

AMENDMENT NO. 4 TO ORDINANCE NO. 24-033

RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY, AND MAP AMENDMENTS TO THE COMPREHENSIVE PLAN; AND ADOPTING AN URBAN GROWTH AREA LAND CAPACITY ANALYSIS

**Title:** *Revisions to the Snohomish County UGA Land Capacity Analysis Technical Report (Exhibit V)*

**Brief Description:** Amendment sheet to revise the Snohomish County UGA Land Capacity Technical Report (Exhibit V) due to the use of a corrected critical areas layer in four unincorporated urban areas (Lake Stickney Gap, Larch Way Overlap, Silver Firs Gap, and Maltby UGA), and updated pending residential project information in three unincorporated urban areas (Bothell MUGA, Lynnwood MUGA, and Maltby UGA).

**Proposed by:** County Executive Dave Somers

**Existing Ordinance Recitals, Findings, or Sections to Delete or Modify:**

**Exhibit V, delete:**

The entirety of the document titled Snohomish County UGA Land Capacity Analysis Technical Report, March 24, 2024.

**And replace with:**

The entirety of the document titled Snohomish County UGA Land Capacity Analysis Technical Report, August 7, 2024, shown as follows:



**Snohomish County  
Planning and Development Services**

**Snohomish County  
UGA Land Capacity Analysis  
Technical Report**

**August 7, 2024**

**Snohomish County Planning and Development Services**

**Long Range Planning**

(425) 388-3311  
FAX (425) 388-3670

MS #604  
3000 Rockefeller Avenue  
Everett, WA 98201-4046

# **Snohomish County UGA Land Capacity Analysis Technical Report August 7, 2024**

## **Introduction**

The Growth Management Act (GMA) requires Urban Growth Areas (UGAs) to be reviewed at least every ten years to ensure that they are capable of accommodating the urban growth projected to occur in the county during the succeeding 20-year period. In response, the county's 2024 plan update establishes a new plan horizon that extends to the year 2044. The county and the cities must therefore demonstrate that a sufficient supply of land exists within the UGA to accommodate projected urban growth to the year 2044. Both residential and employment land needs must be evaluated in this assessment of UGA land capacity.

This report describes the results of Snohomish County's updated residential and employment land capacity analysis for unincorporated portions of the UGA proposed in the County Executive's future land use map recommended for adoption as part of the county's 2024 GMA plan review and update, required under GMA by December 31, 2024. The report compares the estimates of population, housing, and employment capacity with the population, housing, and employment target projections to 2044 for each unincorporated UGA in Snohomish County under the County Executive's future land use map. This is also done for each unincorporated Municipal Urban Growth Area (MUGA) within the SW County UGA.

The analysis is consistent with previous capacity analyses conducted by the county for its original GMA plan adoption in 1995, and for its major plan updates in 2005 and 2015. It is consistent with relevant Washington State Department of Commerce guidance documents for UGA sizing and land capacity analyses. It also continues and builds upon the data sources and methodology developed by the county and cities for the *2002, 2007, 2012 and 2021 Snohomish County Buildable Lands Reports*<sup>1</sup>.

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<sup>1</sup> Technical guidance documents used for this capacity update include:

- Washington State Department of Commerce's report entitled "*Issues in Designating Urban Growth Areas (Part I): Providing Adequate Urban Area Land Supply*," released March 1992;
- Snohomish County Tomorrow's Working Paper: *Land Capacity Methodology for Residential Land*, approved February 1993;
- Washington State Department of Commerce's report entitled *Buildable Lands Program Guidelines*, released June 2000;
- Snohomish County Tomorrow's *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities (Procedures Report)*, approved July 2000;
- Washington State Department of Commerce's *Urban Growth Area Guidebook*, released September 2012;

The county’s previous Buildable Lands Reports (BLR) analyzed the urban development densities that occurred since adoption of the first GMA comprehensive plans, or since the previous buildable lands report. Using this information, the reports evaluated the adequacy of the land supply within the UGA to accommodate the remaining portion of the projected urban growth anticipated in adopted plans based on the densities observed under GMA plans and development regulations. In that sense, the Buildable Lands Reports “look back” and compare planned vs. actual urban densities under city and county GMA plans in order to determine whether the original plan assumptions pertaining to assumed densities and the adequacy of the urban land supply to the plan horizon year were accurate (see RCW 36.70A.215).

The current UGA land capacity analysis differs from the GMA Buildable Lands Report requirements by focusing on the reestablishment of a 20-year urban land supply for accommodating the new 2044 urban growth targets. As such, it fulfills a separate GMA “show your work” requirement for the sizing of UGAs for projected growth, by demonstrating the adequate provision of land for future population, housing, and employment uses (see RCW 36.70A.110 and RCW 36.70A.115).

Cities in Snohomish County have the same December 31, 2024 GMA deadline as the county for updating their comprehensive plans. As part of their local GMA plan update efforts, each city is responsible for updating its own land capacity analysis for areas within its jurisdiction, while the county is updating its estimates for unincorporated areas within the UGA.

To do this, the county and most cities have started with the capacity work accomplished for the *2021 Buildable Lands Report* effort, but have also added in potential additional capacity associated with (1) the longer 2044 timeframe for estimating developable land capacity and (2) any updated future land use/zoning designations they may be considering<sup>2</sup>. For the county, this updated land capacity work for the unincorporated portion of the UGA, has been accomplished using the Executive’s recommended future land use map. With cities currently in the process of updating their comprehensive plans before the end of the year, this report uses the initial 2044 population, housing, and employment targets adopted into the Countywide Planning Policies (CPPs) as the basis for placeholder city capacity estimates at this point in time.<sup>3</sup>

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- Washington State Department of Commerce’s updated *Buildable Lands Guidelines* report, released December 2018; and
  - Snohomish County *Tomorrow’s Methods and Procedures Technical Supplement: Response to E2SSB-5254*, approved June 24, 2020.

<sup>2</sup> The latter includes measures that are designed to increase residential and employment capacity inside the UGA (see the county’s *2024 Reasonable Measures Report* for a description of the land use and regulatory changes that are estimated to increase capacity within the unincorporated UGA).

<sup>3</sup> Placeholder capacity estimates are used since, as of this writing, cities have not yet adopted updated plans containing their preferred 2044 growth targets and land capacity analyses demonstrating how they are able to accommodate the preferred targets. In January 2024, County staff did however reach out to the cities and towns and requested information about the status of

As the cities get closer to evaluating and selecting preferred alternatives for the plan updates due in December 2024, county staff will again compile city preferred target and capacity estimates, and update the city information results accordingly. The updated 2044 capacity information from cities will be combined with the county's 2044 unincorporated UGA capacity results to arrive at final composite (city plus unincorporated) UGA land capacity/growth target comparison, and will be shown in an updated UGA Land Capacity Analysis technical report.

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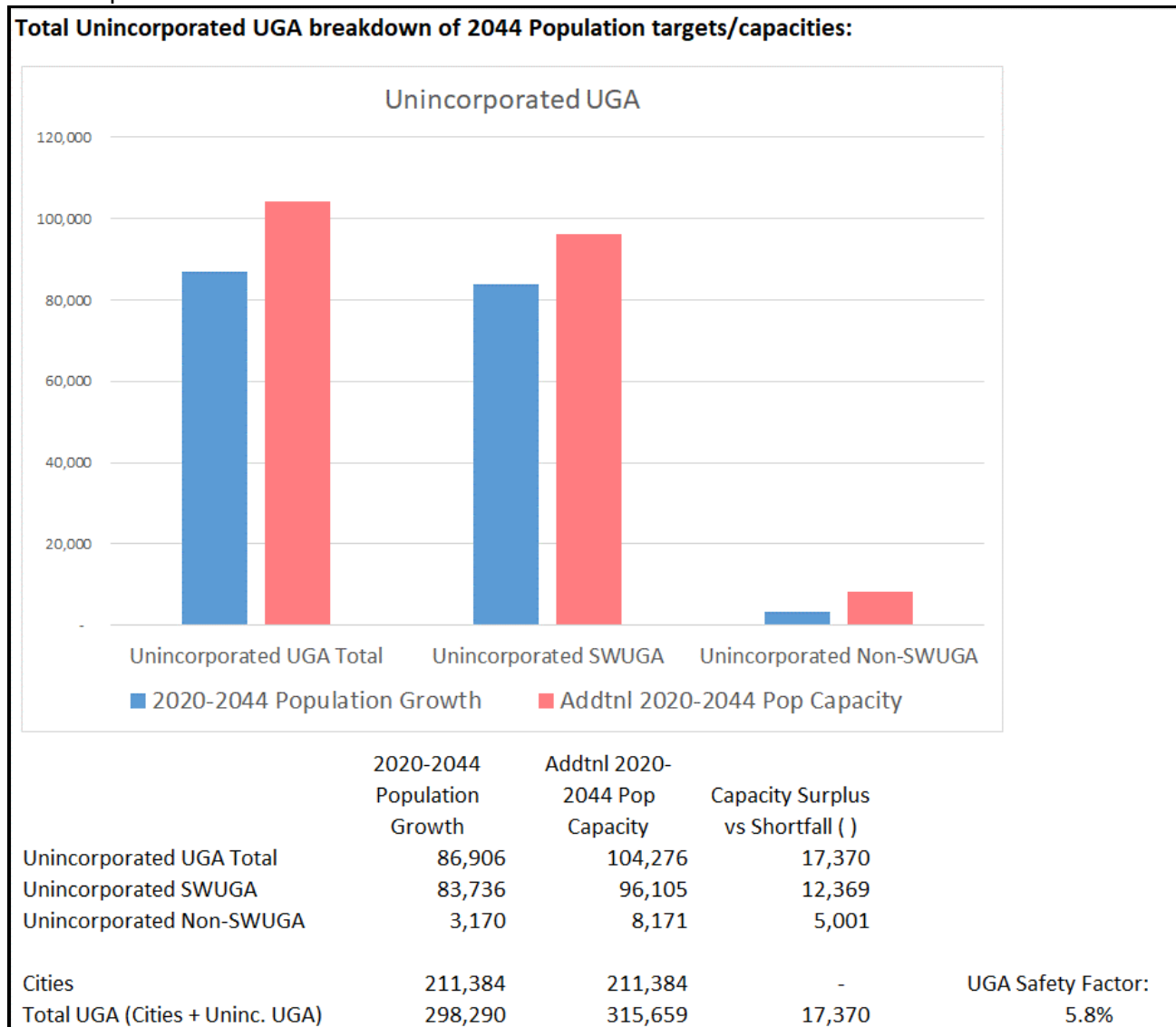
their plan updates, whether they are planning for the adopted initial 2044 growth targets, and information about significant reasonable measures they are considering. Those jurisdictions are in various states of progress, and of those that responded, nearly all of them expect to adopt plans consistent with the initial targets. One, the City of Marysville, a city identified for higher growth under the PSRC VISION 2050 regional growth strategy because of planned high-capacity transit service, is considering growth targets higher than the initial targets. None of the cities or towns that responded identified that they are considering lower growth targets. This indicates that cities and towns either had sufficient capacity documented in the 2021 BLR or are considering reasonable measures to accommodate their growth targets.

## Summary of Key Findings

### **Population Capacity**

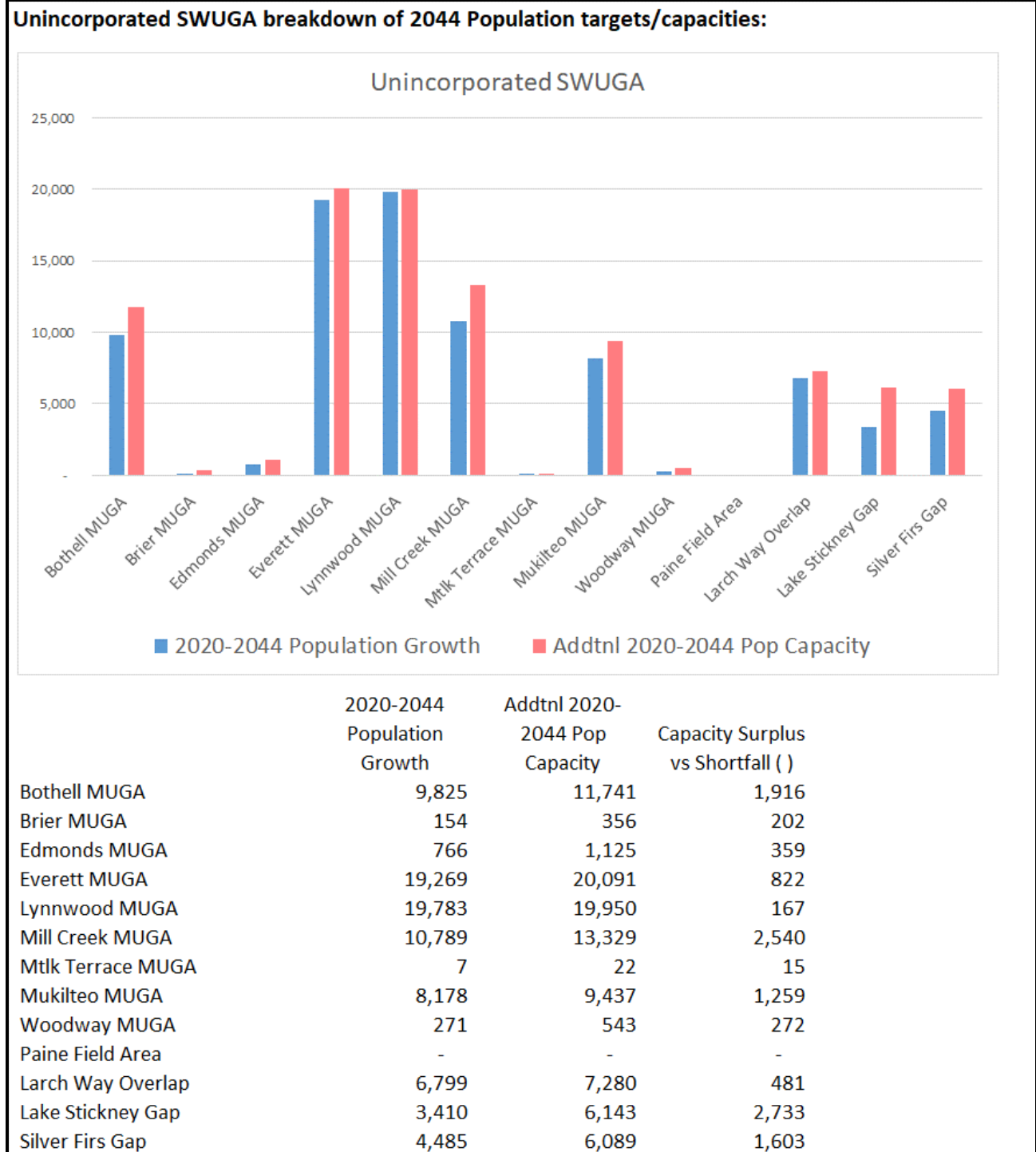
- Capacity exists within the unincorporated portions of the recommended UGA for an estimated 104,276 additional persons as of 2020. This is sufficient capacity to accommodate the 2020 – 2044 projected unincorporated UGA population increase of 86,906. (See Chart Pop-1)

Chart Pop-1



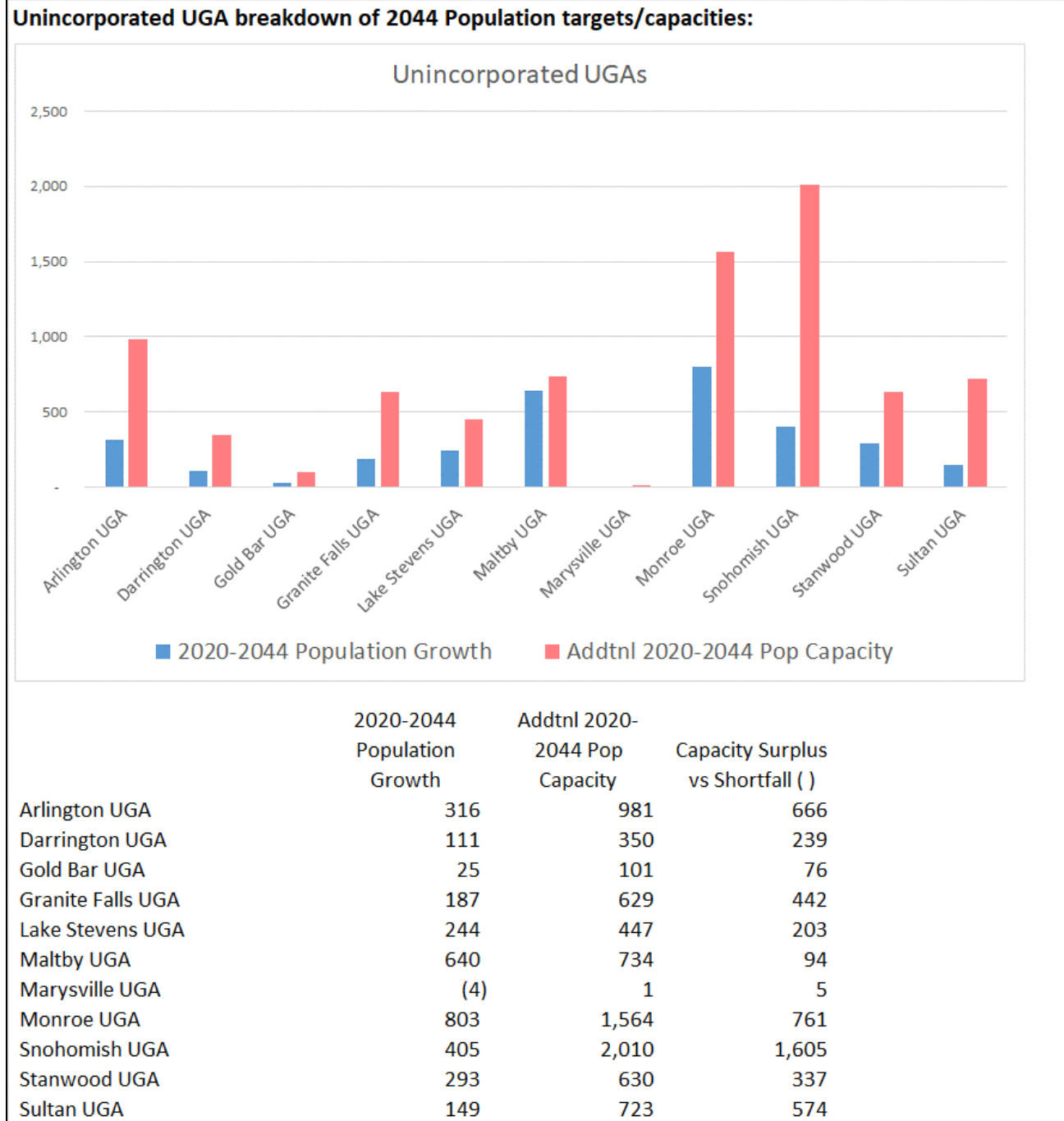
- All individual unincorporated MUGAs within the SW County UGA have sufficient population capacity to accommodate their 2044 population growth targets. (See Chart Pop-2)

Chart Pop-2



- All individual unincorporated UGAs have sufficient population capacity to accommodate their 2044 population growth targets. (See Chart Pop-3)

Chart Pop-3

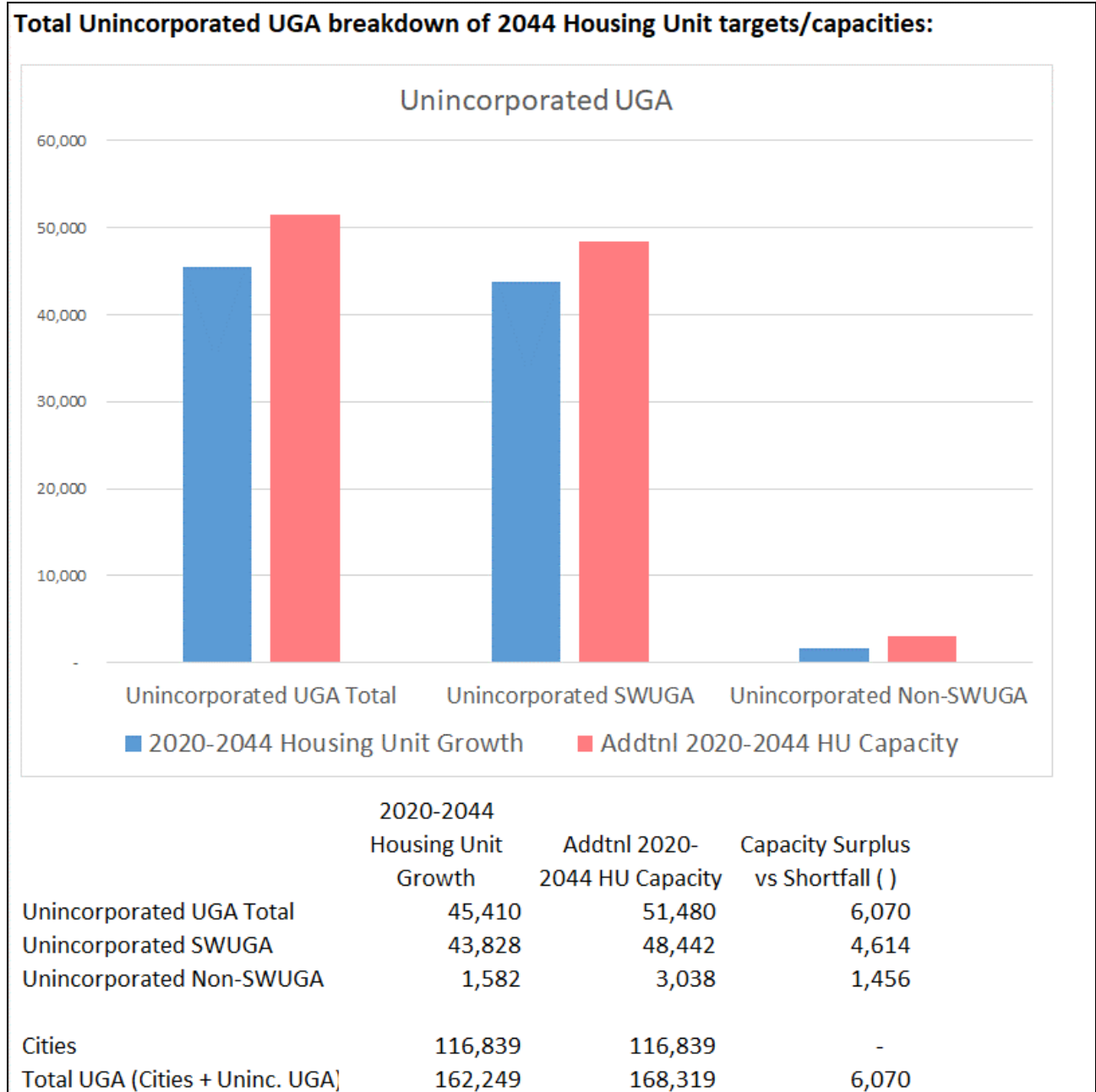




**Housing Capacity**

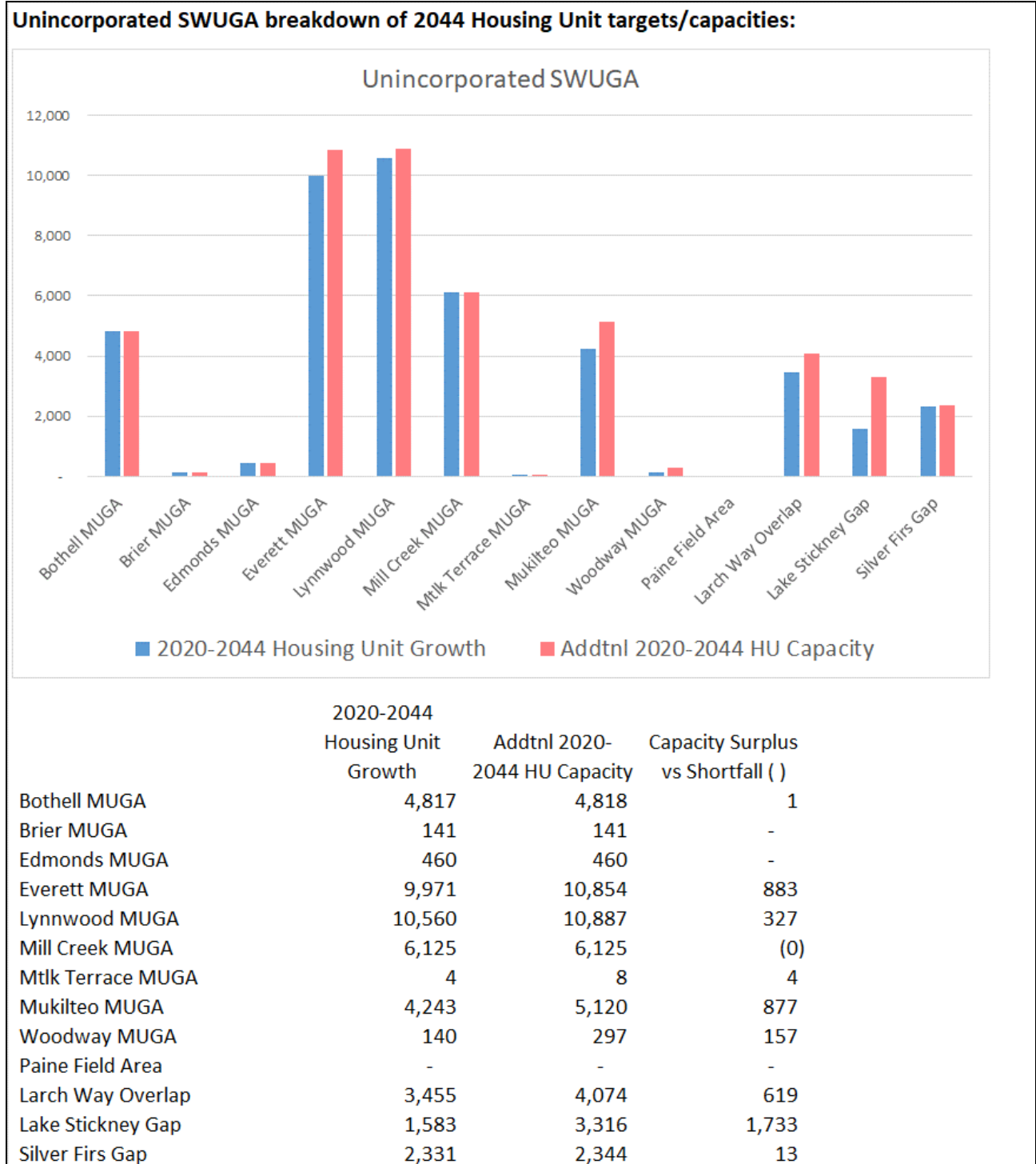
- Capacity exists within the unincorporated portions of the recommended UGA for an estimated 51,480 additional housing units as of 2020. This is sufficient capacity to accommodate the 2020 – 2044 projected unincorporated UGA housing unit increase of 45, 410. (See Chart HU-1)

Chart HU-1



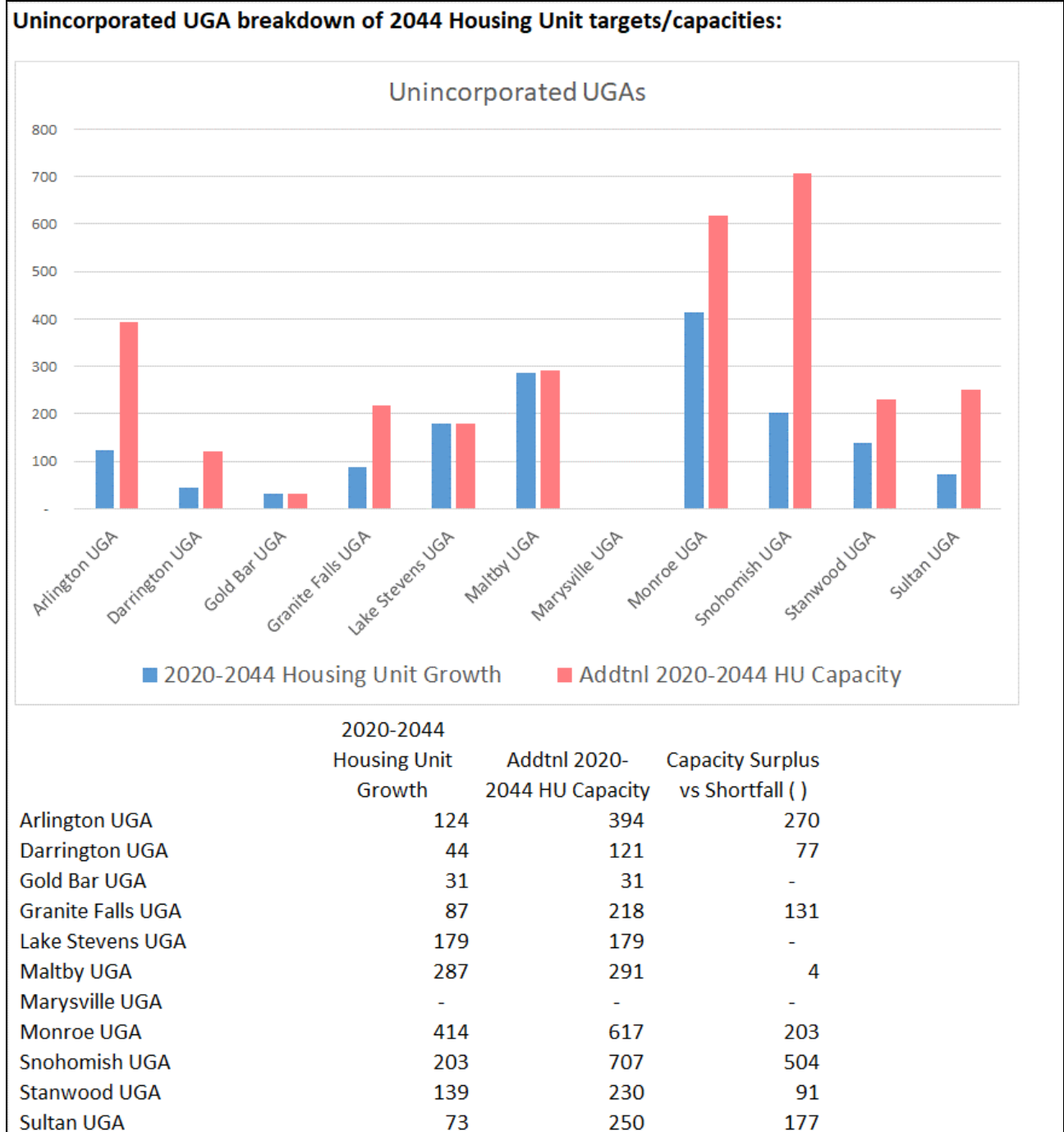
- All individual unincorporated MUGAs within the SW County UGA have sufficient housing unit capacity to accommodate their 2044 housing growth targets. (See Chart HU-2)

Chart HU-2



- All individual unincorporated UGAs have sufficient housing unit capacity to accommodate their 2044 housing growth targets. (See Chart HU-3)

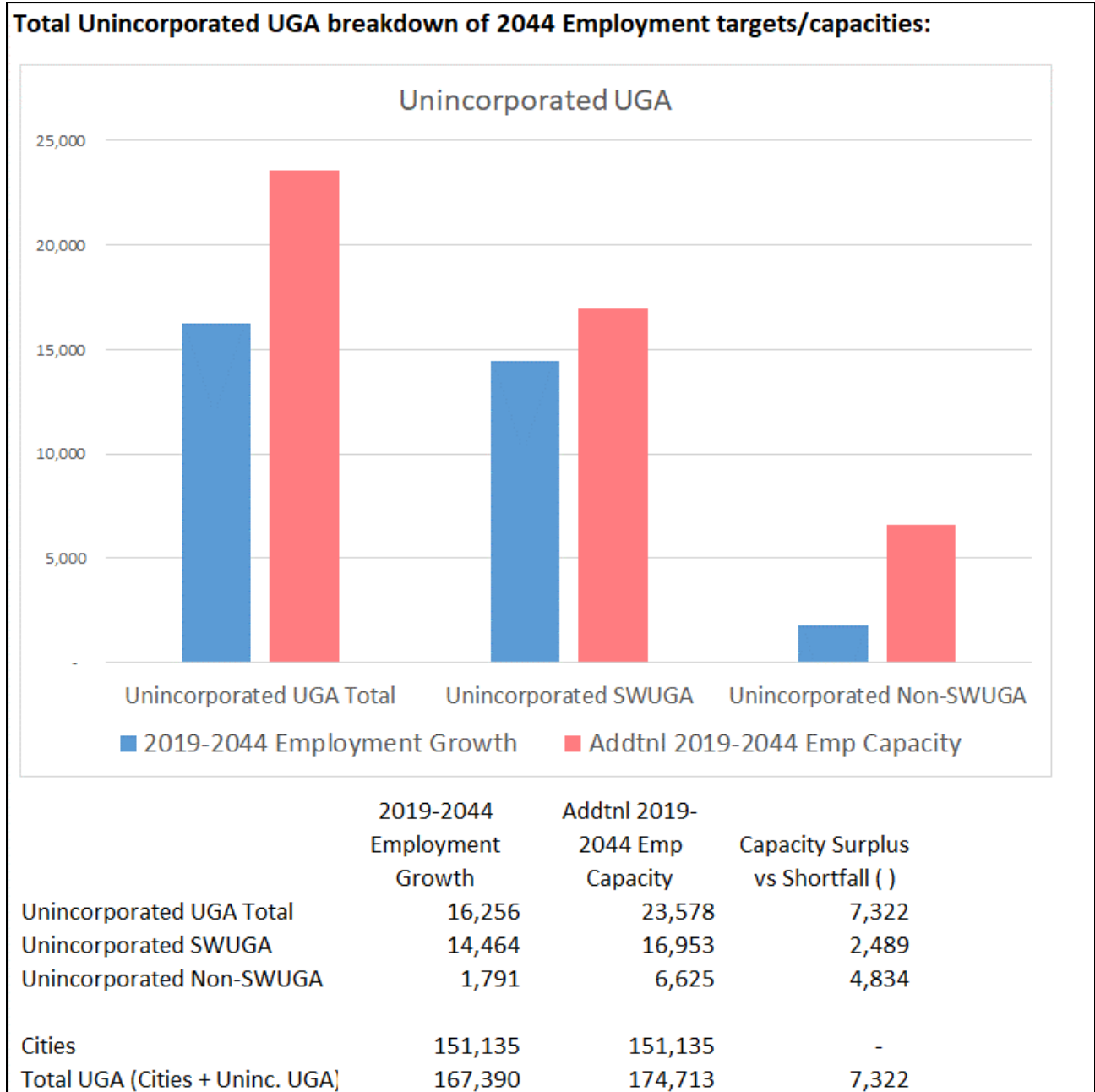
Chart HU-3



**Employment Capacity**

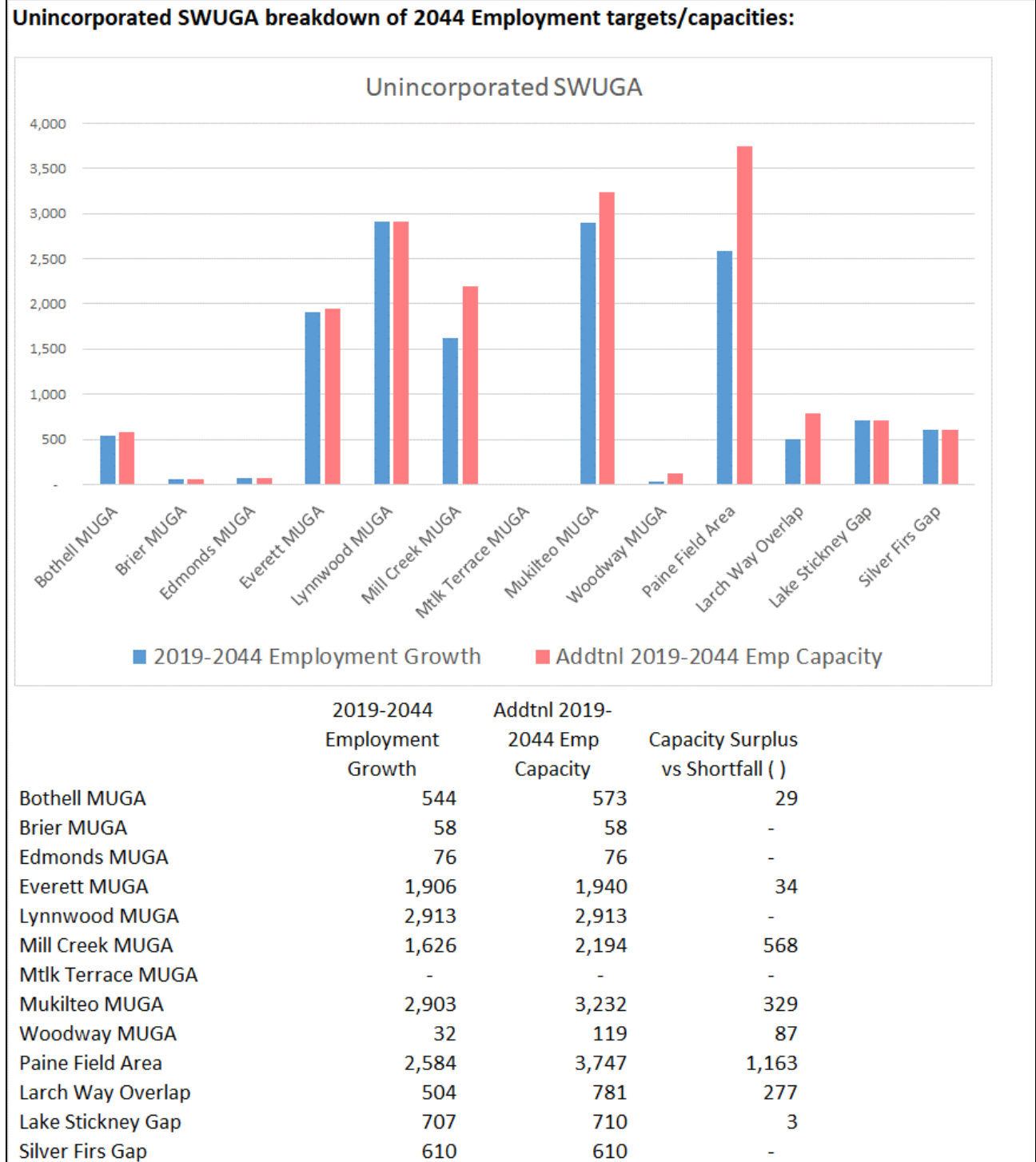
- Capacity exists within the unincorporated portions of the recommended UGA for an estimated 23,578 additional jobs as of 2019. This is sufficient capacity to accommodate the 2019 – 2044 projected unincorporated UGA employment increase of 16,256. (See Chart Emp-1)

Chart Emp-1



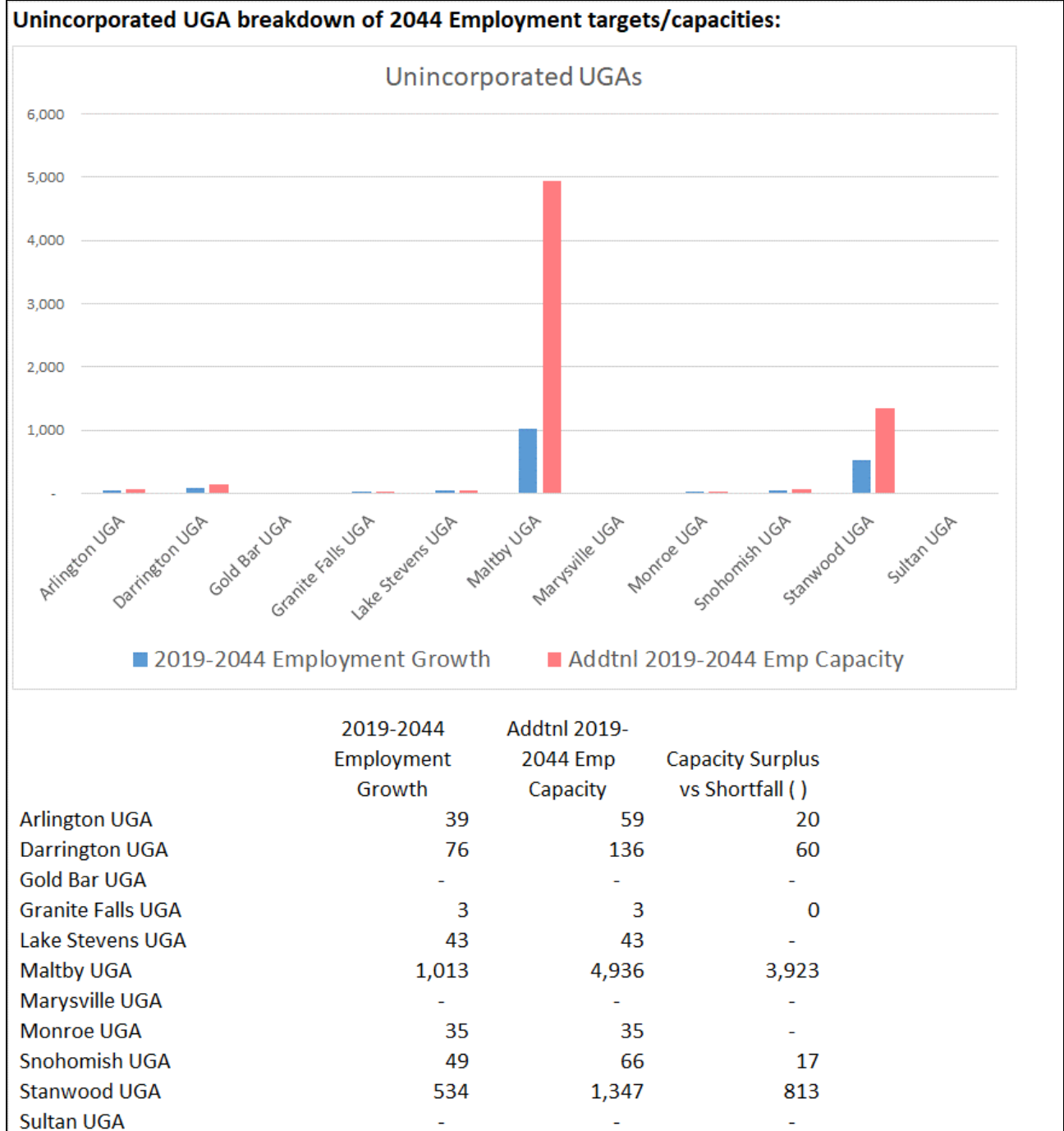
- All individual unincorporated MUGAs within the SW County UGA have sufficient employment capacity to accommodate their 2044 employment growth targets. (See Chart Emp-2)

Chart Emp-2



- All individual UGAs have sufficient employment capacity to accommodate their 2044 employment growth targets. (See Chart Emp-3)

Chart Emp-3



**Table 1: 2044 Population Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	187,883	261,370	73,487	23.8%
Arlington UGA	20,418	35,515	15,097	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	866	316	0.1%
Darrington UGA	1,564	1,983	419	0.1%
Darrington Town	1,462	1,770	308	0.1%
Unincorporated	102	213	111	0.0%
Gold Bar UGA	3,211	3,483	272	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	833	25	0.0%
Granite Falls UGA	4,597	6,885	2,288	0.7%
Granite Falls City	4,450	6,551	2,101	0.7%
Unincorporated	147	334	187	0.1%
Index UGA (incorporated)	155	173	18	0.0%
Lake Stevens UGA	41,023	50,881	9,858	3.2%
Lake Stevens City	38,951	48,565	9,614	3.1%
Unincorporated	2,072	2,316	244	0.1%
Maltby UGA (unincorporated)	164	804	640	0.2%
Marysville UGA	70,911	100,015	29,104	9.4%
Marysville City	70,714	99,822	29,108	9.4%
Unincorporated	197	193	(4)	0.0%
Monroe UGA	21,266	26,672	5,406	1.8%
Monroe City	19,699	24,302	4,603	1.5%
Unincorporated	1,567	2,370	803	0.3%
Snohomish UGA	11,526	14,683	3,157	1.0%
Snohomish City	10,126	12,878	2,752	0.9%
Unincorporated	1,400	1,805	405	0.1%
Stanwood UGA	7,847	11,398	3,551	1.2%
Stanwood City	7,705	10,963	3,258	1.1%
Unincorporated	142	435	293	0.1%
Sultan UGA	5,201	8,876	3,675	1.2%
Sultan City	5,146	8,672	3,526	1.1%
Unincorporated	55	204	149	0.0%
<b>S.W. County UGA</b>	505,947	730,750	224,803	72.9%
Incorporated S.W. UGA	282,883	423,950	141,067	45.7%
Bothell City (part)	19,205	32,355	13,150	4.3%
Brier City	6,560	7,100	540	0.2%
Edmonds City	42,853	55,966	13,113	4.3%
Everett City	110,629	179,176	68,547	22.2%
Lynnwood City	38,568	63,735	25,167	8.2%
Mill Creek City	20,926	24,813	3,887	1.3%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Mukilteo City	21,538	24,616	3,078	1.0%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated S.W. UGA	223,064	306,800	83,736	27.2%
<b>UGA Total</b>	693,830	992,120	298,290	96.7%
City Total	463,562	674,946	211,384	68.6%
Unincorporated UGA Total	230,268	317,174	86,906	28.2%
<b>Non-UGA Total</b> (Uninc Rural/Resource Area)	134,127	144,190	10,063	3.3%
<b>County Total</b>	827,957	1,136,309	308,352	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

**2020 - 2044 Additional Population Capacity for Unincorporated UGAs Only**

(The initial targets are considered placeholders for city capacity estimates until cities get closer to evaluating and selecting preferred alternatives for the plan updates due in December 2024)

Revised April 1, 2019 Pop Estimate for 2021 BLR Base using Current Aug-26-2021 City Bdys	Addtnl 2019-2044 Pop Capacity	ADU Production, 2020-2044_/1	Pop Capacity Adjustment to account for at least 2023 Pop Estimate_/2	Total 2044 Pop Capacity using Aug-26-2021 City Bdys	Addtnl 2020-2044 Pop Capacity	Pop Capacity Surplus/Shortfall
552	979	-		1,531	981	666
103	349	-		452	350	239
812	54	-	43	909	101	76
147	629	-		776	629	442
1,977	516	26		2,519	447	203
164	734	-		898	734	94
198	-	-		198	1	5
1,432	1,673	26		3,131	1,564	761
1,404	1,980	26		3,410	2,010	1,605
139	633	-		772	630	337
58	720	-		778	723	574
220,277	97,979	915	(3)	319,169	96,105	12,369
227,264	106,246	994	40	334,544	104,276	17,370

\_/1 - Population in ADU's is based on 30 ADUs permitted per year (2020-2044), distributed to unincorporated UGAs based on geographic distribution of ADU permits issued from 2017-2021.

\_/2 - Population capacity adjustment for two unincorporated UGAs/MUGAs where 2023 population estimates exceeded 2044 capacity/target.

**Table 2: 2044 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA**

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	505,947	730,750	224,803	72.9%
Incorporated SW County UGA Total	282,883	423,950	141,067	45.7%
Unincorporated SW County UGA Total	223,064	306,800	83,736	27.2%
Bothell Area	53,504	76,478	22,974	7.5%
Bothell City (part)	19,205	32,355	13,150	4.3%
Unincorporated MUGA	34,299	44,124	9,825	3.2%
Brier Area	8,388	9,082	694	0.2%
Brier City	6,560	7,100	540	0.2%
Unincorporated MUGA	1,828	1,982	154	0.0%
Edmonds Area	46,860	60,739	13,879	4.5%
Edmonds City	42,853	55,966	13,113	4.3%
Unincorporated MUGA	4,007	4,773	766	0.2%
Everett Area	158,319	246,135	87,816	28.5%
Everett City	110,629	179,176	68,547	22.2%
Unincorporated MUGA	47,690	66,959	19,269	6.2%
Lynnwood Area	74,220	119,170	44,950	14.6%
Lynnwood City	38,568	63,735	25,167	8.2%
Unincorporated MUGA	35,652	55,435	19,783	6.4%
Mill Creek Area	72,975	87,651	14,676	4.8%
Mill Creek City	20,926	24,813	3,887	1.3%
Unincorporated MUGA	52,049	62,838	10,789	3.5%
Mountlake Terrace Area	21,309	34,740	13,431	4.4%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Unincorporated MUGA	23	30	7	0.0%
Mukilteo Area	37,122	48,378	11,256	3.7%
Mukilteo City	21,538	24,616	3,078	1.0%
Unincorporated MUGA	15,584	23,762	8,178	2.7%
Woodway Area	1,318	1,751	433	0.1%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated MUGA	-	271	271	0.1%
Paine Field Area (Unincorporated)	50	50	-	0.0%
Larch Way Overlap (Unincorporated)	4,999	11,798	6,799	2.2%
Lake Stickney Gap (Unincorporated)	11,042	14,452	3,410	1.1%
Silver Firs Gap (Unincorporated)	15,841	20,326	4,485	1.5%
<b>County Total</b>	<b>827,957</b>	<b>1,136,309</b>	<b>308,352</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area.

**2020 - 2044 Additional Population Capacity for Unincorporated MUGAs Only**

(The initial targets are considered placeholders for city capacity estimates until cities get closer to evaluating and selecting preferred alternatives for the plan updates due in December 2024)

Revised April 1, 2019 Pop Estimate for 2021 BLR Base using Current Aug-26-2021 City Bdys	Addtnl 2019-2044 Pop Capacity	ADU Production, 2020-2044_/1	Pop Capacity Adjustment to account for at least 2023 Pop Estimate_/2	Total 2044 Pop Capacity using Aug-26-2021 City Bdys	Addtnl 2020-2044 Pop Capacity	Pop Capacity Surplus/ Shortfall
220,277	97,979	915	(3)	319,169	96,105	12,369
33,601	12,282	157		46,040	11,741	1,916
1,809	351	26	(3)	2,184	356	202
3,999	950	183		5,132	1,125	359
47,524	20,179	78		67,781	20,091	822
35,481	20,095	26		55,602	19,950	167
51,351	13,870	157		65,378	13,329	2,540
23	22	-		45	22	15
15,504	9,360	157		25,021	9,437	1,259
-	543	-		543	543	272
50	-	-		50	-	-
4,752	7,474	52		12,279	7,280	481
10,341	6,817	26		17,185	6,143	2,733
15,841	6,036	52		21,930	6,089	1,603

\_/1 - Population in ADU's is based on 30 ADUs permitted per year (2020-2044), distributed to unincorporated UGAs based on geographic distribution of ADU permits issued from 2017-2021.

\_/2 - Population capacity adjustment for two unincorporated UGAs/MUGAs where 2023 population estimates exceeded 2044 capacity/target.



**Table 3: 2044 Housing Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	67,917	104,597	36,680	21.9%
Arlington UGA	7,868	15,785	7,918	4.7%
Arlington City	7,689	15,483	7,794	4.7%
Unincorporated	179	302	124	0.1%
Darrington UGA	686	884	198	0.1%
Darrington Town	648	802	154	0.1%
Unincorporated	38	82	44	0.0%
Gold Bar UGA	1,235	1,434	198	0.1%
Gold Bar City	892	1,059	167	0.1%
Unincorporated	343	374	31	0.0%
Granite Falls UGA	1,635	2,709	1,074	0.6%
Granite Falls City	1,579	2,566	987	0.6%
Unincorporated	56	143	87	0.1%
Index UGA (incorporated)	80	90	10	0.0%
Lake Stevens UGA	14,124	19,218	5,094	3.0%
Lake Stevens City	13,473	18,388	4,915	2.9%
Unincorporated	651	830	179	0.1%
Maltby UGA (unincorporated)	60	346	287	0.2%
Marysville UGA	25,783	40,036	14,253	8.5%
Marysville City	25,723	39,976	14,253	8.5%
Unincorporated	60	60	-	0.0%
Monroe UGA	6,714	9,345	2,630	1.6%
Monroe City	6,163	8,379	2,216	1.3%
Unincorporated	551	965	414	0.2%
Snohomish UGA	4,846	6,596	1,750	1.0%
Snohomish City	4,327	5,873	1,546	0.9%
Unincorporated	519	722	203	0.1%
Stanwood UGA	2,983	4,752	1,769	1.1%
Stanwood City	2,929	4,559	1,630	1.0%
Unincorporated	54	193	139	0.1%
Sultan UGA	1,906	3,404	1,498	0.9%
Sultan City	1,883	3,308	1,425	0.9%
Unincorporated	23	96	73	0.0%
<b>S.W. County UGA</b>	199,902	325,470	125,569	75.0%
Incorporated S.W.	118,993	200,733	81,740	48.8%
Bothell City (part)	7,343	14,325	6,982	4.2%
Brier City	2,355	2,894	539	0.3%
Edmonds City	19,005	28,073	9,068	5.4%
Everett City	47,023	85,580	38,557	23.0%
Lynnwood City	16,132	30,183	14,051	8.4%
Mill Creek City	8,961	11,578	2,617	1.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Mukilteo City	8,565	10,711	2,146	1.3%
Woodway Town	476	574	98	0.1%
Unincorporated S.W.	80,909	124,737	43,828	26.2%
<b>UGA Total</b>	267,819	430,068	162,249	96.9%
City Total	184,379	301,218	116,839	69.8%
Unincorporated UGA Total	83,440	128,850	45,410	27.1%
<b>Non-UGA Total</b> (Uninc Rural/Resource Area)	49,529	54,724	5,195	3.1%
<b>County Total</b>	317,348	484,791	167,443	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

**2020 - 2044 Additional Housing Unit Capacity for Unincorporated UGAs Only**

(The initial targets are considered placeholders for city capacity estimates until cities get closer to evaluating and selecting preferred alternatives for the plan updates due in December 2024)

Addtnl 2019-2044 HU Capacity	HU's Constructed 2019	ADU Production, 2020-2044_/1	HU Capacity Adjustment to account for at least 2023 Pop Estimate_/2	Addtnl 2020-2044 HU Capacity	HU Capacity Surplus/Shortfall
394	-	-		394	270
121	-	-		121	77
19	3	-	15	31	-
219	1	-		218	131
179	19	19		179	-
291	-	-		291	4
-	-	-		-	-
599	1	19		617	203
689	1	19		707	504
231	1	-		230	91
250	-	-		250	177
49,208	1,428	663	(1)	48,442	4,614
52,200	1,454	720	14	51,480	6,070

\_/1 - ADU production is based on 30 ADUs permitted per year (2020-2044) assumption, distributed to unincorporated UGAs based on geographic distribution of ADU permits issued from 2017-2021.

\_/2 - Housing unit capacity adjustment for two unincorporated UGAs/MUGAs where 2023 population estimates exceeded 2044 capacity/target.

Table 4: 2044 Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA				
Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	199,902	325,470	125,569	75.0%
Incorporated SW County UGA Total	118,993	200,733	81,740	48.8%
Unincorporated SW County UGA Total	80,909	124,737	43,828	26.2%
Bothell Area	19,495	31,294	11,799	7.0%
Bothell City (part)	7,343	14,325	6,982	4.2%
Unincorporated MUGA	12,152	16,969	4,817	2.9%
Brier Area	2,991	3,671	680	0.4%
Brier City	2,355	2,894	539	0.3%
Unincorporated MUGA	636	777	141	0.1%
Edmonds Area	20,612	30,139	9,527	5.7%
Edmonds City	19,005	28,073	9,068	5.4%
Unincorporated MUGA	1,607	2,067	460	0.3%
Everett Area	64,822	113,349	48,527	29.0%
Everett City	47,023	85,580	38,557	23.0%
Unincorporated MUGA	17,799	27,770	9,971	6.0%
Lynnwood Area	30,488	55,099	24,611	14.7%
Lynnwood City	16,132	30,183	14,051	8.4%
Unincorporated MUGA	14,356	24,916	10,560	6.3%
Mill Creek Area	26,810	35,552	8,742	5.2%
Mill Creek City	8,961	11,578	2,617	1.6%
Unincorporated MUGA	17,849	23,974	6,125	3.7%
Mountlake Terrace Area	9,142	16,829	7,687	4.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Unincorporated MUGA	9	13	4	0.0%
Mukilteo Area	14,029	20,418	6,389	3.8%
Mukilteo City	8,565	10,711	2,146	1.3%
Unincorporated MUGA	5,464	9,707	4,243	2.5%
Woodway Area	476	714	238	0.1%
Woodway Town	476	574	98	0.1%
Unincorporated MUGA	-	140	140	0.1%
Paine Field Area (Unincorporated)	2	2	-	0.0%
Larch Way Overlap (Unincorporated)	1,765	5,220	3,455	2.1%
Lake Stickney Gap (Unincorporated)	4,036	5,619	1,583	0.9%
Silver Firs Gap (Unincorporated)	5,234	7,565	2,331	1.4%
<b>County Total</b>	<b>317,348</b>	<b>484,791</b>	<b>167,443</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area.

2020 - 2044 Additional Housing Unit Capacity for Unincorporated MUGAs Only					
(The initial targets are considered placeholders for city capacity estimates until cities get closer to evaluating and selecting preferred alternatives for the plan updates due in December 2024)					
Addtnl 2019-2044 HU Capacity	HU's Constructed 2019	ADU Production, 2020-2044_1	HU Capacity Adjustment to account for at least 2023 Pop Estimate_2	Addtnl 2020-2044 HU Capacity	HU Capacity Surplus/Shortfall
49,208	1,428	663	(1)	48,442	4,614
4,935	231	114		4,818	1
124	1	19	(1)	141	-
354	27	133		460	-
11,080	283	57		10,854	883
11,110	242	19		10,887	327
6,510	499	114		6,125	(0)
8	-	-		8	4
5,038	32	114		5,120	877
297	-	-		297	157
-	-	-		-	-
4,066	30	38		4,074	619
3,368	71	19		3,316	1,733
2,318	12	38		2,344	13

\_1 - ADU production is based on 30 ADUs permitted per year (2020-2044) assumption, distributed to unincorporated UGAs based on geographic distribution of ADU permits issued from 2017-2021.

\_2 - Housing unit capacity adjustment for two unincorporated UGAs/MUGAs where 2023 population estimates exceeded 2044 capacity/target.

Table 5: 2044 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	58,827	104,802	45,975	26.8%
Arlington UGA	10,289	24,751	14,462	8.4%
Arlington City	10,267	24,690	14,423	8.4%
Unincorporated	22	61	39	0.0%
Darrington UGA	522	1,091	569	0.3%
Darrington Town	522	1,015	493	0.3%
Unincorporated	-	76	76	0.0%
Gold Bar UGA	257	848	591	0.3%
Gold Bar City	250	841	591	0.3%
Unincorporated	7	7	-	0.0%
Granite Falls UGA	971	2,128	1,157	0.7%
Granite Falls City	971	2,126	1,155	0.7%
Unincorporated	-	3	3	0.0%
Index UGA (incorporated)	27	30	3	0.0%
Lake Stevens UGA	5,732	8,994	3,262	1.9%
Lake Stevens City	5,675	8,894	3,219	1.9%
Unincorporated	57	100	43	0.0%
Maltby UGA (unincorporated)	3,623	4,636	1,013	0.6%
Marysville UGA	15,974	33,590	17,616	10.3%
Marysville City	15,310	32,926	17,616	10.3%
Unincorporated	664	664	-	0.0%
Monroe UGA	10,260	12,619	2,359	1.4%
Monroe City	10,096	12,420	2,324	1.4%
Unincorporated	164	199	35	0.0%
Snohomish UGA	6,110	7,983	1,873	1.1%
Snohomish City	5,842	7,666	1,824	1.1%
Unincorporated	268	317	49	0.0%
Stanwood UGA	4,057	5,799	1,742	1.0%
Stanwood City	3,865	5,073	1,208	0.7%
Unincorporated	192	726	534	0.3%
Sultan UGA	1,005	2,334	1,329	0.8%
Sultan City	1,005	2,334	1,329	0.8%
Unincorporated	-	-	-	0.0%
<b>S.W. County UGA</b>	219,102	340,517	121,415	70.7%
Incorporated S.W.	184,813	291,764	106,951	62.2%
Bothell City (part)	16,100	24,805	8,705	5.1%
Brier City	495	609	114	0.1%
Edmonds City	14,174	17,232	3,058	1.8%
Everett City	99,817	167,157	67,340	39.2%
Lynnwood City	28,628	50,540	21,912	12.8%
Mill Creek City	6,787	7,523	736	0.4%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Mukilteo City	10,313	12,671	2,358	1.4%
Woodway Town	68	80	12	0.0%
Unincorporated S.W.	34,289	48,753	14,464	8.4%
<b>UGA Total</b>	277,929	445,319	167,390	97.4%
City Total	238,643	389,778	151,135	88.0%
Unincorporated UGA Total	39,286	55,542	16,256	9.5%
<b>Non-UGA Total *</b> (Uninc Rural/Resource Area)	17,887	22,314	4,427	2.6%
<b>County Total</b>	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

**2019 - 2044 Additional Employment Capacity for Unincorporated UGAs Only**

(The initial targets are considered placeholders for city capacity estimates until cities get closer to evaluating and selecting preferred alternatives for the plan updates due in December 2024)

Addtlnl 2019-2044 Emp Capacity	Emp Capacity Adjustment to account for at least 2022 Emp Estimate_/1	Revised Addtlnl 2019-2044 Emp Capacity	Emp Capacity Surplus/ Shortfall
59		59	20
136		136	60
-		-	-
3		3	0
43		43	-
4,936		4,936	3,923
-		-	-
1	35	35	-
66		66	17
1,347		1,347	813
-		-	-
16,462		16,953	2,489
23,053		23,578	7,322

\_/1 - For Urban Unincorporated Areas where the 2022 employment estimate exceeds the target, the 2044 target/capacity equals the 2022 employment plus any remaining pending projects.

**Table 6: 2044 Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA**

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	219,102	340,517	121,415	70.7%
Incorporated SW County UGA Total	184,813	291,764	106,951	62.2%
Unincorporated SW County UGA Total	34,289	48,753	14,464	8.4%
Bothell Area	18,314	27,562	9,248	5.4%
Bothell City (part)	16,100	24,805	8,705	5.1%
Unincorporated MUGA	2,214	2,758	544	0.3%
Brier Area	619	791	172	0.1%
Brier City	495	609	114	0.1%
Unincorporated MUGA	124	182	58	0.0%
Edmonds Area	14,421	17,555	3,134	1.8%
Edmonds City	14,174	17,232	3,058	1.8%
Unincorporated MUGA	247	323	76	0.0%
Everett Area	106,229	175,475	69,246	40.3%
Everett City	99,817	167,157	67,340	39.2%
Unincorporated MUGA	6,412	8,318	1,906	1.1%
Lynnwood Area	33,695	58,520	24,825	14.4%
Lynnwood City	28,628	50,540	21,912	12.8%
Unincorporated MUGA	5,067	7,980	2,913	1.7%
Mill Creek Area	12,567	14,930	2,363	1.4%
Mill Creek City	6,787	7,523	736	0.4%
Unincorporated MUGA	5,780	7,406	1,626	0.9%
Mountlake Terrace Area	8,431	11,148	2,717	1.6%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Unincorporated MUGA	-	-	-	0.0%
Mukilteo Area	14,006	19,267	5,261	3.1%
Mukilteo City	10,313	12,671	2,358	1.4%
Unincorporated MUGA	3,693	6,596	2,903	1.7%
Woodway Area	68	112	44	0.0%
Woodway Town	68	80	12	0.0%
Unincorporated MUGA	-	32	32	0.0%
Paine Field Area (Unincorporated)	6,371	8,955	2,584	1.5%
Larch Way Overlap (Unincorporated)	1,636	2,140	504	0.3%
Lake Stickney Gap (Unincorporated)	911	1,618	707	0.4%
Silver Firs Gap (Unincorporated)	1,834	2,444	610	0.4%
<b>County Total</b>	<b>295,816</b>	<b>467,634</b>	<b>171,818</b>	<b>100.0%</b>

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area.

**2019 - 2044 Additional Employment Capacity for Unincorporated MUGAs Only**

(The initial targets are considered placeholders for city capacity estimates until cities get closer to evaluating and selecting preferred alternatives for the plan updates due in December 2024)

Addtnl 2019-2044 Emp Capacity	Emp Capacity Adjustment to account for at least 2022 Emp Estimate_/1	Revised Addtnl 2019-2044 Emp Capacity	Emp Capacity Surplus/ Shortfall
16,462		16,953	2,489
573		573	29
-	58	58	-
76		76	-
1,940		1,940	34
2,913		2,913	-
2,194		2,194	568
-		-	-
3,232		3,232	329
119		119	87
3,747		3,747	1,163
781		781	277
710		710	3
177	610	610	-

\_/1 - For Urban Unincorporated Areas where the 2022 employment estimate exceeds the target, the 2044 target/capacity equals the 2022 employment plus any remaining pending projects.

## Methodology

### Summary of Updates to the Unincorporated UGA Capacity Analysis since the 2021 Buildable Lands Report

The unincorporated UGA capacity analysis uses the results from the *2021 Buildable Lands Report for Snohomish County* as a starting point for the 2024 plan update land capacity analysis. It then introduces two key enhancements that address the new 2044 plan horizon and the future land use plan designations recommended in the Executive’s 2024 plan update proposal to Council.

Please refer to the *2021 Buildable Lands Report for Snohomish County*, adopted by the Snohomish County Council on September 8, 2021, for a detailed description of the methodology used to develop the buildable lands capacity estimates for UGAs as of April 1, 2019. These estimates were developed using a 2035 plan horizon timeframe in order to compare with the adopted 2035 population, housing, and employment growth targets in the Countywide Planning Policies for Snohomish County.

For the purposes of estimating UGA population and employment capacity to the new plan horizon year of 2044, the 2021 BLR results (which were applicable only to a 2035 plan horizon) needed to be updated to:

- (1) Add the capacity from parcels not considered to be developable by 2035, but which could be potentially redevelopable or partially-used to support additional development at potentially higher densities by 2044. By adding 9 years to the plan horizon, during which time urban land market changes could be expected to generate greater demand for more intensified use of the remaining urban land, more parcels could be considered under-utilized and thus candidate sites for redevelopment/additional development.<sup>4</sup>
- (2) Reflect the Executive-proposed future land use designation changes within the unincorporated UGA. These changes are intended to support a land use strategy of higher density infill development and redevelopment in certain areas of the unincorporated UGA to 2044. Locations for these proposed redesignations were mainly within the Urban Core Subarea Plan portion of the unincorporated SW County UGA. The subarea is generally located between the cities of Everett, Mill Creek, Lynnwood, and Mukilteo. This area will be served in the future by light rail transit as part of Sound Transit’s Everett Link extension. The Urban Core Subarea Plan proposes amendments to the FLU designations and rezones in many parts of the subarea to encourage more development at higher densities that is supportive of and served by current and planned high-capacity transit in the area. (See the county’s FLU and zoning map changes contained in the Executive’s recommended plan and the *2024 Reasonable Measures Report* for more detail on the proposed amendments to the FLU designations and rezones contained in County Executive’s recommended plan.)

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<sup>4</sup> Table 7 below provides descriptions of the specific capacity enhancements implemented in the 2024 plan update UGA land capacity analysis as they relate to revisions associated with the longer plan horizon to 2044 compared with those used in the 2021 Buildable Lands Report.

Table 7. 2024 Update Land Capacity Estimates - Assumptions		
	2021 BLR	Executive Recommendation
<b>Land Status Assumptions</b>		
<b>Vacant</b>	< \$5,000 Improvement Value Except parks/cemeteries constant, some parking lots over \$5,000 classified vacant	Same as BLR.
<b>Redevelopable</b>		
SFR Designated Land	Improvement Value < \$162,000 and Improvement to Land Value Ratio (ILR) < 0.75; if too small to subdivide, held constant	With the exception of areas proposed for redesignation described below: Improvement Value < \$162,000 and ILR < 0.80. Note if ILR < 0.75 and BLR showed as constant, hold constant.
MFR Designated Land	ILR < 1, except condos	With the exception of areas proposed for redesignation described below: ILR < 1.1, except condos
Commercial, Industrial, Mixed-Use Designated Land	ILR < 1, except condos, certain commercial uses such as gas stations and warehouses may be held constant. For certain large properties with high-value buildings, use partially-used.	With the exception of areas proposed for redesignation described below: ILR < 1.25, except condos, certain commercial uses such as gas stations and warehouses may be held constant. For certain large properties with high-value buildings, use partially-used. Note: Some properties near Mariner and Ash Way Light Rail Station Areas had over-rides to redevelopable based on planner review.
<b>Partially-Used</b>		
SFR Designated Land	Lot size twice min. lot size, not vacant or redev. For ULDR, use 7,500 sq ft as min. lot size, for UMDR use 5,000 sq ft min. lot size (except Arlington, Granite Falls, Snohomish, Stanwood, Sultan UGAs)	With the exception of areas proposed for redesignation described below: Same as BLR.
MFR Designated Land	Building footprint < 20% of property area, actual density less than norm for designation, not vacant or redev.	With the exception of areas proposed for redesignation described below: Same as BLR.
Commercial, Industrial, Mixed-Use Designated Land	Building footprint < 25% of property area, not vacant or redev. Certain auto-oriented uses requiring large parking areas may use a < 10% threshold instead.	With the exception of areas proposed for redesignation described below: Same as BLR.
<b>Land Status for properties proposed for redesignation from ULDR to UMDR in Executive Recommendation</b>	NA	<ol style="list-style-type: none"> <li>1. If Land Status in DEIS Alt 1 (No Action) equals Pending, Vacant, or Special, that Land Status is maintained.</li> <li>2. If Land Status in DEIS Alt 1 (No Action) is Partially-Used and IL Ratio <math>\geq 0.75</math> but &lt; 0.8 and Improvement Value &lt; 162000, Land Status is switched to Redevelopable. Those with ILR &lt; 0.75 but classified as Partially Used in BLR/Alt 1 remain Partially Used.</li> <li>3. If the Land Status in DEIS Alt 1 (No Action) is Constant and IL Ratio &lt; 0.8 and Improvement Value &lt; 162000 and the existing use is residential, switch Land Status to Redevelopable.</li> <li>4. If the Land Status in DEIS Alt 1 (No Action) is Constant and Improvement Value <math>\geq 162000</math> and parcel size is at least twice the minimum lot size, then Land Status switched to Partially-Used.</li> </ol>
<b>Land Status For UGA Expansions/Addition Areas</b>	NA	<ol style="list-style-type: none"> <li>1. If the proposed FLU designation is P/IU, then Land Status is Constant (or Pending if there is a pending school as of 2019 or later).</li> <li>2. For all other areas, if the Improvement Value &lt; 5000, Land Status is Vacant.</li> <li>3. For areas proposed for ULDR3, ULDR, or UMDR, if the parcel is at least double the minimum lot size and Improvement Value &gt; 5000 and &lt; 162000, then Land Status is Redevelopable.</li> <li>4. For areas proposed for ULDR3, ULDR, or UMDR, if the parcel is at least double the minimum lot size and Improvement Value &gt; 162000, then Land Status is Partially Used.</li> <li>5. For areas proposed for ULDR3, ULDR, or UMDR that don't meet criteria 2, 3, or 4, the Land Status is Constant.</li> <li>6. For Darrington UGA additions proposed for UI, if the IL Ratio &lt; 1 and existing use is neither residential nor industrial, then Land Status is Redevelopable; if existing use is single family and Improvement Value &lt; 162000 then Land Status is Redevelopable; if existing use is single family with Improvement Value <math>\geq 162000</math> or use is industrial with existing building, and Lot Coverage &lt; 25% then Land Status is Partially Used.</li> <li>7. Parcels that don't meet any criteria listed above have a Land Status of Constant.</li> </ol>

<b>Changes in Density Assumptions</b>		
Most FLU designations	As documented in the BLR, density assumptions for the unincorporated area vary by UGA and FLU designation and are based on observed densities for past development or assumptions if observed densities are unavailable or not applicable.	Same as BLR except as noted below.
Urban Center at future light rail stations areas and TPV.	55 du/ac, 27 jobs/ac (same as other Urban Center areas)	NA (See Light Rail Community)
Light Rail Community	NA	105 du/ac, 27 jobs/ac
Mixed-Use Corridor	NA	55 du/ac, 27 jobs/ac (Same as Urban Center)
ULDR in SW UGA	5.92 du/ac	7.4 du/ac (Assumed - reflects higher density bonus for townhouse/mixed townhouse development under new Missing Middle provisions adopted with Amended Motion No. 22-016 on May 4, 2022)
UMDR in SW UGA	8.85 du/ac	11.06 du/ac (Assumed - reflects higher density bonus for townhouse/mixed townhouse development under new Missing Middle provisions adopted with Amended Motion No. 22-016 on May 4, 2022)
Multi-family on north Hwy 99 Corridor and in Urban Core Subarea	UHDR: 30.36 du/ac UCOM: 15.18 du/ac, 14.42 jobs/ac for vac/redev; 16.74 jobs/ac for part used (Current regulations allow higher density for multifamily development in UHDR & UCOM along north part of Hwy 99 Corridor)	Same density assumptions but applied for UHDR and UCOM throughout Urban Core Subarea.
Cathcart West FLU Density Assumptions	Modeled as Pending	Modeled as Pending, with increase in pending residential compared with BLR
<b>Market Availability Reduction Factors</b>		
ULDR - SW UGA	Vacant: 6% Redev/Part Used: 10%	Vacant: 5% Redev/Part Used: 7.5%
ULDR - Non-SW UGA	Vacant: 12% Redev/Part Used: 16%	Vacant: 10% Redev/Part Used: 15%
UMDR - SW UGA	Vacant: 11% Redev/Part Used: 20%	Vacant: 7.5% Redev/Part Used: 15%
UMDR - Non-SW UGA	Vacant: 14% Redev/Part Used: 23%	Vacant: 12.5% Redev/Part Used: 20%
Multifamily & Non-Resident	Vacant: 15% Redev/Part Used: 30%	Vacant: 12.5% Redev/Part Used: 27.5%

A reasonable measure which has emerged as an important source of new capacity within the UGA since adoption of the 2021 Buildable Lands Report is the Accessory Dwelling Unit (ADU) provision. The county's *2024 Reasonable Measures Report* provides the following description of ADUs a small but increasingly important source of housing capacity within the unincorporated UGA (pages 8-9):

**Permit Accessory Dwelling Units (ADUs) in single family zones**

State law requires certain jurisdictions to allow ADU construction. Snohomish County has long allowed ADUs in single family zones in the unincorporated area. ADUs primarily serve as permanent housing, either as rental units or for multi-generational living. ADUs are considered to have the potential to serve as low-income housing. On June 19, 2021, the County adopted Amended Ordinance No. 22-018 to further encourage ADU construction. The following are some of the significant changes to regulations:

- ADUs are permitted outright, rather than as a conditional use, in all zones that allow single family dwellings.
- Urban lots are allowed up to two ADUs, if one is attached and the other detached.
- ADUs are allowed on substandard lots in urban zones if there is a legally established single family dwelling.
- Parking requirements were eliminated for ADUs in urban zones.
- There is no longer an owner-occupancy requirement.

There have been subsequent amendments to ADU provisions that mainly affect the rural area. Following the adoption of the revisions described above, ADU construction increased in the urban area in 2022 and 2023 as shown below:

**Table 2.A-1. Accessory Dwelling Units permitted in the unincorporated UGA, 2017-2023**

	2017	2018	2019	2020	2021	2022	2023
Urban ADUs Permitted	3	12	2	10	8	19	19

*Source: Snohomish County Issued Permits Data, 2017-2023*

The passage of House Bill 1337 in 2023 will require the County to consider additional changes to the ADU regulations to meet new requirements in state law to allow two ADUs per lot without requiring that one must be attached and the other one detached. In addition, as a result of the review of barriers to low-income housing development required under House Bill 1220 adopted in 2021, amendments could be considered to remove design requirements and to reduce permit times for ADUs.

Based on recent data and the expectation of further enhancements to the County's ADU regulations, ADUs are expected to contribute a small but increasing amount of residential development each year to meet the 2044 residential growth targets within the UGA.

The land capacity analysis for the county's 2024 Plan Update assumes an annual rate of ADU permitting in the unincorporated UGA of 30 ADUs per year from 2020 through 2044.



## **Detailed Additional Capacity Tables – Unincorporated UGAs**

### **Residential**

Snohomish County 2024 Plan Update -- Recommended by County Executive on March 26, 2024 (Amended August 7, 2024)  
 2019 - 2044 Additional Residential Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Aug-7-2024

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity					
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	
Arlington UGA	UNINC	(1) PENDING		ULDR	8.72	2.75	5.97	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29	
		Sum			8.72	2.75	5.97	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29	
			(2) VACANT		ULDR	18.90	18.78	0.12	0.00	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
			Sum		ULDR-LA	6.63	0.00	6.63	0.00	19	0	19	0	38	16	0	16	0	32	45	0	29	0	75
			Sum			25.53	18.78	6.75	0.00	21	0	19	0	40	18	0	16	0	33	50	0	29	0	79
			(3) PARTUSE		ULDR	38.79	7.36	31.43	25.37	90	0	0	0	90	73	0	0	0	73	209	0	0	0	209
			Sum		ULDR-LA	51.34	17.38	33.96	27.37	78	0	78	0	156	59	0	59	0	119	171	0	109	0	280
			Sum			90.12	24.74	65.38	52.74	168	0	78	0	246	132	0	59	0	191	380	0	109	0	489
			(4) REDEV		ULDR	10.13	3.60	6.53	0.00	21	0	0	0	21	17	0	0	0	17	49	0	0	0	49
			Sum		ULDR-LA	39.46	6.08	33.38	0.00	90	0	97	0	187	68	0	74	0	142	197	0	136	0	333
		Sum			49.59	9.68	39.91	0.00	111	0	97	0	208	85	0	74	0	159	246	0	136	0	381	
		Sum			<b>173.96</b>	<b>55.95</b>	<b>118.01</b>	<b>52.74</b>	<b>310</b>	<b>0</b>	<b>194</b>	<b>0</b>	<b>504</b>	<b>245</b>	<b>0</b>	<b>149</b>	<b>0</b>	<b>394</b>	<b>705</b>	<b>0</b>	<b>274</b>	<b>0</b>	<b>979</b>	
Bothell MUGA	UNINC	(1) PENDING		UCENTER	18.65	4.89	13.75	0.00	0	0	100	0	100	0	0	100	0	100	0	0	184	0	184	
				UHDR	34.55	22.16	12.39	0.00	45	24	506	0	575	45	24	506	0	575	130	61	931	0	1122	
				ULDR	104.14	19.12	85.01	0.00	493	0	29	0	522	493	0	29	0	522	1420	0	53	0	1473	
				UMDR	16.64	2.88	13.76	0.00	106	11	0	0	117	106	11	0	0	117	305	28	0	0	333	
			Sum			173.97	49.06	124.92	0.00	644	35	635	0	1314	644	35	635	0	1314	1855	89	1168	0	3112
			(2) VACANT		UHDR	17.60	6.49	11.11	0.00	41	48	91	14	194	34	40	76	12	161	98	102	139	14	353
					ULDR	18.33	6.12	12.21	0.00	67	11	0	0	78	60	10	0	0	70	174	25	0	0	199
					UMDR	23.24	8.07	15.17	0.00	118	26	1	0	145	104	23	1	0	127	299	58	2	0	358
			Sum			59.17	20.68	38.49	0.00	226	85	92	14	417	198	73	77	12	359	571	185	141	14	910
			(3) PARTUSE		UHDR	4.74	1.49	3.25	1.91	7	8	15	2	32	5	6	10	1	22	14	14	19	2	49
					ULDR	213.73	42.35	171.38	91.78	476	65	3	0	544	418	57	3	0	479	1205	145	6	0	1356
					UMDR	172.33	56.46	115.86	68.27	522	109	1	0	632	422	88	1	0	510	1214	224	1	0	1439
					UVILL	1.34	0.00	1.34	1.11	0	2	22	2	26	0	1	15	1	18	0	4	28	2	33
			Sum			392.14	100.31	291.83	163.07	1005	184	41	4	1234	845	152	29	3	1029	2433	387	54	3	2877
			(4) REDEV		UCENTER	21.26	3.97	17.29	0.00	-58	8	770	161	881	-40	6	530	111	607	-115	14	976	130	1005
					UCOM	4.85	2.24	2.61	0.00	0	0	12	1	13	0	0	8	1	9	0	0	15	1	16
					UHDR	20.05	0.28	19.77	0.00	12	55	136	5	208	8	38	94	3	143	24	96	172	4	297
					ULDR	99.95	19.29	80.66	0.00	323	57	0	0	380	284	50	0	0	334	817	127	0	0	945
				UMDR	214.82	66.12	148.70	0.00	1041	275	14	0	1330	841	222	11	0	1074	2421	565	21	0	3007	
				UVILL	4.69	0.00	4.69	0.00	-8	3	92	9	96	-6	2	63	6	66	-16	5	117	7	113	
				Sum			365.62	91.91	273.71	0.00	1310	398	1024	176	2908	1087	318	707	121	2233	3131	808	1301	143
		Sum			<b>990.90</b>	<b>261.95</b>	<b>728.95</b>	<b>163.07</b>	<b>3185</b>	<b>702</b>	<b>1792</b>	<b>194</b>	<b>5873</b>	<b>2774</b>	<b>577</b>	<b>1448</b>	<b>136</b>	<b>4935</b>	<b>7990</b>	<b>1469</b>	<b>2664</b>	<b>159</b>	<b>12282</b>	
Brier MUGA	UNINC	(1) PENDING		ULDR	6.62	4.16	2.46	0.00	22	0	2	0	24	22	0	2	0	24	63	0	4	0	67	
		Sum			6.62	4.16	2.46	0.00	22	0	2	0	24	22	0	2	0	24	63	0	4	0	67	
			(2) VACANT		ULDR	9.31	6.75	2.56	0.00	14	1	0	0	15	13	1	0	0	14	36	2	0	0	39
			Sum		UMDR	6.28	6.10	0.18	0.00	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
			Sum			15.59	12.85	2.74	0.00	16	1	0	0	17	14	1	0	0	15	41	2	0	0	44
			(3) PARTUSE		ULDR	25.23	6.79	18.44	10.48	53	7	0	0	60	47	6	0	0	53	134	16	0	0	150
			Sum		UMDR	16.76	11.16	5.60	1.27	10	2	0	0	12	8	2	0	0	10	23	4	0	0	27
			Sum			41.98	17.94	24.04	11.75	63	9	0	0	72	55	8	0	0	62	157	20	0	0	177
			MARKET-READY		ULDR	1.16	0.08	1.08	0.90	5	1	0	0	6	5	1	0	0	6	14	2	0	0	16
			Sum			1.16	0.08	1.08	0.90	5	1	0	0	6	5	1	0	0	6	14	2	0	0	16
		Sum			43.14	18.02	25.12	12.65	68	10	0	0	78	59	9	0	0	68	171	22	0	0	193	

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity				
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
		(4) REDEV		ULDR	8.56	4.09	4.47	0.00	16	3	0	0	19	14	3	0	0	17	40	7	0	0	47
		Sum			8.56	4.09	4.47	0.00	16	3	0	0	19	14	3	0	0	17	40	7	0	0	47
		<b>Sum</b>			<b>73.91</b>	<b>39.13</b>	<b>34.78</b>	<b>12.65</b>	<b>122</b>	<b>14</b>	<b>2</b>	<b>0</b>	<b>138</b>	<b>110</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>124</b>	<b>316</b>	<b>31</b>	<b>4</b>	<b>0</b>	<b>351</b>
<b>Darrington UGA</b>	UNINC	(2) VACANT		ULDR3	15.51	14.73	0.78	0.00	4	0	0	0	4	3	0	0	0	3	10	0	0	0	10
		Sum			15.51	14.73	0.78	0.00	4	0	0	0	4	3	0	0	0	3	10	0	0	0	10
		(3) PARTUSE		ULDR3	64.92	21.49	43.43	33.68	87	0	0	0	87	70	0	0	0	70	202	0	0	0	202
		Sum			64.92	21.49	43.43	33.68	87	0	0	0	87	70	0	0	0	70	202	0	0	0	202
		(4) REDEV		ULDR3	28.79	5.76	23.04	0.00	59	0	0	0	59	48	0	0	0	48	137	0	0	0	137
		Sum			28.79	5.76	23.04	0.00	59	0	0	0	59	48	0	0	0	48	137	0	0	0	137
		<b>Sum</b>			<b>109.22</b>	<b>41.97</b>	<b>67.24</b>	<b>33.68</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>121</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>121</b>	<b>349</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>349</b>
<b>Edmonds MUGA</b>	UNINC	(1) PENDING		UHDR	0.98	0.00	0.98	0.00	0	25	0	0	25	0	25	0	0	25	0	64	0	0	64
				UMDR	5.32	0.55	4.78	0.00	47	12	0	0	59	47	12	0	0	59	135	31	0	0	166
		Sum			6.30	0.55	5.75	0.00	47	37	0	0	84	47	37	0	0	84	135	94	0	0	229
		(2) VACANT		UMDR	0.88	0.00	0.88	0.00	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
		Sum			0.88	0.00	0.88	0.00	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
		(3) PARTUSE		UMDR	6.50	0.00	6.50	1.98	13	1	0	0	14	10	1	0	0	11	30	2	0	0	32
		Sum			6.50	0.00	6.50	1.98	13	1	0	0	14	10	1	0	0	11	30	2	0	0	32
		(4) REDEV		UCOM	8.87	1.39	7.47	0.00	0	0	32	1	33	0	0	22	1	23	0	0	41	1	41
				UHDR	5.02	0.03	4.99	0.00	0	11	31	0	42	0	8	21	0	29	0	19	39	0	59
				UMDR	51.02	0.35	50.66	0.00	221	29	0	0	250	178	23	0	0	202	514	60	0	0	574
		Sum			64.90	1.77	63.13	0.00	221	40	63	1	325	178	31	43	1	254	514	79	80	1	673
		<b>Sum</b>			<b>78.59</b>	<b>2.32</b>	<b>76.27</b>	<b>1.98</b>	<b>287</b>	<b>78</b>	<b>63</b>	<b>1</b>	<b>429</b>	<b>241</b>	<b>69</b>	<b>43</b>	<b>1</b>	<b>354</b>	<b>695</b>	<b>175</b>	<b>80</b>	<b>1</b>	<b>950</b>
<b>Everett MUGA</b>	UNINC	(1) PENDING		MF-HD	9.20	0.65	8.55	0.00	11	0	22	0	33	11	0	22	0	33	32	0	40	0	72
				UCENTER-AIR	3.41	0.70	2.71	0.00	0	0	0	222	222	0	0	0	222	222	0	0	0	261	261
				UCENTER-CORE	6.17	0.00	6.17	0.00	0	0	192	0	192	0	0	192	0	192	0	0	353	0	353
				UHDR	3.29	1.25	2.03	0.00	36	0	0	0	36	36	0	0	0	36	104	0	0	0	104
				ULDR	80.50	34.79	45.71	0.00	242	0	4	0	246	242	0	4	0	246	697	0	7	0	704
				UMDR	11.69	0.72	10.97	0.00	69	20	6	0	95	69	20	6	0	95	199	51	11	0	261
		Sum			114.25	38.11	76.14	0.00	358	20	224	222	824	358	20	224	222	824	1031	51	412	261	1755
		(2) VACANT		CMU	2.73	2.09	0.64	0.00	0	0	28	6	34	0	0	23	5	28	0	0	43	6	49
				MF-HD	6.50	1.85	4.65	0.00	3	8	117	0	128	2	7	97	0	106	7	17	179	0	203
				UCENTER-AIR	4.82	3.63	1.19	0.00	0	0	97	22	119	0	0	81	18	99	0	0	148	22	170
				UCENTER-CORE	0.07	0.00	0.07	0.00	0	0	5	1	6	0	0	4	1	5	0	0	8	1	9
				UHDR	0.38	0.08	0.31	0.00	1	1	2	0	4	1	1	2	0	3	2	2	3	0	8
				ULDR	37.68	24.57	13.11	0.00	75	9	0	0	84	68	8	0	0	76	195	21	0	0	216
				UMDR	6.16	1.62	4.55	0.00	28	4	0	0	32	25	4	0	0	28	71	9	0	0	80
		Sum			58.35	33.84	24.50	0.00	107	22	249	29	407	96	19	207	24	346	275	49	381	28	733
		(3) PARTUSE		CMU	22.72	6.41	16.31	6.24	0	4	278	58	340	0	3	191	40	234	0	7	352	47	406
				MF-HD	2.10	0.29	1.81	1.23	0	3	32	0	35	0	2	22	0	24	0	5	41	0	46
				UCENTER-CORE	5.11	0.00	5.11	1.84	0	0	155	38	193	0	0	107	26	133	0	0	196	31	227
				UHDR	1.04	0.00	1.04	0.27	0	0	2	0	2	0	0	1	0	1	0	0	3	0	3
				ULDR	197.32	93.33	103.98	56.45	298	44	0	0	342	262	39	0	0	301	754	98	0	0	853
				UMDR	40.86	4.00	36.87	18.34	132	22	0	0	154	107	18	0	0	124	307	45	0	0	352
				UVILL	1.57	0.16	1.40	0.09	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
		Sum			270.71	104.19	166.52	84.46	430	73	468	96	1067	368	61	322	66	818	1061	156	593	78	1888
		(4) REDEV		CMU	10.94	4.68	6.26	0.00	-15	2	276	55	318	-10	1	190	38	219	-30	4	350	45	368

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity				
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
				MF-HD	112.62	10.85	101.76	0.00	-449	89	2570	0	2210	-309	61	1770	0	1522	-891	156	3257	0	2522
				MF-HD-UCOM	0.82	0.07	0.75	0.00	-2	0	9	0	7	-1	0	6	0	5	-4	0	11	0	7
				UCENTER-AIR	48.17	11.40	36.77	0.00	-13	0	3084	756	3827	-9	0	2124	521	2636	-26	0	3908	612	4495
				UCENTER-CORE	63.02	2.64	60.38	0.00	-298	0	5061	1231	5994	-205	0	3486	848	4128	-591	0	6414	997	6820
				UCOM	2.30	0.19	2.11	0.00	-1	0	8	0	7	-1	0	6	0	5	-2	0	10	0	8
				UHDR	7.19	0.23	6.95	0.00	4	24	51	4	83	3	17	35	3	57	8	42	65	3	118
				ULDR	88.74	46.66	42.08	0.00	174	35	0	0	209	153	31	0	0	184	440	78	0	0	519
				UMDR	91.03	2.10	88.93	0.00	357	50	0	0	407	288	40	0	0	329	830	103	0	0	933
			Sum		424.82	78.81	345.99	0.00	-243	200	11059	2046	13062	-92	150	7617	1409	9084	-265	382	14015	1657	15790
				MARKET-READY MF-HD	0.33	0.00	0.33	0.00	-1	0	9	0	8	-1	0	9	0	8	-3	0	16	0	13
			Sum		0.33	0.00	0.33	0.00	-1	0	9	0	8	-1	0	9	0	8	-3	0	16	0	13
			Sum		425.15	78.81	346.32	0.00	-244	200	11068	2046	13070	-93	150	7625	1409	9092	-267	382	14031	1657	15803
			Sum		868.45	254.95	613.48	84.46	651	315	12009	2393	15368	729	251	8379	1721	11080	2100	638	15417	2024	20179
<b>Gold Bar UGA</b>	UNINC	(2) VACANT		ULDR3	6.94	4.44	2.49	0.00	22	0	0	0	22	19	0	0	0	19	54	0	0	0	54
		Sum			6.94	4.44	2.49	0.00	22	0	0	0	22	19	0	0	0	19	54	0	0	0	54
		Sum			6.94	4.44	2.49	0.00	22	0	0	0	22	19	0	0	0	19	54	0	0	0	54
<b>Granite Falls UGA</b>	UNINC	(1) PENDING		ULDR	0.94	0.41	0.53	0.00	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
		Sum			0.94	0.41	0.53	0.00	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
		(2) VACANT		ULDR	62.18	40.32	21.86	0.00	84	0	0	0	84	72	0	0	0	72	207	0	0	0	207
		Sum			62.18	40.32	21.86	0.00	84	0	0	0	84	72	0	0	0	72	207	0	0	0	207
		(3) PARTUSE		ULDR	44.47	10.39	34.09	25.10	89	0	0	0	89	72	0	0	0	72	207	0	0	0	207
		Sum		UMDR	0.93	0.00	0.93	0.67	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
		Sum			45.40	10.39	35.01	25.77	91	0	0	0	91	73	0	0	0	73	212	0	0	0	212
		(4) REDEV		ULDR	42.10	16.94	25.16	0.00	80	0	0	0	80	65	0	0	0	65	186	0	0	0	186
		Sum			42.10	16.94	25.16	0.00	80	0	0	0	80	65	0	0	0	65	186	0	0	0	186
				MARKET-READY UMDR	2.51	0.00	2.51	0.00	8	0	0	0	8	8	0	0	0	8	22	0	0	0	22
		Sum			2.51	0.00	2.51	0.00	8	0	0	0	8	8	0	0	0	8	22	0	0	0	22
		Sum			44.61	16.94	27.67	0.00	88	0	0	0	88	72	0	0	0	72	208	0	0	0	208
		Sum			153.13	68.06	85.07	25.77	264	0	0	0	264	219	0	0	0	219	629	0	0	0	629
<b>Lake Stevens UGA</b>	UNINC	(1) PENDING		ULDR	1.56	0.00	1.56	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		Sum			1.56	0.00	1.56	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		(2) VACANT		ULDR	6.82	4.89	1.94	0.00	10	0	0	0	10	9	0	0	0	9	25	0	0	0	25
		Sum			6.82	4.89	1.94	0.00	10	0	0	0	10	9	0	0	0	9	25	0	0	0	25
		(3) PARTUSE		ULDR	65.66	31.98	33.68	23.23	110	0	0	0	110	89	0	0	0	89	256	0	0	0	256
		Sum			65.66	31.98	33.68	23.23	110	0	0	0	110	89	0	0	0	89	256	0	0	0	256
		(4) REDEV		ULDR	30.18	9.72	20.46	0.00	89	0	0	0	89	72	0	0	0	72	207	0	0	0	207
		Sum			30.18	9.72	20.46	0.00	89	0	0	0	89	72	0	0	0	72	207	0	0	0	207
		Sum			104.22	46.58	57.64	23.23	219	0	0	0	219	179	0	0	0	179	516	0	0	0	516
<b>Larch Way Overlap</b>	UNINC	(1) PENDING		MF-HD	0.32	0.00	0.32	0.00	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
				UCENTER-CORE	2.04	0.00	2.04	0.00	0	10	123	0	133	0	10	123	0	133	0	25	226	0	252
				ULDR	6.63	0.00	6.63	0.00	43	0	0	0	43	43	0	0	0	43	124	0	0	0	124
				UMDR	19.54	2.87	16.67	0.00	55	88	0	0	143	55	88	0	0	143	158	224	0	0	382
		Sum			28.53	2.87	25.66	0.00	100	98	123	0	321	100	98	123	0	321	288	249	226	0	764

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity								
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total				
		(2) VACANT		MF-HD	1.39	0.00	1.39	0.00	0	4	37	0	41	0	3	31	0	34	0	8	57	0	65				
				UCENTER-CORE	3.98	0.00	3.98	0.00	0	0	333	80	413	0	0	277	67	343	0	0	509	78	588				
				ULDR	3.58	2.55	1.03	0.00	7	0	0	0	7	6	0	0	0	6	18	0	0	0	0	18			
				UMDR	7.80	3.03	4.77	0.00	36	8	0	0	44	32	7	0	0	39	91	18	0	0	0	109			
		Sum					16.76	5.58	11.17	0.00	43	12	370	80	505	38	10	308	67	422	109	26	566	78	780		
		(3) PARTUSE				UCENTER-CORE	5.78	0.00	5.78	3.80	0	0	318	77	395	0	0	219	53	272	0	0	403	62	465		
						ULDR	14.37	1.54	12.84	6.22	31	2	0	0	33	27	2	0	0	29	78	4	0	0	83		
						UMDR	42.71	2.80	39.91	16.78	119	14	0	0	133	96	11	0	0	107	277	29	0	0	306		
		Sum					62.86	4.34	58.52	26.80	150	16	318	77	561	123	13	219	53	408	355	33	403	62	854		
		(4) REDEV				MF-HD	8.24	1.05	7.19	0.00	-97	16	191	0	110	-67	11	132	0	76	-192	28	242	0	78		
						UCENTER-CORE	38.15	0.18	37.98	0.00	-44	0	3171	762	3889	-30	0	2184	525	2679	-87	0	4019	617	4549		
						ULDR	8.20	2.53	5.67	0.00	23	5	0	0	28	20	4	0	0	25	58	11	0	0	69		
						UMDR	28.94	2.20	26.74	0.00	139	28	0	0	167	112	23	0	0	135	323	58	0	0	381		
		Sum					83.53	5.96	77.57	0.00	21	49	3362	762	4194	35	38	2316	525	2914	102	97	4261	617	5076		
		<b>Sum</b>					<b>191.67</b>	<b>18.75</b>	<b>172.93</b>	<b>26.80</b>	<b>314</b>	<b>175</b>	<b>4173</b>	<b>919</b>	<b>5581</b>	<b>297</b>	<b>159</b>	<b>2965</b>	<b>644</b>	<b>4066</b>	<b>854</b>	<b>406</b>	<b>5456</b>	<b>758</b>	<b>7474</b>		
Lake Stickney Gap	UNINC	(1) PENDING		CMU	9.53	2.00	7.53	0.00	0	0	205	0	205	0	0	205	0	205	0	0	377	0	377				
				MF-HD	27.14	14.30	16.58	0.00	66	261	2	0	329	66	261	2	0	329	190	664	4	0	858				
				UMDR	27.05	3.14	23.91	0.00	188	33	0	0	221	188	33	0	0	221	541	84	0	0	625				
				Sum					63.73	19.44	48.03	0.00	254	294	207	0	755	254	294	207	0	755	732	748	381	0	1860
		(2) VACANT				CMU	1.98	1.26	0.72	0.00	0	0	31	5	36	0	0	26	4	30	0	0	47	5	52		
						MF-HD	8.27	20.57	5.49	0.00	3	14	147	0	164	2	12	122	0	136	7	30	225	0	262		
						UMDR	10.41	40.70	6.16	0.00	51	12	0	0	63	45	11	0	0	55	129	27	0	0	156		
		Sum					20.66	62.53	12.37	0.00	54	26	178	5	263	47	22	148	4	222	136	56	272	5	470		
		(3) PARTUSE				MF-HD	15.32	0.09	15.23	11.05	0	32	301	0	333	0	22	207	0	229	0	56	381	0	438		
						UMDR	39.74	11.95	27.79	14.55	107	18	0	0	125	86	15	0	0	101	249	37	0	0	286		
		Sum					55.06	12.04	43.02	25.60	107	50	301	0	458	86	37	207	0	330	249	93	381	0	723		
		(4) REDEV				CMU	44.99	6.29	38.71	0.00	-76	18	1720	358	2020	-52	12	1185	247	1391	-151	32	2180	290	2351		
						MF-HD	33.85	7.58	26.27	0.00	-67	42	685	0	660	-46	29	472	0	455	-133	74	868	0	809		
						UMDR	52.30	17.44	34.87	0.00	209	57	1	0	267	169	46	1	0	216	486	117	1	0	605		
		Sum					131.15	31.30	99.84	0.00	66	117	2406	358	2947	70	87	1657	247	2061	202	222	3049	290	3764		
<b>Sum</b>					<b>270.59</b>	<b>125.31</b>	<b>203.26</b>	<b>25.60</b>	<b>481</b>	<b>487</b>	<b>3092</b>	<b>363</b>	<b>4423</b>	<b>458</b>	<b>440</b>	<b>2220</b>	<b>251</b>	<b>3368</b>	<b>1319</b>	<b>1120</b>	<b>4084</b>	<b>295</b>	<b>6817</b>				
Lynnwood MUGA	UNINC	(1) PENDING		CMU	19.95	1.74	18.21	0.00	0	28	875	0	903	0	28	875	0	903	0	71	1610	0	1681				
				MF-HD	29.77	7.99	21.78	0.00	83	53	57	254	447	83	53	57	254	447	239	135	105	299	777				
				UCENTER-CORE	15.94	2.61	13.33	0.00	1	116	371	131	619	1	116	371	131	619	3	295	683	154	1135				
				UHDR	5.94	0.06	5.88	0.00	5	101	0	0	106	5	101	0	0	106	14	257	0	0	271				
				ULDR	28.24	18.30	9.94	0.00	108	0	0	0	108	108	0	0	0	108	311	0	0	0	311				
				UMDR	19.33	9.94	9.39	0.00	81	8	17	0	106	81	8	17	0	106	233	20	31	0	285				
				Sum					119.16	40.64	78.51	0.00	278	306	1320	385	2289	278	306	1320	385	2289	801	778	2429	453	4461
				(2) VACANT				CMU	10.56	0.10	10.47	0.00	0	6	466	98	570	0	5	387	81	474	0	13	713	96	821
								MF-HD	9.92	6.31	3.61	0.00	0	9	96	0	105	0	7	80	0	87	0	19	147	0	166
								UCENTER-CORE	8.35	4.97	3.39	0.00	1	0	281	67	349	1	0	234	56	290	2	0	430	65	498
		UHDR	13.86					13.86	0.00	0.00	3	0	0	0	3	2	0	0	0	2	7	0	0	0	7		
		ULDR	9.46					6.48	2.98	0.00	16	1	0	0	17	14	1	0	0	15	42	2	0	0	44		
		Sum					90.55	62.71	27.84	0.00	82	27	843	165	1117	72	23	701	137	933	208	59	1289	161	1717		
		MARKET-READY	Sum			CMU	4.53	0.00	4.53	0.00	0	3	202	43	248	0	3	192	41	236	0	7	353	48	408		
						Sum	4.53	0.00	4.53	0.00	0	3	202	43	248	0	3	192	41	236	0	7	353	48	408		
<b>Sum</b>					<b>95.08</b>	<b>62.71</b>	<b>32.37</b>	<b>0.00</b>	<b>82</b>	<b>30</b>	<b>1045</b>	<b>208</b>	<b>1365</b>	<b>72</b>	<b>26</b>	<b>893</b>	<b>178</b>	<b>1169</b>	<b>208</b>	<b>66</b>	<b>1642</b>	<b>209</b>	<b>2126</b>				

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity								
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total				
		(3) PARTUSE		CMU	5.67	0.00	5.67	4.43	0	2	197	41	240	0	1	136	28	165	0	4	250	33	286				
				MF-HD	4.14	0.00	4.14	3.27	0	8	88	0	96	0	6	61	0	66	0	14	112	0	126				
				UCENTER-CORE	0.65	0.27	0.38	0.03	0	0	2	0	2	0	0	1	0	1	0	0	0	3	0	3			
				UHDR	5.42	0.00	5.42	1.53	5	6	12	2	25	3	4	8	1	17	10	11	15	2	37				
				ULDR	18.70	6.03	12.67	7.88	43	8	0	0	51	38	7	0	0	45	109	18	0	0	127				
				UMDR	69.82	15.83	53.99	23.86	173	24	0	0	197	140	19	0	0	159	402	49	0	0	452				
				Sum	104.40	22.13	82.28	41.00	221	48	299	43	611	181	37	206	30	454	521	95	379	35	1030				
				(4) REDEV				CMU	48.71	0.99	47.73	0.00	-75	16	2114	429	2484	-52	11	1456	295	1711	-149	28	2679	347	2906
								MF-HD	89.25	11.92	77.33	0.00	-469	112	2023	0	1666	-323	77	1393	0	1147	-930	196	2564	0	1830
								MF-HD-UCOM	0.76	0.00	0.76	0.00	0	0	9	0	9	0	0	6	0	6	0	0	11	0	11
								UCENTER-CORE	57.74	5.17	52.57	0.00	-203	0	4341	1019	5157	-140	0	2990	702	3552	-403	0	5501	825	5924
								UCOM	22.05	0.00	22.05	0.00	-2	0	101	9	108	-1	0	70	6	74	-4	0	128	7	131
								UHDR	50.53	6.90	43.63	0.00	19	131	301	11	462	13	90	207	8	318	38	230	381	9	658
								ULDR	14.75	1.55	13.20	0.00	55	10	0	0	65	48	9	0	0	57	139	22	0	0	162
								UMDR	76.16	24.15	52.01	0.00	265	53	0	0	318	214	43	0	0	257	616	109	0	0	725
								Sum	359.96	50.67	309.28	0.00	-410	322	8889	1468	10269	-240	230	6122	1011	7123	-693	585	11265	1189	12347
								MARKET-READY				CMU	1.12	0.00	1.12	0.00	0	0	49	8	57	0	0	47	8	54	0
				UCOM	4.31	0.00	4.31					0.00	0	0	20	2	22	0	0	19	2	21	0	0	35	2	37
				Sum	5.43	0.00	5.43	0.00	0	0	69	10	79	0	0	66	10	75	0	0	121	11	132				
				Sum	365.38	50.67	314.71	0.00	-410	322	8958	1478	10348	-240	230	6188	1021	7198	-693	585	11386	1200	12478				
Sum	684.01	176.15	507.87	41.00	171	706	11622	2114	14613	291	599	8606	1613	11110	837	1525	15836	1897	20095								
Maltby UGA	UNINC	(1) PENDING		UCOM	40.55	18.70	21.85	0.00	0	281	0	0	281	0	281	0	0	281	0	715	0	0	715				
				Sum	40.55	18.70	21.85	0.00	0	281	0	0	281	0	281	0	0	281	0	715	0	0	715				
		(2) VACANT				UCOM	0.69	0.30	0.39	0.00	0	0	1	0	1	0	0	1	0	1	0	0	2	0	2		
						Sum	0.69	0.30	0.39	0.00	0	0	1	0	1	0	0	1	0	1	0	0	2	0	2		
		(4) REDEV				UCOM	2.77	0.00	2.77	0.00	0	0	13	1	14	0	0	9	1	10	0	0	16	1	17		
						Sum	2.77	0.00	2.77	0.00	0	0	13	1	14	0	0	9	1	10	0	0	16	1	17		
Sum	44.01	19.00	25.01	0.00	0	281	14	1	296	0	281	10	1	291	0	715	18	1	734								
Mill Creek MUGA	UNINC	(1) PENDING		CMU	4.37	0.00	4.37	0.00	8	26	0	0	34	8	26	0	0	34	23	66	0	0	89				
				MF-HD	0.17	0.01	0.16	0.00	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14				
				UCENTER	1.97	0.01	1.96	0.00	0	0	0	133	133	0	0	0	133	133	0	0	0	156	156				
				UCENTER-CORE	13.43	10.16	3.27	0.00	0	8	150	0	158	0	8	150	0	158	0	20	276	0	296				
				UHDR	7.13	3.31	3.82	0.00	37	46	21	0	104	37	46	21	0	104	107	117	39	0	262				
				ULDR	87.54	38.38	49.16	0.00	388	0	0	0	388	388	0	0	0	388	1117	0	0	0	1117				
				UMDR	43.97	3.12	40.85	0.00	262	0	14	0	276	262	0	14	0	276	755	0	26	0	780				
				UVILL	5.54	1.97	3.57	0.00	0	0	83	0	83	0	0	83	0	83	0	0	153	0	153				
				Sum	164.10	56.95	107.14	0.00	700	80	268	133	1181	700	80	268	133	1181	2016	204	493	156	2869				
				(2) VACANT				CMU	1.30	0.00	1.30	0.00	0	0	57	11	68	0	0	47	9	57	0	0	87	11	98
		UCENTER	4.15					3.52	0.64	0.00	0	0	28	6	34	0	0	23	5	28	0	0	43	6	49		
		UCENTER-CORE	0.72					0.01	0.71	0.00	0	0	59	14	73	0	0	49	12	61	0	0	90	14	104		
		UHDR	1.43					0.11	1.32	0.00	4	5	10	1	20	3	4	8	1	17	10	11	15	1	36		
		ULDR	51.61					39.98	11.63	0.00	68	10	0	0	78	61	9	0	0	70	177	23	0	0	200		
		UMDR	27.07					19.58	7.49	0.00	62	8	0	0	70	54	7	0	0	62	157	18	0	0	175		
		UVILL	4.62					0.00	4.62	0.00	0	9	93	12	114	0	7	77	10	95	0	19	142	12	173		
		Sum	90.89					63.19	27.70	0.00	134	32	247	44	457	119	28	205	37	389	343	70	378	43	834		
		MARKET-READY				UCENTER	12.32	0.11	12.21	0.00	0	9	546	115	670	0	9	519	109	637	0	22	954	128	1105		
						Sum	12.32	0.11	12.21	0.00	0	9	546	115	670	0	9	519	109	637	0	22	954	128	1105		
		Sum	103.22	63.30	39.91	0.00	134	41	793	159	1127	119	36	724	146	1025	343	92	1332	171	1939						
(3) PARTUSE				UCENTER-CORE	10.01	5.94	4.07	4.07	0	0	342	84	426	0	0	236	58	293	0	0	433	68	501				
				Sum	10.01	5.94	4.07	4.07	0	0	342	84	426	0	0	236	58	293	0	0	433	68	501				

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity				
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
				UHDR	0.88	0.01	0.86	0.45	1	1	3	0	5	1	1	2	0	3	2	2	4	0	8
				ULDR	113.83	17.49	96.35	41.83	208	17	0	0	225	183	15	0	0	198	526	38	0	0	564
				UMDR	157.48	15.11	142.37	67.35	492	65	0	0	557	397	52	0	0	450	1144	134	0	0	1278
				UVILL	1.77	0.00	1.77	1.11	0	2	22	2	26	0	1	15	1	18	0	4	28	2	33
			Sum		283.97	38.56	245.41	114.80	701	85	367	86	1239	581	69	253	59	962	1673	177	465	70	2384
				MARKET-READY UMDR	2.31	1.28	1.03	0.50	4	1	0	0	5	4	1	0	0	5	11	2	0	0	13
			Sum		2.31	1.28	1.03	0.50	4	1	0	0	5	4	1	0	0	5	11	2	0	0	13
		Sum			286.28	39.84	246.44	115.29	705	86	367	86	1244	585	70	253	59	967	1684	179	465	70	2397
		(4) REDEV		CMU	45.95	1.24	44.71	0.00	-120	7	1941	370	2198	-83	5	1337	255	1514	-238	12	2460	300	2534
				MF-HD	7.86	2.31	5.55	0.00	-13	9	146	0	142	-9	6	101	0	98	-26	16	185	0	175
				UCENTER	12.31	5.49	6.82	0.00	-8	0	298	57	347	-6	0	205	39	239	-16	0	378	46	408
				UCENTER-CORE	6.94	1.51	5.43	0.00	-1	0	454	111	564	-1	0	313	76	388	-2	0	575	90	663
				UCOM	4.98	0.88	4.10	0.00	0	0	18	2	20	0	0	12	1	14	0	0	23	2	24
				UHDR	7.29	1.27	6.03	0.00	11	21	44	5	81	8	14	30	3	56	22	37	56	4	118
				ULDR	50.67	9.75	40.92	0.00	155	25	0	0	180	136	22	0	0	158	392	56	0	0	448
				UMDR	136.16	18.74	117.42	0.00	696	143	2	0	841	578	118	2	0	697	1664	300	3	0	1966
				UVILL	11.93	2.23	9.70	0.00	-3	17	194	24	232	-2	12	134	17	160	-6	30	246	19	289
		Sum			284.08	43.42	240.66	0.00	717	222	3097	569	4605	622	177	2133	392	3324	1790	450	3926	461	6627
				MARKET-READY UMDR	2.62	0.95	1.67	0.00	11	3	0	0	14	10	3	0	0	13	30	7	0	0	37
		Sum			2.62	0.95	1.67	0.00	11	3	0	0	14	10	3	0	0	13	30	7	0	0	37
		Sum			286.70	44.38	242.33	0.00	728	225	3097	569	4619	632	180	2133	392	3337	1820	457	3926	461	6664
		Sum			840.29	204.47	635.83	115.29	2267	432	4525	947	8171	2036	366	3378	730	6510	5863	932	6216	858	13870
Monroe UGA	UNINC	(1) PENDING		LDSFR	60.18	31.63	28.55	0.00	103	0	0	0	103	103	0	0	0	103	297	0	0	0	297
				MDSFR	79.39	36.49	42.90	0.00	200	0	0	0	200	200	0	0	0	200	576	0	0	0	576
		Sum			139.57	68.12	71.45	0.00	303	0	0	0	303	303	0	0	0	303	873	0	0	0	873
		(2) VACANT		LDSFR	6.08	4.71	1.37	0.00	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
				LDSFR UE	1.85	0.37	1.49	0.00	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
		Sum			7.93	5.08	2.85	0.00	10	0	0	0	10	9	0	0	0	9	25	0	0	0	25
		(3) PARTUSE		LDSFR	19.98	12.73	7.25	6.08	21	0	0	0	21	17	0	0	0	17	49	0	0	0	49
				LDSFR UE	1.29	0.71	0.58	0.58	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
				MDSFR	24.44	1.78	22.66	21.48	124	0	17	0	141	100	0	14	0	114	288	0	25	0	314
				MU	3.12	0.69	2.44	2.03	0	0	28	0	28	0	0	19	0	19	0	0	35	0	35
		Sum			48.83	15.90	32.93	30.17	146	0	45	0	191	118	0	33	0	151	340	0	61	0	400
		(4) REDEV		LDSFR	37.28	26.76	10.53	0.00	27	0	0	0	27	22	0	0	0	22	63	0	0	0	63
				MDSFR	25.17	3.40	21.77	0.00	121	0	19	0	140	98	0	15	0	113	281	0	28	0	310
				MU	1.06	0.61	0.45	0.00	-1	0	4	0	3	-1	0	3	0	2	-2	0	5	0	3
		Sum			63.51	30.77	32.74	0.00	147	0	23	0	170	119	0	18	0	137	342	0	33	0	376
		Sum			259.84	119.86	139.97	30.17	606	0	68	0	674	548	0	51	0	599	1579	0	94	0	1673
MtLkTerrace MUGA	UNINC	(4) REDEV		UHDR	0.92	0.78	0.13	0.00	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
				UMDR	2.11	0.00	2.11	0.00	8	1	0	0	9	6	1	0	0	7	19	2	0	0	21
		Sum			3.03	0.78	2.25	0.00	8	1	1	0	10	6	1	1	0	8	19	2	1	0	22
		Sum			3.03	0.78	2.25	0.00	8	1	1	0	10	6	1	1	0	8	19	2	1	0	22
Mukilteo MUGA	UNINC	(1) PENDING		MF-HD	2.21	0.00	2.21	0.00	7	26	0	0	33	7	26	0	0	33	20	66	0	0	86
				UCOM	3.36	0.00	3.36	0.00	-1	14	176	0	189	-1	14	176	0	189	-3	36	324	0	357
				ULDR	23.26	15.26	8.00	0.00	115	0	0	0	115	115	0	0	0	115	331	0	0	0	331
				ULDR NS	1.61	1.61	0.00	0.00	0	0	2	0	2	0	0	2	0	2	0	0	4	0	4
				ULDR UE	1.55	1.06	0.48	0.00	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
				UMDR	10.74	0.96	9.78	0.00	70	7	4	0	81	70	7	4	0	81	202	18	7	0	227

Snohomish County 2024 Plan Update -- Recommended by County Executive on March 26, 2024 (Amended August 7, 2024)  
 2019 - 2044 Additional Residential Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Aug-7-2024

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity				
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
		Sum			42.72	18.89	23.83	0.00	193	47	182	0	422	193	47	182	0	422	556	120	335	0	1010
		(2) VACANT		CMU	1.50	0.33	1.17	0.00	0	0	51	9	60	0	0	42	7	50	0	0	78	9	87
				MF-HD	5.53	3.65	1.88	0.00	0	5	50	0	55	0	4	42	0	46	0	11	76	0	87
				UCENTER-AIR	0.47	0.00	0.47	0.00	0	0	39	9	48	0	0	32	7	40	0	0	60	9	68
				UHDR	0.36	0.00	0.36	0.00	1	1	2	0	4	1	1	2	0	3	2	2	3	0	8
				ULDR	8.32	7.12	1.21	0.00	10	0	0	0	10	9	0	0	0	9	26	0	0	0	26
				ULDR NS	22.63	20.18	2.45	0.00	24	0	0	0	24	22	0	0	0	22	62	0	0	0	62
				ULDR UE	28.42	25.87	2.56	0.00	12	0	0	0	12	11	0	0	0	11	31	0	0	0	31
				UMDR	6.69	0.73	5.96	0.00	49	12	0	0	61	43	11	0	0	54	124	27	0	0	151
		Sum			73.92	57.87	16.05	0.00	96	18	142	18	274	85	16	118	15	234	246	40	217	18	520
		(3) PARTUSE		CMU	2.97	1.38	1.59	1.07	0	0	47	10	57	0	0	32	7	39	0	0	60	8	68
				UCENTER-AIR	1.28	0.00	1.28	0.20	0	0	15	3	18	0	0	10	2	12	0	0	19	2	21
				ULDR	4.25	0.31	3.94	1.60	8	0	0	0	8	7	0	0	0	7	20	0	0	0	20
				UMDR	12.03	0.37	11.65	4.46	30	2	0	0	32	24	2	0	0	26	70	4	0	0	74
		Sum			20.52	2.06	18.46	7.33	38	2	62	13	115	31	2	43	9	85	90	4	79	11	183
		(4) REDEV		CMU	47.66	5.02	42.64	0.00	-20	20	1892	388	2280	-14	14	1303	267	1570	-40	35	2398	314	2707
				MF-HD	28.68	3.21	25.48	0.00	-80	38	667	0	625	-55	26	459	0	430	-159	67	845	0	753
				UCENTER-AIR	29.40	1.28	28.12	0.00	-59	0	2356	574	2871	-41	0	1623	395	1977	-117	0	2986	465	3334
				UCOM	7.18	0.00	7.18	0.00	-1	0	33	2	34	-1	0	23	1	23	-2	0	42	2	41
				UHDR	5.50	1.31	4.18	0.00	-1	12	28	1	40	-1	8	19	1	28	-2	21	35	1	55
				ULDR	5.84	0.00	5.84	0.00	20	4	0	0	24	18	4	0	0	21	51	9	0	0	60
				UMDR	54.15	2.14	52.02	0.00	248	58	0	0	306	200	47	0	0	247	577	119	0	0	696
		Sum			178.41	12.95	165.46	0.00	107	132	4976	965	6180	107	99	3427	665	4297	308	251	6306	782	7646
		<b>Sum</b>			<b>315.58</b>	<b>91.78</b>	<b>223.80</b>	<b>7.33</b>	<b>434</b>	<b>199</b>	<b>5362</b>	<b>996</b>	<b>6991</b>	<b>417</b>	<b>163</b>	<b>3770</b>	<b>689</b>	<b>5038</b>	<b>1200</b>	<b>414</b>	<b>6937</b>	<b>810</b>	<b>9360</b>
<b>Silver Firs Gap</b>	UNINC	(1) PENDING		UCOM	34.22	4.58	29.64	0.00	0	328	0	0	328	0	328	0	328	0	834	0	0	0	834
				ULDR	63.14	17.46	45.68	0.00	260	0	0	0	260	260	0	0	0	260	749	0	0	0	749
				UVILL	144.75	1.66	143.09	0.00	575	366	360	0	1301	575	366	360	0	1301	1656	931	662	0	3250
		Sum			242.10	23.70	218.40	0.00	835	694	360	0	1889	835	694	360	0	1889	2405	1766	662	0	4833
		(2) VACANT		UCOM	1.07	0.00	1.07	0.00	0	0	5	0	5	0	0	4	0	4	0	0	8	0	8
				ULDR	8.78	4.72	4.06	0.00	23	5	0	0	28	21	5	0	0	25	60	11	0	0	71
		Sum			9.85	4.72	5.12	0.00	23	5	5	0	33	21	5	4	0	29	60	11	8	0	79
		MARKET-READY		ULDR	19.96	9.53	10.43	0.00	61	15	0	0	76	58	14	0	0	72	167	36	0	0	203
		Sum			19.96	9.53	10.43	0.00	61	15	0	0	76	58	14	0	0	72	167	36	0	0	203
		Sum			29.81	14.26	15.55	0.00	84	20	5	0	109	79	19	4	0	102	227	48	8	0	282
		(3) PARTUSE		ULDR	54.12	20.89	33.23	24.35	137	28	0	0	165	120	25	0	0	145	347	63	0	0	409
		Sum			54.12	20.89	33.23	24.35	137	28	0	0	165	120	25	0	0	145	347	63	0	0	409
		(4) REDEV		ULDR	56.33	25.78	30.55	0.00	166	41	0	0	207	146	36	0	0	182	420	92	0	0	512
		Sum			56.33	25.78	30.55	0.00	166	41	0	0	207	146	36	0	0	182	420	92	0	0	512
		<b>Sum</b>			<b>382.36</b>	<b>84.62</b>	<b>297.73</b>	<b>24.35</b>	<b>1222</b>	<b>783</b>	<b>365</b>	<b>0</b>	<b>2370</b>	<b>1180</b>	<b>773</b>	<b>364</b>	<b>0</b>	<b>2318</b>	<b>3398</b>	<b>1968</b>	<b>670</b>	<b>0</b>	<b>6036</b>
<b>Snohomish UGA</b>	UNINC	(2) VACANT		ULDR	4.24	0.65	3.58	0.00	17	0	0	0	17	15	0	0	0	15	42	0	0	0	42
		Sum			4.24	0.65	3.58	0.00	17	0	0	0	17	15	0	0	0	15	42	0	0	0	42
		(3) PARTUSE		UCOM	5.72	0.08	5.63	5.01	0	0	6	0	6	0	0	4	0	4	0	0	8	0	8
				ULDR	205.36	71.45	133.91	117.61	563	0	0	0	563	455	0	0	0	455	1309	0	0	0	1309
				UMDR	27.40	6.10	21.30	18.54	90	0	0	0	90	73	0	0	0	73	209	0	0	0	209
		Sum			238.48	77.64	160.84	141.16	653	0	6	0	659	527	0	4	0	531	1519	0	8	0	1526
		(4) REDEV		ULDR	62.04	22.46	39.58	0.00	150	0	0	0	150	121	0	0	0	121	349	0	0	0	349
				UMDR	9.68	3.15	6.54	0.00	27	0	0	0	27	22	0	0	0	22	63	0	0	0	63



Snohomish County 2024 Plan Update -- Recommended by County Executive on March 26, 2024 (Amended August 7, 2024)  
 2019 - 2044 Additional Residential Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Aug-7-2024

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)					Additional Housing Unit Capacity (after reductions)					Additional Population Capacity					
					Total	Unbuildable	Buildable	Surplus	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	
		Sum			71.72	25.60	46.12	0.00	177	0	0	0	177	143	0	0	0	143	412	0	0	0	412	
		<b>Sum</b>			<b>314.44</b>	<b>103.90</b>	<b>210.54</b>	<b>141.16</b>	<b>847</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>853</b>	<b>685</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>689</b>	<b>1972</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>1980</b>	
<b>Stanwood UGA</b>	UNINC	(2) VACANT		ULDR	11.22	1.78	9.43	0.00	29	0	0	0	29	25	0	0	0	25	71	0	0	0	71	
				UMDR	2.30	0.00	2.30	0.00	7	0	0	0	7	6	0	0	0	6	17	0	0	0	17	
			Sum			13.52	1.78	11.73	0.00	36	0	0	0	36	31	0	0	0	31	89	0	0	0	89
			(3) PARTUSE		ULDR	40.47	13.08	27.39	21.28	67	0	0	0	67	54	0	0	0	54	156	0	0	0	156
					UMDR	19.11	5.77	13.34	11.46	52	0	0	0	52	42	0	0	0	42	121	0	0	0	121
			Sum			59.58	18.85	40.73	32.74	119	0	0	0	119	96	0	0	0	96	277	0	0	0	277
			(4) REDEV		UI	34.02	23.09	10.93	0.00	63	0	43	0	106	43	0	30	0	73	125	0	54	0	179
					ULDR	24.48	12.24	12.24	0.00	34	0	0	0	34	27	0	0	0	27	79	0	0	0	79
					UMDR	1.70	0.00	1.70	0.00	4	0	0	0	4	3	0	0	0	3	9	0	0	0	9
			Sum			60.20	35.33	24.87	0.00	101	0	43	0	144	74	0	30	0	104	213	0	54	0	268
		<b>Sum</b>			<b>133.29</b>	<b>55.96</b>	<b>77.33</b>	<b>32.74</b>	<b>256</b>	<b>0</b>	<b>43</b>	<b>0</b>	<b>299</b>	<b>201</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>231</b>	<b>579</b>	<b>0</b>	<b>54</b>	<b>0</b>	<b>633</b>	
<b>Sultan UGA</b>	UNINC	(2) VACANT		ULDR	1.43	0.02	1.41	0.00	8	0	0	0	8	7	0	0	0	7	20	0	0	0	20	
				Sum	1.43	0.02	1.41	0.00	8	0	0	0	8	7	0	0	0	7	20	0	0	0	20	
			(3) PARTUSE		ULDR	47.76	16.64	31.12	25.74	149	0	0	0	149	120	0	0	0	120	347	0	0	0	347
					UMDR	4.88	1.32	3.56	2.99	17	0	0	0	17	14	0	0	0	14	40	0	0	0	40
			Sum			52.64	17.96	34.68	28.73	166	0	0	0	166	134	0	0	0	134	386	0	0	0	386
			(4) REDEV		ULDR	59.83	38.56	21.27	0.00	115	0	0	0	115	93	0	0	0	93	267	0	0	0	267
				UMDR	9.97	6.33	3.64	0.00	20	0	0	0	20	16	0	0	0	16	47	0	0	0	47	
		Sum			69.80	44.89	24.91	0.00	135	0	0	0	135	109	0	0	0	109	314	0	0	0	314	
		<b>Sum</b>			<b>123.87</b>	<b>62.87</b>	<b>61.00</b>	<b>28.73</b>	<b>309</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>309</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>720</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>720</b>	
<b>Woodway MUGA</b>	UNINC	(4) REDEV	MARKET-READY	UVILL	62.22	49.66	12.56	0.00	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543	
				Sum	62.22	49.66	12.56	0.00	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543	
			<b>Sum</b>			<b>62.22</b>	<b>49.66</b>	<b>12.56</b>	<b>0.00</b>	<b>0</b>	<b>25</b>	<b>255</b>	<b>33</b>	<b>313</b>	<b>0</b>	<b>24</b>	<b>242</b>	<b>31</b>	<b>297</b>	<b>0</b>	<b>60</b>	<b>446</b>	<b>37</b>	<b>543</b>
<b>Grand Total</b>					<b>6184.50</b>	<b>1888.48</b>	<b>4353.98</b>	<b>870.73</b>	<b>12125</b>	<b>4198</b>	<b>43586</b>	<b>7961</b>	<b>67870</b>	<b>11006</b>	<b>3715</b>	<b>31662</b>	<b>5817</b>	<b>52200</b>	<b>31694</b>	<b>9455</b>	<b>58259</b>	<b>6840</b>	<b>106246</b>	

## **Detailed Additional Capacity Tables – Unincorporated UGAs**

### **Employment**

Snohomish County 2024 Plan Update -- Recommended by County Executive on March 26, 2024 (Amended August 7, 2024)  
 2019 - 2044 Additional Employment Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Aug-7-2024

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
					Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
Arlington UGA	UNINC	(2) VACANT		UI	3.53	0.00	3.53	0.00	26	11	0	37	22	9	0	31
		Sum			3.53	0.00	3.53	0.00	26	11	0	37	22	9	0	31
		(3) PARTUSE	Sum	UI	1.22	0.00	1.22	0.29	2	1	0	3	1	1	0	2
					1.22	0.00	1.22	0.29	2	1	0	3	1	1	0	2
		(4) REDEV	Sum	UI	4.27	0.76	3.51	0.00	26	11	0	37	18	7	0	25
					4.27	0.76	3.51	0.00	26	11	0	37	18	7	0	25
<b>Sum</b>					<b>9.02</b>	<b>0.76</b>	<b>8.27</b>	<b>0.29</b>	<b>55</b>	<b>23</b>	<b>0</b>	<b>77</b>	<b>41</b>	<b>17</b>	<b>0</b>	<b>59</b>
Bothell MUGA	UNINC	(1) PENDING		P/I	31.82	11.20	20.62	0.00	0	0	208	208	0	0	208	208
		Sum			31.82	11.20	20.62	0.00	0	0	208	208	0	0	208	208
		(3) PARTUSE	Sum	UVILL	2.32	0.00	2.32	1.11	11	0	0	11	8	0	0	8
					2.32	0.00	2.32	1.11	11	0	0	11	8	0	0	8
		(4) REDEV	Sum	UCENTER UCOM UVILL	21.26	3.97	17.29	0.00	423	0	17	440	291	0	12	303
					4.85	2.24	2.61	0.00	35	2	1	37	24	1	1	26
4.73					0.00	4.73	0.00	41	0	0	41	28	0	0	28	
<b>Sum</b>				<b>30.84</b>	<b>6.21</b>	<b>24.63</b>	<b>0.00</b>	<b>499</b>	<b>2</b>	<b>18</b>	<b>519</b>	<b>344</b>	<b>1</b>	<b>13</b>	<b>357</b>	
<b>Sum</b>				<b>64.99</b>	<b>17.41</b>	<b>47.58</b>	<b>1.11</b>	<b>510</b>	<b>2</b>	<b>227</b>	<b>738</b>	<b>351</b>	<b>1</b>	<b>221</b>	<b>573</b>	
Darrington UGA	UNINC	(2) VACANT		UI	2.18	0.52	1.66	0.00	0	10	0	10	0	8	0	8
		Sum			2.18	0.52	1.66	0.00	0	10	0	10	0	8	0	8
		(3) PARTUSE	Sum	UI	8.95	0.72	8.22	7.62	2	45	0	47	1	31	0	32
					8.95	0.72	8.22	7.62	2	45	0	47	1	31	0	32
		(4) REDEV	Sum	UI	25.27	2.58	22.69	0.00	5	134	0	139	4	92	0	96
					25.27	2.58	22.69	0.00	5	134	0	139	4	92	0	96
<b>Sum</b>				<b>36.40</b>	<b>3.82</b>	<b>32.58</b>	<b>7.62</b>	<b>7</b>	<b>189</b>	<b>0</b>	<b>196</b>	<b>5</b>	<b>131</b>	<b>0</b>	<b>136</b>	
Edmonds MUGA	UNINC	(4) REDEV		UCOM	10.86	1.48	9.38	0.00	100	7	4	110	69	5	2	76
		Sum			10.86	1.48	9.38	0.00	100	7	4	110	69	5	2	76
<b>Sum</b>				<b>10.86</b>	<b>1.48</b>	<b>9.38</b>	<b>0.00</b>	<b>100</b>	<b>7</b>	<b>4</b>	<b>110</b>	<b>69</b>	<b>5</b>	<b>2</b>	<b>76</b>	
Everett MUGA	UNINC	(1) PENDING		CMU	0.70	0.00	0.70	0.00	33	0	0	33	33	0	0	33
		Sum			0.70	0.00	0.70	0.00	33	0	0	33	33	0	0	33
		(2) VACANT	Sum	CMU UCENTER-AIR UCENTER-CORE	2.73	2.09	0.64	0.00	17	0	1	17	14	0	1	14
					4.82	3.63	1.19	0.00	31	0	1	32	26	0	1	27
					0.07	0.00	0.07	0.00	2	0	0	2	2	0	0	2
	<b>Sum</b>				<b>7.62</b>	<b>5.73</b>	<b>1.89</b>	<b>0.00</b>	<b>49</b>	<b>0</b>	<b>2</b>	<b>51</b>	<b>41</b>	<b>0</b>	<b>2</b>	<b>42</b>
		(3) PARTUSE	Sum	CMU UCENTER-CORE UVILL	22.72	6.41	16.31	6.24	162	0	6	168	112	0	4	116
					5.11	0.00	5.11	1.84	48	0	2	50	33	0	1	34
					2.18	0.25	1.92	0.12	1	0	0	1	1	0	0	1
	<b>Sum</b>				<b>30.01</b>	<b>6.66</b>	<b>23.35</b>	<b>8.19</b>	<b>211</b>	<b>0</b>	<b>8</b>	<b>219</b>	<b>145</b>	<b>0</b>	<b>6</b>	<b>151</b>
	(4) REDEV	Sum	CMU MF-HD-UCOM UCENTER-AIR UCENTER-CORE UCOM	10.94	4.68	6.26	0.00	120	0	6	127	83	0	4	87	
				0.82	0.07	0.75	0.00	8	1	0	8	5	0	0	6	
				48.17	11.40	36.77	0.00	869	0	32	901	598	0	22	621	
				63.02	2.64	60.38	0.00	1366	0	60	1427	941	0	42	983	
				2.30	0.19	2.11	0.00	23	1	1	25	16	1	1	18	
				<b>Sum</b>				<b>125.25</b>	<b>18.98</b>	<b>106.27</b>	<b>0.00</b>	<b>2386</b>	<b>2</b>	<b>100</b>	<b>2488</b>	<b>1644</b>
<b>Sum</b>				<b>163.57</b>	<b>31.37</b>	<b>132.20</b>	<b>8.19</b>	<b>2679</b>	<b>2</b>	<b>110</b>	<b>2791</b>	<b>1863</b>	<b>1</b>	<b>76</b>	<b>1940</b>	
Granite Falls UGA	UNINC	(4) REDEV		UI	2.77	2.16	0.61	0.00	1	4	0	5	0	3	0	3
		Sum			2.77	2.16	0.61	0.00	1	4	0	5	0	3	0	3
	<b>Sum</b>				<b>2.77</b>	<b>2.16</b>	<b>0.61</b>	<b>0.00</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)					
					Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total		
Lake Stevens UGA	UNINC	(2) VACANT		UI	0.82	0.00	0.82	0.00	0	5	0	5	0	4	0	5		
		Sum			0.82	0.00	0.82	0.00	0	5	0	5	0	4	0	5		
		(4) REDEV		UI	11.01	2.70	8.31	0.00	2	54	0	55	1	37	0	38		
		Sum			11.01	2.70	8.31	0.00	2	54	0	55	1	37	0	38		
<b>Sum</b>					<b>11.83</b>	<b>2.70</b>	<b>9.13</b>	<b>0.00</b>	<b>2</b>	<b>59</b>	<b>0</b>	<b>61</b>	<b>1</b>	<b>41</b>	<b>0</b>	<b>43</b>		
Larch Way Overlap	UNINC	(2) VACANT		UCENTER-CORE	3.98	0.00	3.98	0.00	104	0	4	108	86	0	3	89		
		Sum			3.98	0.00	3.98	0.00	104	0	4	108	86	0	3	89		
		(3) PARTUSE		UCENTER-CORE	5.78	0.00	5.78	3.80	99	0	4	103	68	0	3	71		
		Sum			5.78	0.00	5.78	3.80	99	0	4	103	68	0	3	71		
		(4) REDEV		UCENTER-CORE	38.15	0.18	37.98	0.00	863	0	38	901	595	0	26	621		
		Sum			38.15	0.18	37.98	0.00	863	0	38	901	595	0	26	621		
<b>Sum</b>					<b>47.92</b>	<b>0.18</b>	<b>47.74</b>	<b>3.80</b>	<b>1066</b>	<b>0</b>	<b>46</b>	<b>1112</b>	<b>749</b>	<b>0</b>	<b>32</b>	<b>781</b>		
Lake Stickney Gap	UNINC	(1) PENDING		CMU	2.99	0.26	2.73	0.00	0	30	0	30	0	30	0	30		
		Sum			2.99	0.26	2.73	0.00	0	30	0	30	0	30	0	30		
		(2) VACANT		CMU	1.98	1.26	0.72	0.00	19	0	1	20	16	0	1	16		
		Sum			1.98	1.26	0.72	0.00	19	0	1	20	16	0	1	16		
		(4) REDEV		CMU	44.99	6.29	38.71	0.00	926	0	38	964	638	0	26	664		
		Sum			44.99	6.29	38.71	0.00	926	0	38	964	638	0	26	664		
<b>Sum</b>					<b>49.96</b>	<b>7.80</b>	<b>42.16</b>	<b>0.00</b>	<b>945</b>	<b>30</b>	<b>39</b>	<b>1014</b>	<b>653</b>	<b>30</b>	<b>27</b>	<b>710</b>		
Lynnwood MUGA	UNINC	(1) PENDING		UI	2.27	0.33	1.94	0.00	24	0	0	24	24	0	0	24		
		Sum			2.27	0.33	1.94	0.00	24	0	0	24	24	0	0	24		
		(2) VACANT		CMU	10.56	0.10	10.47	0.00	272	0	10	283	226	0	9	235		
				UCENTER-CORE	5.42	2.03	3.39	0.00	88	0	3	91	73	0	3	76		
				UI	16.67	11.85	4.83	0.00	50	83	2	134	41	69	2	112		
				Sum	32.65	13.98	18.68	0.00	410	83	16	508	341	69	13	423		
				MARKET-READY		CMU	4.53	0.00	4.53	0.00	118	0	5	122	112	0	4	116
				UI	0.85	0.00	0.85	0.00	9	15	0	24	8	14	0	22		
				Sum	5.38	0.00	5.38	0.00	127	15	5	146	120	14	5	139		
				Sum	38.04	13.98	24.06	0.00	536	97	21	654	461	83	18	561		
				(3) PARTUSE		CMU	5.67	0.00	5.67	4.43	115	0	4	120	79	0	3	82
				UCENTER-CORE			0.65	0.27	0.38	0.03	1	0	0	1	1	0	0	1
				UCOM			0.50	0.00	0.50	0.04	1	0	0	1	0	0	0	
				UI			20.18	0.00	20.18	12.97	63	172	3	238	43	119	2	164
		Sum			27.00	0.27	26.73	17.47	179	172	8	359	124	119	5	247		
		(4) REDEV		CMU	48.71	0.99	47.72	0.00	1080	0	48	1127	744	0	33	776		
		MF-HD-UCOM			0.76	0.00	0.76	0.00	8	1	0	9	6	0	0	6		
		UCENTER-CORE			58.99	5.48	53.51	0.00	1383	0	54	1437	953	0	37	990		
		UCOM			22.24	0.00	22.24	0.00	256	9	8	274	177	6	6	189		
		UI			3.67	1.47	2.20	0.00	23	38	1	61	16	26	1	42		
		Sum			134.37	7.93	126.45	0.00	2750	48	111	2909	1894	33	76	2003		
		MARKET-READY		CMU	1.12	0.00	1.12	0.00	20	0	1	21	19	0	1	20		
		UCOM			4.31	0.00	4.31	0.00	57	1	2	60	55	1	2	57		
		Sum			5.43	0.00	5.43	0.00	77	1	3	81	74	1	3	77		
		Sum			139.80	7.93	131.87	0.00	2828	49	114	2990	1968	34	79	2080		
<b>Sum</b>					<b>207.11</b>	<b>22.51</b>	<b>184.60</b>	<b>17.47</b>	<b>3567</b>	<b>318</b>	<b>142</b>	<b>4027</b>	<b>2576</b>	<b>235</b>	<b>102</b>	<b>2913</b>		
Maltby UGA	UNINC	(1) PENDING		UI	18.99	9.59	9.39	0.00	21	146	0	167	21	146	0	167		
		Sum			18.99	9.59	9.39	0.00	21	146	0	167	21	146	0	167		
		(2) VACANT		UCOM	0.69	0.30	0.39	0.00	5	0	0	6	4	0	0	5		

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
					Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
		Sum		UI	57.31	20.61	36.71	0.00	196	604	4	805	163	502	3	669
					58.00	20.91	37.09	0.00	202	604	4	810	168	502	3	673
		(3) PARTUSE		UCOM	2.21	0.00	2.21	1.28	12	0	0	12	8	0	0	8
				UI	10.17	0.00	10.17	4.18	11	36	1	48	7	25	0	33
		Sum			12.38	0.00	12.38	5.47	23	36	1	60	16	25	0	41
		(4) REDEV		UCOM	3.77	0.27	3.50	0.00	42	2	1	45	29	2	1	31
				UI	370.08	73.24	296.83	0.00	1560	4224	33	5817	1085	2915	23	4023
		Sum			373.84	73.51	300.33	0.00	1602	4226	34	5862	1114	2917	23	4054
		<b>Sum</b>			<b>463.22</b>	<b>104.01</b>	<b>359.20</b>	<b>5.47</b>	<b>1848</b>	<b>5013</b>	<b>39</b>	<b>6899</b>	<b>1319</b>	<b>3590</b>	<b>27</b>	<b>4936</b>
<b>Mill Creek MUGA</b>	<b>UNINC</b>	(1) PENDING		CMU	0.30	0.00	0.30	0.00	10	1	0	11	10	1	0	11
				UCENTER	1.64	0.00	1.64	0.00	0	0	35	35	0	0	35	35
		Sum			1.94	0.00	1.94	0.00	10	1	35	46	10	1	35	46
		(2) VACANT		CMU	1.31	0.00	1.31	0.00	34	0	1	35	28	0	1	29
				UCENTER	4.15	3.52	0.64	0.00	17	0	1	17	14	0	1	14
				UCENTER-CORE	0.72	0.01	0.71	0.00	18	0	1	19	15	0	1	16
				UVILL	4.62	0.00	4.62	0.00	46	0	0	46	38	0	0	38
		Sum			10.80	3.52	7.27	0.00	115	0	3	118	96	0	2	98
			MARKET-READY	UCENTER	12.32	0.11	12.21	0.00	317	0	12	330	302	0	12	313
		Sum	Sum		12.32	0.11	12.21	0.00	317	0	12	330	302	0	12	313
					23.12	3.63	19.48	0.00	433	0	15	448	397	0	14	411
		(3) PARTUSE		UCENTER-CORE	10.01	5.94	4.07	4.07	106	0	4	110	73	0	3	76
				UVILL	1.77	0.00	1.77	1.11	11	0	0	11	8	0	0	8
		Sum			11.78	5.94	5.84	5.18	117	0	4	121	80	0	3	83
		(4) REDEV		CMU	47.91	2.86	45.05	0.00	1117	0	45	1162	769	0	31	800
				UCENTER	13.29	6.45	6.85	0.00	133	0	7	140	92	0	5	96
				UCENTER-CORE	6.94	1.51	5.43	0.00	122	0	5	127	84	0	3	88
				UCOM	5.76	1.66	4.10	0.00	32	3	2	37	22	2	1	25
				UI	46.50	13.67	32.83	0.00	303	526	14	843	209	362	10	581
				UVILL	11.93	2.23	9.70	0.00	92	0	0	92	64	0	0	64
		Sum			132.33	28.38	103.95	0.00	1800	529	73	2401	1240	364	50	1654
		<b>Sum</b>			<b>169.16</b>	<b>37.96</b>	<b>131.21</b>	<b>5.18</b>	<b>2359</b>	<b>530</b>	<b>126</b>	<b>3016</b>	<b>1727</b>	<b>366</b>	<b>102</b>	<b>2194</b>
<b>Monroe UGA</b>	<b>UNINC</b>	(4) REDEV		MU	0.37	0.25	0.12	0.00	2	0	0	2	1	0	0	1
		Sum			0.37	0.25	0.12	0.00	2	0	0	2	1	0	0	1
		<b>Sum</b>			<b>0.37</b>	<b>0.25</b>	<b>0.12</b>	<b>0.00</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Mukilteo MUGA</b>	<b>UNINC</b>	(1) PENDING		UI	9.92	1.67	8.25	0.00	253	82	0	335	253	82	0	335
		Sum			9.92	1.67	8.25	0.00	253	82	0	335	253	82	0	335
		(2) VACANT		CMU	1.50	0.33	1.17	0.00	30	0	1	32	25	0	1	26
				UCENTER-AIR	0.47	0.00	0.47	0.00	12	0	0	13	10	0	0	11
				UI	39.62	17.95	21.67	0.00	223	372	9	604	185	309	8	502
		Sum			41.59	18.28	23.31	0.00	265	372	11	648	220	309	9	539
		(3) PARTUSE		CMU	2.97	1.38	1.59	1.07	28	0	1	29	19	0	1	20
				UCENTER-AIR	1.28	0.00	1.28	0.20	5	0	0	5	4	0	0	4
		Sum			4.25	1.38	2.87	1.27	33	0	1	34	23	0	1	24
		(4) REDEV		CMU	47.66	5.02	42.64	0.00	940	0	43	983	648	0	29	677
				UCENTER-AIR	29.40	1.28	28.12	0.00	657	0	28	685	453	0	19	472
				UCOM	7.18	0.00	7.18	0.00	66	5	3	74	46	3	2	51
				UI	71.12	11.86	59.26	0.00	585	881	25	1492	403	607	18	1028
		Sum			155.35	18.16	137.19	0.00	2249	886	99	3235	1549	611	68	2228
			MARKET-READY	UI	4.02	0.00	4.02	0.00	41	69	2	112	39	65	2	106
		Sum	Sum		4.02	0.00	4.02	0.00	41	69	2	112	39	65	2	106

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
					Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
		Sum			159.37	18.16	141.21	0.00	2290	955	101	3346	1588	676	70	2334
		<b>Sum</b>			<b>215.13</b>	<b>39.49</b>	<b>175.64</b>	<b>1.27</b>	<b>2842</b>	<b>1409</b>	<b>113</b>	<b>4364</b>	<b>2085</b>	<b>1067</b>	<b>80</b>	<b>3232</b>
Paine Field	UNINC	(2) VACANT		UI	252.24	94.06	158.19	0.00	1625	2713	68	4405	1350	2255	57	3662
		Sum			252.24	94.06	158.19	0.00	1625	2713	68	4405	1350	2255	57	3662
		(3) PARTUSE		UI	7.19	0.74	6.45	3.74	18	50	1	69	12	34	1	47
		Sum			7.19	0.74	6.45	3.74	18	50	1	69	12	34	1	47
		(4) REDEV		UI	2.90	0.95	1.95	0.00	20	33	1	54	14	23	1	37
		Sum			2.90	0.95	1.95	0.00	20	33	1	54	14	23	1	37
		<b>Sum</b>			<b>262.33</b>	<b>95.75</b>	<b>166.58</b>	<b>3.74</b>	<b>1663</b>	<b>2796</b>	<b>70</b>	<b>4528</b>	<b>1377</b>	<b>2312</b>	<b>58</b>	<b>3747</b>
Silver Firs Gap	UNINC	(1) PENDING		UCOM	30.98	4.58	26.40	0.00	20	0	0	20	20	0	0	20
		Sum		UVILL	144.75	1.66	143.09	0.00	145	0	0	145	145	0	0	145
		Sum			175.73	6.24	169.49	0.00	165	0	0	165	165	0	0	165
		(2) VACANT		UCOM	1.07	0.00	1.07	0.00	14	1	0	15	12	1	0	13
		Sum			1.07	0.00	1.07	0.00	14	1	0	15	12	1	0	13
		<b>Sum</b>			<b>176.80</b>	<b>6.24</b>	<b>170.56</b>	<b>0.00</b>	<b>179</b>	<b>1</b>	<b>0</b>	<b>180</b>	<b>177</b>	<b>1</b>	<b>0</b>	<b>177</b>
Snohomish UGA	UNINC	(1) PENDING		UCOM	1.56	0.00	1.56	0.00	6	2	0	8	6	2	0	8
		Sum			1.56	0.00	1.56	0.00	6	2	0	8	6	2	0	8
		(3) PARTUSE		UCOM	6.27	0.08	6.19	5.56	58	0	0	58	40	0	0	40
		Sum			6.27	0.08	6.19	5.56	58	0	0	58	40	0	0	40
		(4) REDEV		UCOM	4.17	2.64	1.53	0.00	20	7	0	26	14	5	0	18
		Sum			4.17	2.64	1.53	0.00	20	7	0	26	14	5	0	18
		<b>Sum</b>			<b>12.00</b>	<b>2.72</b>	<b>9.28</b>	<b>5.56</b>	<b>83</b>	<b>9</b>	<b>0</b>	<b>92</b>	<b>59</b>	<b>7</b>	<b>0</b>	<b>66</b>
Stanwood UGA	UNINC	(1) PENDING		UI	8.76	6.62	2.14	0.00	13	0	0	13	13	0	0	13
		Sum			8.76	6.62	2.14	0.00	13	0	0	13	13	0	0	13
		(2) VACANT		UI	14.82	11.09	3.73	0.00	10	65	0	75	9	54	0	62
		Sum		ULDR	26.31	12.16	14.15	0.00	39	245	0	284	33	204	0	236
		Sum			41.13	23.25	17.88	0.00	50	310	0	359	41	257	0	299
		(3) PARTUSE		UI	25.88	8.00	17.87	15.89	44	275	0	319	30	190	0	220
		Sum		ULDR	17.61	3.84	13.76	12.46	35	216	0	251	24	149	0	173
		Sum			43.48	11.85	31.64	28.36	79	491	0	570	54	338	0	393
		(4) REDEV		UCOM	0.96	0.00	0.96	0.00	15	1	0	16	10	1	0	11
		Sum		UI	48.46	28.60	19.86	0.00	55	344	0	399	38	237	0	275
		Sum		ULDR	23.41	15.86	7.56	0.00	18	131	0	149	12	90	0	103
		Sum		UMDR	3.13	1.39	1.75	0.00	5	30	0	35	3	21	0	24
		Sum		Sum	75.97	45.84	30.13	0.00	93	506	0	599	64	349	0	413
Sum		MARKET-READY	23.75	11.66	12.09	0.00	34	209	0	243	32	199	0	231		
Sum		Sum	23.75	11.66	12.09	0.00	34	209	0	243	32	199	0	231		
		Sum	99.72	57.50	42.22	0.00	126	716	0	842	96	548	0	643		
		<b>Sum</b>			<b>193.09</b>	<b>99.22</b>	<b>93.88</b>	<b>28.36</b>	<b>267</b>	<b>1516</b>	<b>0</b>	<b>1784</b>	<b>204</b>	<b>1143</b>	<b>0</b>	<b>1347</b>
Woodway MUGA	UNINC	(4) REDEV	MARKET-READY	UVILL	62.22	49.66	12.56	0.00	126	0	0	126	119	0	0	119
		Sum			62.22	49.66	12.56	0.00	126	0	0	126	119	0	0	119
		<b>Sum</b>			<b>62.22</b>	<b>49.66</b>	<b>12.56</b>	<b>0.00</b>	<b>126</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>119</b>
<b>Grand Total</b>					<b>2158.74</b>	<b>525.49</b>	<b>1633.28</b>	<b>88.04</b>	<b>18301</b>	<b>11908</b>	<b>916</b>	<b>31122</b>	<b>13376</b>	<b>8950</b>	<b>727</b>	<b>23053</b>