	2.11	
	Non-Residential	3.51	15%	-	-	-	24,000	0.02	60	2.59	2.59	
	Total	23.17	100%	518	22.35	22.35	57,001	0.06	143	6.15	6.15	

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Mountlake Terrace MUGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T								
MtLkTerr	CITY12	(1) PENDING		F/T-D	15.424	4.105398	11.319	.000	0	0	628	0	628	0	0	628	0	628	0	0	1156	0	1156								
				RMM	1.614	.1002576	1.513	.000	0	30	0	0	30	0	0	30	0	30	0	0	0	76	0	0	76						
				RS 4800	1.018	.0000000	1.018	.000	7	0	0	0	7	0	0	7	0	0	0	0	7	20	0	0	0	20					
				RS 7200	1.781	.1714537	1.609	.000	9	0	0	9	9	0	0	9	0	0	0	0	9	26	0	0	0	26					
				RS 8400	17.683	6.920865	10.762	.000	86	0	0	86	86	0	0	86	86	0	0	0	86	248	0	0	0	248					
				RS-T	3.415	.0000000	3.415	.000	0	97	0	0	97	0	0	97	0	97	0	0	97	0	247	0	0	0	247				
				TC-3	1.211	.0000000	1.211	.000	0	156	0	156	0	0	156	0	156	0	0	156	0	0	287	0	0	0	287				
				TC-R	1.607	.0000000	1.607	.000	0	54	0	0	54	0	0	54	0	54	0	0	54	0	137	0	0	0	137				
				Sum				43.752	11.29797	32.454	.000	102	181	784	0	1067	102	181	784	0	1067	294	460	1443	0	2197					
				Sum				43.752	11.29797	32.454	.000	102	181	784	0	1067	102	181	784	0	1067	294	460	1443	0	2197					
				(2) VACANT				BC	1.173	.0000000	1.173	.000	0	6	22	0	28	0	5	18	0	23	0	12	33	0	45				
								RMM	2.609	1.225819	1.383	.000	4	3	15	0	22	3	2	12	0	18	9	6	22	0	0	38			
								RS 7200	1.049	.9551655	.094	.000	2	0	0	2	2	0	0	2	0	0	0	2	5	0	0	0	5		
								RS 8400	2.226	.9046951	1.321	.000	9	0	0	9	8	0	0	9	8	0	0	8	23	0	0	0	0	23	
								TC-2	.170	.0000000	.170	.000	0	0	18	0	18	0	0	18	0	0	15	0	15	0	0	27	0	27	
								TC-3	.187	.0000000	.187	.000	0	0	18	0	18	0	0	18	0	0	15	0	15	0	0	27	0	27	
								Sum				7.414	3.085680	4.329	.000	15	9	73	0	97	13	7	59	0	79	38	18	108	0	165	
								MARKET-READY				BC	.299	.0000000	.299	.000	0	1	5	0	6	0	1	5	0	6	0	2	9	0	11
												TC-R	.332	.0000000	.332	.000	0	11	0	11	0	10	0	10	0	10	0	10	0	27	0
								Sum				.631	.0000000	.631	.000	0	12	5	0	17	0	11	5	0	16	0	29	9	0	38	
								Sum				8.045	3.085680	4.959	.000	15	21	78	0	114	13	19	64	0	95	38	47	117	0	202	
								(3) PARTUSE				F/T-A	3.100	.0638253	3.037	.119	0	0	3	0	3	0	0	2	0	2	0	0	4	0	4
				F/T-C	3.185	1.120339	2.065					.468	0	0	32	0	32	0	32	0	0	21	0	21	0	0	39	0	39		
				RML	14.258	.9498591	13.308					12.519	35	3	70	0	108	23	2	47	0	72	67	5	86	0	0	0	158		
				RMM	.783	.0163653	.767					.116	0	0	1	0	1	0	0	1	0	1	0	1	0	0	1	0	0	1	
RS 4800	1.584	.3091233	1.275	1.019	8	0	0					0	8	6	0	8	6	0	0	0	6	18	0	0	0	18					

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			RS 7200	1.755	.0000000	1.755	1.361	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
			RS 8400	14.623	6.101249	8.522	5.555	30	0	0	0	30	26	0	0	0	26	74	0	0	0	74
			TC-R	.438	.0000000	.438	.333	0	11	0	0	11	0	7	0	0	7	0	19	0	0	19
		Sum		39.726	8.560762	31.165	21.490	79	14	106	0	199	60	9	70	0	140	173	24	130	0	327
	Sum			39.726	8.560762	31.165	21.490	79	14	106	0	199	60	9	70	0	140	173	24	130	0	327
	(4) REDEV		BC	6.369	.0000000	6.369	.000	-6	34	119	0	147	-4	23	79	0	98	-11	58	146	0	192
			F/T-A	1.263	.0000000	1.263	.000	0	0	37	0	37	0	0	25	0	25	0	0	45	0	45
			F/T-B	6.072	.7877918	5.285	.000	0	0	105	0	105	0	0	70	0	70	0	0	128	0	128
			F/T-E	.800	.0000000	.800	.000	-1	0	13	0	12	-1	0	9	0	8	0	0	16	0	14
			RML	4.691	.0000000	4.691	.000	-12	0	23	0	11	-8	0	15	0	7	-23	0	28	0	5
			RMM	11.802	.1901983	11.612	.000	-10	7	118	0	115	-7	5	78	0	76	-19	12	144	0	137
			RS 4800	12.307	.5938057	11.714	.000	54	0	0	0	54	41	0	0	0	41	118	0	0	0	118
			RS 7200	6.075	.0000000	6.075	.000	20	0	0	0	20	17	0	0	0	17	49	0	0	0	49
			RS 8400	6.224	.2665244	5.958	.000	20	0	0	0	20	17	0	0	0	17	49	0	0	0	49
			RS-T	6.850	.0000000	6.850	.000	-38	174	0	0	136	-29	132	0	0	103	-83	336	0	0	253
			TC-1	17.154	1.533383	15.621	.000	-78	0	1765	0	1687	-52	0	1174	0	1122	-149	0	2160	0	2010
			TC-2	18.934	.5022045	18.432	.000	-46	0	1955	0	1909	-31	0	1300	0	1269	-88	0	2392	0	2304
			TC-3	14.476	.2907060	14.186	.000	-53	0	1332	0	1279	-35	0	886	0	851	-102	0	1630	0	1528
			TC-R	11.816	.0000000	11.816	.000	-35	338	0	0	303	-23	225	0	0	201	-67	572	0	0	505
		Sum		124.834	4.164613	120.670	.000	-185	553	5467	0	5835	-114	384	3636	0	3906	-328	978	6689	0	7339
		MARKET-READY	BC	.616	.0000000	.616	.000	-1	3	11	0	13	-1	3	10	0	12	-3	7	19	0	24
		Sum		.616	.0000000	.616	.000	-1	3	11	0	13	-1	3	10	0	12	-3	7	19	0	24
	Sum			125.450	4.164613	121.286	.000	-186	556	5478	0	5848	-115	387	3646	0	3918	-331	985	6709	0	7363
	Sum			216.973	27.10903	189.864	21.490	10	772	6446	0	7228	60	596	4564	0	5221	174	1516	8398	0	10088
Sum				216.973	27.10903	189.864	21.490	10	772	6446	0	7228	60	596	4564	0	5221	174	1516	8398	0	10088

Mountlake Terrace MUGA - Additional Population Capacity DRAFT (May-10-2021)
City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Mountlake Terrace MUGA - Additional Population Capacity DRAFT (May-10-2021)
Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
MtLkTerr	UNINC	(4) REDEV		UHDR	.916	.7818683	.134	.000	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
				UMDR	2.111	.0000000	2.111	.000	8	0	0	0	8	6	0	0	0	6	18	0	0	0	18
			Sum		3.027	.7818683	2.245	.000	8	0	1	0	9	6	0	1	0	7	18	0	1	0	19
		Sum			3.027	.7818683	2.245	.000	8	0	1	0	9	6	0	1	0	7	18	0	1	0	19
Sum					3.027	.7818683	2.245	.000	8	0	1	0	9	6	0	1	0	7	18	0	1	0	19

Mountlake Terrace MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
MtLkTerr	CITY12	(1) PENDING		F/T-D	15.424	4.105398	11.319	.000	127	0	0	127	127	0	0	127
				LI/OP	8.739	5.413281	3.326	.000	0	275	0	275	0	275	0	275
				REC	12.821	6.207335	6.614	.000	0	0	74	74	0	0	74	74
				TC-3	1.211	.0000000	1.211	.000	16	0	0	16	16	0	0	16
			Sum		38.195	15.72601	22.469	.000	143	275	74	492	143	275	74	492
		Sum			38.195	15.72601	22.469	.000	143	275	74	492	143	275	74	492
		(2) VACANT		BC	1.173	.0000000	1.173	.000	21	0	0	21	17	0	0	17
				CG	.436	.3409572	.095	.000	8	0	1	9	7	0	0	7
				LI/OP	.858	.7491964	.109	.000	2	1	0	3	1	1	0	2
				SDD C/R	.371	.0000000	.371	.000	5	0	0	5	4	0	0	4
				TC-2	.170	.0000000	.170	.000	4	0	0	4	3	0	0	3
				TC-3	.187	.0000000	.187	.000	2	0	0	2	2	0	0	2
			Sum		3.195	1.090154	2.105	.000	42	1	1	43	34	1	0	35
			MARKET-READY	BC	.299	.0000000	.299	.000	5	0	0	5	5	0	0	5
				TC-R												

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			.332	.0000000	.332	.000	5	0	0	5	5	0	0	5
	Sum		.631	.0000000	.631	.000	10	0	0	10	10	0	0	10
Sum			3.826	1.090154	2.736	.000	52	1	1	54	44	1	0	45
(3) PARTUSE		F/T-A	3.100	.0638253	3.037	.119	5	0	0	5	3	0	0	3
		F/T-C	3.185	1.120339	2.065	.468	21	0	0	21	14	0	0	14
		TC-R	.438	.0000000	.438	.333	5	0	0	5	3	0	0	3
	Sum		6.724	1.184165	5.540	.920	31	0	0	31	20	0	0	20
Sum			6.724	1.184165	5.540	.920	31	0	0	31	20	0	0	20
(4) REDEV		BC	6.369	.0000000	6.369	.000	87	0	0	87	58	0	0	58
		CG	8.997	.3014313	8.696	.000	711	0	47	758	473	0	31	504
		F/T-A	1.263	.0000000	1.263	.000	44	0	0	44	29	0	0	29
		F/T-B	6.072	.7877918	5.285	.000	86	0	0	86	57	0	0	57
		F/T-E	.800	.0000000	.800	.000	8	0	0	8	5	0	0	5
		F/T-F	.660	.0000000	.660	.000	3	0	0	3	2	0	0	2
		LI/OP	13.511	7.464542	6.046	.000	84	56	4	144	56	37	3	96
		TC-1	17.154	1.533383	15.621	.000	412	0	0	412	274	0	0	274
		TC-2	18.934	.5022045	18.432	.000	332	0	0	332	221	0	0	221
		TC-3	14.476	.2907060	14.186	.000	128	0	0	128	85	0	0	85
		TC-R	11.816	.0000000	11.816	.000	152	0	0	152	101	0	0	101
	Sum		100.052	10.88006	89.172	.000	2048	56	51	2155	1362	37	34	1433
	MARKET-READY	BC	.616	.0000000	.616	.000	10	0	0	10	9	0	0	9
		CG	4.039	.0000000	4.039	.000	304	0	22	325	288	0	21	309
	Sum		4.655	.0000000	4.655	.000	313	0	22	335	298	0	21	319
Sum			104.707	10.88006	93.827	.000	2361	56	73	2490	1660	37	55	1752
Sum			153.452	28.88039	124.572	.920	2587	332	148	3067	1867	313	129	2309
Sum			153.452	28.88039	124.572	.920	2587	332	148	3067	1867	313	129	2309

Mountlake Terrace MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Mountlake Terrace MUGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

N/A

Mountlake Terrace MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Within City Zones											
RS 8400	Single Family	14.04	100%	87	6.20	6.20	-	-	-	-	-
RS 7200	Single Family	23.01	100%	132	5.74	5.74	-	-	-	-	-
RS 4800	Single Family	0.61	100%	5	8.20	8.20	-	-	-	-	-
RML	Single Family	6.77	35%	55	2.86	2.86	-	-	-	-	-
	Townhouse	0.53	3%	6	0.31	0.31	-	-	-	-	-
	Multi-Family	11.92	62%	109	5.67	5.67	-	-	-	-	-
	Total	19.22	100%	170	8.84	8.84	-	-	-	-	-
RMM	Single Family	4.77	26%	80	4.32	4.32	-	-	-	-	-
	Townhouse	1.61	9%	30	1.62	3.19 (1)	-	-	-	-	-
	Multi-Family	12.14	66%	225	12.15	12.15	-	-	-	-	-
	Total	18.51	100%	335	18.10	19.66	-	-	-	-	-

(1) Post-2018 actual and proposed projects show a higher townhouse density occurring in the RMM zone.

Mountlake Terrace MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development					
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed	
BC												
	Townhouse	0.47	4%	12	1.10	6.86 (2)	-	-	-	-	-	
	Mixed-Use	2.06	19%	252	23.03	18.80 (2)	18,911	0.04	39	3.58	2.92 (2)	
	Non-Residential	8.42	77%	-	-	-	111,647	0.23	198	18.14	14.81 (2)	
	Total	10.94	100%	264	24.12	25.66 (2)	130,558	0.27	238	21.72	17.73 (2)	
(2) Post-2018 actual and proposed projects show a different residential and employment density when averaged with the development history. The assumed job sector breakdown is 8 Retail, 6 Food Services, 3 Services, and 1 FIRE.												
RS-T												
	Townhouse		No Development			33.77 (3)			No Development			
(3) Post-2018 actual and proposed projects within the RS-T zone are used to establish an assumed residential density.												
CG												
	Non-Residential	3.67	100%	-	-	-	134,176	0.84	347	94.56	94.56	
SDD												
	Non-Residential	8.68	100%	-	-	-	71,004	0.19	123	14.16	14.16	
LIOP (New Projects)												
	Non-Residential	14.51	100%	-	-	-	235,688	0.37	378	26.07	26.07	
LIOP (Infill Projects)												
	Non-Residential	5.47	100%	-	-	-	25,250	0.09	20	3.66	26.07 (4)	
land in LI/OP becomes scarcer. For this reason, the employment density found on new projects in LI/OP will be used on estimates of surplus land for partially used sites.												
F/T District A												
	Non-Residential	4.19	100%	-	-	30.00 (5)	38,369	0.21	94	22.55	40.00 (5)	

Mountlake Terrace MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
F/T District B	Non-Residential	2.06	100%	-	-	20.00 (5)	40,562	0.45	101	49.11	20.00 (5)
F/T District C	Mixed-Use	No Development				70.44 (6)		No Development			45.00 (5)
(6) Post-2018 project known as Terrace Station achieves a building density of 70.44 which is used to model future residential densities in the F/T-C zone.											
F/T District D (7)	Mixed-Use	No Development				70.44		No Development			45.00 (5)
(7) City staff recommended applying the assumed densities from the F/T-C district towards the F/T-D district.											
F/T District E	Non-Residential	No Development				20.00 (5)		No Development			15.00 (5)
F/T District F	Non-Residential	No Development				15.00 (5)		No Development			5.00 (5)
(5) Mountlake Terrace recently adopted changes to the formerly singular Freeway / Tourist zone. These changes include creating separate standards for different districts and encouraging housing. The densities assumed are based on the expected building types in each district under current market conditions; meaning that (a) light rail has yet to reach the Mountlake Terrace transit center and (b) a transfer of development rights program that would allow for higher residential and employment densities has yet to be adopted. If one or both of these considerations changes, then expected densities would be higher. The job sector breakdown for the districts are: District A) 20 Services, 13 Retail, 5 Food Services, 2 FIRE; B) 10 Services, 6 Retail, 3 Food Services, 1 FIRE; C) 25 Services, 10 Retail, 5 Food Services, 5 FIRE; D) 25 Services, 5 FIRE, 5 Gov/Ed, 4 Retail, 1 Food Services; E) 5 Services, 5 Retail, 5 Food Services; and F) 5 Services.											
TC-R	Townhouse Non-Residential	No Development; New Zone				33.77 (8)		No Development; New Zone			-
											15.00 (12)
Total						33.77 (8)					15.00 (12)
(8) No development has occurred within the new TC-R zone, however, post-2018 actual and proposed development data for townhomes within the RS-T zone is used here.											

Mountlake Terrace MUGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
TC-1	Mixed-Use	No Development; New Zone				120.00 (9)	No Development; New Zone			7.00 (12)	
	Non-Residential					-				20.00 (12)	
	Total					120.00 (9)				27.00 (12)	
(9) City staff recommended using a 20% increase over TC-3 achieved density											
TC-2	Mixed-Use	No Development; New Zone				110.00 (10)	No Development; New Zone			7.00 (12)	
	Non-Residential					-				15.00 (12)	
	Total					110.00 (10)				22.00 (12)	
(10) City staff recommended using a 10% increase over TC-3 achieved density											
TC-3	Mixed-Use	1.26	100%	123	97.25	100.00 (11)	12,271	0.22	18	13.86	-
	Non-Residential	No Development; New Zone				-	No Development; New Zone			10.00 (12)	
	Total					100.00 (11)				10.00 (12)	
(11) Rounded achieved density figure to aid with calculating the 10% and 20% increase seen in TC-1 and TC-2.											
(12) The job sector breakdown for the Town Center zones are as follows: TC-R) 8 Services, 3 Retail, 3 Food Services, 1 FIRE; TC-1) 12 Services, 8 Retail, 4 Food Services, 3 FIRE; TC-2) 10 Services, 7 Retail, 4 Food Services, 1 FIRE; TC-3) 6 Services, 2 Retail, 2 Food Services											

Mukilteo MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres

UB_ACRES – Unbuildable acres

GBACRES – Gross buildable acres

SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)

AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)

AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)

AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)

AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)

AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)

AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)

AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)

AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)

AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)

AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)

AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)

AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T						
Mukilteo	CITY12	(1) PENDING		MR-13	3.807	2.14804	1.659	0	0	0	41	0	41	0	0	41	0	41	0	0	75	0	75						
				PCB(S)	3.275	0.5214914	2.754	0	0	32	0	0	32	0	0	32	0	32	0	0	32	0	81	0	81				
				RD 12.5	6.841	2.533085	4.308	0	10	0	0	0	10	10	0	0	0	0	0	0	10	29	0	0	0	29			
				RD 12.5(S)	1.036	0	1.036	0	3	0	0	0	3	3	0	0	3	3	0	0	3	9	0	0	0	9			
				RD 7.5	15.794	7.407448	8.387	0	17	0	0	0	17	17	0	0	17	17	0	0	17	49	0	0	0	49			
				RD 9.6	1.62	0	1.62	0	14	0	0	0	14	14	0	0	14	14	0	0	14	40	0	0	0	40			
				Sum	32.373	12.61006	19.763	0	44	32	41	0	117	44	32	41	0	117	44	32	41	0	117	127	81	75	0	284	
				Sum	32.373	12.61006	19.763	0	44	32	41	0	117	44	32	41	0	117	44	32	41	0	117	127	81	75	0	284	
				(2) VACANT			CB	0.563	0	0.563	0	2	0	4	0	6	2	0	3	0	5	5	0	0	6	0	11		
							DB	0.253	0	0.253	0	0	0	2	0	2	0	0	2	0	2	0	0	2	0	3	0	3	
							RD 12.5	7.382	2.461585	4.92	0	15	0	0	0	15	13	0	0	13	13	0	0	13	39	0	0	0	39
							RD 12.5(S)	3.425	0.2560715	3.169	0	9	0	0	0	9	8	0	0	8	8	0	0	8	23	0	0	0	23
		RD 7.5	21.631				6.592992	15.038	0	67	0	0	0	67	60	0	0	60	60	0	0	60	172	0	0	0	172		
		RD 8.4	0.222				0.1394539	0.083	0	1	0	0	0	1	1	0	0	1	1	0	0	1	3	0	0	0	3		
		RD 9.6	1.551				0	1.551	0	6	0	0	0	6	5	0	0	5	5	0	0	5	15	0	0	0	15		
		Sum	35.026				9.450102	25.576	0	100	6	0	106	89	0	5	0	94	257	0	9	0	9	0	9	0	266		
		Sum	35.026	9.450102	25.576	0	100	6	0	106	89	0	5	0	94	257	0	9	0	94	257	0	9	0	266				
		(3) PARTUSE			RD 12.5	10.586	6.118777	4.467	2.62	7	0	0	7	6	0	6	6	0	0	6	17	0	0	0	17				
					RD 7.5	2.974	0.2557593	2.719	1.35	6	0	0	0	6	5	0	0	5	5	0	0	5	15	0	0	15			
					RD 8.4	2.836	0	2.836	2.201	10	0	0	0	10	9	0	0	9	9	0	0	9	25	0	0	25			

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			RD 9.6	5.119	0	5.119	2.937	8	0	0	0	8	7	0	0	0	7	20	0	0	0	20
		Sum		21.515	6.374536	15.141	9.108	31	0	0	0	31	27	0	0	0	27	76	0	0	0	76
		Sum		21.515	6.374536	15.141	9.108	31	0	0	0	31	27	0	0	0	27	76	0	0	0	76
		(4) REDEV	CB	15.997	0	15.997	0	50	0	121	0	171	33	0	80	0	114	96	0	148	0	244
			DB	0.947	0	0.947	0	0	0	7	0	7	0	0	5	0	5	0	0	9	0	9
			MR-13	2.478	0.943105	1.535	0	-1	0	14	0	13	-1	0	9	0	9	-2	0	17	0	15
			RD 12.5	10.036	1.997773	8.038	0	16	0	0	0	16	14	0	0	0	14	39	0	0	0	39
			RD 7.5	8.337	1.455394	6.881	0	23	0	0	0	23	20	0	0	0	20	57	0	0	0	57
			RD 8.4	0.639	0	0.639	0	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
			RD 9.6	3.693	0	3.693	0	7	0	0	0	7	6	0	0	0	6	17	0	0	0	17
Mukilteo	CITY12	(4) REDEV	RD 9.6(S)	0.733	0	0.733	0	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
		Sum		42.86	4.396272	38.463	0	98	0	142	0	240	74	0	94	0	169	215	0	174	0	388
		Sum		42.86	4.396272	38.463	0	98	0	142	0	240	74	0	94	0	169	215	0	174	0	388
	Sum			131.775	32.83097	98.944	9.108	273	32	189	0	494	234	32	140	0	406	674	81	258	0	1014
Sum				131.775	32.83097	98.944	9.108	273	32	189	0	494	234	32	140	0	406	674	81	258	0	1014

Mukilteo MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Mukilteo MUGA - Additional Population Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Mukilteo	UNINC	(1) PENDING		MF-HD	2.208	0	2.208	0	7	26	0	0	33	7	26	0	0	33	20	66	0	0	86
				UCOM	3.358	0	3.358	0	-1	14	176	0	189	-1	14	176	0	189	-3	36	324	0	357
				ULDR	23.261	15.25971	8.002	0	115	0	0	0	115	115	0	0	0	115	331	0	0	0	331
				ULDR NS	1.609	1.608522	0	0	0	0	2	0	2	0	0	2	0	2	0	0	4	0	4
				ULDR UE	1.546	1.06226	0.484	0	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
				UMDR	10.737	0.9599797	9.777	0	70	7	4	0	81	70	7	4	0	81	202	18	7	0	227
		Sum			42.718	18.89047	23.828	0	193	47	182	0	422	193	47	182	0	422	556	120	335	0	1010
		Sum			42.718	18.89047	23.828	0	193	47	182	0	422	193	47	182	0	422	556	120	335	0	1010
		(2) VACANT		MF-HD-UCOM	0.79	0.3276922	0.462	0	0	0	5	0	5	0	0	4	0	4	0	0	7	0	7
				UCENTER	0.473	0	0.473	0	0	0	21	4	25	0	0	17	3	20	0	0	31	4	35
				UCOM	0.705	0	0.705	0	0	0	3	0	3	0	0	2	0	2	0	0	4	0	4
				UHDR	0.362	0	0.362	0	1	1	2	0	4	1	1	2	0	3	2	2	3	0	7
				ULDR	8.324	7.118525	1.205	0	10	0	0	0	10	9	0	0	0	9	26	0	0	0	26
				ULDR NS	22.627	20.18122	2.446	0	24	0	0	0	24	21	0	0	0	21	62	0	0	0	62
				ULDR UE	28.424	25.86556	2.558	0	12	0	0	0	12	11	0	0	0	11	31	0	0	0	31
				UMDR	12.216	4.377996	7.838	0	64	0	0	0	64	54	0	0	0	54	156	0	0	0	156
		Sum			73.921	57.87099	16.051	0	111	1	31	4	147	96	1	25	3	125	276	2	46	4	328

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		Sum	73.921	57.87099	16.051	0	111	1	31	4	147	96	1	25	3	125	276	2	46	4	328	
		(3) PARTUSE																				
			UCENTER	4.218	0	4.218	3.243	0	2	145	30	177	0	1	96	20	118	0	3	177	23	204
			ULDR	4.247	0.3088793	3.939	1.595	8	0	0	0	8	7	0	0	7	20	0	0	0	0	20
			UMDR	14.002	0.3748497	13.628	4.998	34	0	0	34	26	0	0	0	26	74	0	0	0	0	74
		Sum		22.468	0.683729	21.785	9.836	42	2	145	30	219	33	1	96	20	150	94	3	177	23	298
		Sum		22.468	0.683729	21.785	9.836	42	2	145	30	219	33	1	96	20	150	94	3	177	23	298
		(4) REDEV																				
			MF-HD	9.272	0.6257781	8.646	0	-27	12	224	0	209	-18	8	149	0	139	-52	20	274	0	243
			MF-HD-UCOM	23.329	1.908429	21.42	0	-2	25	288	0	311	-1	17	192	0	207	-4	42	352	0	391
Mukilteo	UNINC	(4) REDEV																				
			UCENTER	25.638	1.195742	24.442	0	-34	14	1089	227	1296	-23	9	724	151	862	-65	24	1333	178	1469
			UCOM	3.327	0	3.327	0	-1	0	13	0	12	-1	0	9	0	8	-2	0	16	0	14
			UHDR	12.325	1.368828	10.957	0	4	34	75	1	114	3	23	50	1	76	8	58	92	1	158
			ULDR	5.846	0	5.846	0	20	0	0	0	20	17	0	0	17	49	0	0	0	0	49
			UMDR	61.647	4.492697	57.155	0	282	0	0	0	282	214	0	0	0	214	617	0	0	0	617
		Sum		141.384	9.591473	131.793	0	242	85	1689	228	2244	192	57	1123	152	1523	552	144	2067	178	2940
		Sum		141.384	9.591473	131.793	0	242	85	1689	228	2244	192	57	1123	152	1523	552	144	2067	178	2940
	Sum			280.492	87.03666	193.456	9.836	588	135	2047	262	3032	513	106	1427	175	2220	1478	269	2625	206	4577
Sum				280.492	87.03666	193.456	9.836	588	135	2047	262	3032	513	106	1427	175	2220	1478	269	2625	206	4577

Mukilteo MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT	
													2	AEC_IND2	2	AECTOTA2
Mukilteo	CITY12	(1) PENDING		PI	4.044	0	4.044	0	0	74	0	74	0	74	0	74
			Sum	4.044	0	4.044	0	0	74	0	74	0	74	0	74	
			Sum	4.044	0	4.044	0	0	74	0	74	0	74	0	74	
Mukilteo	CITY12	(2) VACANT		CB	0.563	0	0.563	0	12	0	0	12	10	0	0	10
				CB(S)	4.418	0.6242103	3.794	0	87	17	25	128	70	14	20	104
				DB	0.253	0	0.253	0	10	0	0	11	8	0	0	9
				IP	16.048	1.358362	14.69	0	46	376	2	424	37	304	2	342
				LI	13.593	5.108485	8.485	0	76	138	1	215	61	112	1	173
				PCB	1.099	0	1.099	0	32	0	3	35	26	0	2	28
				PCB(S)	5.017	0	5.017	0	146	0	12	158	118	0	10	127
				PI	7.197	0	7.197	0	0	30	0	30	0	24	0	24
			Sum	48.187	7.091058	41.096	0	409	561	43	1013	330	453	35	818	

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Sum			48.187	7.091058	41.096	0	409	561	43	1013	330	453	35	818
(3) PARTUSE	IP		8.487	0	8.487	1.457	5	34	0	39	3	22	0	26
	LI		3.613	0	3.613	0.859	8	13	0	21	5	8	0	14
	PI		5.438	0	5.438	3.78	16	9	1	26	11	6	1	17
	Sum		17.538	0	17.538	6.097	29	55	1	85	19	37	1	57
Sum			17.538	0	17.538	6.097	29	55	1	85	19	37	1	57
(4) REDEV	CB		16.234	0.2119228	16.022	0	335	0	2	336	223	0	1	224
	CB(S)		13.232	0	13.232	0	269	38	86	394	179	25	57	262
	DB		4.911	0.1062193	4.805	0	177	0	9	186	118	0	6	124
	IP		0.675	0	0.675	0	2	17	0	19	1	11	0	13
	LI		38.015	1.38536	36.629	0	295	411	3	710	196	274	2	472
	PCB(S)		1.651	0.0053862	1.645	0	14	0	4	18	9	0	3	12
	PI		6.624	0	6.624	0	0	18	0	18	0	12	0	12
	Sum		81.341	1.708888	79.632	0	1092	485	104	1682	726	323	69	1118
Sum			81.341	1.708888	79.632	0	1092	485	104	1682	726	323	69	1118
Sum			151.11	8.799946	142.31	6.097	1530	1176	148	2854	1076	887	105	2067
Sum			151.11	8.799946	142.31	6.097	1530	1176	148	2854	1076	887	105	2067

Mukilteo MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (in areas annexed since December 13, 2012)

N/A

Mukilteo MUGA - Additional Employment Capacity DRAFT (Jun-23-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM		AEC_GOVT	
													2	AEC_IND2	2	AECTOTA2

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Mukilteo	UNINC	(1) PENDING	UI	9.917	1.666004	8.251	0	253	82	0	335	253	82	0	335	
				Sum	9.917	1.666004	8.251	0	253	82	0	335	253	82	0	335
				Sum	9.917	1.666004	8.251	0	253	82	0	335	253	82	0	335
		(2) VACANT	MF-HD-UCOM	0.79	0.3276922	0.462	0	6	0	0	7	5	0	0	5	
				UCENTER	0.473	0	0.473	0	12	0	0	13	10	0	0	10
				UCOM	0.705	0	0.705	0	9	0	0	10	8	0	0	8
				UI	39.623	17.95083	21.672	0	223	372	9	604	180	300	8	487
				Sum	41.591	18.27852	23.312	0	250	372	10	633	202	301	8	511
				Sum	41.591	18.27852	23.312	0	250	372	10	633	202	301	8	511
				Mukilteo	UNINC	(3) PARTUSE	MF-HD-UCOM	2.966	1.380698	1.585	1.069	18	0	0	18	12
UCENTER	4.218	0	4.218					3.243	84	0	3	88	56	0	2	58
(3) PARTUSE	UI	3.976	1.382231			2.594	1.602	8	21	0	29	5	14	0	20	
		Sum	11.16			2.762929	8.398	5.913	110	21	4	135	73	14	2	90
Sum	11.16	2.762929	8.398			5.913	110	21	4	135	73	14	2	90		
(4) REDEV	MF-HD-UCOM	25.239	3.066969			22.172	0	228	15	8	251	151	10	6	167	
		UCENTER	25.638			1.195742	24.442	0	552	0	24	577	367	0	16	383
		UCOM	3.327			0	3.327	0	40	2	1	44	27	1	1	29
		UI	64.544			10.47944	54.065	0	538	817	23	1378	358	543	15	916
		Sum	118.747			14.74215	104.005	0	1358	834	57	2250	903	555	38	1496
		MARKET-READY	UI	4.016	0	4.016	0	41	69	2	112	39	65	2	106	
		Sum	4.016	0	4.016	0	41	69	2	112	39	65	2	106		

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	Sum	122.763	14.74215	108.021	0	1399	903	59	2362	942	620	40	1602
	Sum	185.431	37.4496	147.981	5.913	2013	1379	73	3465	1471	1017	50	2539
Sum		185.431	37.4496	147.981	5.913	2013	1379	73	3465	1471	1017	50	2539

City of Mukilteo

Development History (1995 - 2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RD 12500 (2000 to 2018 Sample)											
	Single Family	14.97	100%	49	3.27	3.27	-	-	-	-	-
RD 9600											
	Single Family	23.42	100%	87	3.72	3.72	-	-	-	-	-
RD 8400											
	Single Family	3.60	100%	18	5.01	5.01	-	-	-	-	-
RD 7500											
	Single Family	19.80	58%	73	3.69	5.10 (1)	-	-	-	-	-
(1) This report assumes higher densities in response to market conditions and per city direction.											
RD 7200											
	Single Family	33.22	100%	181	5.45	5.45	-	-	-	-	-
MRD											
	Single Family	1.25	16%	12	1.58	1.58	-	-	-	-	-
	Multi-Family	6.35	84%	74	9.74	9.74	-	-	-	-	-
	Total	7.59	100%	86	11.32	11.32					
MR and MR PRD (Multi-Family sample only) (also applies to remaining triple-zoned land with PCB(S), MR, BP zoning)											
	Multi-Family	13.10	100%	238	18.16	18.16	-	-	-	-	-

City of Mukilteo

Development History (1995 - 2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
CB (New Projects)											
	Single-Family	1.35	17%	15	1.86	4.00 (2)	-	-	-	-	-
	Mixed-Use	2.20	27%	8	0.99	8.00 (2)	17,570	0.05	44	5.44	5.44
	Non-Residential	4.53	56%	-	-	-	52,755	0.15	133	16.42	16.42
	Total	8.07	100%	23	2.85	12.00 (2)	70,325	0.20	176	21.86	21.86
<p>(2) This report assumes higher residential densities in CB than have been observed in the past because the zoning code was modified in the mid-2000s to encourage housing and the sample includes projects from before the time that it was possible to build residential or mixed-use projects in the zone. Hence, future development will likely include more housing than was observed during the 1995 to 2010 period.</p>											
CB (Infill Projects)											
	Non-Residential									No Data	20.00 (3)
<p>(3) The assumed new jobs by employment sector are: 10 Services, 6 Retail, 2 FIRE, and 2 Food Services.</p>											
CB(S) (New Projects)											
	Non-Residential	10.28	100%	-	-	-	145,912	0.33	348	33.86	33.86
CB(S) (Infill Projects)											
	Non-Residential	1.34	100%	-	-	-	4,872	0.08	9	6.70	20.00 (4)
<p>(4) Future business expansions and new uses on sites with existing uses will likely have higher average employment densities than the infill project that this sample relies on (a new self-service car wash and espresso stand next to an existing auto repair shop). The assumed new jobs by employment sector are: 10 Services, 6 Retail, 2 FIRE, and 2 Food Services.</p>											
PCB(S) and PCB (5)											
	Non-Residential	21.79	100%	-	-	-	274,392	0.67	685	31.46	31.46
<p>(5) The employment density for new projects is also being applied to infill projects because the infill data sample size is too small to be reliable (one project: a new car wash added onto an existing gas station).</p>											
DB											
	Mixed-Use	1.91	100%	17	8.89	8.89	31,200	0.37	83	43.43	43.43

City of Mukilteo

Development History (1995 - 2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
WMU	Mixed Use			New Zone: No Data			New Zone: No Data				
						5.00 (6)					25.00 (6)
<p>(6) The city revised Waterfront Mixed Use in 2009 and the zone now covers land formerly zoned Downtown Business. The only recent building in WMU is the Silver Cloud Inn (permitted 1999 under DB zoning); however, Silver Cloud is not predictive of likely future development in WMU because it exceeds the new height limit for buildings north of Front Street. The assumed job sector breakdown is 14 Service, 4 Food Service, 4 Retail, and 3 Government.</p>											
IP and BP (New Projects)											
	Non-Residential	39.93	100%	-	-	-	608,815	0.35	1,153	28.87	28.87
IP and BP (Infill Projects)											
	Non-Residential	8.52	100%	-	-	-	155,762	0.37	227	26.63	26.63
LI and HI (New Projects)											
	Non-Residential	36.03	100%	-	-	-	555,369	0.60	911	25.29	25.29
LI and HI (Infill Projects)											
	Non-Residential	32.29	100%	-	-	-	403,687	0.28	776	24.02	24.02
PI (New Projects)											
	Non-Residential	13.70	100%	-	-	-	57,404	0.10	57	4.16	4.16
PI (Infill Projects)											
	Non-Residential	16.78	100%	-	-	-	254,557	0.40	115	6.84	6.84
OS	Case-by-case for known pending projects in Open Space										
PSP	Case-by-case for known pending projects in Public / Semi-Public										

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Woodway MUGA - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
 GBACRES – Gross buildable acres
 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T		
Woodway	CITY12	(1) PENDING		FRP R-87	13.424	.0000000	13.424	.000	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14		
				SR R-14.5	2.185	.4137429	1.772	.000	6	0	0	6	6	0	0	6	17	0	0	6	17	0	0	0	17
			Sum			15.609	.4137429	15.195	.000	11	0	0	0	11	11	0	0	0	11	32	0	0	0	32	
			Sum			15.609	.4137429	15.195	.000	11	0	0	0	11	11	0	0	0	11	32	0	0	0	32	
		(2) VACANT		FRP R-87	4.705	2.373595	2.331	.000	2	0	0	0	0	2	2	0	0	0	2	5	0	0	0	5	
				SR R-14.5	1.269	.0000000	1.269	.000	2	0	0	2	2	0	0	2	5	0	0	2	5	0	0	0	5
		Sum			5.974	2.373595	3.600	.000	4	0	0	0	4	4	0	0	0	4	10	0	0	0	10		
		Sum			5.974	2.373595	3.600	.000	4	0	0	0	4	4	0	0	0	4	10	0	0	0	10		
	(3) PARTUSE			FRP R-87	31.743	8.136642	23.606	17.481	5	0	0	0	0	5	4	0	0	0	4	12	0	0	0	12	
				FRP R43	6.924	.0000000	6.924	4.325	3	0	0	0	3	3	0	0	0	0	0	3	7	0	0	0	7
				SR R-14.5	2.692	.0331033	2.659	1.674	3	0	0	0	3	3	0	0	0	0	0	3	7	0	0	0	7
				Sum	41.358	8.169745	33.189	23.480	11	0	0	0	11	9	0	0	9	27	0	0	9	27	0	0	0
	Sum			41.358	8.169745	33.189	23.480	11	0	0	0	0	11	9	0	0	0	9	27	0	0	0	27		
	Sum			62.941	10.95708	51.984	23.480	26	0	0	0	0	26	24	0	0	0	24	69	0	0	0	69		
Sum				62.941	10.95708	51.984	23.480	26	0	0	0	0	26	24	0	0	0	24	69	0	0	0	69		

Woodway MUGA - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T	
Woodway	CITY21	(1) PENDING		UR	36.152	27.75041	8.401	.000	36	0	0	0	36	36	0	0	0	36	104	0	0	0	104	
				Sum	36.152	27.75041	8.401	.000	36	0	0	0	36	36	0	0	0	36	104	0	0	0	0	104
				Sum	36.152	27.75041	8.401	.000	36	0	0	0	36	36	0	0	0	36	104	0	0	0	0	104

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

Sum	Sum	36.152	27.75041	8.401	.000	36	0	0	0	36	36	0	0	0	36	104	0	0	0	104
Sum		36.152	27.75041	8.401	.000	36	0	0	0	36	36	0	0	0	36	104	0	0	0	104

Woodway MUGA - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
Woodway	UNINC	(4) REDEV	MARKET-READY	UVILL	62.223	49.66465	12.558	.000	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543
			Sum		62.223	49.66465	12.558	.000	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543
	Sum				62.223	49.66465	12.558	.000	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543
Sum					62.223	49.66465	12.558	.000	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543

Woodway MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

N/A

Woodway MUGA - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Woodway MUGA - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
Woodway	UNINC	(4) REDEV	MARKET-READY	UVILL	62.223	49.66465	12.558	.000	126	0	0	126	119	0	0	119
			Sum		62.223	49.66465	12.558	.000	126	0	0	126	119	0	0	119
		Sum			62.223	49.66465	12.558	.000	126	0	0	126	119	0	0	119
	Sum				62.223	49.66465	12.558	.000	126	0	0	126	119	0	0	119
Sum					62.223	49.66465	12.558	.000	126	0	0	126	119	0	0	119

Town of Woodway

Development History (1995 - 2018)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
R-87,000	Single Family		No Data			0.50	-	-	-	-	-
R-43,000	Single Family		No Data			1.00	-	-	-	-	-
R-14,500	Single Family	47.62	100%	101	2.12	2.12	-	-	-	-	-

Lake Stickney Gap - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES – Total parcel acres
 UB_ACRES – Unbuildable acres
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 SURP_AC – Surplus acres (for partially-used parcels)

AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
 AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
 AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
 AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
 AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
 AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
 AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
 AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
 AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
 AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
 AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
 AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
 AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
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There are no cases available for REPORT to process.

Lake Stickney Gap - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Lake Stickney Gap - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
LkStickney	UNINC	(1) PENDING		MF-HD	3.451	.9195411	2.532	.000	6	12	45	0	63	6	12	45	0	63	17	31	83	0	131
				MF-HD-UCOM	7.470	.0000000	7.470	.000	0	0	160	0	160	0	0	160	0	160	0	0	294	0	294
				UHDR	25.752	8.563757	20.931	.000	60	249	2	0	311	60	249	2	0	311	173	633	4	0	810

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		UMDR	27.054	.1681988	26.886	.000	188	33	0	0	221	188	33	0	0	221	541	84	0	0	625
	Sum		63.727	9.651497	57.819	.000	254	294	207	0	755	254	294	207	0	755	732	748	381	0	1860
Sum			63.727	9.651497	57.819	.000	254	294	207	0	755	254	294	207	0	755	732	748	381	0	1860
(2) VACANT		MF-HD	.521	.2964408	.224	.000	0	0	6	0	6	0	0	5	0	5	0	0	9	0	9
		MF-HD-UCOM	1.499	.8008610	.698	.000	0	0	8	0	8	0	0	6	0	6	0	0	12	0	12
		UCENTER	.184	.0000000	.184	.000	0	0	8	1	9	0	0	6	1	7	0	0	12	1	13
		UCOM	.300	.0000000	.300	.000	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
		UHDR	7.750	18.80338	6.730	.000	24	25	53	7	109	19	20	43	6	88	56	51	79	7	193
		UMDR	10.409	39.99166	6.873	.000	55	0	0	0	55	47	0	0	0	47	134	0	0	0	134
	Sum		20.663	59.89234	15.009	.000	79	25	76	8	188	66	20	61	6	154	190	51	113	8	362
Sum			20.663	59.89234	15.009	.000	79	25	76	8	188	66	20	61	6	154	190	51	113	8	362
(3) PARTUSE		MF-HD	1.259	.0000000	1.259	.116	0	0	3	0	3	0	0	2	0	2	0	0	4	0	4
		UHDR	14.059	.0890715	13.970	9.499	34	39	77	12	162	23	26	51	8	108	65	66	94	9	235
		UMDR	39.737	11.75898	27.978	14.733	108	0	0	0	108	82	0	0	0	82	236	0	0	0	236
	Sum		55.056	11.84806	43.208	24.348	142	39	80	12	273	105	26	53	8	192	302	66	98	9	475
Sum			55.056	11.84806	43.208	24.348	142	39	80	12	273	105	26	53	8	192	302	66	98	9	475
(4) REDEV		MF-HD	7.903	.0441561	7.858	.000	-6	20	212	0	226	-4	13	141	0	150	-11	34	259	0	282
		MF-HD-UCOM	24.983	4.339716	20.643	.000	-33	22	274	0	263	-22	15	182	0	175	-63	37	335	0	309
		UCENTER	12.619	1.262783	11.356	.000	-38	6	506	105	579	-25	4	336	70	385	-73	10	619	82	639
		UHDR	27.800	5.060355	22.739	.000	26	79	160	7	272	17	53	106	5	181	50	134	196	5	385
		UMDR	49.907	6.581974	43.325	.000	291	1	3	0	295	221	1	2	0	224	637	2	4	0	643
	Sum		123.212	17.28898	105.923	.000	240	128	1155	112	1635	187	85	768	74	1115	539	217	1414	88	2257
Sum			123.212	17.28898	105.923	.000	240	128	1155	112	1635	187	85	768	74	1115	539	217	1414	88	2257
Sum	Sum		262.658	98.68087	221.958	24.348	715	486	1518	132	2851	612	425	1090	89	2216	1762	1082	2005	105	4954
Sum			262.658	98.68087	221.958	24.348	715	486	1518	132	2851	612	425	1090	89	2216	1762	1082	2005	105	4954

Lake Stickney Gap - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

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N/A

Lake Stickney Gap - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Lake Stickney Gap - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
LkStickney	UNINC	(1) PENDING		MF-HD-UCOM												
					.860	.1992753	.661	.000	0	11	0	11	0	11	0	11
				UCOM	2.127	.0573116	2.069	.000	0	19	0	19	0	19	0	19
			Sum		2.987	.2565870	2.730	.000	0	30	0	30	0	30	0	30
			Sum		2.987	.2565870	2.730	.000	0	30	0	30	0	30	0	30
		(2) VACANT		MF-HD-UCOM												
					1.499	.8008610	.698	.000	9	0	0	10	8	0	0	8
				UCENTER	.184	.0000000	.184	.000	5	0	0	5	4	0	0	4
				UCOM	.300	.0000000	.300	.000	4	0	0	4	3	0	0	3
			Sum		1.983	.8008610	1.182	.000	18	1	1	19	15	1	0	16

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

	Sum		1.983	.8008610	1.182	.000	18	1	1	19	15	1	0	16
	(4) REDEV	MF-HD-UCOM	24.983	4.339716	20.643	.000	217	14	8	239	144	10	5	159
		UCENTER	12.619	1.262783	11.356	.000	286	0	11	297	190	0	7	197
		Sum	37.602	5.602499	32.000	.000	503	14	19	536	334	10	12	356
	Sum		37.602	5.602499	32.000	.000	503	14	19	536	334	10	12	356
	Sum		42.572	6.659947	35.912	.000	521	46	19	585	349	41	13	402
Sum			42.572	6.659947	35.912	.000	521	46	19	585	349	41	13	402

Larch Way Overlap - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
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uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
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There are no cases available for REPORT to process.

Larch Way Overlap - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Larch Way Overlap - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
LarchWay Ov	UNINC	(1) PENDING		UCENTER	1.462	.0000000	1.462	.000	0	0	123	0	123	0	0	123	0	123	0	0	226	0	226
				UHDR	.895	.0000000	.895	.000	2	10	0	0	12	2	10	0	0	12	6	25	0	0	31
				ULDR	19.374	.0000000	19.374	.000	98	0	0	0	98	98	0	0	0	98	282	0	0	0	282

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

		UMDR	6.795	.00000000	6.795	.000	0	88	0	0	88	0	88	0	0	88	0	224	0	0	224
	Sum		28.525	.00000000	28.525	.000	100	98	123	0	321	100	98	123	0	321	288	249	226	0	764
Sum			28.525	.00000000	28.525	.000	100	98	123	0	321	100	98	123	0	321	288	249	226	0	764
(2) VACANT		UCENTER	3.984	.00000000	3.984	.000	0	1	177	34	212	0	1	143	27	171	0	2	263	32	297
		UHDR	1.392	.00000000	1.392	.000	4	5	10	1	20	3	4	8	1	16	9	10	15	1	35
		ULDR	11.379	.00000000	11.379	.000	63	0	0	0	63	56	0	0	0	56	162	0	0	0	162
	Sum		16.755	.00000000	16.755	.000	67	6	187	35	295	59	5	151	28	244	171	12	278	33	495
Sum			16.755	.00000000	16.755	.000	67	6	187	35	295	59	5	151	28	244	171	12	278	33	495
(3) PARTUSE		UCENTER	3.561	.00000000	3.561	1.759	0	0	77	16	93	0	0	51	11	62	0	0	94	13	107
		UHDR	2.885	.00000000	2.885	1.870	6	8	15	2	31	4	5	10	1	21	11	14	18	2	45
		ULDR	64.107	.00000000	64.107	35.071	180	0	0	0	180	154	0	0	0	154	443	0	0	0	443
		UMDR	.544	.00000000	.544	.122	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
	Sum		71.097	.00000000	71.097	38.821	187	8	92	18	305	159	5	61	12	237	457	14	113	14	597
Sum			71.097	.00000000	71.097	38.821	187	8	92	18	305	159	5	61	12	237	457	14	113	14	597
(4) REDEV		UCENTER	11.590	.00000000	11.590	.000	-13	2	511	103	603	-9	1	340	68	401	-25	3	625	81	684
		UHDR	6.092	.00000000	6.092	.000	0	18	40	1	59	0	12	27	1	39	0	30	49	1	80
		ULDR	34.747	.00000000	34.747	.000	142	0	0	0	142	121	0	0	0	121	350	0	0	0	350
		UMDR	1.545	.00000000	1.545	.000	7	0	0	0	7	5	0	0	0	5	15	0	0	0	15
	Sum		53.973	.00000000	53.973	.000	136	20	551	104	811	118	13	366	69	567	340	34	674	81	1129
Sum			53.973	.00000000	53.973	.000	136	20	551	104	811	118	13	366	69	567	340	34	674	81	1129
Sum	Sum		170.350	.00000000	170.350	38.821	490	132	953	157	1732	436	121	702	109	1369	1256	309	1291	129	2985
Sum			170.350	.00000000	170.350	38.821	490	132	953	157	1732	436	121	702	109	1369	1256	309	1291	129	2985

Larch Way Overlap - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

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AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

N/A

Larch Way Overlap - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Larch Way Overlap - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
LarchWay Ov	UNINC	(2) VACANT		UCENTER	3.984	.0000000	3.984	.000	104	0	4	108	84	0	3	87
			Sum	3.984	.0000000	3.984	.000	104	0	4	108	84	0	3	87	
			Sum	3.984	.0000000	3.984	.000	104	0	4	108	84	0	3	87	
		(3) PARTUSE		UCENTER	3.561	.0000000	3.561	1.759	46	0	2	47	30	0	1	32
			Sum	3.561	.0000000	3.561	1.759	46	0	2	47	30	0	1	32	
			Sum	3.561	.0000000	3.561	1.759	46	0	2	47	30	0	1	32	
		(4) REDEV		UCENTER	11.590	.0000000	11.590	.000	272	0	12	283	181	0	8	188
			Sum	11.590	.0000000	11.590	.000	272	0	12	283	181	0	8	188	

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

	Sum	11.590	.0000000	11.590	.000	272	0	12	283	181	0	8	188
	Sum	19.135	.0000000	19.135	1.759	421	0	17	438	295	0	12	307
Sum		19.135	.0000000	19.135	1.759	421	0	17	438	295	0	12	307

Paine Field Area - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

TOTACRES: Total parcel acres
 UB_ACRES: Unbuildable acres
 GBACRES: Gross buildable acres
 SURP_AC: Surplus acres (for partially-used parcels)

AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
 AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
 AEC_GOVT: Additional government employment capacity (prior to market and public purpose reductions)
 AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)

AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
 AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

N/A

Paine Field Area - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Paine Field Area - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
PaineFld	UNINC	(2) VACANT		UI	252.244	94.06124	158.182	.000	1625	2713	68	4405	1312	2191	55	3557
			Sum		252.244	94.06124	158.182	.000	1625	2713	68	4405	1312	2191	55	3557
			Sum		252.244	94.06124	158.182	.000	1625	2713	68	4405	1312	2191	55	3557
		(3) PARTUSE		UI	7.187	.7411989	6.446	3.740	18	50	1	69	12	33	1	46
			Sum		7.187	.7411989	6.446	3.740	18	50	1	69	12	33	1	46
			Sum		7.187	.7411989	6.446	3.740	18	50	1	69	12	33	1	46
		(4) REDEV		UI	2.900	.9480284	1.952	.000	20	33	1	54	13	22	1	36
			Sum		2.900	.9480284	1.952	.000	20	33	1	54	13	22	1	36

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

	Sum	2.900	.9480284	1.952	.000	20	33	1	54	13	22	1	36
	Sum	262.331	95.75046	166.581	3.740	1663	2796	70	4528	1337	2246	56	3639
Sum		262.331	95.75046	166.581	3.740	1663	2796	70	4528	1337	2246	56	3639

Silver Firs Gap - Additional Population Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES – Total parcel acres
- UB_ACRES – Unbuildable acres
- GBACRES – Gross buildable acres
- SURP_AC – Surplus acres (for partially-used parcels)

- AHCSFTOT – Additional housing unit capacity for single family units (prior to market and public purpose reductions)
- AHCTHTOT – Additional housing unit capacity for townhouse units (prior to market and public purpose reductions)
- AHCMFTOT – Additional housing unit capacity for multi-family units (prior to market and public purpose reductions)
- AHCSATOT – Additional housing unit capacity for senior apt units (prior to market and public purpose reductions)
- AHCTOTAL – Additional housing unit capacity for all units (prior to market and public purpose reductions)

- AHCSF_A2 – Additional housing unit capacity for single family units (after market and public purpose reductions)
- AHCTH_A2 – Additional housing unit capacity for townhouse units (after market and public purpose reductions)
- AHCMF_A2 – Additional housing unit capacity for multi-family units (after market and public purpose reductions)
- AHCSA_A2 – Additional housing unit capacity for senior apt units (after market and public purpose reductions)
- AHCTOTA2 – Additional housing unit capacity for all units (after market and public purpose reductions)

- AHCPOPSF – Additional population capacity in single family units (after market and public purpose reductions)
- AHCPOPTH – Additional population capacity in townhouse units (after market and public purpose reductions)
- AHCPOPMPF – Additional population capacity in multi-family units (after market and public purpose reductions)
- AHCPOPSA – Additional population capacity in senior apt units (after market and public purpose reductions)
- AHCPOP_T – Additional population capacity in all units (after market and public purpose reductions)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
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There are no cases available for REPORT to process.

Silver Firs Gap - Additional Population Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

There are no cases available for REPORT to process.

Silver Firs Gap - Additional Population Capacity DRAFT (May-10-2021)

Unincorporated UGA (in currently unincorporated portion of UGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AHCSFTOT	AHCTHTOT	AHCMFTOT	AHCSATOT	AHCTOTAL	AHCSF_A2	AHCTH_A2	AHCMF_A2	AHCSA_A2	AHCTOTA2	AHCPOPSF	AHCPOPTH	AHCPOPMPF	AHCPOPSA	AHCPOP_T
SilverFirs	UNINC	(1) PENDING		UCOM	34.219	.0040625	34.215	.000	0	328	0	0	328	0	328	0	0	328	0	834	0	0	834
				ULDR	63.135	.0702702	63.065	.000	260	0	0	0	260	260	0	0	0	260	749	0	0	0	749
				UMDR	144.748	1.660858	143.087	.000	525	525	0	0	1050	525	525	0	0	1050	1512	1336	0	0	2848

2021 Buildable Lands Report for Snohomish County - Steering Committee Draft (July-28-2021)

	Sum		242.102	1.735191	240.367	.000	785	853	0	0	1638	785	853	0	0	1638	2261	2170	0	0	4431
Sum			242.102	1.735191	240.367	.000	785	853	0	0	1638	785	853	0	0	1638	2261	2170	0	0	4431
(2) VACANT		UCOM	1.070	.0025968	1.068	.000	0	0	5	0	5	0	0	4	0	4	0	0	7	0	7
		ULDR	8.775	.0000000	8.775	.000	51	0	0	0	51	46	0	0	0	46	131	0	0	0	131
	Sum		9.845	.0025968	9.843	.000	51	0	5	0	56	46	0	4	0	50	131	0	7	0	139
		MARKET-READY																			
		ULDR	19.960	.0000000	19.960	.000	118	0	0	0	118	112	0	0	0	112	323	0	0	0	323
	Sum		19.960	.0000000	19.960	.000	118	0	0	0	118	112	0	0	0	112	323	0	0	0	323
Sum			29.805	.0025968	29.803	.000	169	0	5	0	174	158	0	4	0	162	454	0	7	0	461
(3) PARTUSE		ULDR	56.723	3.074282	53.649	44.365	253	0	0	0	253	216	0	0	0	216	623	0	0	0	623
	Sum		56.723	3.074282	53.649	44.365	253	0	0	0	253	216	0	0	0	216	623	0	0	0	623
Sum			56.723	3.074282	53.649	44.365	253	0	0	0	253	216	0	0	0	216	623	0	0	0	623
(4) REDEV		ULDR	60.932	3.202574	57.730	.000	323	0	0	0	323	276	0	0	0	276	795	0	0	0	795
	Sum		60.932	3.202574	57.730	.000	323	0	0	0	323	276	0	0	0	276	795	0	0	0	795
Sum			60.932	3.202574	57.730	.000	323	0	0	0	323	276	0	0	0	276	795	0	0	0	795
Sum	Sum		389.563	8.014644	381.548	44.365	1530	853	5	0	2388	1435	853	4	0	2292	4133	2170	7	0	6311
Sum			389.563	8.014644	381.548	44.365	1530	853	5	0	2388	1435	853	4	0	2292	4133	2170	7	0	6311

Silver Firs Gap - Additional Employment Capacity DRAFT (May-10-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

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 AEC_GOVT2: Additional government employment capacity (after market and public purpose reductions)
 AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

N/A

Silver Firs Gap - Additional Employment Capacity DRAFT (May-10-2021)

City (in areas annexed since December 13, 2012)

N/A

Silver Firs Gap - Additional Employment Capacity DRAFT (May-10-2021)

Unincorporated MUGA (in currently unincorporated portion of MUGA)

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOVT	AECTOTAL	AEC_COMM 2	AEC_IND2	AEC_GOVT 2	AECTOTA2
SilverFirs	UNINC	(1) PENDING		UCOM	30.979	.0000000	30.979	.000	20	0	0	20	20	0	0	20
			Sum	30.979	.0000000	30.979	.000	20	0	0	20	20	0	0	20	
			Sum	30.979	.0000000	30.979	.000	20	0	0	20	20	0	0	20	
		(2) VACANT		UCOM	1.070	.0025968	1.068	.000	14	1	0	15	12	1	0	12
	Sum		1.070	.0025968	1.068	.000	14	1	0	15	12	1	0	12		
	Sum		1.070	.0025968	1.068	.000	14	1	0	15	12	1	0	12		
	Sum			32.049	.0025968	32.046	.000	34	1	0	35	31	1	0	32	
Sum				32.049	.0025968	32.046	.000	34	1	0	35	31	1	0	32	

Unincorporated Southwest UGA

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within County Designations											
	Unsewerable Enclave		No Data			2.00 (1)	-	-	-	-	-
	(1) The type of projects typically built in Unsewerable Enclaves, small short plat subdivisions, are not included in the data sampling used to predict future densities. However, an examination of such projects shows that 2 units per buildable acre is a reasonable assumption.										
	ULDR										
	Single Family	665.60	100%	3,938	5.92	5.92	-	-	-	-	-
	Total	665.60	100%	3,938	5.92	5.92	-	-	-	-	-
	UMDR										
	Single Family	331.10	96%	2,886	8.41	8.41	-	-	-	-	-
	Townhouse	5.80	2%	70	0.20	0.20	-	-	-	-	-
	Multi-Family	6.31	1.84%	82	0.24	0.24	-	-	-	-	-
	Total	343.20	100%	3,038	8.85	8.85	-	-	-	-	-
	UHDR (3)										
	Single Family	106.64	44%	1,123	4.64	3.72 (2)	-	-	-	-	-
	Townhouse	50.59	21%	801	3.31	4.36 (2)	-	-	-	-	-
	Multi-Family	74.23	31%	1,840	7.61	8.27 (2)	-	-	-	-	-
	Senior Apartments	10.03	4%	253	1.05	1.38 (2)	135,880	0.01	340	1.40	1.40
	Non-Residential	0.40	0.17%	-	-	-	2,652	0.00	7	0.03	0.03
	Total	241.89	100%	4,017	16.61	17.73 (2)	138,532	0.01	346	1.43	1.43
	(2) This report assumes that the densities achieved during the most recent development history (2011-2018) are expected to continue in the Urban High Density Residential (UHDR) designation compared to what was used in the 2012 BLR.										
	(3) In UHDR designated areas along Highway 99 that allow for increased multifamily residential densities through the use of TDR credits (Amended Ord. 18-026), townhouse densities of 2.98 and multifamily densities of 27.38 were applied.										

Unincorporated Southwest UGA

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
UCOM (New Projects) (5)											
	Single Family	1.21	1%	18	0.09	0.00 (4)					
	Multi-Family	39.58	19%	807	3.92	3.92	-	-	-	-	-
	Senior Apartments	3.42	2%	143	0.69	0.69	-	-	-	-	-
	Mixed-Use	9.72	5%	201	0.98	0.98	29,380	0.00	73	0.36	0.36
	Non-Residential	153.40	74%	-	-	-	1,773,336	0.20	2,910	14.12	14.12
	Total	206.11	100%	1,169	5.67	5.58	1,802,716	0.20	2,984	14.48	14.48
(4) Single Family projects are no longer an allowed use within the the Urban Commercial designation.											
(5) In Urban Commercial designated areas along Highway 99 that allow for increased multifamily residential densities through the use of TDR credits (Amended Ord. 18-026), townhouse densities of 1.49 and multifamily densities of 13.69 were applied.											
UCOM (Infill Projects)											
	Non-Residential	3.44	100%	-	-	-	29,731.00	0.20	58	16.75	16.75
UI (New Projects)											
	Non-Residential	164.47	100%	-	-	-	2,310,692	0.32	4,581	27.85	27.85
UI (Infill Projects)											
	Non-Residential	31.20	100%	-	-	-	333,076	0.25	573	18.35	18.35
UV											
	Townhouse	4.02	13%	63	2.01	2.01	-	-	-	-	-
	Multi-Family	8.80	28%	280	8.96	8.96	-	-	-	-	-
	Senior Apartments		No Data			2.68 (4)	-	-	-	-	-
	Mixed-Use	18.44	59%	355	11.35	11.35	71,300	0.05	181	5.79	10.00 (5)
	Total	31.27	100%	698	22.32	25.00	71,300	0.05	181	5.79	10.00 (5)
(4) Senior Apartment densities are based off what was achieved in the Urban Center and Transit/Pedestrian Village (UC/TPV) designation.											
(5)The assumed job sector breakdown is 6 Services, 2 Retail, 1 FIRE, and 1 Food Services.											

Unincorporated Southwest UGA

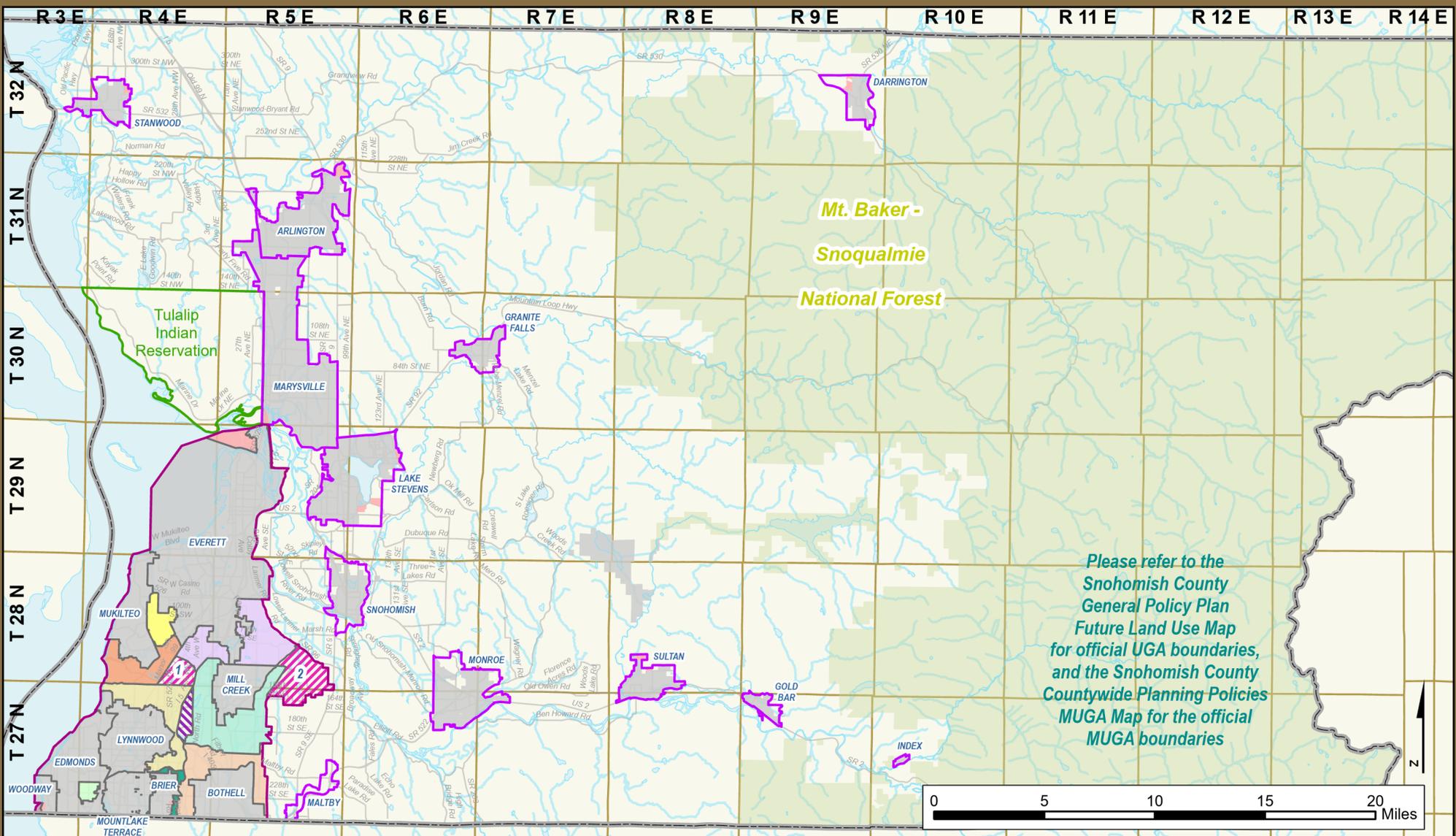
Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
UC and TPV											
	Townhouse	6.55	4%	134	0.76	0.76	-	-	-	-	-
	Multi-Family	63.03	36%	2,225	12.57	22.57	-	-	-	-	-
	Senior Apartments	5.84	3%	395	2.23	9.49	-	-	-	-	-
	Mixed-Use	100.94	57%	3,925	22.18	22.18	566,834	0.07	1,677	9.48	-
	Non-Residential	0.62	0.35%	-	-	-	7,715	0.00	11	0.06	27.00 (6)
	Total	176.99	100%	6,679	37.74	55.00 (7)	574,549	0.07	1,688	9.54	27.00 (6)

(6) This report assumes that the opening of the light rail stations will push towards higher employment density similar to what is being achieved in the Lynnwood City Center zones. The assumed job sector breakdown is 13 Services, 5 retail, 4 FIRE, 4 Food Services, and 1 Government.

(7) Post-2018 actual and proposed projects show a much greater achieved buildable density than what was previously seen in the UC/TPV designation.

Appendix



Please refer to the
**Snohomish County
 General Policy Plan
 Future Land Use Map**
 for official UGA boundaries,
 and the **Snohomish County
 Countywide Planning Policies
 MUGA Map** for the official
 MUGA boundaries

2021 SCT Buildable Lands Report: Urban Growth Area Reference Map



- Snohomish County Boundary
- Southwest UGA Boundary
- Other UGA Boundary
- MUGA Boundary
- Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Reservation Tidelands)

- City Boundary As of Dec. 13, 2012
- City Area Annexed Since Dec. 13, 2012
- National Forest Boundary

- MUGA Boundaries**
- Bothell MUGA
 - Brier MUGA
 - Edmonds MUGA
 - Everett MUGA
 - Lynnwood MUGA
 - Mill Creek MUGA
 - Mountlake Terrace MUGA
 - Mukilteo MUGA
 - Woodward MUGA
 - Paine Field Area

- Overlap Area Claimed by 2 Cities (Larch Way Overlap)
- Gap Areas Not Claimed by Any City:
 1. Lake Stickney Gap
 2. Silver Firs Gap

SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code, Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of November 2012.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

ECAF NO.:
ECAF RECEIVED:

**MOTION
ASSIGNMENT SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.3

FILE MOT 21-272

TO: Clerk of the Council

TITLE OF PROPOSED MOTION:

~~~~~

Clerk's Action: Proposed Motion No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

~~~~~

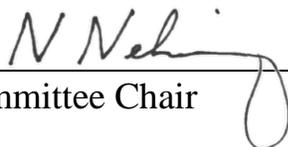
STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee made the following recommendation:

- _____ Move to Council for action on: _____ to set time and date for a public hearing.
Suggested time and date is
September 1, 2021 at the hour of 10:30 a.m.
- _____ Move to Council as amended for action on: _____
- _____ Move to Council with no recommendation

This item ___ should/ ___ should not be placed on the Consent Agenda.
(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

This item ___ should/ ___ should not be placed on the Administrative Matters Agenda
(Administrative Matters agenda may be used for routine action to set time and date for public hearings)



Committee Chair



Snohomish County Council

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.2.1

FILE MOT 21-272

Committee: Planning & Community Development

Analyst: Ryan Countryman

ECAFs: 2021-0584 and 2021-0585

Proposal: Proposed Motions 21-272 and 21-273

Date: August 17, 2021

Consideration

Proposed Motions 21-272 and 21-273 both relate to the 2021 Buildable Lands Report (BLR). BLRs are a periodic requirement of the Growth Management Act (GMA) to study of how much capacity there is for population, housing unit and employment growth in Urban Growth Areas (UGAs). Motion 21-272 would adopt the 2021 BLR for Snohomish County and authorize its transmittal to the Washington State Department of Commerce. Motion 21-273 would adopt a related procedures report that Snohomish County Tomorrow has accepted and recommends for use in developing the 2021 BLR.

Background

The 2021 Buildable Lands Report provides foundational information that Snohomish County and its cities will rely on when preparing local comprehensive plan updates due in 2024. GMA set a deadline of June 30, 2021 for Snohomish County to adopt its next BLR. However, there were delays in the process for Snohomish County Tomorrow (SCT) to finalize its BLR recommendations to the County Council. The resulted in missing the GMA deadline. Potential concerns over timing notwithstanding, the delays resulted in refinements to the data and new graphics better explaining the results. These adjustments should prove helpful to the County Council and other users of the report.

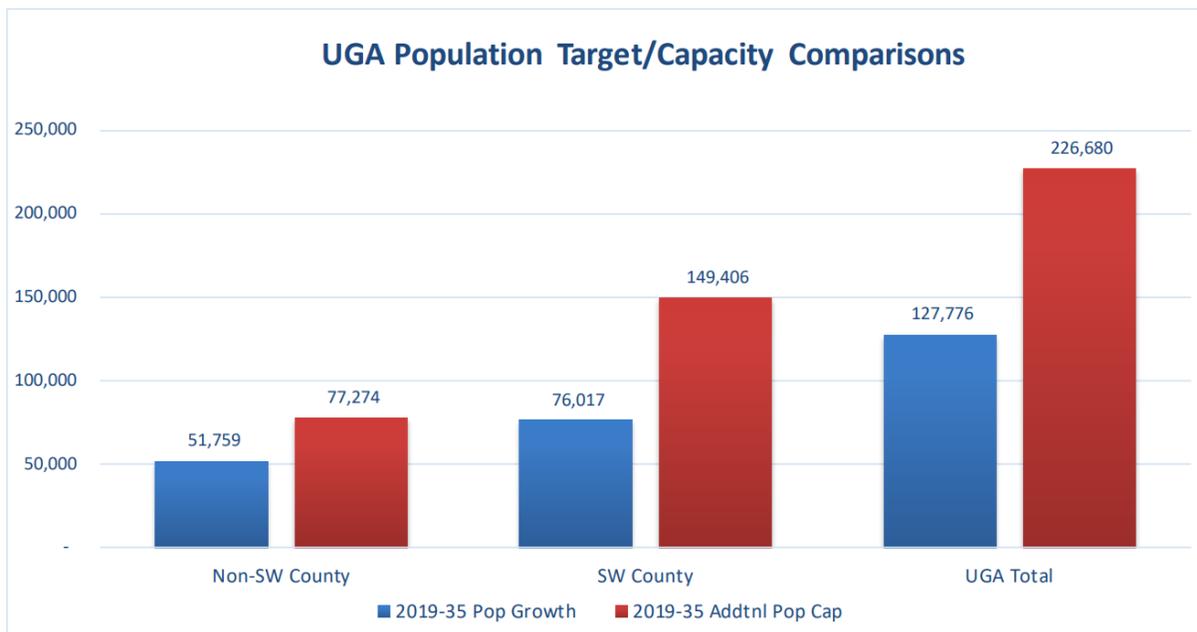
As a countywide document that includes information on both cities and unincorporated UGAs, BLRs are a recommendation from the SCT Steering Committee to the County Council. The 2021 BLR is the fourth BLR prepared through the SCT process. This process is part of the Countywide Planning Policies. GMA requires the County Council to adopt a BLR as a milestone for itself and for cities on the way to adopting the next round of comprehensive plan updates.

The 2021 BLR evaluates capacity for growth to 2035, which is the planning horizon for plans currently in effect. Later, the base data from the BLR will receive adjustments with new information reflecting proposed changes in the local plan updates. These updates,

due in 2024, will evaluate future capacity for growth to 2044 and will form the Land Capacity Analysis for the 2024 update. Although the BLR is foundational to the 2024 update, it does not itself determine whether and how much UGAs may need to expand. Future density and sizing of UGAs will rely on updated information in the 2024 Land Capacity Analysis that derives from the 2021 BLR.

Key Results:

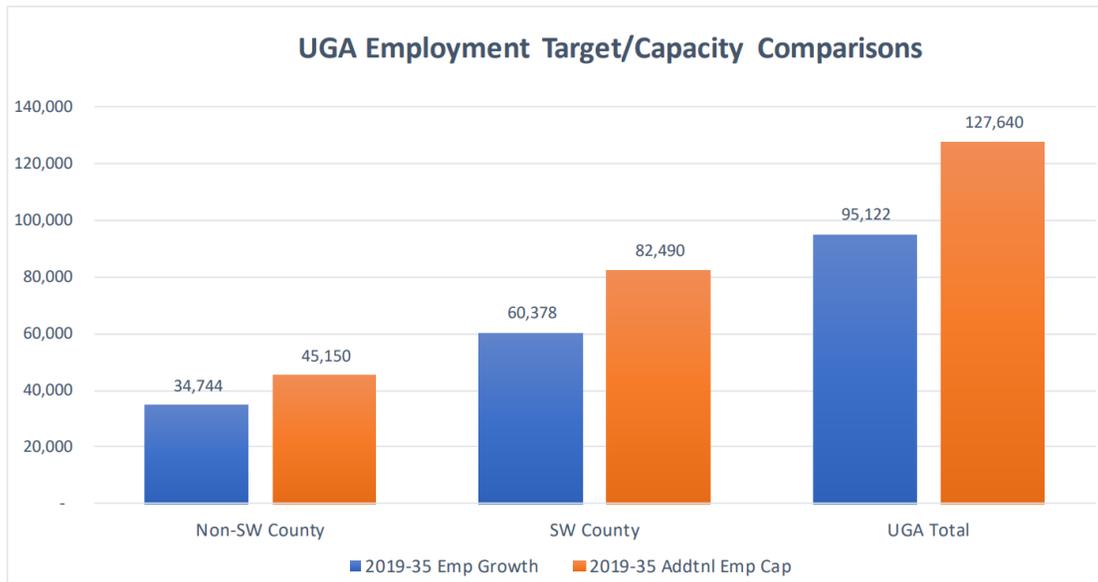
- Population: Collectively, existing UGAs have more than enough capacity to meet their 2035 Growth Targets
- Estimated overall surplus population capacity is 98,904 people



Population Capacity Compared to Population Targets (2021 BLR, Page 37)

- Most individual jurisdictions can achieve their 2035 targets, however:
 - Everett has a significant shortfall in capacity (estimated short the ability to house 13,749 people – 8% fewer – than its 2035 target population of 164,812)
 - Gold Bar has a minor population capacity shortfall (57 people, or 2% of its target population of 2,406)
 - Index has a minor population capacity shortfall (12 people, or 5% of its 2035 target population of 220)

- Employment: Estimated overall surplus employment capacity is 32,518 employees



Employment Capacity Compared to 2035 Targets (2021 BLR, page 42)

- Most individual jurisdictions can achieve their 2035 targets; however:
 - Granite Falls has an employment capacity shortfall of 261 jobs, or 11% of its employment target of 2,275 jobs
 - Lake Stevens has a minor employment capacity shortfall of 105 jobs, or 1% of its 2035 employment target of 7,412 jobs

Jurisdictions that have a shortfall of capacity must take “Reasonable Measures” to increase capacity in their next plan updates. Reasonable measures term is from GMA (RCW 36.70A.215). The Countywide Planning Policies include an appendix that describes an array of potential reasonable measures that the county or a city could take.

Current Proposal

Summary: The 2021 Buildable Land Report satisfies a GMA requirement and provides key information that local jurisdictions will rely on while updating their comprehensive plans by 2024.

Effective Date: Upon passage of motions (had a statutory adoption deadline of June 30, 2021, which has already passed)

Fiscal Implications: None

Scope: Adoption would satisfy a GMA requirement and recognize the 2021 BLR in the local planning process.

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Executive Recommendation: APPROVE

Analysis

Countywide, there is enough capacity overall for growth until at least 2035. The 2021 BLR demonstrates that most jurisdictions have more than enough capacity to meet their 2035 population and employment growth targets. As identified above, a few cities may need to take reasonable measures to increase their capacity. For most, the scope of the necessary changes would likely be modest.

Everett, with its capacity shortfall for housing, is the only jurisdiction that might need to take large-scale reasonable measures to meet its 2035 growth targets. Although the 2021 BLR shows that Everett has a significant capacity shortfall (population capacity of 151,063 vs a 2035 population target of 164,812), the city has taken several important steps to increase its capacity in recent years. The 2012 BLR showed Everett's total population capacity as just 126,897 in virtually the same area as the 2021 BLR. (Only a trivial amount of annexation activity took place between the 2012 and 2021 BLRs). Between these reports, Everett made land use and zoning code revisions that allowed higher densities in many areas. Most notable was the "Rethink Zoning" project that affected large parts of the city. Market forces contributed too. As expected, actual densities of development increased in the zones changed by the city. There were also notable density increases in other areas where regulations remained constant. A combination of reasonable measures and market forces thus helped the city increase its total population capacity in the same footprint by over 24,000 between the two reports. Looking forward, whether Everett takes additional reasonable measures that will allow it to reach its 2035 growth target or not is an open question. This will affect future growth targeting work and other upcoming County Council decisions related to the 2024 Update.

Key Required Uses for the 2021 BLR include:

1. Acting as a starting point for determining preliminary growth targets for the year 2044 in the 2024 Update process; and
2. After combining with new information related to 2024 plan alternatives and updated development patterns to provide a Land Capacity Analysis, the BLR information will provide a key basis for evaluating UGA sizing and final growth targets.

Other Observations: In meeting GMA requirements, the current and earlier BLRs also include data that provide insight into other policy issues. These include expected discussion in Planning Committee on August 31 regarding Countywide Planning Policies.

The 2021 BLR documents that little truly vacant remains in the UGAs. It assumes more redevelopment (tearing down) of existing buildings relative to infill (building around existing buildings) than earlier BLRs. This is based on recent development patterns and documented in the underlying data for the report. Higher rates of redevelopment vs infill contribute to problems of housing affordability and displacement of both lower income housing and small businesses. Housing affordability and displacement are topics of new proposed CPPs.

The GMA requires the BLR to evaluate first whether jurisdictions are achieving urban densities and second whether there is “sufficient suitable land to accommodate the countywide population projection” (RCW 36.70A.215). Comparing the underlying data for the BLR series (2002, 2007, 2012 and 2021), shows that that density of new development is increasing in most urban zones. In answer to the first GMA requirement, “Yes, urban densities are being achieved.” Much of the change is due to market forces, although code amendments and plan changes contribute too. One important shift between the reports is in the type of future housing capacity available. To reach the 2035 population targets/projections, an ongoing shift in new development from single family subdivisions to more townhomes and apartments will accelerate. Higher densities on the remaining redevelopable land mean that for the second GMA requirement, “Yes, there is sufficient suitable land to accommodate the population projection.” However, it is important to note that the ability to accommodate overall population is different than the ability to accommodate demand for certain types of housing. The dwindling share of capacity for new detached single-family housing (65% of the additional population capacity in the 2007 report and only 36% of the capacity in the 2021 report) is well-documented in data underlying the BLRs. The relative shortage of capacity for new single-family homes affects affordability and equity. These are also part of the Countywide Planning Policy discussion expected on August 31.

During the BLR and CPP processes, SCT received several public comments expressing concern about the relative shortage of land for single-family homes and the effect of this perceived shortage on affordability. The County Council should expect similar comments. The purpose of the BLR is to document capacity. While the BLR includes information relevant to other policy questions or problems such as affordability, it does not attempt to provide answers or solutions. Snohomish County and its cities will address the policy challenges over time through ongoing plan update and code amendment processes. The BLR will inform those processes but does not determine the outcomes.

Request

Move both proposed motions 21-272 and 21-273 to GLS on August 18 for Council to set time and date for a public hearing on the proposed motions.

Snohomish County 2021 Buildable Lands Report

Recommended by Snohomish County Tomorrow

SNOHOMISH COUNTY COUNCIL PLANNING COMMITTEE

AUGUST 17, 2021

Buildable Lands Report (BLR) Motions

Two BLR motions are under consideration today:

- ❑ Motion to adopt the 2021 BLR recommended by the Snohomish County Tomorrow (SCT) Steering Committee on July 28, 2021
- ❑ Motion to adopt the updated BLR Procedures Report recommended by the SCT Steering Committee on June 24, 2020

Counties Subject to the Review & Evaluation Program (2018)



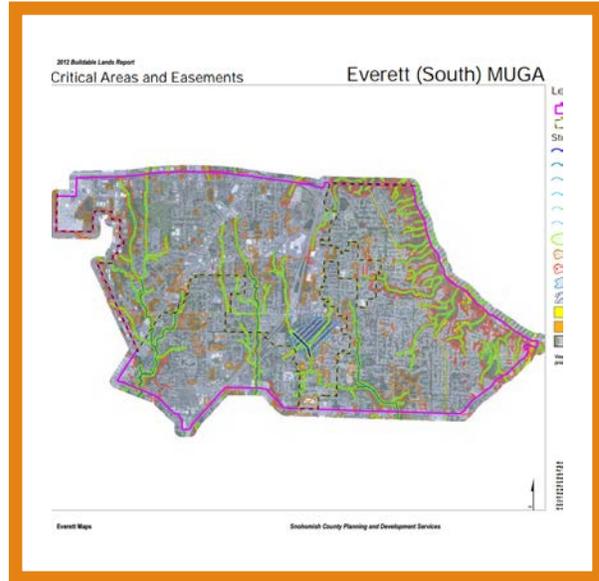
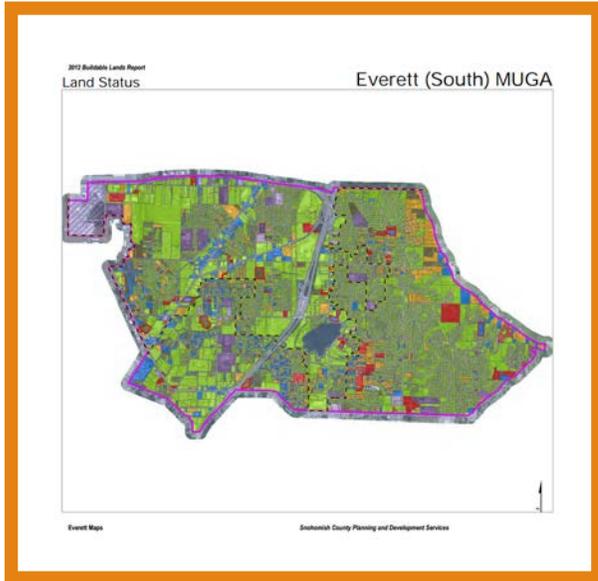
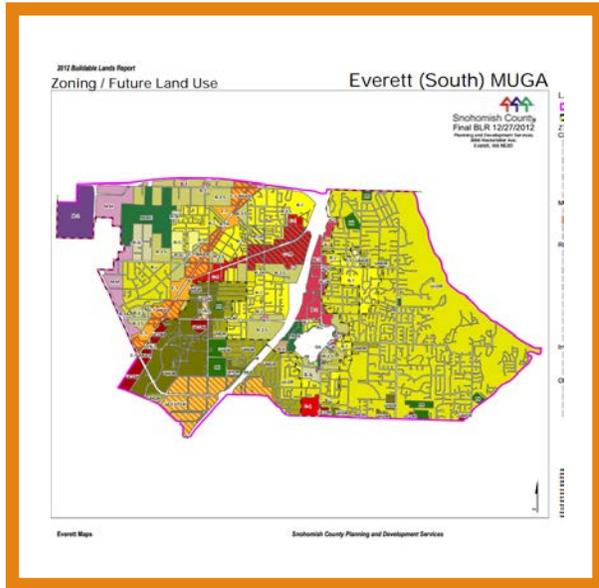
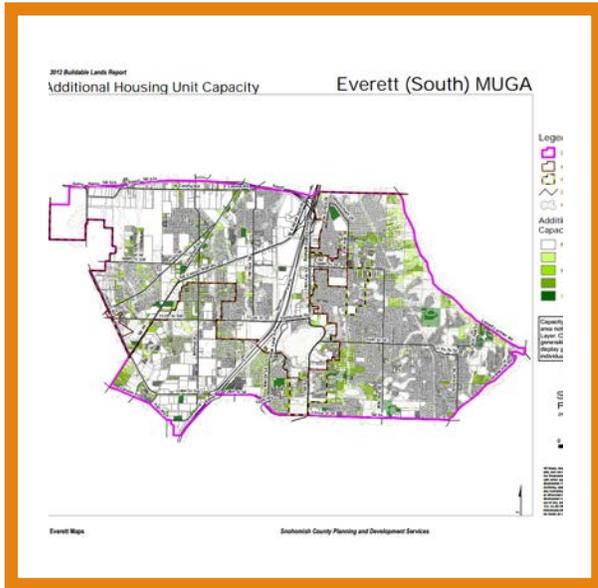
2021 BLR was due by June 30, 2021

What is the Buildable Lands Report (BLR)?

GMA requirement for 7 counties and the cities within them

Requires periodic evaluation of:

- Urban densities achieved
- Adequacy of remaining urban capacity for accommodating growth (to 2035), based on observed densities
- Inconsistencies between actual and planned development patterns and targets
- If needed, reasonable measures, other than expanding UGAs, to remedy inconsistencies



History

Countywide Planning Policies address city/county coordination on BLR through Snohomish County Tomorrow (SCT) process

- SCT Procedures Report (2000)
- SCT Reasonable Measures Program (2003)

Snohomish County has completed 3 previous BLRs: 2002, 2007 & 2012

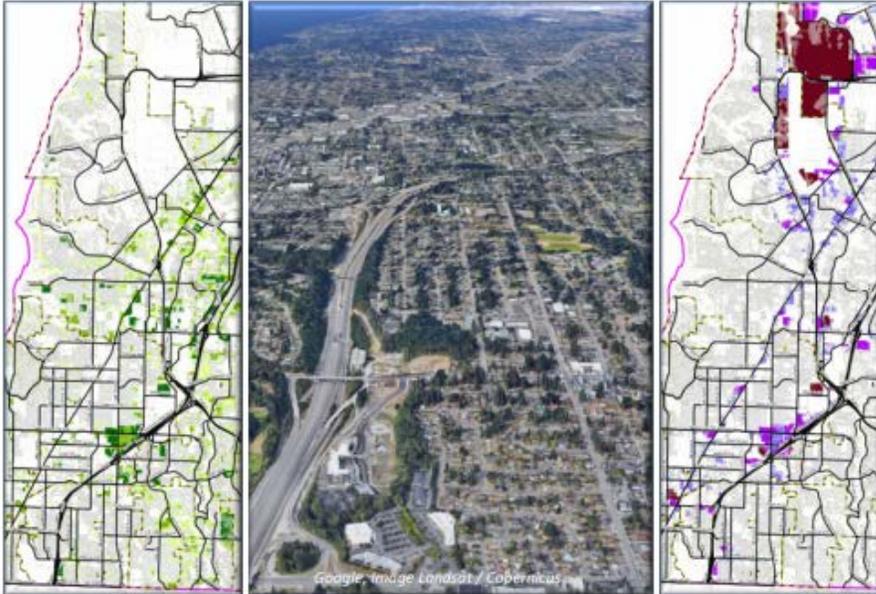
Centralized data collection and analysis approach, focused on use of County GIS resources and PDS staff

Relies on extensive city-county staff meetings for map/data review

SCT recommendation

County Council adoption of final report

Snohomish County
DRAFT 2021 Buildable Lands Report



Adopted by the Snohomish County Council on _____, 2021

Approved by the Snohomish County Tomorrow Steering Committee on _____, 2021

Funded in part through grant funding provided by the Washington State Department of Commerce
Contract numbers 19-63312-005 and 20-63312-005

(425) 388-3311
Fax: (425) 388-3670

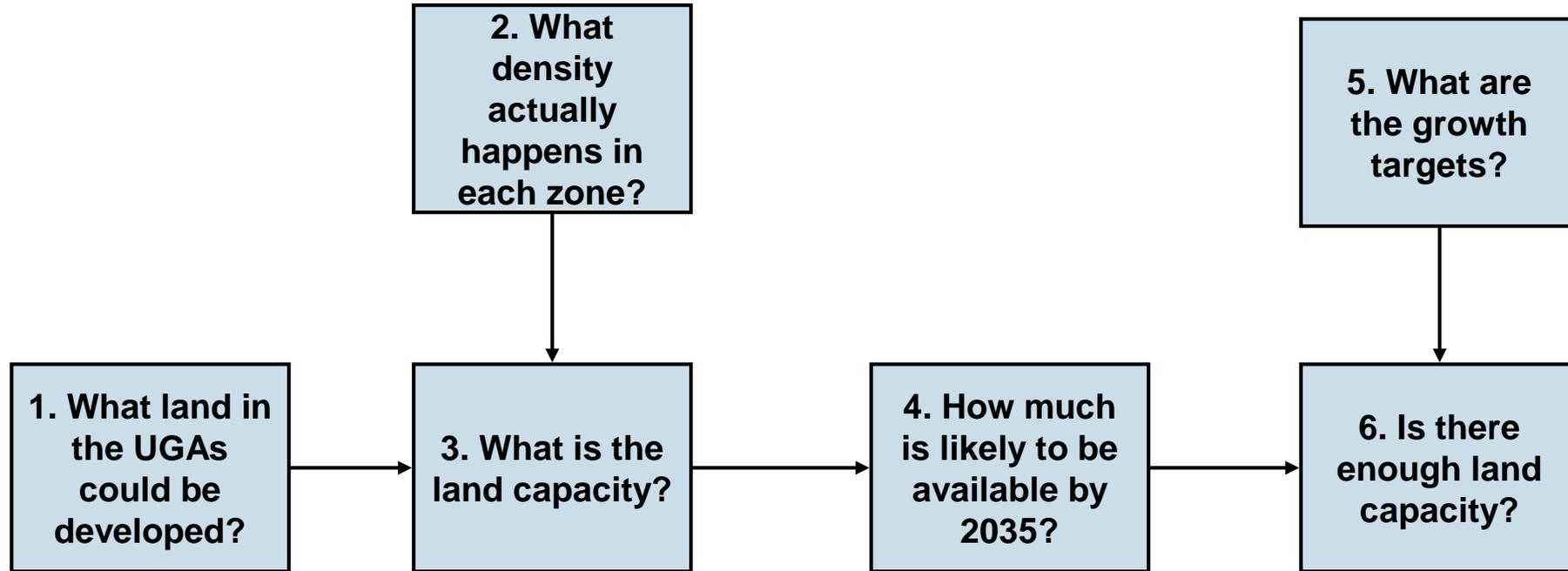
M/S # 604
3000 Rockefeller Avenue
Everett, WA 98201-4046

How is the Buildable Lands Report used?

Cities/county to use the BLR information for:

- ❑ Current plan/zoning evaluation
- ❑ 2044 growth targets development through SCT
- ❑ Base data for land use alternatives analysis for next GMA local plan updates due in 2024

Snohomish County BLR - Conceptual Model



Motion to Adopt the 2021 BLR

Motion 21-272 to adopt the 2021 Buildable Lands Report recommended by the Snohomish County Tomorrow Steering Committee on July 28, 2021, pursuant to SCC 2.01.035

2021 Buildable Lands Report

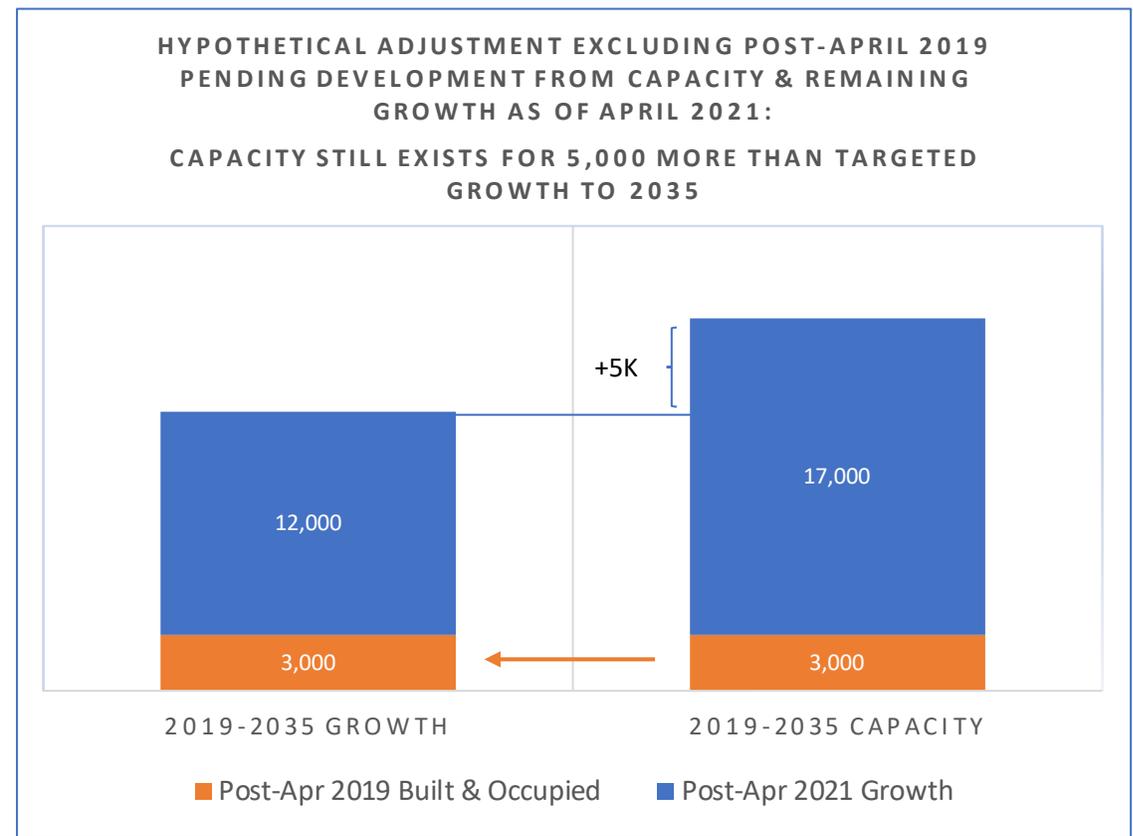
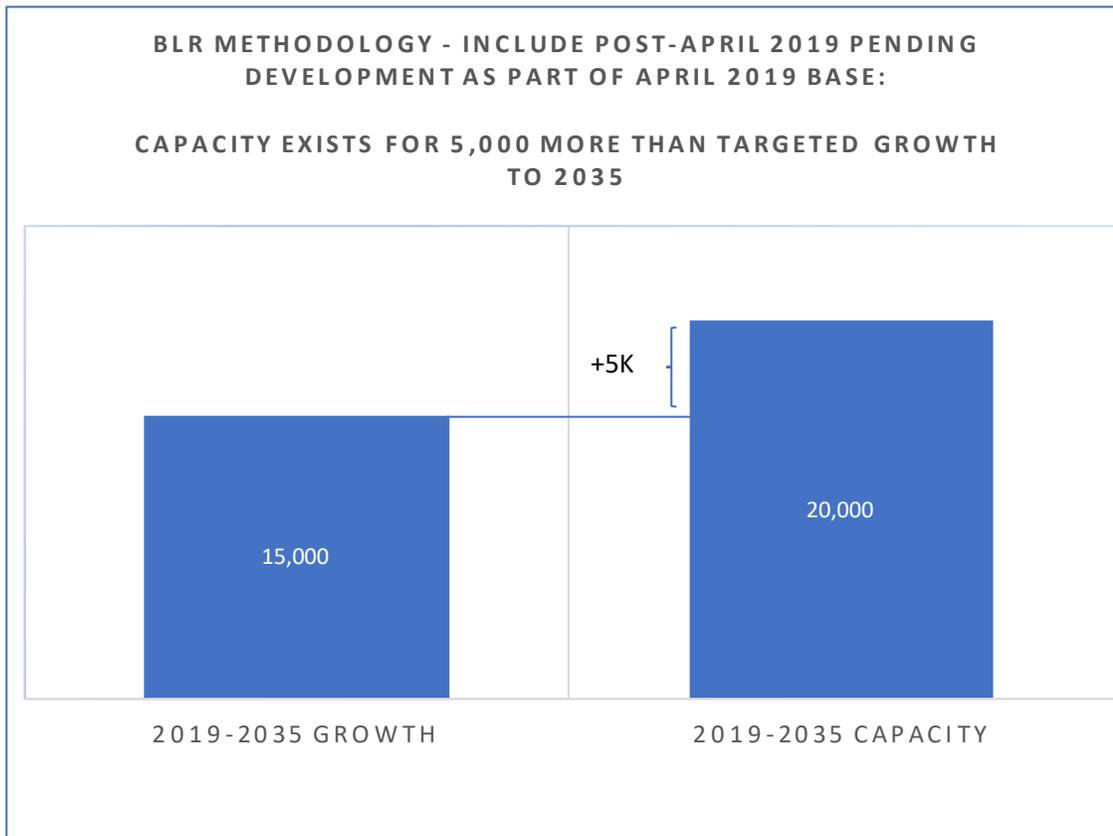
Development of Final Draft Results

- ❑ Sept – Dec 2020: Zoom meetings with cities to review BLR base maps & development history/density statistics by zone
- ❑ March 2021: First draft 2035 residential capacity results by city and UGA/MUGA (FTP and webpage)
- ❑ April 2021: First draft 2035 employment capacity results by city and UGA/MUGA (OneDrive and webpage)
- ❑ May 2021: Revised draft residential & employment capacity results by city and UGA/MUGA (OneDrive)
- ❑ By May 26: Additional data review comments received from Toyer Strategic Advisors, City of Lake Stevens
- ❑ June 4, 2021: Draft BLR sent to Planning Advisory Committee (PAC) based on May 10, 2021 data inputs
- ❑ June 9, 2021: Revised population & employment capacity estimates sent to PAC
 - based on Toyer, Lake Stevens, other additional edits (updated maps posted on BLR webpage)

How Snohomish County's Buildable Lands Reports Treat "Pending" Development

Structures existing as of April 1, 2019 were considered developed and counted as part of the population or employment base, while everything proposed, built or occupied after that date was counted as future capacity for the 2021 report

Population Growth Target/Capacity Comparison Examples



2021 Buildable Lands Report

June 23 & July 28 SCT Steering Committee meetings

- ❑ At the June 23rd meeting, Steering Committee delayed action on the 2021 BLR until the July 28 meeting to allow time for consideration of additional data comments or concerns from cities
- ❑ For changes to be made the materials going to the Steering Committee for action on July 28, suggested revisions to the report needed to be provided in time for PAC review on July 8
- ❑ Suggested revisions were received from City of Lake Stevens
- ❑ PAC reviewed and approved the proposed revisions for transmittal to the Steering Committee
- ❑ Steering Committee unanimously approved the updated draft 2021 BLR recommended by the PAC at the July 28 meeting

2021 Buildable Lands Report

Final Draft Results

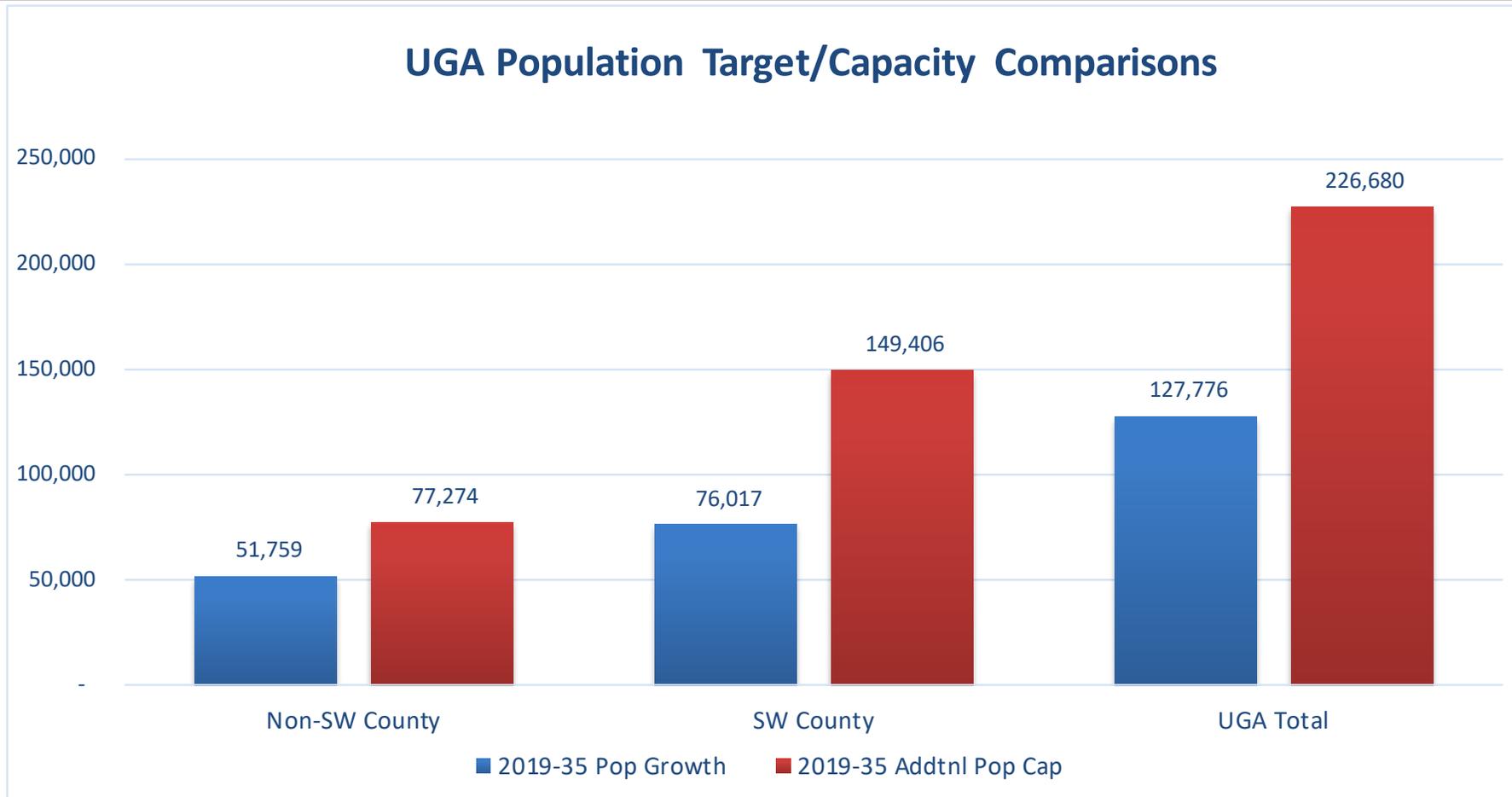
General observation – residential capacities are higher than 2012 BLR

Reflects higher observed urban residential densities over the course of this decade, especially the last 2-3 years

- 2015 plan and zoning updates
- Changed market conditions
- Light rail extension: Mountlake Terrace, Edmonds, Lynnwood, Everett
- Other locations: Arlington, Sultan, Bothell

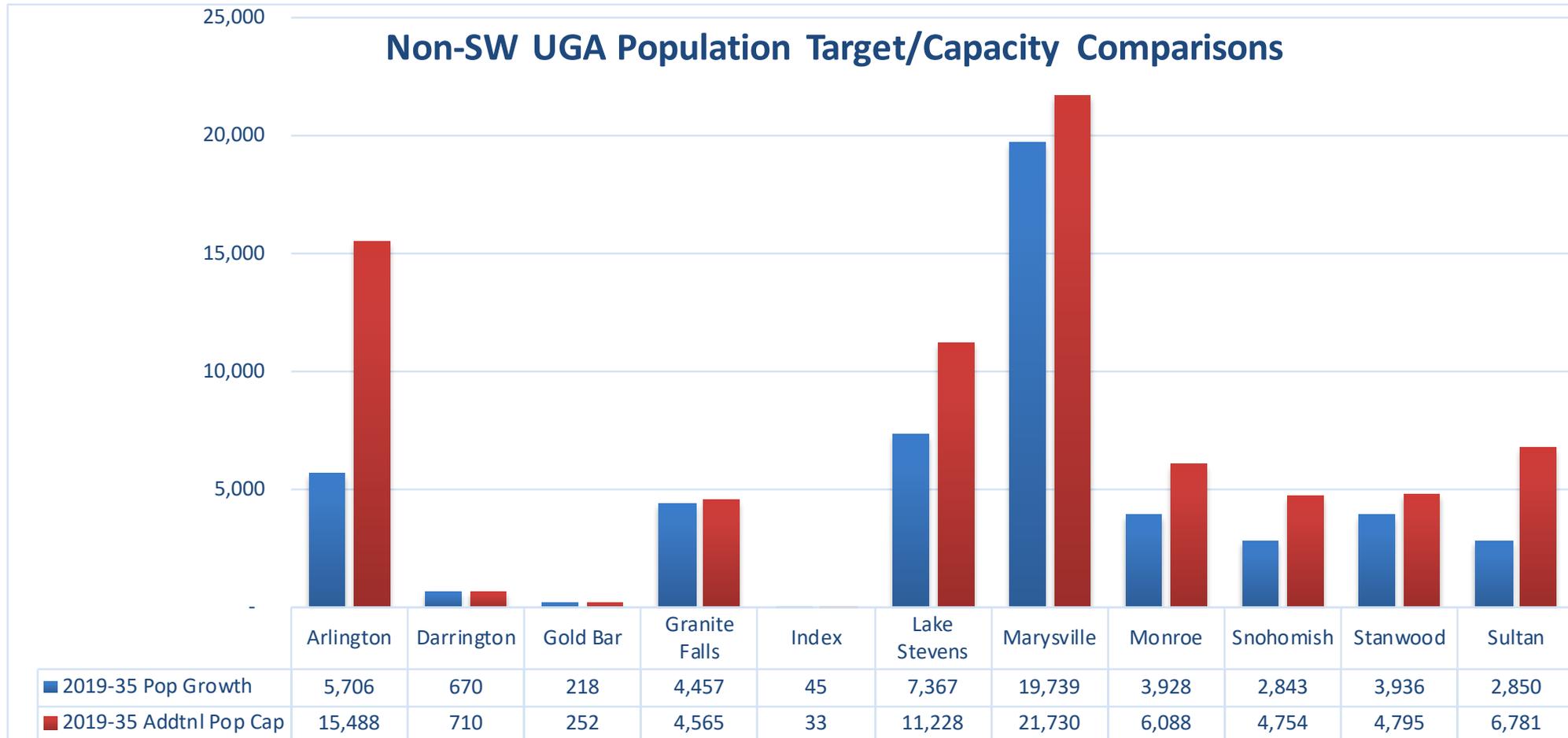
Final Draft Residential Capacity Results

Adequate capacity exists to accommodate the adopted 2035 total UGA population growth targets



Final Draft Residential Capacity Results

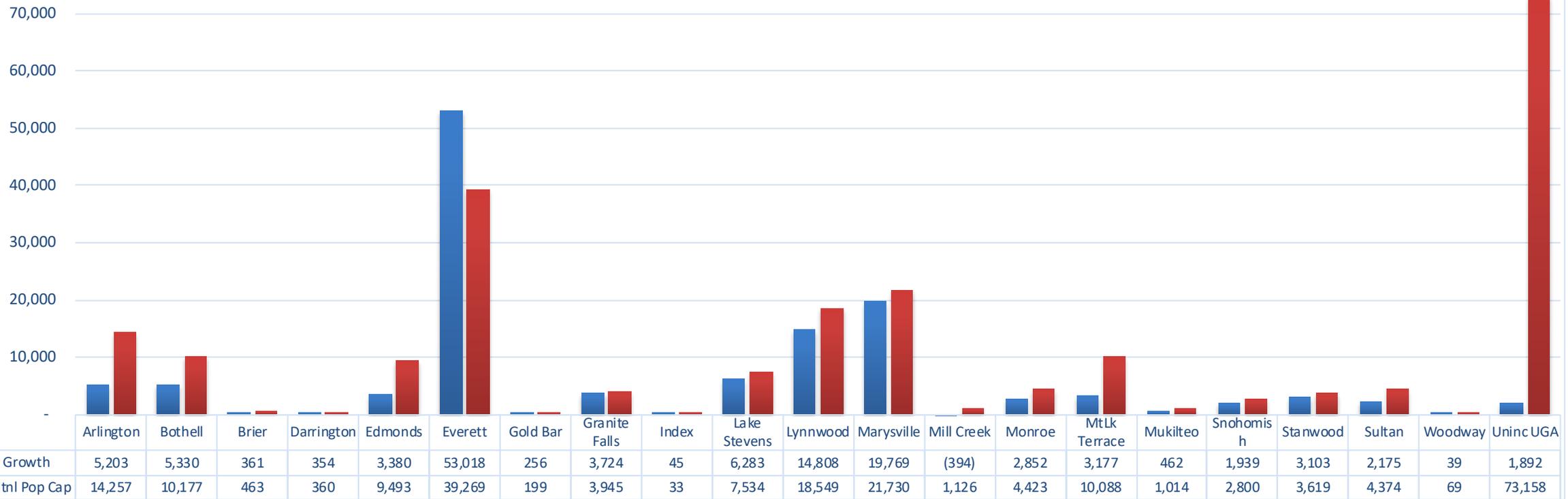
Adequate capacity exists to accommodate the adopted 2035 non-SWUGA population growth targets, except for Index (minor)



Final Draft Residential Capacity Results

Adequate capacity exists to accommodate the adopted 2035 jurisdiction-level population growth targets, except for Everett (significant), Gold Bar and Index (both minor)

City (2012 Bdys) Population Target/Capacity Comparisons

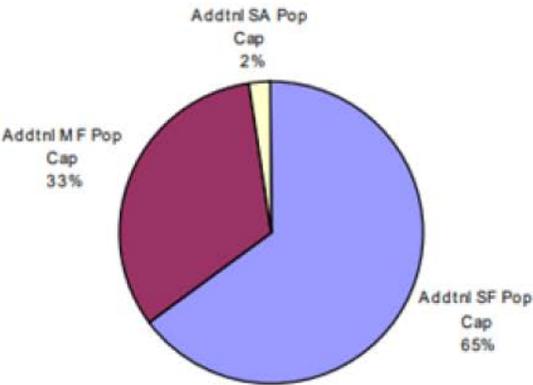


2021 Buildable Lands Report

Final Residential Capacity Results

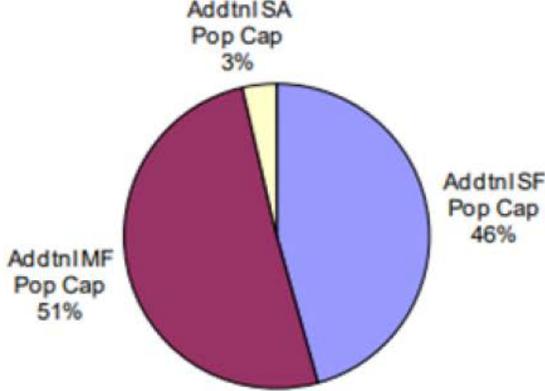
2007 BLR:

Additional Pop Capacity by Housing Type



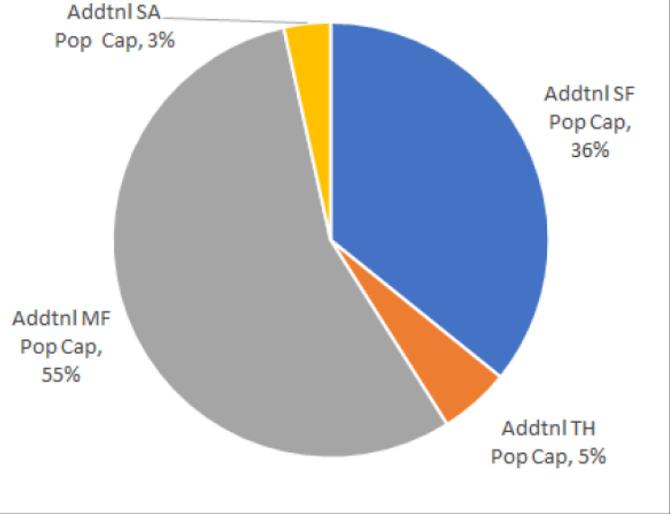
2012 BLR:

Additional Pop Capacity by Housing Type



2021 BLR:

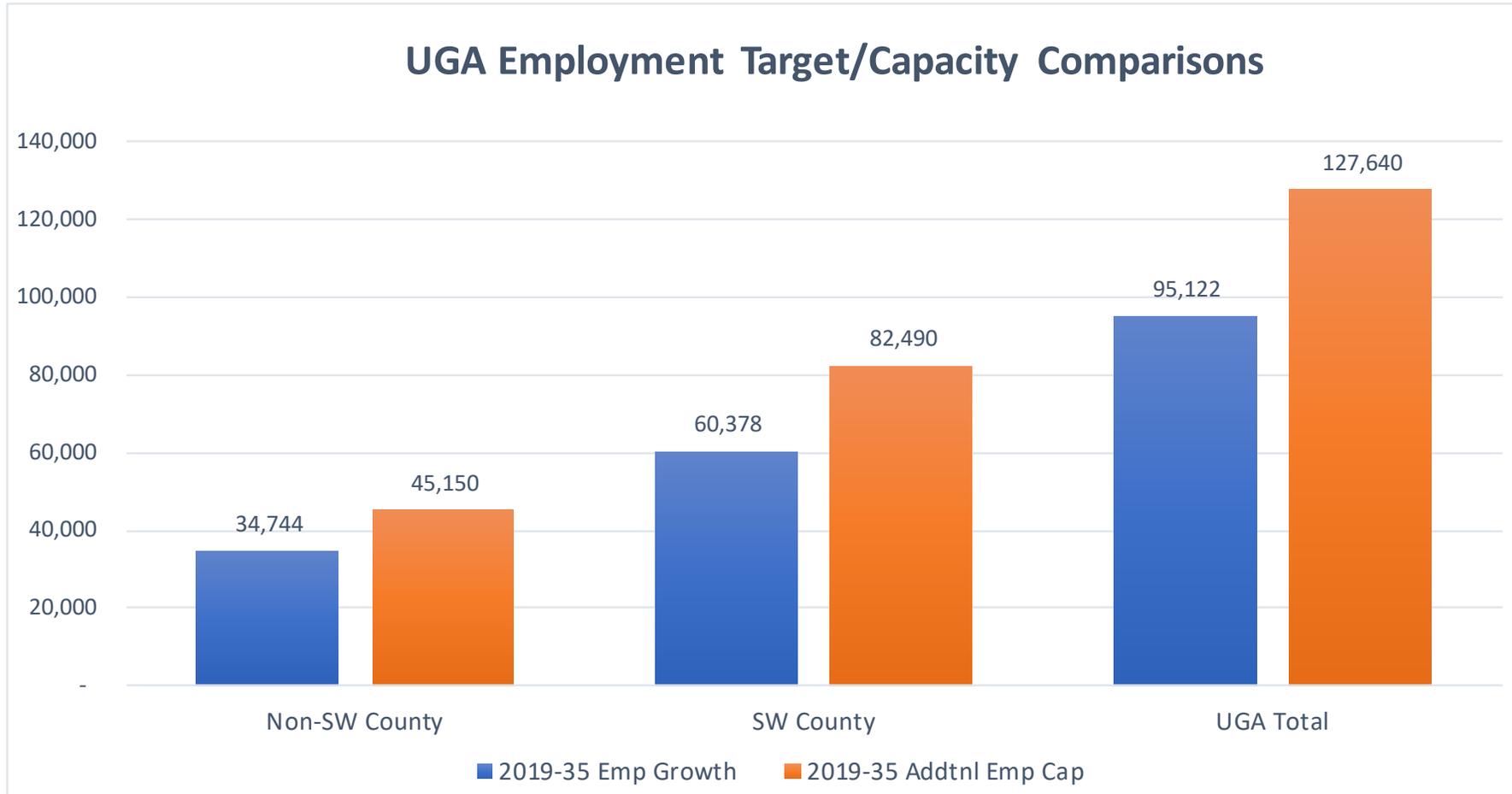
Additional Pop Capacity by Housing Type



SF = Single Family
TH = Townhouse
MF = Multi-family
SA = Senior Apts

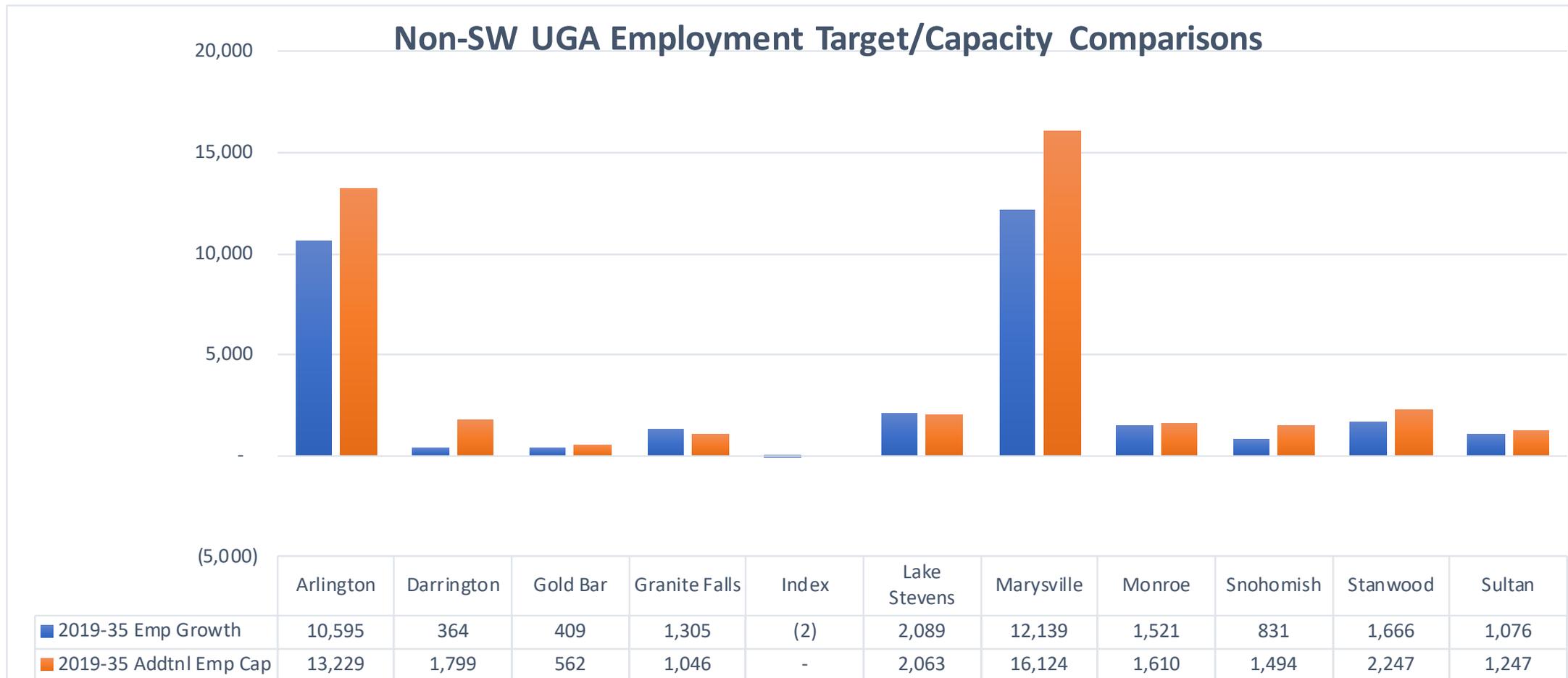
Final Draft Employment Capacity Results

Adequate capacity exists to accommodate the adopted 2035 total UGA employment growth targets



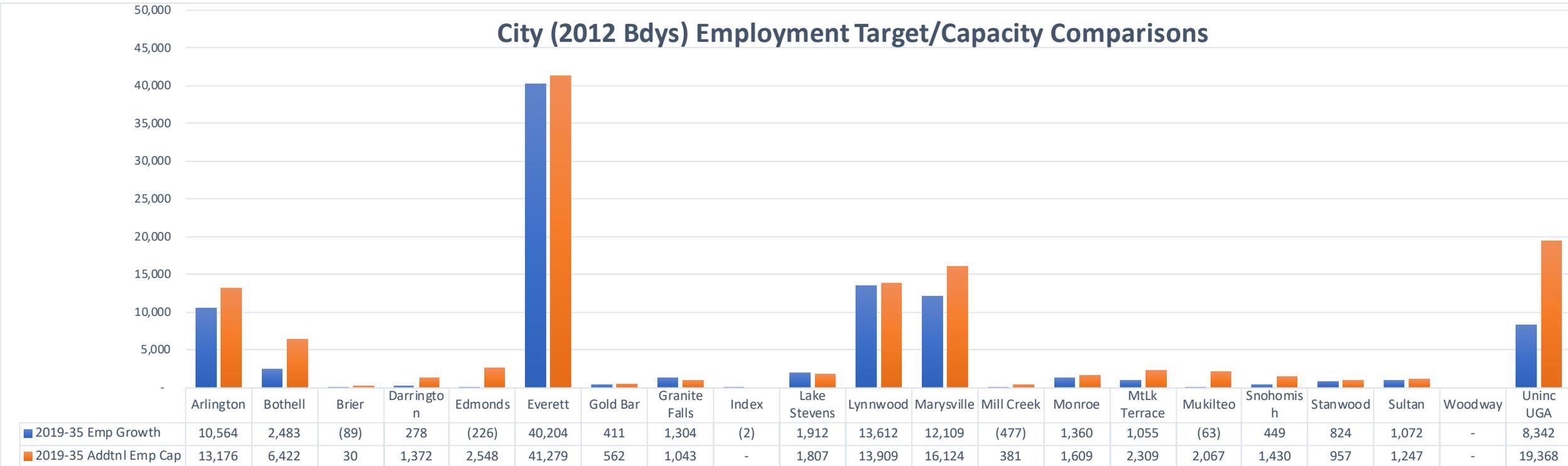
Final Draft Employment Capacity Results

Adequate capacity exists to accommodate the adopted 2035 non-SWUGA employment growth targets, except for Granite Falls and Lake Stevens (both relatively minor)



Final Draft Employment Capacity Results

Adequate capacity exists to accommodate the adopted 2035 jurisdiction-level employment growth targets, except for Granite Falls and Lake Stevens (both relatively minor)



Motion to Adopt the BLR Procedures Report

Motion 21-273 to adopt the updated BLR Procedures Report accepted and recommended by the SCT Steering Committee on June 24, 2020, for use in the development of the Buildable Lands Report for Snohomish County

- ❑ Procedures Report includes changes to the methodology directed by E2SSB 5254 passed by the Washington State Legislature in 2017
- ❑ PDS staff briefed Council Planning Committee on January 19, 2021, on the changes to the BLR methodology (Procedure Report) approved by the SCT Steering Committee
- ❑ SCT Steering Committee specifically recommended: Methods and Procedures Technical Supplement to the July 2000 SCT Procedures Report
- ❑ Countywide Planning Policy requirement added after July 2000: “Use the procedures report that has been accepted and recommended by the Snohomish County Tomorrow (SCT) Steering Committee and adopted by the County Council.”

CERTIFICATION OF ENROLLMENT

ENGROSSED SECOND SUBSTITUTE SENATE BILL 5254

Chapter 16, Laws of 2017

65th Legislature
2017 3rd Special Session

GROWTH MANAGEMENT ACT--BUILDABLE LANDS--HOMELESS HOUSING FUNDING

EFFECTIVE DATE: October 19, 2017

Passed by the Senate June 29, 2017
Yeas 47 Nays 2

CYRUS HABIB

President of the Senate

Passed by the House June 29, 2017
Yeas 85 Nays 9

FRANK CHOPP

Speaker of the House of Representatives

Approved July 6, 2017 2:37 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Hunter G. Goodman, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE SENATE BILL 5254** as passed by Senate and the House of Representatives on the dates hereon set forth.

HUNTER G. GOODMAN

Secretary

FILED

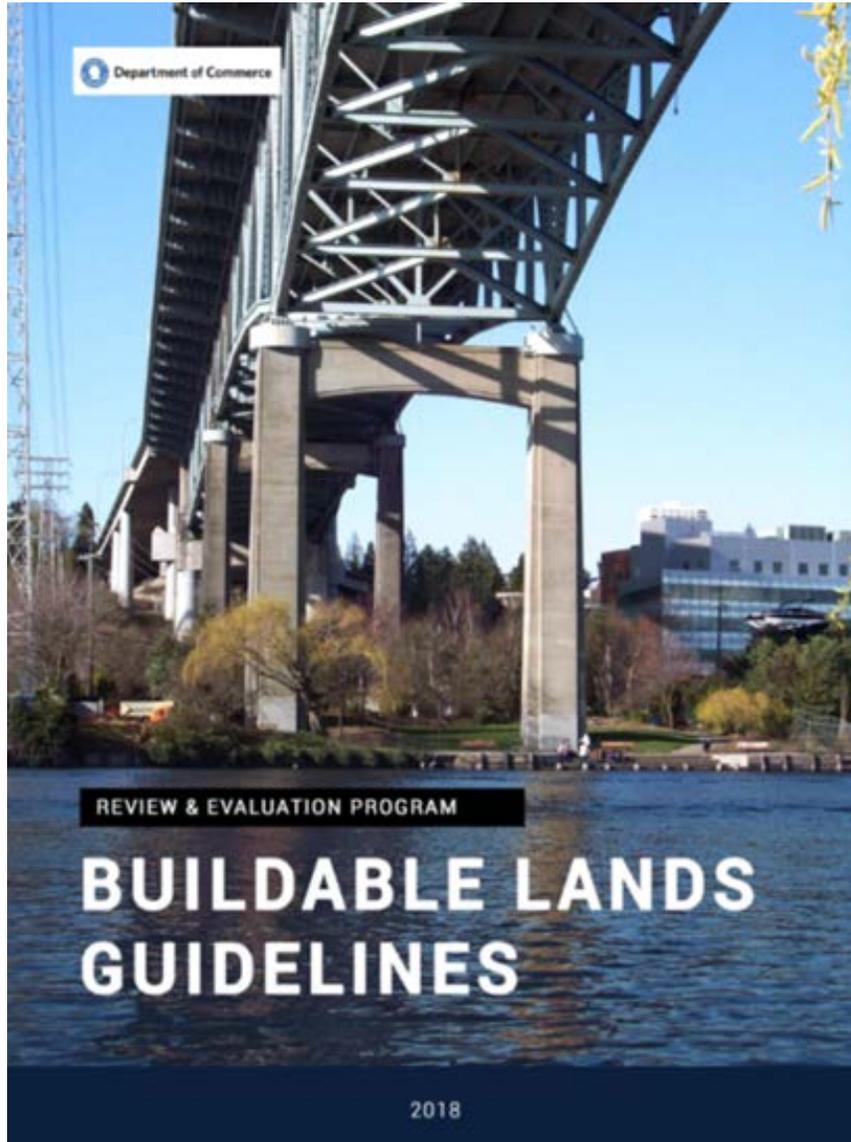
July 7, 2017

Secretary of State
State of Washington

E2SSB 5254 (2017)

Added new requirements for Buildable Lands:

- ❑ Expanded reasonable measures definition
- ❑ Evaluation of regulations and infrastructure gaps that could limit achievement of targets/densities
- ❑ Review/Refine market availability factor
- ❑ Emphasis on increasing overall accuracy
- ❑ New Commerce Guidelines released in December 2018



Snohomish County's 2021 Buildable Lands Report

- ❑ Updated methodology to be used for 2021 BLR
- ❑ Procured consultant assistance to address new Commerce Guidelines (ESA/ECONorthwest)
- ❑ SCT recommended revisions to BLR methodology in June 2020

- ❑ Engaged with stakeholders from various organizations
 - ❑ Stakeholder workshop held in November 2019
 - ❑ March 2020 follow-up meeting canceled due to COVID-19
 - ❑ E-mail updates and the Snohomish County 2021 BLR webpage have been relied on since start of remote work

<https://www.snohomishcountywa.gov/1352/Buildable-Lands>

Summary of SCT Methodology Review and Update (SB 5254, Updated Commerce Guidelines)

Past BLR accuracy assessments (including 2012 BLR Validation Study) showed:

- ❑ Underestimation of actual housing units built (actual 31% higher)
- ❑ Overestimation of actual unbuildable acres (actual 31% lower)
- ❑ Underestimation of actual buildable densities (actual 20% higher)
- ❑ Classification of redevelopable sites was reasonably accurate
- ❑ More partially-used sites, however, actually redeveloped instead of infilled
- ❑ Actual Single Family market availability reduction factor was less than current methodology

Overall, BLR methodology generally works well at predicting land status classification, with refinements recommended for partially-used definition

Focused revisions to the methodology were recommended to address above capacity underestimation results

Snohomish County 2021 Buildable Lands Report



Stephen Toy, Shanan Bird, Scott Lindquist, Frank Slusser

Snohomish County Buildable Lands Project Team

425-388-3311

Steve.Toy@snoco.org

[Planning and Community Development Committee Zoom Meeting 08/17/21
\(http://snohomish.granicus.com/MediaPlayer.php?view_id=18&clip_id=8034\)](http://snohomish.granicus.com/MediaPlayer.php?view_id=18&clip_id=8034)

Presentation by Steve Toy, Planning & Development Services

Public Comment provided at General Legislative Session 08/18/21

[General Legislative Session Zoom Meeting 08/18/21](#)

http://snohomish.granicus.com/MediaPlayer.php?view_id=18&clip_id=8035

The following people provided public comment related to the Buildable Lands Report at General Legislative Session on August 18, 2021:

1. Peter Condyles, resident of city of Marysville
2. Anne Anderson, resident of the city of Lake Stevens

From: [Tim Trohimovich](#)
To: [Contact Council](#); [Eco, Debbie](#); [Toy, Stephen](#)
Subject: Comments on Motion 21-273 and Motion 21-272, 2021 Buildable Lands Report
Date: Thursday, August 26, 2021 4:01:36 PM
Attachments: [Futurewise Coms on Sno Cty Motions Nos 21-273 & 21-272 2021 Buildable Lands Report Aug 26 2021.pdf](#)

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear County Council Members and Staff:

Enclosed please find Futurewise's comments supporting Motion 21-273, Adopting The Buildable Lands Procedures Report, and Motion 21-272, Adopting the 2021 Buildable Lands Report for Snohomish County.

Thank you for considering our comments.

Tim Trohimovich
Director of Planning & Law
Futurewise
816 Second Ave., Suite 200
Seattle, WA 98104
tim@futurewise.org
(206) 343-0681 Ext. 102



816 Second Ave, Suite 200, Seattle, WA 98104
p. (206) 343-0681
futurewise.org

August 26, 2021

The Honorable Stephanie Wright, Council Chair
Snohomish County Council
Robert J. Drewel Building, Eighth floor
3000 Rockefeller Ave., M/S 609
Everett, WA 98201

Dear Council Chair Wright and Council Members Nehring, Dunn, Mead, and Low:

Subject: Comments on Motion 21-273, Adopting The Buildable Lands Procedures Report, and Motion 21-272, Adopting the 2021 Buildable Lands Report for Snohomish County.

Send via email to: contact.council@snoco.org; Debbie.Eco@snoco.org; steve.toy@co.snohomish.wa.us

Thank you for the opportunity to comment on Motion 21-273 and Motion 21-272. Futurewise supports the adoption of the two motions and the procedures and report as they have been recommended by Snohomish County Tomorrow.

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State including Snohomish County.

We agree that the Buildable Lands Procedures and the *2021 Buildable Lands Report for Snohomish County* accurately answer the questions of whether the County and cities are achieving urban densities within the urban growth areas, the development that has occurred in the urban growth areas, and the housing and employment capacity within the urban growth areas. We are particularly impressed by the data gathering and analysis the County, its staff, and its team have done to determine reasonable market factors. The use of the actual data related to market factors, development, and land capacity gives creditability to the *2021 Buildable Lands Report for Snohomish County*.

Thank you for considering our comments. If you require additional information, please contact me at telephone 206-343-0681 Ext. 102 and email: tim@futurewise.org.

Very Truly Yours,

A handwritten signature in blue ink, appearing to be "Tim Trohimovich".

Tim Trohimovich, AICP
Director of Planning and Law



Snohomish County Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL

County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201-4046

August 12, 2021

Snohomish County Council Chair Stephanie Wright
Snohomish County Council Vice-Chair Megan Dunn
Councilmember Sam Low
Councilmember Jared Mead
Councilmember Nate Nehring

Subject: Formal Transmittal – Snohomish County Tomorrow Steering Committee Action on Draft Buildable Lands Report

Dear Chairperson Wright and Councilmembers,

The Steering Committee, after discussion at the April 28 and June 23, 2021, meetings, voted unanimously on July 28, 2021, to recommend approval of and transmit to the County Council the Draft Buildable Lands Report as recommended by the SCT Planning Advisory Committee on July 8, 2021. The motion reads:

Approve sending the [Updated Draft 2021 Buildable Lands Report] to the County Council for public meetings and hearings.

Attached for your review:

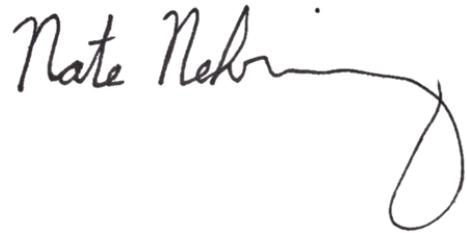
- Steering Committee Meeting agenda dated July 28, 2021
- Draft Minutes dated July 28, 2021
- Agenda Bill, Action Item 4.b.

We thank the Snohomish County Council for their continued support of Snohomish County Tomorrow in providing advice and recommendation on significant issues of mutual concern to our county and its cities.

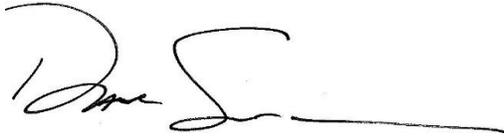
Sincerely,



Brett Gailey, SCT Co-Chair
Mayor, City of Lake Stevens



Nate Nehring, SCT Co-Chair
Councilmember, Snohomish County



Dave Somers, SCT Vice-Chair
Executive, Snohomish County



Barbara Tolbert, SCT Vice-Chair
Mayor, City of Arlington

Cc: SCT Steering Committee
SCT Planning Advisory Committee
Debbie Eco
Ryan Countryman
SCT Coordinator

Snohomish County Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL



STEERING COMMITTEE

July 28, 2021

Via Zoom

6:00 p.m. to 8:00 p.m.

AGENDA

1. Call to Order, Roll Call and Opening Items (3 min.)
 - a. Introductions/Roll Call (Co-chair)
 - b. Citizen Comments (Co-chair)
2. Approval of [Meeting Minutes \(6-23-21\)](#) (2 min, Co-chair)
3. Update Items (10 min.)
 - a. [Summary of PSRC Board Actions and Activities](#) (Ben Bakkenta, 5 min.)
 - b. Economic Alliance Snohomish County (Garry Clark, 5 min.)
4. Action Items (100 min.)
 - a. [Agenda Bill: Countywide Planning Policies](#) (Mitchell Brouse, 40 min.)
 - b. [Agenda Bill: Buildable Lands Report](#) (Steve Toy, 40 min.)
 - c. [Agenda Bill: Amendments to SCT Operating Guidelines](#); Public Attendance at Committees (Co-chair, 10 min.)
 - d. Agenda Bill: 2022 Final Dues (Cynthia Pruitt, 10 min.)
5. Briefings, Discussion Items (5 min.)
 - a. Coordinator's Report (Cynthia Pruitt, 5 min.)
 1. [Report from SCT Committees](#)
6. Future GMA & CPP-Related Briefings:
 - Buildable Lands Report (TBD)
 - Countywide Planning Policies (Mar)
 - 2044 Initial Growth Targets (TBD)
 - 2024 GMA Update & Compliance Review (Qtrly)
7. Go-Round (time permitting)
8. Next Meeting Date: September 22, 2021
9. Adjournment (Co-chair)

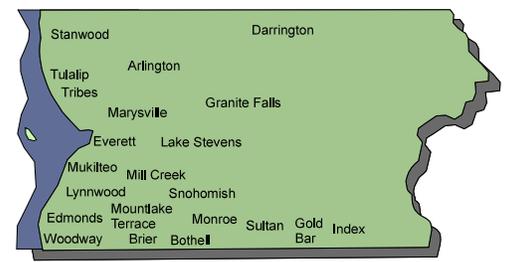
Steering Committee members please notify Cynthia Pruitt by Tuesday, July 27th if you are unable to attend:
(425) 388-3185 or Cynthia.pruitt@snoco.org. Thank you.

Future Informational Briefings:

- Alliance for Housing Affordability Update (Qtrly)
- Codes for Housing “Missing Middle” (TBD)
- Coordination on PSRC Initiatives (TBD)
- Economic Alliance Coordination (Monthly)
- Emergency Management (TBD)
- Elements of 2024 Comprehensive Plan (TBD)
- High Speed Rapid Transit (TBD)
- Housing Affordability Regional Task Force (TBD)
- 2022 STP/CMAQ Project Selection Task Force
- Human Services’ Temporary Shelter Report (TBD)
- Multi Modal High Priority Projects (TBD)
- Opioid Crisis (TBD)
- Planning for Everett Link Extension (TBD)
- Public Works Assistance Fund Call for Projects
- Snohomish Co. Light Rail Communities (TBD)
- SCT Restructure Re-cap (TBD)
- Transportation 2050 (TBD)
- Regional Airspace Capacity (TBD)

Snohomish County Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL



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STEERING COMMITTEE MEETING

Wednesday, July 28, 2021

Via Zoom

6:00 p.m. to 8:00 p.m.

MEETING MINUTES

Participating Jurisdictions/Members

Arlington	Barbara Tolbert, Vice-Chair
Bothell	Liam Olsen
Darrington	Dan Rankin
Edmonds	Luke Distelhorst
Everett	Elizabeth Vogeli
Granite Falls	Matt Hartman
Lake Stevens	Brett Gailey, Co-Chair
Lynnwood	Julieta Altamirano-Crosby
Marysville	Kelly Richards
Mukilteo	Bob Champion
Snohomish	John Kartak
Sultan	Russell Wiita
Snohomish County Council	Jared Mead
Snohomish County Council	Nate Nehring, Co-Chair
Snohomish County Executive	Dave Somers, Vice-Chair
Citizen Representative	Mike Appleby
Citizen Representative	Peter Battuello
Citizen Representative	Melissa Blankenship
Citizen Representative	Linda Hoult
CAB Representative	Phil Lovell

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Other Attendees/Presenters:

Arlington	Jan Shuette
Arlington	Mike Hopson
EASC	Garry Clarke
Monroe	Ben Swanson
Monroe	Deborah Knight
Mukilteo	Jennifer Gregerson
Snohomish	Tom Merrill
Snohomish	Glenn Pickus
Snohomish County Council staff	Ryan Countryman
Snohomish County PDS	Mitchell Brouse
Snohomish County PDS	Shanan Bird
Snohomish County PDS	Mike McCrary
Snohomish County PDS	Frank Slusser
Snohomish County PDS	Steve Toy
Snohomish County PDS	Janet Wright
Community member	Barbara Bailey
Community member	Holly Miller Hernandez

Toyer Strategic Advisors, Inc.	Anne Anderson
SCT Coordinator	Cynthia Pruitt

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1. Call to Order:

The meeting was called to order at 6:00 p.m. by Vice-Chair Barbara Tolbert.

1.a. Introductions/Roll Call

Roll call was taken (as listed above).

1.b. Citizen Comments

No comments.

2. Approval of Meeting Minutes (6-23-21)

John Kartak moved to approve the minutes of June 23, 2021, as written. Luke Distelhorst seconded, and the motion passed unanimously.

3. Update Items

a. Summary of PSRC Board Actions and Activities

The members were referred to the handout in their packet.

b. EASC

Garry Clarke reported on EASC's activities.

4. Action Items

a. Agenda Bill: Countywide Planning Policies

Members were concerned about some of the CPPs; DP-2, DP-3, and TR-24 as well as the annexation policies. They stated that they will continue to work on them through the adoption process. Members had questions about the policies on equity and inclusion and how to make them work. Mr. Brouse gave examples of projects that might displace people (e.g. Light Rail construction) and stated jurisdictions could further define equity and inclusion in their comprehensive plan policies. Elizabeth Vogeli suggested at book, The Affordable City-Strategies for Putting Housing within Reach (and Keeping it There), by Shane Phillips.

Members also noted that these draft CPPs may continue to change, that they can participate in County Council hearings and that the County Council has the ultimate authority.

Bob Champion moved to forward the Countywide Planning Policies to the Snohomish County Council as presented. Dan Rankin seconded the motion and it passed unanimously.

b. Agenda Bill: Buildable Lands Report (BLR)

Steve Toy presented the updated BLR, reflecting comments from the City of Lake Stevens submitted after last month's meeting. He brought a submitted letter to the members' attention. He also said that there has been an appeal filed because the BLR was not approved by June 30, 2021, so he hoped the Steering Committee could act tonight on it.

Mayors Kartak and Tolbert thanked Mr. Toy for the updated material and the report in general.

Kelly Richards moved to approve sending the [Updated Draft 2021 Buildable Lands Report] to the County Council for public meetings and hearings. Luke Distelhorst seconded the motion and it passed unanimously.

c. Agenda Bill: Amendments to SCT Operating Guidelines; Public Attendance at Committees

Barbara Tolbert commented that this approach to allowing the public to comment at SCT committees was a "happy medium." Matt Hartman asked if these new sections of the SCT Operating Guidelines would mean that SCT was inconsistent with the State's Open Public Meetings Act. Ms. Pruitt replied that SCT is not subject to that Act.

Bob Champion moved to recommend the changes to the Operating Guidelines as presented. Kelly Richardson seconded the motion and it passed unanimously.

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d. Agenda Bill: 2022 Final Dues

Ms. Pruitt described SCT’s estimated 2022 expenses, its revenue and shortfall for next year. Bob Champion confirmed that the Executive Committee would be looking at the shortfall in the next year and developing a strategy to address it.

Kelly Richardson moved to approve the dues for 2022. Bob Champion seconded the motion and it passed unanimously.

**5. Briefings, Discussion Items
Coordinator’s Report**

Ms. Pruitt brought the SCT committees report to the attention of the members.

6. Future Agenda Items

No additions.

7. Go-Round

Members discussed events in the area. Ms. Pruitt said the Executive Committee made plans to start meeting face-to-face at the October Steering Committee meeting.

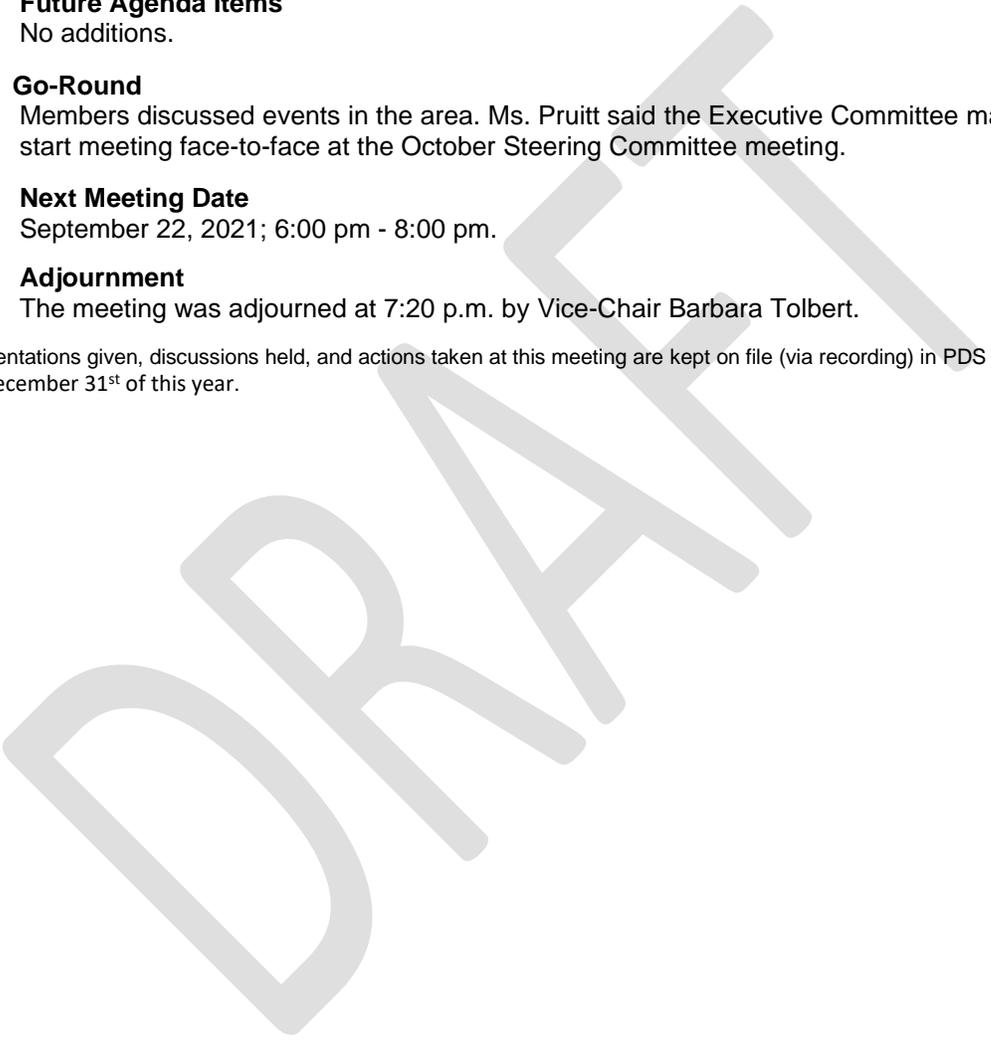
8. Next Meeting Date

September 22, 2021; 6:00 pm - 8:00 pm.

9. Adjournment

The meeting was adjourned at 7:20 p.m. by Vice-Chair Barbara Tolbert.

All presentations given, discussions held, and actions taken at this meeting are kept on file (via recording) in PDS until six years from December 31st of this year.



Snohomish County Tomorrow Steering Committee

Agenda Bill
Action Item 4.b.

Date: July 28, 2021

Subject: 2021 Buildable Lands Report

Exhibit: [SCT Planning Advisory Committee July 8, 2021 Updated Recommendation: Draft 2021 Buildable Lands Report](#)

Summary Statement:

The SCT Planning Advisory Committee (PAC), at their June 10, 2021 meeting, unanimously approved a motion to recommend the draft 2021 Buildable Lands Report to the Steering Committee. The Steering Committee on June 23, 2021 delayed action on the report until their next meeting on July 28, 2021, in order to allow for more time for cities to provide additional comments or concerns regarding the data contained in the report. On July 8, 2021, the PAC reviewed proposed revisions suggested by the City of Lake Stevens which were approved unanimously for transmittal to the Steering Committee. Upon approval by the Steering Committee, the SCT-recommended report would then be forwarded to the County Council for public hearing and adoption.

Background:

The Buildable Lands Report (BLR) is a requirement of the state Growth Management Act (RCW 36.70A.215). The BLR is intended to periodically review and evaluate whether urban densities are being achieved within the UGA (in both city and county portions). Based on observed densities, the report must determine whether there is sufficient suitable land to accommodate the adopted 2035 growth targets in urban growth areas (UGAs). The BLR must also identify any inconsistencies between actual and planned development patterns and targets where such inconsistencies may hinder local governments from accommodating projected growth. If the results of the buildable lands review and evaluation reveal that urban densities and growth are not being achieved consistent with original plan objectives, or that deficiencies in buildable land exist within UGAs, cities and counties are required to adopt and implement reasonable measures, other than adjusting UGA boundaries, that are likely to reduce these differences.

Note that the Buildable Lands Report evaluates how current comprehensive plans and zoning are functioning relative to the original growth goals and objectives contained in the plans. The BLR as such provides a report card on the performance of city and county plans with regard to growth accommodation. This purpose is distinct from the Land Capacity Analysis (LCA) requirements, also required of jurisdictions planning under the Growth Management Act at the time of the major periodic updates. The LCA is intended to ensure sufficient growth capacity of land suitable for urban development when comprehensive plans and development regulations are updated to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period. In short, the BLR looks back while the LCA looks forward.

This is Snohomish County's fourth BLR, with reports previously prepared in 2002, 2007 and 2012. According to the Countywide Planning Policies, it is developed jointly by cities and the county using the Snohomish County Tomorrow process.

Contact Person:
Stephen Toy, 425-388-3311, ext 2361

In 2017, the state legislature passed [E2SSB 5254](#), which enacted a number of changes to state requirements for buildable lands methods and procedures. Subsequently, the Washington State Department of Commerce published updated [Buildable Lands Program Guidelines](#) in December 2018. In response, Snohomish County staff, using the SCT process, worked with city planning staff, consultant staff, and stakeholder representatives during 2019-2020 to review and recommend updates to the buildable lands methods and procedures to be used for the 2021 Buildable Lands Report (BLR). The SCT Steering Committee approved the recommended methodology updates in June 2020. The 2021 BLR incorporates the revised methods and procedures that resulted from the methodology review and update required by E2SSB 5254.

Key Results:

- Overall, at the countywide UGA level:
 - Urban densities are being achieved consistent with GMA comprehensive plans, and
 - There is adequate land capacity to accommodate the adopted 2035 total UGA population, housing and employment growth targets. This is also the case for cities overall and the unincorporated UGA overall.

- At the individual city level, there is adequate capacity to accommodate the adopted 2035 population growth targets, with the following exceptions:
 - There is a significant 2035 population capacity shortfall within the City of Everett, and
 - Minor capacity shortfalls appear to exist for Gold Bar and Index.

- At the individual city level, there is adequate capacity to accommodate the adopted 2035 employment growth targets, with the following exceptions:
 - Relatively minor 2035 employment capacity shortfalls appear to exist for the cities of Granite Falls and Lake Stevens.

- Progress has been made towards achievement of the 2035 population growth targets by individual jurisdictions.

Executive Committee Recommended Action:

The Executive Committee has scheduled the Draft 2021 Buildable Lands Report for review and potential approval by the Steering Committee at the July 28, 2021 regular meeting. A briefing and discussion of the draft results from the 2021 BLR was previously provided at the April 28, 2021 Steering Committee meeting. This was followed by extensive discussion at the June 23, 2021 Steering Committee meeting, at which time action on the report was delayed to allow more time for additional city input to the report. Additional input received from the City of Lake Stevens was reviewed and approved by the PAC on July 8, 2021 for inclusion¹ in the Final Draft BLR for Steering Committee action on July 28, 2021.

¹ These changes include updates to Figures 1 and 2 on page 11, which are described on page 10 of the report.