Appendix A – Final Environmental Impact Statement

City of Lake Stevens

Comprehensive Plan

July 2006

Planning and Community Development

For more information contact: The City of Lake Stevens Department and Community Development
(425) 334-1012 1812 Main Street, Lake Stevens WA 98258

FINAL ENVIRONMENTAL IMPACT STATEMENT

Fact Sheet

Proposed Action: The City of Lake Stevens Integrated 2005 Comprehensive Plan, Development Regulations and Final Environmental Impact Statement (FEIS) provide an updated land use plan and policies to address growth for a twenty year planning period through the year 2025 within the Lake Stevens Planning Area. The Plan includes updates to all sections. The Development Regulations update includes a revised Critical Areas Ordinance using Best Available Science.

The document includes identification of the Preferred Alternative (as recommended by the Lake Stevens Planning Commission).

Location of Proposal:	Lake Stevens and Lake Stevens Urban Growth Area (maps enclosed)
Proponent:	City of Lake Stevens
Lead Agency:	City of Lake Stevens 1812 Main Street P.O. Box 257 Lake Stevens, WA 98258 (425) 334-1012
Responsible Official:	Rebecca Ableman, Planning Director
Required Approvals:	City of Lake Stevens Planning Commission- Recommendation City of Lake Stevens City Council- Adoption Areas outside of the Urban Growth Area require action of the Snohomish County Council for inclusion within the Urban Growth Area and Snohomish County Comprehensive Plan.
EIS Authors:	City of Lake Stevens, Shockey/Brent, Inc.
Date of Final EIS Issue:	July 17, 2006
Date of Final Action:	July 27, 2006

The Draft integrated Comprehensive Plan and Environmental Impact Statement was issued by the City on April 7, 2006. The comment period for the Draft EIS concluded on May 7, 2006. The City received no comments specifically related to the EIS. Comments received on the

Comprehensive Plan were considered by the Planning Commission at meetings and public hearings throughout June and July, 2006. Responses to those comments were among the specific recommendations forwarded to the City Council. The City Council held hearings on the Planning Commission recommendations on July 17 and July 24 and considered public comments received during the Plan and EIS comment period. Final adoption of the SEPA/GMA Integrated Comprehensive Plan occurred on July 27, 2006.

Location of Prior Environmental Documents and Background Information:

City of Lake Stevens
1812 Main Street
P.O. Box 257
Lake Stevens, WA 98258
(425) 334-1012

Cost of Document: Printed copies may be purchased for $25.00 at the address above. Copies are also available for $5.00 per CD. The document is also available for free download on the City's website.

SEPA Distribution List

Federal Agencies
Natural Resource Conservation Service
NOAA Fisheries
U.S. Army Corps of Engineers
U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service

State Agencies
Department of Corrections
Department of Ecology
Department of Fish and Wildlife
Department of Health
Department of Natural Resources
Department of Social and Health Services
Department of Transportation
Environmental Protection Agency

Department of Community Trade and Economic Development
National Marine Fisheries
NOAA Northwest Regional Office
Office of Archeology and Historical Preservation
Parks and Recreation Commission
U.S. Army Corps of Engineers, Seattle District
Department of Agriculture
Washington State Energy Office

Regional Agencies
Community Transit
Economic Development of Snohomish County
Puget Sound Air Pollution Control Agency
Puget Sound Water Quality Authority
Regional Transit Authority

Local Government, Tribes, Utilities
City of Arlington
City of Everett
City of Marysville
Snohomish County
Muckelshoot Indian Tribe
Snoqualmie Tribe
Stillaguamish Tribe
Tulalip Tribes
Tulalip Housing Authority
Comcast
Verizon
Drainage District No. 8
Lake Stevens Fire Department
Lake Stevens Historical Society
Lake Stevens Police Department
Lake Stevens School District
Lake Stevens Sewer District
Marysville School District
Snohomish School District
Puget Sound Energy
Snohomish County Fire District #8
Snohomish County Fire Marshall
Snohomish Health District
Snohomish County Parks and Recreation
Snohomish PUD No. 1

Snohomish County Sheriff
Waste Management NW

Organizations and Interest Groups
Earth Share of WA
Lake Stevens Chamber of Commerce
Interagency Commission on Outdoor Recreation
Master Builders of King & Snohomish Counties
Pilchuck Audubon Society
Puget Sound Action Team
Puget Sound Regional Council
Snohomish County Association of Realtors, Inc.
Puget Sound Water Quality Action Team

Newspapers
Lake Stevens Journal
Seattle Post Intelligencer
The Arlington Times
The Everett Herald
The Seattle Times

Libraries
Lake Stevens Library

Purpose of the Proposal

The Proposed Action is the 10-year update of the City of Lake Stevens' Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine, correct, and extend the 1994 GMA Comprehensive Plan policy direction, rather than markedly depart from the original Plan vision.

SEPA Procedures and Public Involvement

Purpose of the EIS

The purpose of this EIS is to assist the public and agency decision-makers in considering future decisions on land use patterns and Comprehensive Plan goals, policies, and development regulations for the City of Lake Stevens as part of the 10-year Comprehensive Plan Update. These broad decisions will provide direction and support for more specific actions by the City, such as capital improvements and implementing regulations.

Programmatic Analysis

This EIS provides qualitative and quantitative analysis of environmental impacts appropriate to the general nature of the Comprehensive Plan amendment proposals. The adoption of comprehensive plans, or other long-range planning activities is classified by SEPA as a non-project (i.e. programmatic) action. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans or programs. An EIS for a non-project proposal does not require site-specific analyses; instead the EIS discusses impacts and alternatives appropriate to the scope of the non-project proposal and to the level of planning for the proposal (WAC 197-11-442).

Phased Review

SEPA encourages the use of phased environmental review to focus on issues that are ready for decision, and to exclude from consideration issues already decided or not yet ready for decision-making [WAC 197-11-060 (5)]. Phased review is appropriate where the sequence of a proposal is from a programmatic document, such as an EIS addressing a comprehensive plan, to other documents that are narrower in scope, such as for a site-specific, project-level analysis. The City of Lake Stevens is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this EIS will be used to review the environmental impacts of the proposed Comprehensive Plan alternatives and other related actions, including implementing regulations.

Public Comment

The following public participation opportunities were held to gain public input:

- Plan documents and Draft EIS Comment Period
- Public Workshop: March 1, 2006
- Public Hearings – Planning Commission
- Public Hearing – City Council

Proposed Action, Alternatives, and Objectives

No Action Alternative

The No Action Alternative represents the continuation of the City's current Comprehensive Plan (adopted 1994) extended to the City's 2025 planning horizon. The current Comprehensive Plan would accommodate growth to 2012. The No Action Alternative has an estimated growth capacity of 2131 people based on the adopted

Land Use Plan. The No Action Alternative does not include any of the other Comprehensive Plan components listed under the Proposed Action.

Proposed Action

The proposed action is an update to the City of Lake Stevens' Comprehensive Plan. The Proposed Action consists of the Plan as presented in this document.

Objectives of the Proposal

The principal objective of this 2006 update of the Lake Stevens Comprehensive Plan is to adjust, where necessary, the growth policies of the City based on revised population estimates and changing development regulations since the Plan's original adoption in 1994. It is also the objective of this update to meet the requirements of the Washington Growth Management Act, which requires that plans be updated every ten years. Specifically, this update meets the following mandates of the Growth Management Act:

- Refine, correct, extend and update the 1994 Lake Stevens Comprehensive Plan policies.
- Accommodate population and employment forecasts to meet GMA requirements and the City vision.
- Include revisions that may be needed because of GMA changes and other related State law.
- Address changes to the City since the Plan's adoption in 1994.

Significant Impacts

The updated Comprehensive Plan would direct land use, services, and capital resources for the next 20-year period, but the Plan alone would not have direct impacts on the environment. The Comprehensive Plan would have indirect impacts by establishing the mix of land uses and overall land use patterns, levels of public services, and focus of future public capital improvements. Future development or public capital improvement projects allowed by the Comprehensive Plan could directly or indirectly affect the elements of the environment addressed in the EIS. Impacts are addressed in the Matrix of Impacts and Mitigation Measures.

Proposed Mitigation Measures

At a programmatic, non-project level, future Comprehensive Plan policies and existing or proposed development regulations that implement the Comprehensive Plan may serve as mitigation measures. Programmatic mitigation measures described under

each element of the environment in this EIS are addressed in the Matrix of Impacts and Mitigation Measures.

Significant Unavoidable Impacts

Conclusions as to whether an impact would be considered adverse, significant and unavoidable are found in the Matrix of Impacts and Mitigation Measures.

Matrix of Impacts and Mitigation Measures

The Matrix of Impacts and Mitigation Measures is intended to provide a comparison of Alternatives' impacts, a review of mitigation measures, and potential significant unavoidable adverse impacts. "Impacts Common to All" apply to both FEIS Alternatives, unless otherwise noted. "Distinguishing Impacts of Alternatives" identifies potential impacts of each Alternative. Mitigating measures focus on "Other Potential Mitigation Measures" and do not include those measures that are Applicable Regulations, for purposes of conciseness and to focus on measures which may require additional City action in comparison to those measures already a part of regulations.

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Matrix of Impacts and Mitigation Measures

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Earth	
All alternatives would result in loss of vegetative cover associated with development. Increases in impervious surface would result. Loss of vegetative cover, and increases in impervious coverage will result in increased surface water runoff and potential increases in downstream flooding, erosion, water quality problems and aquatic degradation.	**No Action:** See "Impacts Common to All Alternatives" **Proposed Action:** The Proposed Action Alternative could have less impact to the earth if growth is more focused in the Town Centers which primarily consist of developed lands.
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ Accompanying Critical Areas Ordinance (as adopted) will apply.	
Significant Unavoidable Adverse Impacts: Both Alternatives will increase urbanization in the Lake Stevens planning area, thereby increasing potential for erosion and sedimentation which may affect water resources.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Air Quality	
Implementation of the Alternatives would not in itself directly affect air quality. The Comprehensive Plan Update will, however, provide a framework that will guide growth and development in the City during the 20-year planning period. It will result in subsequent actions by the City to implement the Plan such as implementing new development regulations and infrastructure projects, and actions by private parties within the Plan's framework. Indirectly, therefore, the Alternatives could affect air quality in three ways. During construction of infrastructure or private projects, dust impacts from construction activities can be significant, even if localized and temporary. Pollutants will be released during residential wood burning at new homes and from new industrial facilities constructed in areas zoned according to the Comprehensive Plan. Finally, increased traffic due to population and employment growth will generate vehicle emissions.	**No Action:** As the region is in attainment, air quality impacts are anticipated to be mitigated due to the following regulatory requirements: ▪ Impacts due to construction would be addressed by PSCAA regulations for fugitive dust control. ▪ Impacts due to emissions from stationary sources would be addressed by compliance with PSCAA requirements for emission control and permitting. ▪ Localized impacts caused by traffic emissions at congested intersections would be addressed on a case-by-case basis. ▪ Regional air quality impacts caused by Countywide population growth and transportation emissions, including Lake Stevens contribution to the Countywide growth, would not be significant because the forecasted Countywide population is slightly under the PSRC population forecast. Also, the PSRC projected emissions indicate that the four-county projected emissions are less than the "budget." **Proposed Action:** Impacts of the Proposed Action Alternative would be similar to conclusions for the No Action Alternative. However, if development is focused in the Town Centers, the possibility of reducing the daily automotive trips compared to the No Action Alternative is greater due as a result of residents being located close to daily services.
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City could develop environmental policies specific to addressing air quality protection and impacts including Low Impact Development techniques. ▪ The City could require air quality impact analyses of major developments in the Planning Area. ▪ The City could limit or prohibit the use of wood stoves. ▪ The City could encourage the use of fuels other than gasoline and diesel. ▪ Planning documents leading to regulatory change could reduce vehicle use within the planning area.	
Significant Unavoidable Adverse Impacts: Additional development in the Planning Area will contribute to the regional pollutant burden as a whole. Considering the region is in attainment and considering mitigation measures, significant unavoidable adverse impacts are not anticipated.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Water Quality	
Both Alternatives could indirectly affect Lake Stevens' water resources. One area of special concern is the aquifer found in the northeast corner of the City. As this aquifer is an emergency backup water source for PUD, it is imperative that it remain uncontaminated. Increased population, development, and human activity would increase the potential for water quality degradation. Surface water runoff from new development in aquifer recharge areas may contribute to groundwater contamination if it reaches the City's spring collection areas without the benefit of filtration. Chemicals and other contaminants can directly affect groundwater supplies. Potential sources of groundwater contamination include residential septic systems; automobile-related petroleum products; pesticides, fertilizers, and herbicides; and agricultural, commercial, and industrial activities. Removal of vegetation and creation of impervious surfaces would reduce groundwater recharge rates and increase the quantity and rate of surface water runoff delivered to local streams. Without adequate stormwater detention, stream channel responses may include: ▪ Increased scour of the streambed; ▪ Decreased bank stability; ▪ Loss of gravels and cobbles that would otherwise provide aquatic habitat in steeper or more confined reaches; ▪ Deposition of fine sediment in the gravels and cobbles that may provide habitat in flatter or less confined reaches; ▪ Loss of physical channel structure that would provide energy dissipation for streams and habitat for aquatic life; and ▪ Degradation of water quality by sediments and other pollutants, such as heavy metals, nutrients, and petroleum products.	**No Action:** The effects of impervious surfaces and other land cover changes include altered surface water flows, increased stormwater quantities, localized flooding impacts, and generation of non-point source pollution to local surface waters. Risk of groundwater contamination will be increased in areas of new development or increased densities. Stream water quality is expected to decline gradually with increasing development. The greatest amount of projected development is expected in neighborhoods with vacant and partially developed acreage. **Proposed Action:** Impacts to Lake Stevens' groundwater and surface water resources would be similar to those described in the No Action Alternative. However, the possibility of higher percentages of growth and increasing densities in the Town Center areas, where significant levels of impervious surface already exist, and less emphasis on new development in the City, could result in potentially fewer impacts in less-developed areas.

Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments:

- Accompanying Critical Areas Ordinance (as adopted) will apply to wetlands, streams, and geological hazards.
- The City could adopt the *2001 Ecology Stormwater Management Manual for Western Washington*. This manual is being adopted to bolster water quality requirements in response to recent Endangered Species Act (ESA) listings, to reduce adverse impacts to receiving waters, and to ensure compliance with the anticipated NPDES Phase II Permit requirements.
- Application of Low Impact Development standards which would allow for an innovative approach to stormwater quantity and quality control that mimics the pre-developed hydrology of a project site by using site design techniques that store, infiltrate, evaporate, and detain stormwater runoff. With a low impact development approach and best management practices (BMPs), receiving surface water bodies may experience fewer negative impacts in the volume, frequency, and quality of runoff to maintain base flows and more closely approximate pre-development runoff conditions

Significant Unavoidable Adverse Impacts:

Direct impacts would be minimized with implementation of Federal, State, and City regulations, including critical area regulations. Indirect or cumulative adverse impacts to water resources that may occur despite attempts to mitigate them include:

- Decreases in vegetative cover, resulting in accelerated runoff and erosion processes, elevated water temperatures, and increased stress on aquatic organisms;
- Increases in impervious surfaces, resulting in accelerated runoff, increased volumes of runoff, decreased water quality, and decreased groundwater recharge;
- Erosion and sedimentation of rivers and streams due to increased flow rates and volumes, resulting in the decline of nutrient balances, substrate quality, and habitat availability;
- Increase in pollutants from stormwater runoff to rivers and streams.

The extent to which these indirect and/or cumulative impacts could be reduced or offset will depend on implementation and enforcement of adopted City plans and codes. The level of significance of impacts would be more precisely determined through project-specific environmental review.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Plants and Animals	
Vegetation Under both Alternatives, development and capital improvement projects could have both direct and indirect impacts on vegetation, with direct impacts primarily involving the physical removal of vegetation. Indirect impacts would include changes in permeability to infiltrate water. Increased impervious surfaces generally result in increased peak rates and increased volumes of surface water runoff, which may impact the viability of certain vegetation types. Non-native invasive plant species may invade and colonize areas where vegetation has been removed and the soils disturbed. **Wetlands** Potential impacts to Lake Stevens' wetlands include increasing sedimentation from adjacent land use activities. Sediment reduces storage volume and limits opportunities for flood moderation, groundwater exchange, and sediment stabilization. Direct impacts to wetlands from increased development could potentially be avoided by implementation of the Federal, State, and local rules and ordinances that regulate the filling of wetlands. Alterations consistent with those allowed by these regulations could occur under each Alternative although no-net-loss of functions and values must be demonstrated. Additional losses could still occur if required efforts to restore, enhance, or create wetlands as mitigation are not fully successful and corrective action is not taken. **Wildlife Habitat** Under both Alternatives, ongoing development activities could reduce the amount of wildlife habitat in the City. Impacts could be both direct and indirect, with direct impacts including loss or conversion of habitat to either unsuitable or less suitable types for many wildlife species currently occupying those habitats. Indirect effects could include a reduction in wildlife habitat quality and function due to increased human disturbance and associated factors in areas adjacent to areas of wildlife habitat. Development of currently vacant or underdeveloped parcels could lead to fragmentation of wildlife habitat, potentially altering habitat connectivity.	**No Action:** Ongoing development in Lake Stevens could result in fragmentation of interconnected wildlife habitat corridors and open space areas used by a variety of plant and animal species. The increase in population, employment, traffic, impervious surfaces, and human activity associated with the No Action Alternative could result in additional use of open space areas that are currently priority habitats. Increased surface water runoff could result in water pollution, including erosion and sedimentation of streams and wetlands that can significantly affect plant and animal species. Continuing loss of potential quality habitat could result in reductions in plant and animal numbers and diversity. **Proposed Action:** Impacts to plants and animals would be similar to those described in the No Action Alternative. The Proposed Action Alternative would result in the adoption of the accompanying Critical Areas Ordinance. Continuing development and increasing densities in Lake Stevens through the 2025 planning horizon could result in additional habitat fragmentation and reduction in open space areas, especially in high-growth neighborhoods. If a significant percentage of growth/redevelopment occurs in the Town Center areas, where a significant amount of land is already developed impacts to the natural environment would be lessened.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Aquatic Habitat Both Alternatives could result in a reduction in the quality and quantity of aquatic habitat in the City over time. Development puts greater pressure on the aquatic ecosystems that support fish populations by causing higher water temperatures, sedimentation, increased peak flows, reduced low flows, reduced groundwater, erosion, scour, pollution, stream bank armoring, channelization, and reduced riparian and wetland areas. Direct impacts (e.g., loss or conversion of aquatic habitat to either unsuitable or less suitable types) to fish and fish habitat are expected to be minimal because of current buffer requirements for salmon bearing streams and the timing of in-stream work window periods, which protect fish, streams and/or adjacent vegetation. Additional regulations are in place to provide fish passage, work restrictions near surface waters, and protection of fish and fish habitat. Indirect impacts to aquatic habitats could result from increased stormwater runoff from impervious surfaces (e.g., roads, parking lots, and roofs) associated with development. Impervious surfaces prevent water from soaking into the ground and as impervious surfaces increase, so do the volume, peak flows, and velocity of stormwater runoff into rivers and streams. Increased stream volume, peak flows, and velocity cause greater erosion and sedimentation, disrupt spawning and resting areas, scour out redds, and increase velocities through culverts making fish passage more difficult. As a result of increased water volumes and velocities, there is a potential for displacement of juvenile salmonids and/or their habitats, particularly in simplified channels that lack low-velocity habitats. Current State and City regulations require the inclusion of stormwater treatment facilities in most projects that create new or expand existing impervious surface area. Potential impacts from development and urbanization should be mitigated through regulations.	
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ Accompanying Critical Areas Ordinance (as adopted) will apply. ▪ As part of the Critical Areas Ordinance update, the City would update wetland requirements based on a Best Available Science review by its consultants and in consultation with the Washington State Department of Ecology. ▪ The City could adopt *2001 Ecology Stormwater Management Manual for Western Washington*. This manual is being adopted to bolster water quality requirements in response to recent Endangered Species Act (ESA) listings, to reduce adverse impacts to receiving waters, and to ensure compliance with	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
the anticipated NPDES Phase II Permit requirements. ▪ Temporary impacts can be reduced through the use of appropriate BMPs. Permanent conversions can be mitigated through the planting of native plant species and control of invasive nonnative species. ▪ The City could use the State Priority Habitat and Species (PHS) Map and PHS habitat management recommendations to identify and protect habitat networks. ▪ The City could participate in regional watershed plans and implementing activities such as the Shared Strategy for Puget Sound. ▪ The City could implement shoreline and stream restoration projects. This involves acquiring, protecting, and/or enhancing properties of value for fish and wildlife habitat. ▪ Low Impact Development approaches would reduce impacts to plants and animals.	
Significant Unavoidable Adverse Impacts: Direct impacts to protected critical areas and listed/priority habitats and species should be limited by critical area regulations. Cumulative and indirect impacts to vegetation communities and wetlands, wildlife habitat and fish habitat could occur with any alternative. ▪ Vegetation and Habitat: Potential indirect impacts include the loss and reduced function of vegetation communities as a result of population growth and development within the City under both Alternatives. The reduction in habitat values for some species of wildlife would result in an increase in populations of those species adapted to more urban habitats. ▪ Direct impacts to wetlands would be minimized with implementation of Federal, State, and City regulations, including critical area regulations. Indirect impacts could include: changes in wetland hydrology and vegetation types due to changes in runoff water quantity and quality and water temperature. ▪ Fish habitat could be lost or reduced in function and value. Overall, greater human activity, culvert replacements, increased storm runoff, modified hydrology, and lowered water quality from commercial and roadway traffic sources could result from these Alternatives, all of which would negatively impact fisheries and aquatic habitat. The extent to which these indirect and/or cumulative impacts could be reduced or offset will depend on implementation and enforcement of adopted City plans and codes, watershed planning efforts, and City restoration plans for fish and wildlife habitat. The level of significance of impacts would be more precisely determined through project-specific environmental review.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Noise	
For all alternatives, construction of infrastructure and buildings over time will result in noise impacts. Long-term noise is associated with traffic levels and is predicted to continue. In addition, existing, stationary sources of noise could remain and would continue to contribute noise. Growth outside of the planning area will likely increase vehicle traffic along primary arterials, particularly Highway 9 and 20th St NE.	**No Action:** Noise levels will increase over existing levels on most roadways as development occurs. **Proposed Action:** Noise impacts would be similar to those in the No Action Alternative. With a more pedestrian friendly and calmed streetscape, it is probable that traffic noise levels could decrease within the Town Center area over current levels.

Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments:

- The City could adopt the EDNA classification system to help determine the impacts of new proposals that require environmental review.
- The City could review setback standards in potentially noise sensitive areas.
- The City could require review of noise impacts for new developments and require mitigation as appropriate through the SEPA process. The City could develop a SEPA policy specifically addressing noise for the purposes of mitigating impacts of new development.
- Mitigation can be used to reduce the impacts of additional noise that results from new development. According to *The Audible Landscape: A Manual for Highway Noise and Land Use*, by the U.S. Department of Transportation, mitigation options can include:
  - Acoustical Site Planning by requiring buffers between the noise source and noise sensitive activities, using buildings as barriers, orienting noise sensitive buildings to face away from noise sources, and placing noise compatible uses adjacent one another.
  - Acoustical Architecture could be used that incorporates noise reducing design through window and room placement, etc.
  - Acoustical Construction methods could be used such as improved airspace and insulation for walls, using windows that are designed for noise sensitive buildings, etc.
  - Noise barriers could be constructed between noise sources and noise sensitive areas. Barriers could be constructed of earth berms, walls, dense landscaping, etc.

Significant Unavoidable Adverse Impacts:

Noise levels will likely increase in the Planning Area from short-term and long-term noise sources.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Land Use	
Land Conversions and Land Use Compatibility in the Lake Stevens Planning Area As development occurs over time existing land uses will convert to land uses consistent with the Comprehensive Plan. Some land use may result in a potential for compatibility impacts due to use type, scale, or activity levels. **Surrounding Land Uses – Other Communities** Both Alternatives would result in increase residential and commercial development. Increase potential for land use incompatibilities at the edge of UGA.	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action:** The Proposed Action Alternative would have an increased potential for land use incompatibility with land immediately adjacent to Town Centers.
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City could review zoning and subdivision regulations to ensure adequate setbacks, landscaping and buffering are required where land use conflicts may occur. ▪ Accompanying Critical Areas Ordinance (as adopted) will apply.	
Significant Unavoidable Adverse Impacts: Both alternatives result in new construction to accommodate population and employment growth. New construction will result in changes of use and the characteristics of parcels of land, including potential demolition and displacement.	

Impacts Common to All	Distinguishing Impacts of the Alternatives
Relationship to Plans and Policies	
Both Alternatives must demonstrate that the land use, capital facilities element, and financing are consistent. **GMA Goals** The No Action Alternative and Proposed Action Alternative would meet GMA goals addressing: ▪ Urban Growth ▪ Transportation ▪ Housing ▪ Economic Development ▪ Open Space and Recreation ▪ Environment ▪ Citizen Participation and Coordination ▪ Public Facilities and Services ▪ Historic Preservation Minimum employment densities are not included in the Comprehensive Plan or Zoning Code currently. Minimum employment densities in key locations could help in providing more efficient transit or alternate transportation mode services. In addition to goals that are similar to GMA, both Alternatives meet concepts presented in VISION 2020, Countywide Planning Policy, and the Lake Stevens Vision Statement.	**No Action:** No Action Alternative would meet GMA Goals as well as VISION 2020, Snohomish County Countywide Planning Policy, and the Lake Stevens Vision Statement. Also, the No Action Alternative would accommodate the twenty year population forecasts for Lake Stevens but would require additional capital projects and services related to growth. **Proposed Action:** Impacts of the Proposed Action Alternative would be similar to conclusions for the No Action Alternative.

Impacts Common to All	Distinguishing Impacts of the Alternatives
Mitigation Measures: ▪ Minimum employment densities in key locations could help in providing more efficient transit or alternate transportation mode services. The City could research and monitor recent employment densities achieved and whether they allow for transit or alternative modes and then determine appropriate policy or regulatory approaches. ▪ Development Regulations and EIS include proposed Critical Areas Ordinance using Best Available Science. ▪ Coordinate with Snohomish County to reconcile land use designations and achieve greater consistency of standards within the UGA. ▪ Pursue interlocal agreements within Snohomish County to result in implementation of City of Lake Stevens design and development standards for transportation connections, roadway design, stormwater facility standards, critical areas regulations, and development densities within unincorporated portions of the UGA. ▪ The City could prepare an economic plan identifying the factors that attract desired businesses to the Lake Stevens area as well as factors to ensure business retention particularly in Town Centers. ▪ Sewer Comprehensive Plan update could be undertaken by the City.	
Significant Unavoidable Impacts: The Alternatives are generally compatible with State, regional and local jurisdiction plans. At a policy and regulation level, no impacts would be considered significant unavoidable and adverse as plan and code amendments can resolve any discrepancies.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Population and Employment	
Population and employment will increase under either Alternative reviewed, to similar degrees although locations may differ as noted in the next column. Additional population growth will increase the demand for housing. Secondary, indirect impacts of growth would likely include potential encroachment near natural environmental resources, increases in demand for facilities, infrastructure, and other effects. These secondary impacts are described in other sections of this Final EIS. The 10-Year Update of the City of Lake Stevens Comprehensive Plan is required by GMA to accommodate the forecasted population City through 2025. The City's growth targets are the result of a multi-jurisdictional, regional process of how each City is able to accommodate its fair share of future regional growth. The population target for the City of Lake Stevens equals 8,360 for the year 2025 and 46,125 for the year 2025 in the Lake Stevens UGA. The City target, minus current population levels, would result in a net population increase of 1,720 over the Year 2002 population of 6,640. In the UGA, the net increase in population is estimated to be 19,297 over Year 2002 population estimate of 26,828 persons. Generally for both alternatives, dwelling capacity is sufficient to allow for attainment of the growth targets. The projected 2025 growth studied is generally the same in total for each alternative, although the location of the growth could differ as described under each Alternative. The employment target for the City of Lake Stevens equals 1,805 for the year 2025 and 6,615 for the year 2025 in the Lake Stevens UGA. The City target, minus current employment levels, would result in a net employment increase of 641 over the Year 2002 employment of 1,164. In the UGA, the net increase in employment is estimated to be 2,816 over Year 2002 employment estimate of 3,799 persons.	**No Action:** The current land use plan in the adopted Comprehensive Plan has a 2012 population target of 8,771. The No Action Alternative would also allow for an increase in employment. **Proposed Action:** The Proposed Action Alternative has a 2025 population target of 8,360 and an employment target of 1,805. The Proposed Action Alternative would provide an opportunity for accommodation of the City's population in Town Centers due to existing services and the convenience of a central location for residents.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ Comprehensive Plan provides goals and policies for managing population and employment growth. ▪ Accompanying Critical Areas Ordinance (as adopted) would apply. ▪ Development regulations adopted as part of this action include design standards for use within the City of Marysville. ▪ The City could consider neighborhood impact fees for areas of high growth and unfunded road projects. ▪ The City could monitor growth levels and determine if adjustments to the Comprehensive Plan, capital facility and service plans, or other supporting plans or regulations are warranted to ensure that all Comprehensive Plan Elements and implementing plans and regulations are consistent and in balance. GMA and City regulations allow for annual review and amendment of City plans as appropriate.	
Significant Unavoidable Adverse Impacts: Population and employment will increase under either Alternative reviewed, although locations of growth could differ. Additional population growth will increase the demand for housing, capital facilities and public services. Additional population and employment growth will result in secondary impacts to the natural and built environment and to the demand for public services, and is addressed in the appropriate sections of this Final EIS.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Housing	
Under both Alternatives, the population and number of housing units will increase over time. The primary difference between the alternatives is the distribution of the growth within the City and its UGA and the capacity of each alternative to accommodate future growth. Under both Alternatives, the land use plan has the capacity to meet the City's housing targets. Based on calculations derived from the Snohomish County's Recommended Fair Share Housing Allocation Guidelines, it is anticipated that Lake Stevens total fair share allocation of affordable housing is 789 units by 2025. The City's ability to meet its fair share allocation of affordable housing will likely be achieved through its existing housing stock and the construction of new single- and multi-family housing units. Alternative housing styles such as senior housing, small lot single-family, accessory dwelling units, and live-work units provide opportunities to accommodate a range of household incomes. These alternative housing types could potentially help increase the City's ability to meet its affordable housing fair share allocation. New multifamily units with a range of unit sizes can also help to achieve the City's fair share of affordable housing. For both Alternatives, the potential indirect impacts of growth would likely include potential encroachment near natural resources, increased demand for City facilities and services, infrastructure, and other effects. These secondary impacts are described in other sections of this Final EIS.	**No Action:** The No Action Alternative accommodates growth to the year 2012. At capacity, it is projected that an additional 1,603 dwelling units could be provided in the City. The No Action Alternative provides an administrative procedure addressing use-by-right, which provides low-cost housing incentives in residential districts. **Proposed Action:** The Proposed Action Alternative accommodates growth to the year 2025. As of April 2001 the city could support about 726 new dwelling units, which included some large plats underway at the time. Residential development in the Town Centers can accommodate a range of housing types, styles, and densities providing a mechanism to accommodate future population growth and housing demand. Provided that land is used efficiently and a diversity of housing types is allowed, the projected population of 2025 should be accommodated for with existing buildable land. The Proposed Action Alternative provides a land use strategy which allows for home office/home businesses exist within the same building with a mixed-use appearance. The Alternative also recognizes Co-op Housing, cluster housing around a community center, as a Low Cost Housing Type.

- Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments:
- The City could monitor growth levels (including housing mix and densities) and determine if adjustments to the Comprehensive Plan, capital facility and service plans, and or other supporting plans or regulations are necessary. This will ensure that all Comprehensive Plan elements and implementing plans and regulations are consistent and in balance. GMA and City regulations allow for annual review and amendment of City plans as appropriate.
- Alternative housing types, such as small lot single family, multi-family development, and senior housing will help to create a wider range of housing options.
- Other potential implementation measures include: utilization of Federal or State funds, where appropriate; potential development of an inclusionary housing program; fast track permit processing; fee waivers; and reduction in development standards (e.g. density bonus, reduced parking requirements, etc.) for affordable housing. These implementation measures will require detailed review if for example development regulations are revised subsequent to this Comprehensive Plan update.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
▪ The City could take further action to meet its affordable housing targets by providing affordable housing incentives and by supporting affordable and transitional housing programs sponsored by Snohomish County Housing Authority and/or other local non-profit housing agencies. ▪ Federal non-profit housing programs such as the Federal Housing Administration homebuyer programs, community development block grants, and Section 8 Housing Assistance Program can help Lake Stevens' residents with access to affordable housing. ▪ State programs such as Aid to Families with Dependent Children, the Family Assistance Program, Refugee Assistance, Consolidated Emergency Assistance Program, and general assistance for financially needy families, pregnant women, and unemployable persons can also help Lake Stevens' residents with access to affordable housing.	
Significant Unavoidable Adverse Impacts: Housing units will increase under both Alternatives reviewed. Additional population growth will increase the demand for housing as well as capital facilities and public services. The need for affordable housing will increase as well. Additional population and housing growth will result in secondary impacts to the natural and built environment and to the demand for public services addressed in other sections of this FEIS.	

Impacts Common to All	Distinguishing Impacts of the Alternatives
Cultural Resources	
Designated historic landmarks would be protected by Federal and State laws. Both Alternatives designate certain historic structures: Community/Senior Center, Sno-Isle Regional Library- Lake Stevens Branch, Lake Stevens Historical Museum, Lake Stevens Community Hall, and Grimm House. City design guidelines could result in compatibility of new development near designated historic buildings and grounds. The protection of *non-designated* historic resources would primarily be left to the market place. City design guidelines could provide some protection in terms of compatibility of new development near historic buildings and grounds. Development over the planning period in the Planning Area also has the potential to disturb archaeological resources.	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action:** See "Impacts Common to All Alternatives."
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City could coordinate with local tribes, and the State Office of Archaeology and Historic Preservation to conduct a general survey of the City limits and the Planning Area to identify potential archaeological sites. ▪ The City could develop a historic district or landmark ordinance and other programs to promote historic and cultural education and recognition, and potentially include regulatory measures on such landmarks. ▪ The City could work with other groups to acquire and/or restore key historic properties or their development rights.	
Significant Unavoidable Adverse Impacts: While State and City regulations and procedures should allow consideration of historic and cultural properties, the lack of surveys may mean that new development may disrupt historical or cultural properties. Implementation of other potential mitigation measures related to inventories, local regulations, or acquisition, could reduce the potential for this impact.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Transportation	
Traffic Volumes and Operations All roadway segments, except for a portion of Main Street, are expected to meet the adopted levels of service at the 2010 horizon. Both Alternatives will increase volumes on regional highways and Lake Stevens streets, and increase congestion at intersections. However, even with the growth in traffic, the long-term transportation improvements identified in the *Transportation Improvement Plan* are estimated to provide the necessary roadway and intersection capacity to support the increase in residential land use. All major intersections within Lake Stevens are estimated to operate at or above LOS standards, with the exception of Main Street. Main Street between North Lakeshore Drive and 18th Street NE is projected to deteriorate to LOS F within 10 to 20 years, which is below the LOS D estimate developed as part of the adopted *Transportation Improvement Plan*. **Nonmotorized** Both Alternatives will impact nonmotorized modes through increased use of trails and bikeways. As would be expected the increase in population and employment would increase the demand for additional pedestrian and bicycle facilities. **Transit** Transit operations and facilities will be impacted by the increase in travel demand created by both of the Alternatives. These increases could require extended service and some capital facilities. Commuter routes will also see increased demand impacting the park and ride lot. **Impacts of Proposed Capital Improvements** To accommodate growth under all alternatives, numerous projects are proposed to improve road, transit, and nonmotorized transportation. Although the improvements address the impacts of traffic congestion, the projects themselves could result in impacts to the natural and built environment. Construction impacts would include increased noise and dust,	**No Action:** The No Action Alternative represents an opportunity for development to be more dispersed. As a result, transportation improvement could be required over a larger area and requiring an increased demand for the creation of new roads. **Proposed Action:** The Town Centers provide an opportunity for growth to be central to existing transportation routes and facilities. Rather than creating new roads, the development of the Town Centers could result in higher demand for upkeep of existing facilities to accommodate for a more centrally located population.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
as well as impede the normal flow of traffic. Roadway expansion projects will additionally result in increases in impervious surface area, which in turn can potentially affect water quality, vegetation, wildlife, and other elements described elsewhere in this FEIS. Detailed planning and design analyses will be required to carry any of the proposed transportation improvement projects through to pre-design, design and ultimately construction. At this later stage, more detailed analysis of projects would include detailed evaluation of topographic considerations, impacts to residents and businesses, environmental impacts, construction impacts, and project costs.	
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City has recommended 2025 transportation improvements as identified in the *Transportation Improvements Plan*. ▪ The City could pursue interlocal agreements with Snohomish County to result in implementation of City of Lake Stevens design and development standards for transportation connections, roadway design, within unincorporated portions of the UGA. ▪ Consider neighborhood impact fees for areas of high growth and unfunded road projects.	
Significant Unavoidable Adverse Impacts: Increases in future development will result in increased traffic volumes. Although congestion can be addressed through the mitigation measures presented in this document, the increase in traffic itself is considered a significant unavoidable impact.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Parks and Recreation	
Both alternatives increase City population and employment growth and will increase demand on park and recreation facilities. The UGA population projection would further increase demand if annexed, although unincorporated area residents may use City facilities prior to annexation.	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action:** See "Impacts Common to All Alternatives."
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City could regularly review and update the Level of Service Standards to remain current for planning, design, and grant purposes. ▪ The City could regularly update its park and trail impact fee ordinance to help ensure that park infrastructure keeps pace with development. ▪ The City could pursue more aggressive grant and bond financing for parks and trails projects. The City could develop a policy and corresponding program to protect estate properties from development.	
Significant Unavoidable Adverse Impacts: Increased residential and employment growth will increase the demands on parks and recreational facilities. With implementation of mitigation measures, the City could provide parks and recreation services at locally adopted levels of service to meet the demand, avoiding adverse impacts. Development of existing vacant parcels will reduce privately held open space in the Planning Area.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Fire, Police and Court Services	
Both accommodate growth in Lake Stevens with the primary difference in the distribution and location of that growth. It is anticipated that additional growth accommodated by either Alternative would result in increased demand for public safety services. In particular, additional police and fire services would likely require additional personnel to meet demand. New development would likely enhance assessed valuation, tax base, and revenues available to the affected jurisdictions and special districts for providing emergency services. Availability of services will be dependent on allocated budgets.	**No Action:** The No Action Alternative represents an opportunity for development to be more dispersed. Without additional staff, future development that occurs further away from police and fire stations may result in increased response times to outlying areas. As demand for services increases, the City may need to consider the construction of satellite stations to meet response time standards. **Proposed Action:** The Town Centers provide an opportunity for growth to be central to existing services. Residential growth and development in the proximity of existing public services may help to keep response times lower, due to shorter travel times respond to calls.

Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments:

General

- Specific impacts of future development proposals should be assessed and appropriate mitigation measures imposed through the City's SEPA authority. These may include the adoption of an impact fee ordinance for fire services in the City to support funding for future capital improvements.
- The City should determine capital facilities needs and cost of new equipment and facilities to accommodate demand for services.
- The City should continue to monitor demand for services and review ability to achieve the City's level of service standards such as through the budgeting process.

Fire

- Expanded fire/emergency medical services and police protection services should be provided concurrent with new development.
- The City should consider revisions to the current level of service standards to address mandatory State requirements.
- The City should consider a level of service standard based on emergency call volumes.
- The future development pattern may require the need for satellite fire stations and review of the current fire station capacity.
- The City could consider implementing impact fees for capital improvements in City limits and revising the SEPA mitigation fees to help pay for other needs and services.

Police

- The City should consider a "calls for service per year per officer" standard as a means of monitoring officer workload to allow adequate time for community crime prevention programs.
- The City should consider establishing response time standards (annual average) for calls.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
▪ The City should consider monitoring street miles and/or square miles of service to assist with documenting response times. ▪ Efforts with community crime prevention programs could also help mitigate some of the impact of increased demand for police services. ▪ The City should consider integration of Crime Prevention Through Environmental Design (CPTED) techniques into development regulations and development application reviews to reduce opportunities for crimes.	
Significant Unavoidable Adverse Impacts: Under each alternative, future population growth and business development will continue to increase the need and demand for fire, police, and municipal court services. City level of service standards and budgets will determine the service response to these increased demands. Due to the City's policies and annual monitoring, no unavoidable impacts are anticipated.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Libraries and Schools	
Schools Population growth in the City and its UGA would result in increased enrollment at Lake Stevens School District. Additional students will in turn place increased demand on school facilities and services. **Library** Projected population growth will result in greater demands on the library system. The existing library facility was considered to be at capacity in 1992 and is currently considered inadequate. Population growth would result in an increased demand for library facilities.	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action:** The Proposed Action Alternative recognizes the need for a larger library, approximately 10,000 square feet in size.
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ Consistent with City policies, the City should coordinate with the Lake Stevens School District and Sno-Isle Regional Library to ensure timely exchange of growth information; allowing services to expand as demand increases for libraries and schools. ▪ Specific impacts of future development proposals would be reviewed through SEPA and development regulations. Appropriate mitigation measures may include pedestrian improvements to school facilities and impact fees.	
Significant Unavoidable Adverse Impacts: Under each alternative, future population growth and development will continue to increase the need and demand for public services such as libraries and schools. Coordination with service providers and regular review of capital plans by City, School Districts, and the Sno-Isle Regional Library will help avoid impacts.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Water Supply	
Both alternatives will result in increased demand for water service. Regardless of which Alternative is selected, the Water System Plan should be updated to using the land use designations, capacities, and assumptions that are in the adopted Comprehensive Plan Update.	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action Alternative:** See "Impacts Common to All Alternatives."
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City could implement an aggressive water conservation program for residential, commercial and industrial users. ▪ The City could implement an impact fee or other financial methods to finance improvements. ▪ The City could create a *City Water Plan* to incorporate land use and growth area decisions made as part of the Comprehensive Plan Update. ▪ The City could establish a policy for new and/or existing businesses to use water at the average per capita employee level. Those not able to meet the goal should be encouraged to conserve, re-use water, or develop new sources. ▪ In conjunction with developing additional sources, the City could develop a more detailed groundwater protection program.	
Significant Unavoidable Adverse Impacts: Continued growth in the Planning Area will lead to a need for expanded water sources. Such expansion could have its own environmental impacts, depending on the nature of the new source and its location. The City's Capital Facility Plan along with water system planning should minimize unavoidable impacts.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Sanitary Sewer	
Both Alternatives would increase demand for wastewater treatment and service which is currently provided by Lake Stevens Sewer District through an interlocal agreement. Regardless of which Alternative is selected, the Sanitary Sewer Plan should be updated with the land use designations, capacities, and assumptions that are in the adopted Comprehensive Plan.	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action:** The Proposed Action Alternative includes a goal of eliminating all septic systems over time.
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ Development within the UGA should be expected to connect to and extend existing and planned sanitary sewers. This enables the most efficient delivery of wastewater facilities within an urban area. ▪ Discourage septic systems in the UGA if sanitary sewer is available or planned within six years for the area.	
Significant Unavoidable Adverse Impacts: Additional population, employment, and industrial/commercial growth will result in increased demands on sanitary sewer facilities. Advanced sewer system planning and capital facility planning should minimize the possibility of unavoidable impacts.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Storm Sewer	
Additional growth and development will increase the amount of impervious surfaces and the level of stormwater run-off in comparison to existing vacant and natural (vegetated) land uses. In most situations, downstream flows would increase.	**No Action:** Older developments, that were approved to rural standards contribute unchanneled and unfiltered runoff to the lake, are not taken into consideration in the No Action Alternative. **Proposed Action**: The Proposed Action Alternative includes the development of a master drainage plan that would provide "regional" detention facilities where water may be channeled, collected, and biofiltered. The master drainage plan would address impacts from older developments that are not functioning at current regulations.
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City could modify its stormwater standards to provide additional storage and reduced release rate. ▪ The City could fund more public education on water quality for residents and businesses.	

Significant Unavoidable Adverse Impacts: Increased development increases impervious surface, reduces vegetation, and thereby impacts the stormwater system in the planning areas and the natural recharge of groundwater.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Solid Waste	
Additional growth would contribute to increased demand for solid waste capacity. Snohomish County Solid Waste Division estimates that current landfill capacity should last for at least the next 20 years. The projected populations for both Alternatives are similar and the City would be expected to experience similar impacts from either Alternative.	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action:** The Proposed Action Alternative includes a goal of eliminating all septic systems over time.
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City could support added public outreach efforts to increase awareness of recycling programs.	
Significant Unavoidable Adverse Impacts: As population growth occurs, the amount of solid waste generated will increase, resulting in increased demand on the County's disposal system. Unavoidable impacts are not anticipated due to the Countywide coordination of solid waste and recycling programs.	

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
Utilities	
The primary difference between the alternatives is the location of the growth. This will in turn affect the location of service demand in the City. **Electricity** Additional population growth will result in additional demand for electricity. The City's population growth is an allocation of State OFM projections for Snohomish County, and should be consistent with PSE's use of State OFM projections. **Natural Gas** Additional population growth will result in additional demand for natural gas. Natural gas is not an essential service, and therefore, Puget Sound Energy is not mandated to serve all areas. Extension of service is based on requests and the result of a market analysis to determine if revenues from an extension will offset the cost of construction. **Telecommunications** Additional population growth will require the addition of telephone cable lines and additional electronic service area stations and demand for new residential and commercial phone lines. Telephone service providers can provide adequate coverage at present and have existing facilities capable of accommodating growth in the future. Wireless telecommunications companies analyze the market demand and expand services and install new cellular towers in response to increased demand. The capacity of wireless facilities is based on the number of facilities in an area, number of customers and the amount of customer use. Wireless telecommunications companies consider information related to demand and capacity proprietary information. **Electromagnetic Fields** There are currently no Federal or State regulations or standards for low frequency electromagnetic field (EMF) exposure for electric power lines. There are requirements for power line field strength per the National Electrical Safety Code. Federal and State research provides some direction	**No Action:** See "Impacts Common to All Alternatives." **Proposed Action:** If residential and commercial growth is more focused in the Town Centers where much utility infrastructure already exists, services would need to be increased but not necessarily constructed, in these areas.

Impacts Common to All Alternatives	Distinguishing Impacts of the Alternatives
for possible techniques to lessen exposure to EMF, which primarily focuses on passive regulatory action such as public education outreach efforts aimed to reduce exposure.	
Mitigation Measures: In addition to Incorporated Plan Features and Applicable Regulations/Commitments: ▪ The City should provide annual updated population, employment, and development projections to Puget Sound Energy so they can evaluate actual patterns and rates of growth, and compare these patterns to electrical demand forecasts. ▪ The City could coordinate and cooperate with other jurisdictions in the implementation of multi-jurisdictional electric utility facility additions and improvements.	
Significant Unavoidable Adverse Impacts: Additional population and employment growth will increase the demand for electricity, natural gas, and telecommunication services. The City's coordination with service providers along with mitigation measures should allow for increased demand to be met. Unavoidable impacts are not anticipated.	

ADDENDUM NO. 8 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS INTEGRATED 2005 COMPREHENSIVE PLAN AND FINAL ENVIRONMENTAL IMPACT STATEMENT

Adoption of Land Use Map Amendments and Text Revisions, including the addition of an Executive Summary and revisions to Chapter 1 Introduction, Chapter 2 Land Use, Chapter 3 Housing, Chapter 4 Environment and Natural Resources, Chapter 5 Parks, Recreation and Open Space Element, Chapter 6 Economic Development, Chapter 7 Public Services and Utilities, Chapter 8 Transportation, Chapter 9 Capital Facilities, Appendices, Cover, Footers and Table of Contents

Prepared in Compliance with
The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11 Washington Administrative Code
Lake Stevens Municipal Code Title 16

Date of Issuance: June 26, 2015

FACT SHEET

ADDENDUM NO. 8 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS INTEGRATED 2005 COMPREHENSIVE PLAN AND FINAL ENVIRONMENTAL IMPACT STATEMENT

Proposed:

In 1994 the city of Lake Stevens adopted its initial GMA Comprehensive Plan to address growth in the city and associated Urban Growth Areas (UGA. The first major update to the Lake Stevens Comprehensive Plan occurred in 2006, which highlighted the city's changing status from small community to a growing city. The 2006 plan identified specific growth centers as the focus for the plan and recommended developing subareas plans for each growth centers including the Downtown Lake Stevens, 20th Street SE Corridor (AKA South Lake), Lake Stevens Center (AKA Frontier Village) and the Hartford Road Industrial Area. By the end of 2012 the city had adopted two subareas and completed a draft framework for a third. Also as part of the 2006 Comprehensive Plan, the city developed an annexation plan that calls for eventually annexing the remainder of the unincorporated area within its unincorporated UGA. As of December 31, 2009, all of the UGA west and southwest of the lake has been annexed.

The proposed 2035 Lake Stevens Comprehensive Plan is a non-project action that addresses the applicable GMA elements pursuant to Chapter 36.70A RCW as specific chapters. The updated plan incorporates and responds to community preferences and concerns and considers the role of planning under GMA, Vision 2040 and Snohomish Countywide Planning in the development of specific goals and policies. This plan also adopts the current population (46,380) and employment (7,988) targets for the Lake Stevens UGA as the guiding framework to address land use, housing, infrastructure, transportation, recreation and funding needs for the community over the next 20 years. This update includes specific amendments to maps, figures and text to reflect current citywide conditions, demographics and statistical information.

Description of Proposal:

The 2035 Lake Stevens Comprehensive Plan includes the following revisions:

- **Title Page and Table of Contents** updates the title page, table of contents and references as needed with final draft.
- **Executive Summary** provides an overview of the city's vision, describes growth since the last major update and identifies major changes to each element of the plan.
- **Chapter 1 – Introduction** includes updated vision statements for each plan element; describes the state, regional and countywide planning context for the Comprehensive Plan; provides an updated public participation discussion and goals; along with updated statistical and demographic information.

- **Chapter 2 – Land Use** includes map, text and figure amendments, describes the state, regional and countywide planning context for the Land Use Element; provides updated statistical and demographic information, including current population and employment growth targets; updates the city's growth strategy; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 3 – Housing** includes text and figure amendments, describes the state, regional and countywide planning context for the Housing Element; provides updated population and demographic information, including current housing targets; specific attention is given to discussing housing distribution, household makeup and affordability; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 4 – Environment and Natural Resources** includes map and text amendments, describes the state, regional and countywide planning context for the Environmental Element; provides updated critical areas and shoreline discussion; incorporates sections related to climate change and aquifer recharge; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 5 – Parks, Recreation and Open Space** proposes minor changes including an updated vision statement; new project references in the capital projects (e.g., Cavelaro Park Master Plan, Frontier Heights Park and Trail Connections) as a major update was completed in 2013.
- **Chapter 6 – Economic Development** includes text amendments; describes the state, regional and countywide planning context for the Capital Facilities Element; discusses economic strategy plan progress; it also includes economic indicators that will guide further emphasis on specific strategies supporting economic growth; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 7 – Public Services and Utilities** includes map, figure and text amendments; describes the state, regional and countywide planning context for the Public Services and Utilities for the city and special purpose districts; provides a descriptive inventory of the general location and capacity of all existing and proposed public utilities, facilities and services including level of service standards in the city of Lake Stevens; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 8 – Transportation** includes map, figure and text amendments; describes the state, regional and countywide planning context for the Transportation Element; contains updated information related to the road classifications, level of service standards and concurrency, street inventory, multi-modal planning, and mass transit; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 9 – Capital Facilities** includes figure and text amendments; describes the state, regional and countywide planning context for the Capital Facilities Element; contains updated financial data, inventory, funding mechanisms, and clarification of the 6-year Capital Improvement Plan; identifies short and long term cost planning to support infrastructure expenditures; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.

Purpose of the FEIS Addendum:

This addendum and adoption of existing environmental documents is to add information to the proposed Lake Stevens Comprehensive Plan amendments. This addendum and adoption of existing environmental documents does not substantially change the analysis of alternatives considered in the city's Integrated 2005 Comprehensive Plan (adopted July 2006) and FEIS (adopted July 17, 2006) along with subsequent addenda 1-7 adopted between 2007 and 2014. The city has considered the impacts of the proposed programmatic actions to the FEIS and addenda, the FEIS for the Lake Stevens Center Subarea Plan (adopted July 2012) and the FEIS for the 20th Street SE Corridor Subarea Plan (adopted July 2012). No additional significant impacts beyond those identified in the previous FEIS documents are expected to occur. To the extent that the existing environmental documents listed in this Addendum or other published documents have analyzed such changes, no additional programmatic action level environmental review will be required. This Addendum is issued in accordance with WAC 197-11-625 and WAC 197-11-630. Additional changes to the proposal may be considered during the public hearing process. The addendum and adoption of existing environmental documents satisfies the city of Lake Stevens' environmental review for the 2015 Comprehensive Plan update.

Location of Proposal:	City of Lake Stevens
Proponent: **Lead Agency:**	City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258 (425) 377-3235
Required Approvals:	Adoption of GMA Comprehensive Plan map and text amendments granted by Lake Stevens City Council
Circulation:	This addendum and adoption of existing environmental documents is being sent to SEPA review agencies and interested parties.
Comment:	No comment period is required for this addendum under WAC 197-11-502; however, the city is circulating this addendum with an optional comment period of 30 days to interested parties and affected agencies. The city must receive comments no later than **4:00 pm July 26, 2015.**
Contact Person:	Russell Wright, *Lead Senior Planner* (425) 212-3315 or rwright@lakestevenswa.gov
Date of Issuance:	June 26, 2015

Responsible Official:

Signature: _____

Russell Wright, *Lead Senior Planner* on behalf of Rebecca Ableman McCrary, *Planning & Community Development Director*

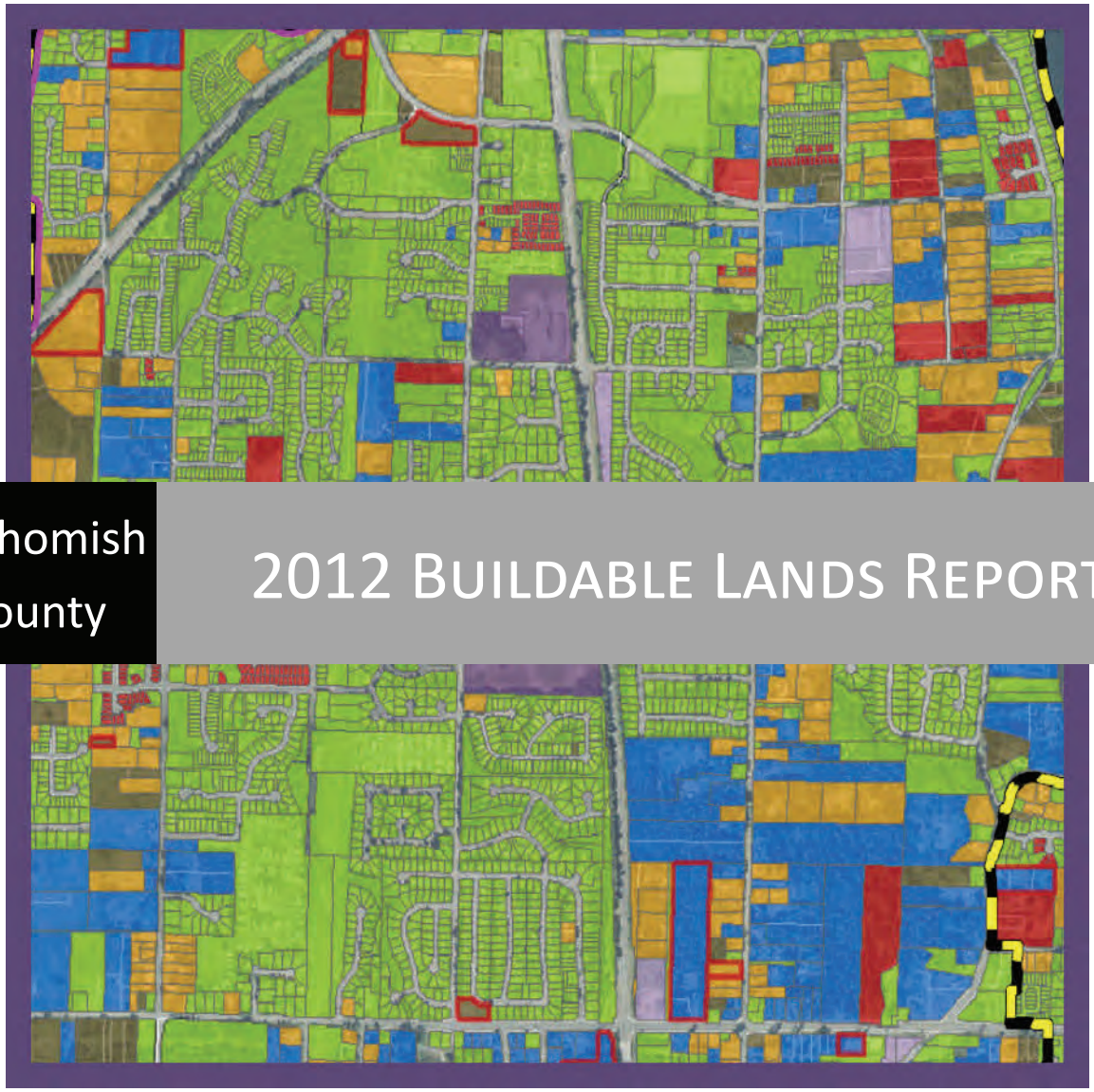
Public Hearing: The City Council and Planning Commission have held multiple workshops and two open houses related to the described Comprehensive Plan amendments over the last 18 months. The Lake Stevens Planning Commission and City Council will hold public hearing to receive final comments and testimony prior to adoption.

Documents: The Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement, as addended is available at the Permit Center. Electronic copies may be requested. The city website also has a copy of the current plan and FEIS at www.lakestevenswa.gov.

Snohomish County

Snohomish County Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL



Snohomish County

2012 Buildable Lands Report

Adopted by the Snohomish County Council on June 12, 2013

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June 13, 2013

Mr. Leonard Bauer
Managing Director, Growth Management Services
Washington State Department of Commerce
1011 Plum Street SE
P.O. Box 42525
Olympia, WA 98504-2525

RE: 2012 Buildable Lands Report for Snohomish County

We are pleased to submit to your office three copies of the 2012 Buildable Lands Report for jurisdictions within Snohomish County, consistent with GMA requirements.

This report was developed in consultation with the cities of Snohomish County using the Snohomish County Tomorrow process. It is the result of a coordinated county and city data collection and analysis process established by the Countywide Planning Policies and carried out by jurisdictions through the cooperative planning process of Snohomish County Tomorrow. In addition, the methodological assumptions employed for the preparation of the 2012 Buildable Lands Report were informed by stakeholder and public input through an early and continuous public involvement process carried out for this and previous reports prepared in 2002 and 2007.

On February 27, 2013, county and city elected officials on the Snohomish County Tomorrow Steering Committee accepted the 2012 Buildable Lands Report on behalf of their jurisdictions. On June 12, 2013, the Snohomish County Council held a public hearing and adopted Motion 13-150, which adopted this 2012 Buildable Lands Report, consistent with requirements in county code.

This report is being transmitted to you to satisfy the GMA requirement at RCW 36.70A.215(2)(b) for a third buildable lands review and evaluation report from Snohomish County. Although not due until June 30, 2014, it was the preference of jurisdictions at Snohomish County Tomorrow to prepare and complete this report well in advance of the GMA deadline. This goal was based on the need to prepare the detailed planning data this report provides on a schedule that is better timed to support the process for updating comprehensive plans required under GMA by 2015.

If you have any questions, please contact Clay White (425-388-3122), Paul Krauss (425-670-5401) or Shane Hope (425-744-6281), the SCT Planning Advisory Committee Co-Chairs.

Signed,

Stephanie Wright, Council Chair

Dave Somers, Council Vice-Chair

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 13-150

ADOPTING THE 2012 BUILDABLE LANDS REPORT FOR SNOHOMISH COUNTY AND AUTHORIZING THE COUNTY COUNCIL CHAIR AND VICE-CHAIR TO SIGN TRANSMITTAL LETTER TO THE WASHINGTON STATE DEPARTMENT OF COMMERCE

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

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

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

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

WHEREAS, the Draft 2012 Buildable Lands Report follows a framework for coordinated county and city data collection and analysis established in the procedures report titled "Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities." This procedures report, approved by the SCT Steering Committee, also was used as the framework for the 2002 and 2007 Buildable Lands Reports; and

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

WHEREAS, the SCT Planning Advisory Committee, following an 18-month review process, recommended a Draft 2012 Buildable Lands Report to the SCT Steering Committee on February 14, 2013; and

WHEREAS, the SCT Steering Committee recommended the PAC's Draft 2012 Buildable Lands Report to the Snohomish County Council on February 27, 2013; and

WHEREAS, adoption of the 2012 Buildable Lands Report does not constitute an agency action as defined by WAC 197-11-704. Therefore, SEPA environmental review is not required. Although the adoption of the report is not an agency action, to the extent it may be considered an agency action, it is categorically exempt under WAC 197-11-800(17) as information collection and research; and

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

WHEREAS, on June 12, 2013 the Snohomish County Council held a public hearing on the Draft 2012 Buildable Lands Report recommended by the SCT Steering Committee, at which hearing testimony was presented by the public and participating jurisdictions;

NOW, THEREFORE, ON MOTION, the Snohomish County Council adopts the 2012 Buildable Lands Report, attached to this motion as Exhibit A, as the buildable lands report for Snohomish County and authorizes the Council Chair and Vice-Chair to affix their signatures to a letter under cover of which the report will be transmitted to the Washington State Department of Commerce.

PASSED this 12th day of June, 2013.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

S. Wright

Council Chair

ATTEST:

Sheila McCallister

Asst. Clerk of the Council

D.13

MOTION NO. 13-150
ADOPTING THE 2012 BUILDABLE LANDS REPORT FOR SNOHOMISH COUNTY AND AUTHORIZING THE COUNTY COUNCIL CHAIR AND VICE-CHAIR TO SIGN TRANSMITTAL LETTER TO THE WASHINGTON STATE DEPARTMENT OF COMMERCE
Page 2 of 2

2012 Buildable Lands Report for Snohomish County

Adopted by the Snohomish County Council on June 12, 2013

Recommended by the
Snohomish County Tomorrow (SCT)
Planning Advisory Committee on February 14, 2013 and
SCT Steering Committee on February 27, 2013

Table of Contents

Executive Summary 1

Introduction 7
Background 7
Process 8
Uncertainties and Monitoring 10

Summary of Key Results 11

Methodology 15
Step 1: Buildable Lands Inventory (What land in the UGAs could be developed?) 15
Step 2: Development History – Residential, Commercial and Industrial (What density actually happens in each zone?) 22
Step 3: Capacity Calculation – Assignment of Future Development Densities to the Buildable Lands Inventory (What is the land capacity as of 2011?) 24
Step 4: Reductions for Uncertainty (How much of the land capacity is likely to be available for development by 2025?) 27
Step 5 & 6: UGA Growth Target/Capacity Comparisons (What are the growth targets, and is there enough land capacity?) 31

Results Summary 35
Population Targets and Capacities 37
Employment Targets and Capacities 45

Results by UGA 51
Arlington UGA 53
Darrington UGA 63
Gold Bar UGA 69
Granite Falls UGA 75
Index UGA 83
Lake Stevens UGA 87
Maltby UGA 99
Marysville UGA 103
Monroe UGA 115
Snohomish UGA 123
Stanwood UGA 131
Sultan UGA 139
Southwest UGA 145
Total UGA 147

Results by City and MUGA within SW County UGA 149
Bothell Area 151
Brier Area 159
Edmonds Area 163

Everett Area 173
Lynnwood Area 189
Mill Creek Area 197
Mountlake Terrace Area 203
Mukilteo Area 211
Woodway Area 219
Southwest UGA Unincorporated Gap/Overlap/Other Areas 223

Appendix 233
Reference Map 235

2012 Buildable Lands Report
for Snohomish County

Adopted by the Snohomish County Council
on June 12, 2013

Executive Summary

The 2012 Buildable Lands Report responds to the review and evaluation requirements of the Washington State Growth Management Act (GMA) in RCW 36.70A.215, commonly referred to as the "buildable lands" statute. The report was prepared by staff from the county and the cities using the Snohomish County Tomorrow (SCT) process.

This is the third buildable lands review and evaluation report completed by Snohomish County and its cities. It is based on the methods and approaches first developed and used by the county and cities for the two previous buildable lands reports prepared by Snohomish County Tomorrow in 2002 and 2007. The current report evaluates whether there is sufficient suitable land within UGAs to accommodate the forecasted residential, commercial and industrial growth anticipated through the end of the 20-year GMA planning period, currently 2025.

If the results of the buildable lands review and evaluation reveal that planned densities are not being achieved or that deficiencies in buildable land supply exist within UGAs, cities and counties are required to adopt and implement measures, other than adjusting urban growth areas, that are reasonably likely to ensure sufficient buildable lands throughout the remaining portion of the 20-year GMA planning period.

METHODOLOGY:

Using geographic information systems (GIS) technology, the present analysis began with a spring 2011 extract of all Assessor parcel records within incorporated and unincorporated portions of the Snohomish County urban growth area (UGA). Parcels with additional development potential were classified into one of four categories:

Vacant – parcels without structures.
Partially-used – parcels where existing structures use a portion of the site and where additional development is possible without demolition.
Redevelopable – parcels with existing structures that are expected to be demolished and replaced with new and more intensive uses.
Pending – parcels with pending applications for new construction.

Structures existing as of April 1, 2011 were considered developed and counted as part of the population or employment base, while everything proposed, built or occupied after that date was counted as future capacity for the 2012 report.

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

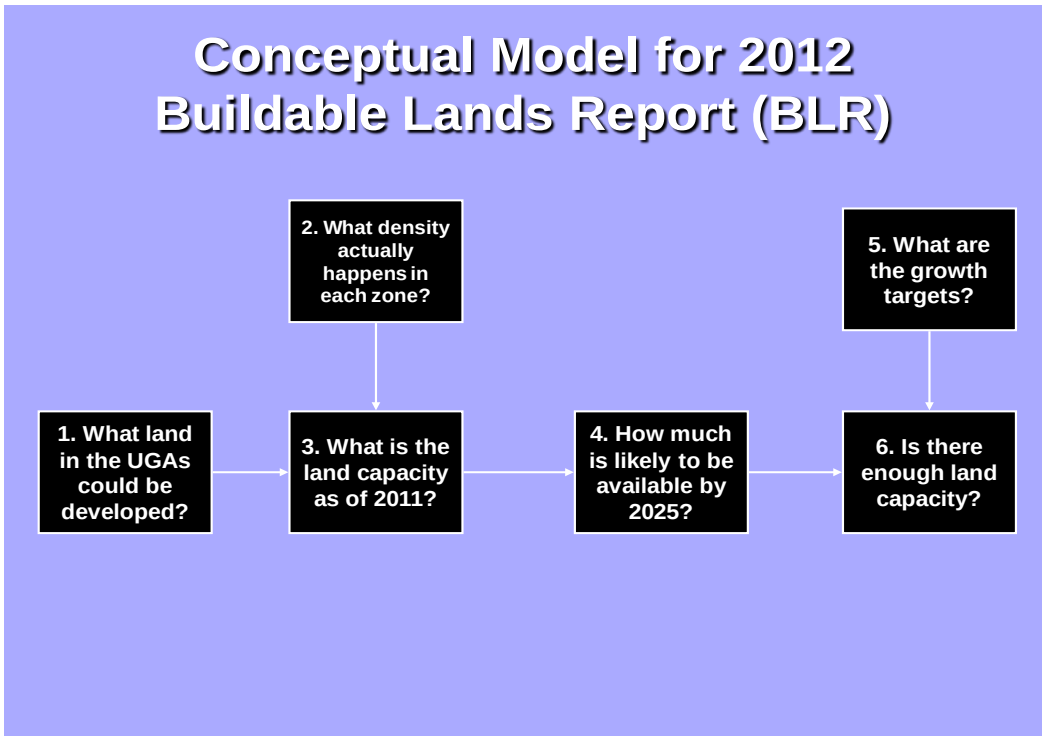
Unbuildable land area in developable parcels was then removed from the buildable lands inventory for parcels affected by: critical areas and buffers (steep slopes, wetlands, streams and lakes, frequently flooded areas); major utility easements; future arterial rights-of-way and land needed for other capital facilities (schools, parks, etc.). The unbuildable land estimate within parcels was further increased by 5% to account for unmapped critical/unbuildable areas.

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

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

Once these adjustments for uncertainties were made, the additional residential and employment capacities were aggregated from parcels to the city, UGA and Municipal UGA (MUGA) level in order to compare with the adopted 2025 population and employment targets, contained in Appendix B of the Countywide Planning Policies for Snohomish County.

The following flowchart depicts the major steps in conducting the buildable lands analysis:



RESULTS:

Below are the key observations from the 2012 SCT Buildable Lands Report, recommended by the PAC on February 14, 2013. These observations describe the estimated capacity shortfalls (termed "inconsistencies" under the GMA buildable lands statute) and capacity surpluses shown in the 2012 BLR.

- Overall, at the countywide UGA level:
  - Urban densities are being achieved consistent with GMA comprehensive plans, and
  - There is adequate land capacity to accommodate the adopted 2025 total UGA population and employment growth targets[1].

Population

	2011 Estimated Population	CPP 2025 Population Target	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
UGA Total	595,713	759,919	164,206	791,958	196,245	32,039

[1] For the countywide UGA, additional 2011-2025 population capacity exceeds 2011-2025 projected UGA population growth by 32,039 (19.5%). This net overall UGA surplus population capacity results from a combination of UGAs showing excess capacity (totaling 37,928) above projected population growth, and those showing deficits (totaling -5,888), as shown in the UGA-specific table below.

Employment

	2011 Estimated Employment	CPP 2025 Employment Target	2011-2025 Numeric Change	2025 Total Employment Capacity	Additional 2011-2025 Emp Capacity	Emp Capacity Surplus vs. Shortfall (in parentheses)
UGA Total	234,300	340,205	105,905	401,103	166,803	60,898

- UGA- and city-specific observations show:

  - At the individual UGA level, there appear to be 2025 population capacity shortfalls within the Arlington UGA, Gold Bar UGA, Monroe UGA, and Sultan UGA:

UGA Population

	2011 Estimated Population	CPP 2025 Population Targets	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
Arlington UGA	18,489	27,000	8,511	25,467	6,978	(1,533)
Darrington UGA	1,420	2,125	705	2,340	920	215
Gold Bar UGA	2,909	3,500	591	3,333	424	(167)
Granite Falls UGA	3,517	6,970	3,453	8,651	5,134	1,681
Index UGA	180	190	10	218	38	28
Lake Stevens UGA	33,218	46,125	12,907	46,634	13,416	509
Marysville UGA	60,869	79,800	18,931	84,829	23,960	5,029
Monroe UGA	18,806	26,590	7,784	24,782	5,976	(1,808)
Snohomish UGA	10,559	14,535	3,976	14,907	4,348	372
Stanwood UGA	6,353	8,840	2,487	11,452	5,099	2,612
Sultan UGA	4,969	11,119	6,150	8,739	3,770	(2,380)
SW County UGA	434,425	533,125	98,700	560,607	126,182	27,482
UGA Total	595,713	759,919	164,206	791,958	196,245	32,039

  - At the individual city level[2,3], there appears to be a 2025 population capacity shortfall within the Town of Darrington (although the Darrington UGA as a whole has enough capacity to accommodate the 2025 growth), and the cities of Monroe and Sultan. Within the SWUGA, which has enough overall capacity to accommodate the projected 2025 growth, there appear to be 2025 population capacity shortfalls within the cities of Bothell, Brier, Mill Creek, and Mukilteo:

City Population

	2011 Estimated Population	CPP 2025 Population Targets	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
Arlington City	16,620	18,150	1,530	18,965	2,345	815
Bothell City	16,570	22,000	5,430	19,899	3,329	(2,101)

[2] Using April 1, 2002 city boundaries (the date at which city boundaries were used to develop the 2025 targets).
[3] Capacity deficits of less than 100 are not considered to be inconsistencies.

	2011 Estimated Population	CPP 2025 Population Targets	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
Brier City	6,100	7,790	1,690	6,788	688	(1,002)
Darrington Town	1,345	1,910	565	1,680	335	(230)
Edmonds City	39,800	44,880	5,080	44,865	5,065	(15)
Everett City	101,148	123,060	21,912	126,987	25,839	3,927
Gold Bar City	2,060	2,497	437	2,406	346	(91)
Granite Falls City	3,317	4,770	1,453	5,532	2,215	762
Index Town	180	190	10	218	38	28
Lake Stevens City	7,644	8,360	716	8,777	1,133	417
Lynnwood City	35,767	43,782	8,015	44,624	8,857	842
Marysville City	32,418	36,737	4,319	38,627	6,209	1,890
Mill Creek City	14,554	16,089	1,535	15,117	563	(972)
Monroe City	17,237	20,540	3,303	19,637	2,400	(903)
Mtlk Terrace City	19,987	22,456	2,469	23,096	3,109	640
Mukilteo City	20,310	22,000	1,690	21,642	1,332	(358)
Snohomish City	8,838	9,981	1,143	10,802	1,964	821
Stanwood City	4,438	5,650	1,212	5,910	1,472	260
Sultan City	4,655	8,190	3,535	7,203	2,548	(987)
Woodway Town	1,305	1,170	(135)	1,385	80	215
City Total	354,294	420,202	65,908	424,161	69,867	3,960

- Within cities overall, there is adequate land capacity to accommodate the adopted 2025 total city population growth targets.

- For all other UGAs and cities not mentioned in the bulleted text above, the BLR determined that there is adequate capacity for accommodating the adopted 2025 population growth targets.

- There are no individual UGAs or cities within UGAs where there is a 2025 employment capacity shortfall.

NOTE: The county and cities are already in the process of updating growth targets and comprehensive plans by 2015, so the inconsistencies identified above may be resolved through that update process.

2012 Buildable Lands Report
for Snohomish County

Adopted by the Snohomish County Council
on June 12, 2013

Introduction

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

This report includes much of the updated growth monitoring information typically produced for the *SCT Growth Monitoring Report* series. It includes the county's population and employment information through the year 2011, and thus updates the *SCT 2009-2010 Growth Monitoring Report*. This report is thus intended to convey the monitoring information required of SCT by Countywide Planning Policy GF-5(c) for the year 2012.

Background

In 1997, the Growth Management Act (GMA) was amended to include new requirements for six western Washington counties (including Snohomish County) and the cities within those counties to establish review and evaluation programs that monitor residential, commercial and industrial development, and the densities at which this development has occurred under each jurisdiction's GMA comprehensive plan and development regulations. Using this information, a periodic evaluation of the sufficiency of remaining suitable residential, commercial and industrial land supply within Urban Growth Areas (UGAs) to accommodate projected growth at development densities observed since the adoption of GMA plans is required. As such, the Buildable Lands Report (BLR) "looks back" and compares planned vs. actual urban densities in order to determine whether the original plan assumptions pertaining to assumed densities and the adequacy of the urban land supply to the year 2025 were accurate.

If the results of the buildable lands review and evaluation reveal that planned densities are not being achieved or that deficiencies in buildable land supply exist within UGAs, cities and counties are required to adopt and implement measures, other than adjusting urban growth areas, that are reasonably likely to ensure sufficient buildable lands throughout the remaining portion of the 20-year GMA planning period. In Appendix D of the *Countywide Planning Policies*, Snohomish County and its cities have identified a process for identifying and evaluating potential reasonable measures that may be taken by the cities or the county to address any buildable land supply shortfalls revealed by the review and evaluation program.

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

This is the third buildable lands review and evaluation report completed by Snohomish County and its cities. It is based on the methods and approaches first developed and used by the county and cities for the two previous buildable lands reports prepared by Snohomish County Tomorrow in 2002 and 2007. The current report evaluates whether there is sufficient suitable land within UGAs to accommodate the forecasted residential, commercial and industrial growth anticipated through the end of the 20-year GMA planning period, currently 2025.

Prior to 2011, the GMA required Snohomish County to prepare a buildable lands report at least every five years, making a 2012 report the next in the BLR series for Snohomish County. In 2011, however, the buildable lands statute was amended to require updated buildable lands reports on an eight-year cycle, with the next report due no later than one year prior to the June 30, 2015 GMA deadline for updating of local comprehensive plans and development regulations in Snohomish County. SCT Planning Advisory Committee (PAC) members considered the extended deadline and determined that they needed updated buildable lands results much earlier than the new June 30, 2014 BLR deadline, in order to provide the planning data needed to support the upcoming 2035 SCT growth target development and GMA plan update efforts. Hence, the current report results have been developed and published well over a year in advance of the new GMA deadline.

As mentioned above, SCT is developing draft 2035 population and employment growth targets to replace the 2025 targets currently contained in the Countywide Planning Policies. The new targets will help guide the GMA plan updates in 2015. The development of the 2035 targets by SCT has been conducted concurrently with the finalizing of the 2012 Buildable Lands Report. Although the 2012 BLR is focused on evaluating the currently adopted targets to the year 2025, as required by GMA, it is worth noting that they are scheduled later in 2013 to be replaced by new population and employment targets that extend to the year 2035.

Process

Using the SCT process, Snohomish County and its cities have conducted a review and evaluation of achieved urban densities, remaining anticipated growth, and the adequacy of the urban area land supply to accommodate the remaining projected residential and employment growth through 2025. This report is the result of that analysis and characterizes the capacity in UGAs as of April 1, 2011 based on densities achieved under GMA. The following sections describe additional inputs to the development of the 2012 Buildable Lands Report.

Countywide Planning Policies and Procedures Report

In February 2000, the buildable lands review and evaluation program was established in Snohomish County with the adoption of amendments to Countywide Planning Policy UG-14 by

the County Council. These amendments were recommended by Snohomish County Tomorrow and were intended to provide interjurisdictional guidelines for the development of the buildable lands report.

One key requirement of CPP UG-14 (now called GF-7) was the development of a Procedures Report to establish general buildable lands definitions and methods, interjurisdictional data collection and data coordination issues, and city and county work program responsibilities. The Procedures Report was developed with consultant assistance from ECONorthwest. The resulting report, entitled *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*, was developed under the direction of a Technical Advisory Committee, and was approved by SCT in October 2000 as the guiding document for subsequent interjurisdictional technical work on the buildable lands program by city and county staff.

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

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

SCT's Reduced Scope of Work for the 2012 Buildable Lands Report

In 2010, Snohomish County Tomorrow was faced with a situation in which state grant funding for the upcoming buildable lands work had been cancelled statewide due to the severity of the state's budget difficulties. Local governments were also experiencing major budget challenges, and yet the GMA buildable lands reporting requirements for 2012 remained unchanged. After examining various options, SCT recommended allocating a portion of their recommended budget to fund an Associate Planner position during 2011 to work on the development history data and geographic information system (GIS) data for cities and the unincorporated UGAs. The County Council concurred with SCT's funding recommendation for the 2011 budget. The additional one-year staff position helped to augment the resources needed for the 2012 BLR work, but it was acknowledged to be at a reduced level of support than previous BLRs had relied upon.

Recognizing these constraints, SCT chose a scope of work for the 2012 report that was reduced compared with the previous BLRs. Specifically, data enhancement and development and testing of new buildable lands approaches were to be minimized. To reduce costs, the 2012 report would follow the methodology used for the 2007 BLR to the greatest extent possible.

Stakeholder Outreach for 2012 Report

Part of the effort that Snohomish County Planning and Development Services staff made in

preparing the 2012 report included contacting representatives of the two stakeholder groups PDS staff previously worked with for the 2007 report. One group represented developer, builder, and real estate interests. The other represented environmental and community group interests. Both groups expressed interest in reviewing the draft data and results as they were developed for the 2012 report. This was accomplished through several meetings and via email notifications to the main representative of both groups of the availability online of draft map and data results. Both groups were also aware of the reduced scope of work that county and city staffs were given for the 2012 report as a result of the staffing and budget cuts local governments had experienced since the 2007 BLR, and how reduced resources limited the ability of staff to work on potential enhancements to the data sources and methodology for the 2012 report.

Other opportunities exist for stakeholder input to the 2012 BLR through the SCT Steering Committee review process. Following an SCT Steering Committee recommendation on a final 2012 report, the County Council will hold a public hearing on the report prior to adopting a final version for Snohomish County.

Uncertainties and Monitoring

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

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

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

Summary of Key Results

A primary purpose of the Growth Management Act (GMA), Chapter 36.70A RCW, buildable lands analysis is to determine whether there is sufficient suitable land to accommodate the adopted population and employment allocations in urban growth areas, and to identify any inconsistencies between actual and planned development patterns and densities where such inconsistencies may prevent local governments from accommodating projected growth. As established in Appendix D of the Countywide Planning Policies (CPPs):

> In UGAs where a consistency problem has been found (e.g. not achieving urban densities or a lack of sufficient capacity), GMA (RCW 36.70A.215) and Countywide Planning Policy GF-7 direct cities and the county to consider "reasonable measures," other than expanding Urban Growth Areas (UGAs) to resolve the inconsistency.[4]

Below are the key observations from the 2012 SCT Buildable Lands Report, recommended by the PAC on February 14, 2013. These observations describe the estimated capacity shortfalls (termed "inconsistencies" under the GMA buildable lands statute) and capacity surpluses shown in the 2012 BLR.

- Overall, at the countywide UGA level:
  - Urban densities are being achieved consistent with GMA comprehensive plans, and
  - There is adequate land capacity to accommodate the adopted 2025 total UGA population and employment growth targets[5].

Population

	2011 Estimated Population	CPP 2025 Population Target	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
UGA Total	595,713	759,919	164,206	791,958	196,245	32,039

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	2011 Estimated Employment	CPP 2025 Employment Target	2011-2025 Numeric Change	2025 Total Employment Capacity	Additional 2011-2025 Emp Capacity	Emp Capacity Surplus vs. Shortfall (in parentheses)
UGA Total	234,300	340,205	105,905	401,103	166,803	60,898

- UGA- and city-specific observations show:

[4] CPPs, App. D (Reasonable Measures); Guidelines for Review; Applicable Policies.

[5] For the countywide UGA, additional 2011-2025 population capacity exceeds 2011-2025 projected UGA population growth by 32,039 (19.5%). This net overall UGA surplus population capacity results from a combination of UGAs showing excess capacity (totaling 37,928) above projected population growth, and those showing deficits (totaling -5,888), as shown in the UGA-specific table below.

- At the individual UGA level, there appear to be 2025 population capacity shortfalls within the Arlington UGA, Gold Bar UGA, Monroe UGA, and Sultan UGA:

UGA Population

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SW County UGA	434,425	533,125	98,700	560,607	126,182	27,482
UGA Total	595,713	759,919	164,206	791,958	196,245	32,039

- At the individual city level[6,7], there appears to be a 2025 population capacity shortfall within the Town of Darrington (although the Darrington UGA as a whole has enough capacity to accommodate the 2025 growth), and the cities of Monroe and Sultan. Within the SWUGA, which has enough overall capacity to accommodate the projected 2025 growth, there appear to be 2025 population capacity shortfalls within the cities of Bothell, Brier, Mill Creek, and Mukilteo:

City Population

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Darrington Town	1,345	1,910	565	1,680	335	(230)
Edmonds City	39,800	44,880	5,080	44,865	5,065	(15)
Everett City	101,148	123,060	21,912	126,987	25,839	3,927

[6] Using April 1, 2002 city boundaries (the date at which city boundaries were used to develop the 2025 targets).

[7] Capacity deficits of less than 100 are not considered to be inconsistencies. Given the uncertainties and limitations of the available data and methods, capacity shortfalls this small are not significant. For example, small differences in employment targets and capacity may result because the buildable lands evaluation of land supply does not consider potential growth in home-based occupations. It would be reasonable to monitor these initial results over the next five year review period.

	2011 Estimated Population	CPP 2025 Population Targets	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall (in parentheses)
Gold Bar City	2,060	2,497	437	2,406	346	(91)
Granite Falls City	3,317	4,770	1,453	5,532	2,215	762
Index Town	180	190	10	218	38	28
Lake Stevens City	7,644	8,360	716	8,777	1,133	417
Lynnwood City	35,767	43,782	8,015	44,624	8,857	842
Marysville City	32,418	36,737	4,319	38,627	6,209	1,890
Mill Creek City	14,554	16,089	1,535	15,117	563	(972)
Monroe City	17,237	20,540	3,303	19,637	2,400	(903)
Mtlk Terrace City	19,987	22,456	2,469	23,096	3,109	640
Mukilteo City	20,310	22,000	1,690	21,642	1,332	(358)
Snohomish City	8,838	9,981	1,143	10,802	1,964	821
Stanwood City	4,438	5,650	1,212	5,910	1,472	260
Sultan City	4,655	8,190	3,535	7,203	2,548	(987)
Woodway Town	1,305	1,170	(135)	1,385	80	215
City Total	354,294	420,202	65,908	424,161	69,867	3,960

- Within cities overall, there is adequate land capacity to accommodate the adopted 2025 total city population growth targets.
- For all other UGAs and cities not mentioned in the bulleted text above, the BLR determined that there is adequate capacity for accommodating the adopted 2025 population growth targets.
- There are no individual UGAs or cities within UGAs where there is a 2025 employment capacity shortfall.

NOTE: The county and cities are already in the process of updating growth targets and comprehensive plans by 2015, so the inconsistencies identified above may be resolved through that update process.

Monitoring

RCW 36.70A.215(4) also requires annual monitoring of measures that are adopted to address those inconsistencies that are identified in the buildable lands analysis. According to Appendix D of the CPPs, that monitoring requirement is met in part through the buildable lands report.

The 2007 Buildable Lands Report (2007 BLR) found that countywide, urban densities were being achieved within the UGA, and there was sufficient land capacity to accommodate adopted 2025 growth targets. It also made the same finding with respect to the great majority

of individual UGAs and cities. However, the 2007 BLR did identify several inconsistencies. A summary of the findings of monitoring for those inconsistencies and the effect of measures to increase consistency follows:

- Monroe UGA. The 2007 BLR showed a population capacity shortfall of 2,519. Through joint planning between the city and county, reasonable measures were identified that had been adopted or were recommended in order provide additional population capacity. The 2012 BLR shows those measures increased consistency, but did not eliminate it entirely[8]. There appears to be a remaining 2025 population growth target/capacity inconsistency in the Monroe UGA.

- Lake Stevens UGA. The 2007 BLR showed an employment capacity shortfall of 264 jobs. As a result of reasonable measures adopted by the city, the 2012 BLR shows no 2025 employment growth target/capacity inconsistency in the Lake Stevens UGA.

- City of Bothell. The 2007 BLR showed a population capacity shortfall of 883 compared to the target for the area within the Snohomish County portion of the city's 2002 boundary.[9] The 2012 BLR shows that there appears to be a remaining 2025 population growth target/capacity inconsistency in the City of Bothell.

- City of Brier. The 2007 BLR showed a population capacity shortfall of 510 compared to the target for the area within the city's 2002 boundary. The 2012 BLR shows that there appears to be a remaining 2025 population growth target/capacity inconsistency in the City of Brier.

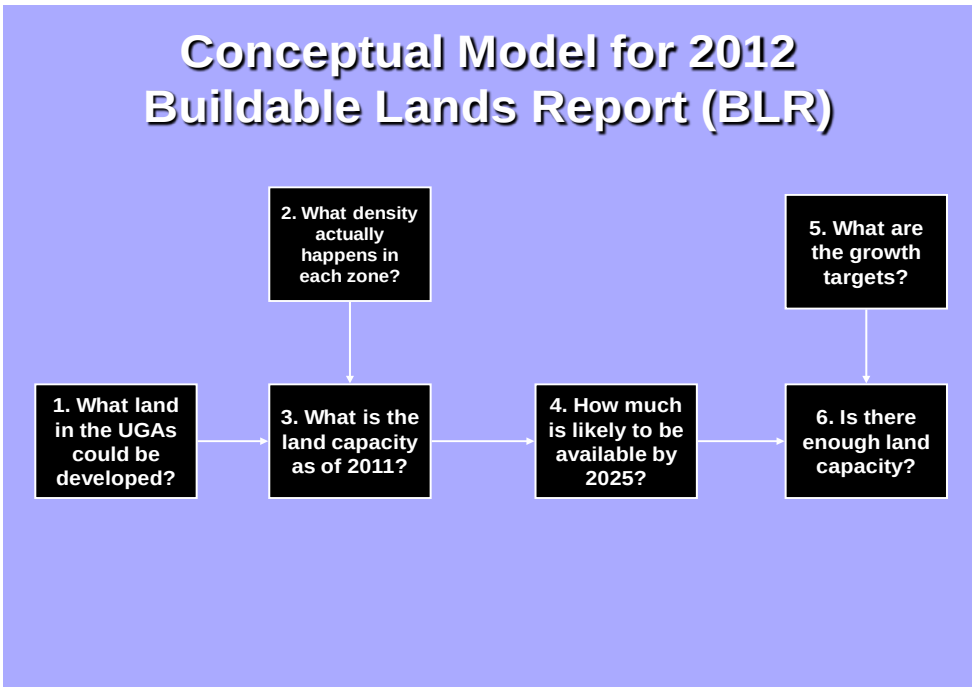
- City of Lynnwood. The 2007 BLR showed a population capacity shortfall of 688 compared to the target for the area within the city's 2002 boundary. As a result of reasonable measures adopted by the city, the 2012 BLR shows no 2025 population growth target/capacity inconsistency in the City of Lynnwood.

[8] Much of the remaining inconsistency is due to changed assumptions regarding the planned expansion of the Monroe Correctional Complex that the 2007 BLR expected to add population capacity. Since 2007, the state has dropped its expansion plans for the prison. As a result, the 2012 BLR capacity estimate does not include an expected capacity gain at the prison.

[9] According to the 2007 BLR, City of Bothell staff indicated that there were methodological differences in the buildable lands analysis used in the King County portion of the City compared with the Snohomish County portion that pertain to the market availability reduction factors. On the King County side, the market availability reduction factors used were lower. City staff indicated that if the King County factors were used on the Snohomish County portion of the City, the City's population capacity would have been higher in the 2007 BLR. In addition, the City of Bothell stresses that they had surplus capacity of 1,323 households in the King County portion of the City (as documented in the King County 2007 Buildable Lands Report, September 2007) which they assert offsets the population deficit shown in the 2007 BLR of 883 for the Snohomish County portion of the City.

Methodology

The UGA buildable lands analysis is a combination of six major steps and a several sub-steps.



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

The 2012 buildable lands inventory uses parcel-level data for both incorporated and unincorporated areas. Parcel boundaries and associated parcel attribute data were established for the inventory by joining an April 2011 extract of Assessor parcel data with an April 2011 version of the countywide geographic information system (GIS) parcel map. Quality control checks were performed to ensure the correct merging of these two data sets in a GIS format to allow for proper land use analysis. For the purposes of the buildable lands analysis, only parcels within the UGA (including cities) are included in the analysis.

Baseline Date

The spring 2011 date for the parcel GIS extract was chosen to coincide with the date at which both the base year population and employment estimates would be made for the 2012 report. For existing population, the baseline date is April 1, 2011 as established by the Washington State Office of Financial Management (OFM) population estimates for counties and cities. For existing employment, an extract of Washington State Employment Security (ESD) covered employment estimates, broken down into sub-areas of the county by the Puget Sound Regional Council, was obtained for March 2011.

The concept of using April 2011 as the base point in time for the buildable lands inventory is an important one. The review and editing of the accuracy of the buildable lands inventory has to center on one particular date in order to be consistent across all jurisdictions. Since the most

recent state population and employment estimates for Snohomish County is close to this date, April 2011 was chosen as the base date for representing what was built and occupied as of that date. Therefore, it also represents the date at which additional holding capacity for population and jobs were calculated. **Structures existing as of April 1, 2011 were considered developed and counted as part of the population or employment base, while everything proposed, built or occupied after that date was counted as future capacity for the 2012 report.**

Use of summer 2011 aerial photography for Snohomish County helped to verify the existence of structures at that time.

Future land use and zoning information

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

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

The major exception to this is in unincorporated UGAs where cities control the extension of utilities. Some cities require annexation before granting utility extensions and thus development approval. Where this is the case, the city's prezoning (or plan designations) and densities were used (Arlington, Granite Falls, Monroe, Snohomish, Sultan). In other unincorporated UGAs, consistency with the city's development standards is required for the extension of city utilities to the unincorporated UGA (Marysville and Stanwood). For these areas, the analysis uses development densities from actual projects in the unincorporated UGA.

Minor exceptions to the use of adopted zoning and plan designations occur where the two are inconsistent or where there is an existing non-conforming use. In some isolated instances, densities and FARs associated with the County's current zoning was determined to be more predictive than the more generalized future land use category. These situations were isolated to parcels in unincorporated UGAs with multi-family residential (MR), business park (BP), neighborhood business (NB), and rural conservation (RC) zoning.

Economic units

The 2012 report continues the approach, started with the 2007 BLR, of reorganizing parcels into "economic units." In most cases, parcels and economic units are synonymous. However, other situations warranted the combination of parcels or the division of a parcel based on location,

ownership and/or land use.

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

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

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

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

Pending development

Since April 2011, development has taken place on many of the parcels with additional capacity in the buildable lands inventory. Other parcels currently have pending applications for new construction. Some parcels had unoccupied new construction in April 2011. In these situations (recent development and pending applications received since April 2011, and new but still unoccupied buildings as of April 2011), this report uses the actual development or pending application information (where this information is known) as the capacity on a given parcel.

Pending residential and commercial/industrial projects in the UGA were added to the parcel database through fall 2012. This pending capacity information overrides the theoretical capacity estimates calculated by the capacity analysis. Theoretical capacity estimates (based on historic observed densities for developable parcels in the same plan/zone designation) are used for parcels <u>without</u> recent or pending development. The use of actual or proposed development yields for pending projects is a more accurate way of estimating additional capacity than using the average densities achieved on comparable sites.

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

Land Status Classifications

The land capacity analysis focuses solely on parcels within the current UGA boundary. Parcels in which potential capacity for additional development by the year 2025 is calculated were classified into three land status categories: vacant, partially-used, and redevelopable land. Parcels with pending development are not included in this classification process.

Vacant. Vacant parcels are generally those where the Assessor's building improvement value is less than $2,000. Some exceptions include parks and cemeteries where there are no building improvements (this report considers them as unchanging, or constant uses). Conversely, paved parking lots in the downtown areas of Everett and Lynnwood often have assessed improvements over $2,000 but are still considered vacant.

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

For *single family* zoned or designated land, existing houses valued at less than $100,000 and 75% of the land value are considered potentially redevelopable. If the parcel is too small to subdivide, then it is considered a replacement building, and no additional capacity is assigned to it. If the parcel is large enough to subdivide, and the improvement value of the house is over $100,000, then it is considered partially-used and is analyzed under the conditions described below.

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

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

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

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

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

Use of Critical Areas to Establish the Buildable Lands Inventory

Information on critical area features within UGAs was gathered in a GIS-format for the 2012 buildable lands analysis. Critical area data was collected from various federal, state, county and city sources indicated in the table below. Buffer data was added by Snohomish County PDS staff for purposes of the Buildable Lands Report. They do not represent actual buffers, and have been averaged per wetland and stream classifications according to SCC 30.62A.320.

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

Data Collection

Data	Source
Watercourse	Snohomish County Surface Water Management (SWM)
Watercourse Buffers	Snohomish County Planning and Development Services (PDS)
Wetlands	Snohomish County SWM and National Wetland Inventory (NWI)
Critical Area Slopes	Snohomish County Department of Information Services (DIS)
Waterbodies	Snohomish County SWM, Buffers produced by PDS
Floodplain	Federal Emergency Management Agency (FEMA)
Floodway	FEMA
Hydric Soils (Darrington)	Snohomish County DIS

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

Bothell Wetlands	City of Bothell Public Works
Flood Hazard Area (Everett)	City of Everett Planning Department
Everett Wetlands 5/17/12 and buffers	City of Everett Planning Department
Granite Falls SR 92 Bypass Wetland Survey	Snohomish County Department of Public Works road survey (DPW)
Stream Clip and Stream Buffers (Lake Stevens)	City of Lake Stevens Planning Department
Lake Stevens Area Wetlands with 95 foot Buffer	City of Lake Stevens Planning Department
Marysville Streams and Buffers	City of Marysville Planning Department
Marysville Stream Wetlands and Buffers	City of Marysville Planning Department
Marysville Wetlands and Buffers	City of Marysville Planning Department
Marysville Generalized Slopes	City of Marysville Planning Department
Monroe Streams	City of Monroe Planning Department
Monroe Wetlands	City of Monroe Planning Department
Monroe Buffers	City of Monroe Planning Department
Stanwood Flood Hazard Area	City of Stanwood Planning Department
Sultan Flood Hazard Area	Snohomish County SWM

After acquiring stream data, **streams** were buffered according to their fish habitat type per WAC 222.16.031 and SCC 30.62A.230. The City of Monroe provided stream data and buffer widths according to their Washington Department of Natural Resources type per Monroe City Code. The City of Marysville provided stream and buffer data classified per Fish Habitat type along with stream wetlands and buffers. The following buffers were applied to stream data not provided by city staff:

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

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

Wetland data was acquired from both the National Wetland Inventory (2007) and the Snohomish County Wetland Inventory collected from the PDS County Stream and Wetlands Survey (1986) and the DPW/SWM Drainage Needs Report (2002). These County data sources had been previously merged by Snohomish County DIS into one file. In order to obtain a maximum estimate of wetlands within Snohomish County, the NWI and County datasets were combined. Buffers were set at 110 feet, an average determined in the 2007 Buildable Lands Report originally derived from Washington State Department of Ecology statistics. A hydric soil layer was also applied in the Town of Darrington to account for forested wetlands not included in the above surveys, however buffers were not applied.

Critical area **slopes** were obtained from Snohomish County DIS. This data was originally generated from United States Geological Survey 10-meter Digital Elevation Model (DEM) which is based on various data sources including radar, satellite imagery and LiDAR flights. A buffer width of 25 feet was applied to the tops and toes of slopes greater than 33%. A 1999 DEM 20-foot contour data set was used for the NE quadrant of Sultan as LiDAR data was not available.

Flood hazard data was also provided by DIS and is based on 1999 Flood Insurance Rate Maps published by FEMA. Depending on cities' development standards or on their instruction, either the 100 year floodplain or floodway was displayed. Current Draft Flood Insurance Rate Map (DFIRM) data was used for Sultan and Everett with city permission. This data was obtained from Snohomish County Surface Water Management and produced by FEMA, based on recent surveys of the Skykomish and Snohomish Rivers.

The critical area features and buffers described above were merged into a composite GIS layer that was then overlaid on parcels. This GIS overlay process was then used to deduct critical areas and buffer areas from the total gross area of the parcel, to arrive at an estimate of buildable acres within vacant, partially-used and redevelopable parcels.

Please note that the depiction of these features on GIS parcel maps for the 2012 BLR is for general analysis purposes only – specifically the development of the UGA-level buildable lands capacity estimates. They are not intended, nor are they at a sufficient level of detail and positional accuracy, to be used for a parcel-level determination of a parcel's actual development potential that would be obtained following submittal of a site-specific development application. In addition, the criteria used represent best approximations of what may be unbuildable in a typical situation. However, there are specific instances where these criteria would not automatically result in unbuildable area (e.g., 33% or greater slopes can still be developed with certain engineering and development standards). These criteria should therefore be viewed as representing "average" situations.

Removal of Major Utility Easements from the Buildable Lands Inventory

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

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

Using GIS, land required for the rights-of-way for proposed new arterials, as identified on the county's current arterial circulation plan map was removed from the buildable lands inventory. In addition, during review of the buildable lands parcel maps with cities, parcels acquired or to be acquired for major public purposes (where known) were identified and removed from the

buildable lands inventory. This included future school sites, parks and other municipal purposes uses.

Accounting for Unmapped Critical/Unbuildable Areas

There is general consensus that existing GIS critical areas inventories are satisfactory for broad, areawide planning analysis, but that for site-specific purposes, these inventories are usually incomplete, especially with regard to smaller critical areas. There is acknowledgement that the information contained in these inventories best captures the larger critical area features, but that it is common during the more detailed site review at time of a project-level development application to discover additional smaller critical area features not documented in the inventory.

In order to account for unmapped critical/unbuildable areas in the buildable lands analysis, a study of predicted vs. actual protected critical area acres (including buffers) and utility easements in all subdivisions and segregated lot condominiums recorded during 2003 within both the cities and the unincorporated UGA was conducted by county staff. The results revealed that within the UGA overall, actual protected acres (in NGPAs or designated open space) and utility easements were underestimated by 4.4%. As in previous BLRs, a 5% upward adjustment to total unbuildable acres when this calculation is performed at the parcel level has been continued for the 2012 analysis.

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

The history of residential, commercial and mixed-use development in cities and the county was collected and evaluated for the 2012 buildable lands analysis. The period of time covered by the detailed development history database was extended from the period covered in the 2002 and 2007 reports (from January 1995 to December 2005) to include an additional 5 years of development activity (through the end of 2010). Residential densities (housing units per acre) and commercial/industrial intensities (floor area ratios, or FARs) were summarized for comprehensive plan or zoning designation within each jurisdiction.

Gross acres, gross residential densities, and gross commercial/industrial FARs were calculated using the total site area of the subdivision or development. *Buildable* acres, residential densities and commercial/industrial FARs were calculated after deducting for critical areas, buffers and major utility easements. *Net* acres, net residential densities and net commercial/industrial FARs were calculated by subtracting non-residential uses (e.g., roads, parks, stormwater detention facilities, etc.) from the buildable acres. Please refer to the graphic on page 32 for a visual example of the differences in these definitions and the text below for more detailed definitions for different land use types.

For single family residential development:

1 *Gross residential density* is the number of housing units divided by total area in acres.

2 *Buildable area* is the area of any use that alters the landscape, e.g. building lots, roads,

detention ponds, and tot lots. It does not include wetlands, critical area buffers, utility easements, or any area that is to remain unchanged. Buildable density is the number of housing units/buildable acreage.

3 *Net residential area* is the area used for residential building lots only. Typical land uses that are excluded from residential include roads, wetlands, Native Growth Protection Areas, recreational areas and detention ponds.

The definition of single-family development includes more than just traditional detached homes. It also includes duplexes and segregated-lot condominiums. Townhouse condominium projects fitting this definition must have a separate lot for each dwelling unit. Some duplex-style condominium projects fitting this definition have two lots per building while others have one lot per building.

<u>For multi-family, non-residential development, mixed-use projects</u>:

1 *Gross site area* for each project is the total site area in acres.

2 *Buildable site area* is the gross site area minus protected critical areas and other unbuildable areas, such as power line easements.

3 *Net site area* is the buildable site area minus road dedications.

Residential densities and commercial/industrial development intensities were calculated as follows. The number of multi-family units was divided by the gross, buildable and net residential acreage to obtain gross, buildable and net residential densities on a project-by-project basis. For commercial and industrial uses, development intensity was calculated as a floor area ratio (FAR) statistic. The FAR was derived on a project-by-project basis by dividing the square footage of usable employment space by the gross, buildable and net employment acres developed in order to obtain the gross, buildable and net FAR for each project. In mixed-use projects (projects with both residential and commercial uses in the same structure), both the residential density and commercial FARs are reported.

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

- Food Services = 200 square feet per employee
- Other Services = 400 square feet per employee

- Finance, Insurance and Real Estate (FIRE) - mini-storage warehouses only = 20,000 square feet per employee
- Finance, Insurance and Real Estate (FIRE) - other = 350 square feet per employee
- Retail = 700 square feet per employee
- Manufacturing = 500 square feet per employee
- Wholesale, Transportation and Utilities (WTU) = 1,000 square feet per employee
- Government/Education = 300 square feet per employee

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

In some instances, the observed densities may no longer accurately represent future densities for a variety of reasons. The creation of a relatively new plan designation or zone may result in very little development experience to draw from at this point in time. In these circumstances, the development history tables have been labeled with a column heading marked "assumed," and the assumptions are based on a review of development in similar situations. There may also be situations in some jurisdictions where recent development regulations or plan changes may likely increase or decrease future densities compared with those previously observed in the same zone. In these cases, the replacement densities by plan/zone designation were also labeled "assumed" in the development history tables. Finally, if there was no development history experienced within a zone or designation between 1995 and 2010, that portion of the development history tables was labeled "assumed." In all situations described above, if the zone was located in a city, city staff was consulted as to an appropriate and likely substitute future density assumption to use.

Step 3: Capacity Calculations -- Assignment of Future Development Densities to the Buildable Lands Inventory (*What is the land capacity as of 2011?*)

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

Calculation of Additional Housing Unit and Population Capacity

When calculating additional residential capacity, the formula that applied observed densities by plan/zone to vacant, partially-used or redevelopable parcels, was performed on a parcel-by-parcel basis. Any fractional units that resulted from the parcel-level calculation of additional housing unit capacity were truncated (dropped). In addition, additional residential capacity was not assumed for parcels less than 3000 square feet in size. This resulted in the removal of many "sliver" parcels from the buildable lands inventory maps – parcels that are unlikely to develop due to their small size or irregular shape, and in which setback requirements are unlikely to be met.

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

> 3.5 buildable acres x 4.2 units per buildable acre = 14 units.

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

Housing unit to population capacity estimates are then calculated based upon 96% occupancy rate and 2.9 average household size assumptions for single family units, 92% occupancy rate and 2.0 average household size assumptions for multi-family residential units; and 98% occupancy rate and 1.2 average household size assumptions for senior apartments. For single and multi-family units, these demographic assumptions were derived from review of the Census 2010 and American Community Survey data for Snohomish County. For senior apartments, demographic information provided by senior housing providers in Snohomish County was relied upon. The formula for this calculation is as follows:

> Additional population capacity = additional housing unit capacity x occupancy rate x average household size

Continuing with the example above, 14 additional single family housing units x .96 occupancy rate x 2.9 average household size = an additional population capacity of 39 (with rounding).

When calculating additional residential capacity, vacant building lots were handled separately from the theoretical capacity calculations using observed densities by plan/zone. Instead, if a vacant residentially-designated parcel was at least 3000 square feet in size, these parcels were counted as representing additional housing unit capacity, even though they may not meet the minimum lot size requirements of the current zone and would consequently not be shown as having additional capacity using the theoretical capacity calculation. It was assumed that these

vacant building lots could obtain legal lot status for a residential building permit and thus should be counted as capacity.

In addition, if these vacant residential building lots were recently platted (i.e., sometime over the past 10 years), then the additional capacity associated with these parcels (along with all post-April 2011 development and pending development applications) were counted as a special subset of pending vacant capacity that would not be reduced for market reasons (i.e., the market availability reduction factor, discussed later). These lots have been platted and are ready or will soon be ready to be developed – the question of whether the market will support their development has already been answered, making the market availability reduction factor unnecessary.

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

Calculation of Additional Employment Capacity

When calculating additional employment capacity, the formula multiplies on a parcel-by-parcel basis the assumed employees per buildable acre within each employment category (based on square footage of permitted commercial and industrial structures by plan/zone) by the amount of buildable acres for each vacant, partially-used or redevelopable parcels. Any fractional employees that resulted from the parcel-level calculation of additional employment capacity were rounded.

For redevelopable parcels, existing employment estimated on the parcel (based on the square footage of existing commercial and industrial structures on the parcel, categorized into one of seven employment categories, that are assumed to be redeveloped, i.e., assumed to be demolished) was subtracted from the estimate of additional employment capacity using the same average square feet per employee assumptions for the current use classified by employment category described on pages 23-24.

Due to the severity of the economic downturn experienced in Snohomish County since the 2007 BLR, a refinement to the 2012 BLR total employment capacity calculation was applied in order to take into account the latent employment capacity in existing structures where businesses closed or employees were laid off during the recession. The official start of the recession was December 2007, so the spring 2007 employment estimates are the last pre-recession estimates by which to gauge the level of employment that can be accommodated in the existing commercial and industrial structures. In those few cases where major commercial or industrial buildings opened or were demolished after spring 2007, the capacity was adjusted accordingly.

The steps for this alternative approach to calculating total employment capacity for the 2012

BLR is described below:

Total employment capacity equals remaining development capacity as measured for the 2012 BLR, plus 2007 employment, adjusted[11]*for major demolitions or new commercial or industrial projects that opened after 2007 and are not already accounted for in the pending projects. Examples of projects that might create a need for an adjustment would be big box stores or a large manufacturing facility.*

See page 33 for a visual representation of this revised employment capacity approach used for the 2012 BLR. Note that during a more typical economic situation, the preference would be to use the same employment capacity estimate methodology as in past reports, and it is the intent to return to using that methodology in the future.

Step 4: Reductions for Uncertainty (*How much of the land capacity is likely to be available for development by 2025?*)

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

Capital Facilities Analysis

An assessment of sewer availability within UGAs was conducted. In some very limited areas, the presumed lack of sewer availability during the entire GMA plan horizon resulted in the preclusion of further subdivision assumptions in some unincorporated UGA locations. This was due to the county's requirement to connect to sewers for subdivision approval within unincorporated UGAs. In these areas, additional capacity through subdivision was not modeled. However, individual single family residential building permits on vacant building lots were modeled.

In some unincorporated urban locations, however, where connection to public sewer is not economically or technically feasible, some low-density subdivision is possible using septic systems, although the circumstances allowing such exceptions are limited. These areas require

[11] Includes the addition of estimated job capacity associated with major structures built after 2007 (and not counted as pending capacity in 2012 BLR), and the subtraction of estimated job capacity associated with major structures demolished after 2007 and prior to spring 2011 as follows:

Everett City	+602
Lynnwood City	+185
Arlington City	+212
Marysville City	+197
Monroe City	+199
Mukilteo City	+227
Snohomish City*	+664
Maltby (Uninc)	-103
Lynnwood (Uninc)	+255
Mill Creek (Uninc)	+217
Mukilteo (Uninc)	+110
Paine Field (Uninc)	+432

(* - unincorporated in April 2002)

issuance of an "unsewerable urban enclave" determination by the relevant sewer purveyor. In these situations, additional capacity at 2 units per buildable acre (assumed to be on septic systems) was modeled. These areas included an area in the northwest portion of the Monroe UGA and portions of the SWUGA near Picnic Point and Norma Beach.

Concurrency Arrearage Reduction Factor

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

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

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

Miscellaneous Public/Institutional Use Reduction

During buildable lands parcel map review for the 2012 report, parcels acquired or to be acquired for major public or institutional purposes (where known) were identified and removed from the buildable lands inventory. This included future school sites, parks and other municipal purposes uses. This also included the removal of land needed for future rights-of-way for proposed new transportation arterials during Step 2 (buildable lands inventory) portion of the analysis. However, this process did not result in all future public purposes uses being accounted for. Other miscellaneous public purpose uses that would have been missed in this review process include future churches, day care facilities, pre-schools, private schools, jails, skateboard parks, small-scale institutional and municipal uses (water storage facilities, etc.).

A 5% reduction factor was used to account for the uncertainty of land availability for development due to: new stormwater regulations requiring larger detention ponds (especially in the unincorporated UGAs), potential need for regional or local stormwater facilities, potential need for transmission line, utility, or road or rail rights-of-way, potential need of land for public

or institutional uses like police/fire stations, churches, water supply storage facilities, wastewater treatment and pump stations, landfills and transfer stations, cemeteries, libraries, daycares, small parks or open space, municipal offices, and other uses where we do not today have a specific map coverage to use (consistent with Section 2.5.4 on pages 5-37 of the Buildable Lands Procedures Report prepared by ECONorthwest).

The use of a 5% miscellaneous public purpose reduction factor was supported by an analysis of the development history database for actual miscellaneous uses developed between 1995 and 2000. It was found that for all designations, the percentage of land developed during this time period that went to non-typical uses (such as churches, utilities, government services and other conditional uses) was only 0.86%. This doesn't entirely account for all public uses, such as parks. However, since steps were taken to remove future public uses such as potential park and school sites from the buildable lands inventory so that they are not counted as buildable land in the first place, this analysis supports the use of an additional 5% reduction for this adjustment. It also takes into account the potential impact of larger stormwater detention requirements on achieved densities in unincorporated UGAs due to the adoption by the county of the 2005 Department of Ecology stormwater manual. In order to inform future reports, this factor will be monitored over time.

Market Availability Reduction Factor

After a reasonable estimate has been made of parcels within a UGA that have remaining development potential, one of the last steps in calculating additional capacity is to apply a market availability reduction factor. This step is intended to address the fact that not all developable land will be available for development over the GMA planning timeframe since not all landowners are willing to develop their property for a variety of reasons (investment, future expansion, personal use, participation in open space tax relief programs). The state publications on "Providing Adequate Urban Area Land Supply" (1992) and the "Buildable Lands Program Guidelines" (2000) both recommend that the methodologies "assume that a certain percentage of vacant, under-utilized, and partially-used lands will always be held out from development." [12]

The 1992 state guidebook acknowledges that "information about land availability is difficult to obtain and confirm." However, some suggestions were provided that were used by Snohomish County jurisdictions during 1993-95 when the original land capacity analyses were developed for the first UGA sizing process under GMA. In the 1992 state publication, survey research by the

[12] This step (the market availability reduction factor) is separate and distinct from the UGA safety factor calculation discussed previously in this report (and sometimes referred to as the "market factor" or "land market supply factor" as in RCW 36.70A.110). CTED's 1992 urban land capacity guidebook clearly distinguishes between these concepts by describing them in two separate steps: "**Step 5. Subtract all parcels which you assume will not be available for development within your plan's 20-year timeframe.** Assume that a certain percent of vacant, under-utilized, and partially-used lands will always be held out from development. **Step 6. Build in a safety factor.** If you are unable to monitor land supply on a regular basis, consider building in a safety factor of land in addition to your projected 20-year land area needs to assure adequate availability and choice at all times".

Real Estate Research Corporation was cited that indicated that in high demand suburban areas, over half of the vacant landowners anticipated putting their land on the market for development within 5 years. Within 10 years, the percentage rose to 77%. For partially-used and under-utilized land, the report cites an analysis of King County plats in high demand suburban areas that concluded that up to 70% of partially-used and under-utilized land could be considered likely to be made available for development at greater densities within 20 years.

Based on this research, many Snohomish County jurisdictions (including Snohomish County for unincorporated urban areas) in their 1993-95 land capacity analysis applied a 15% market availability reduction factor for vacant land, and at least a 30% market availability reduction factor for partially-used and redevelopable land.

These reduction factors were generally consistent with the results obtained by the City of Marysville from a survey of Marysville area property owners in 1993. Results from the survey indicated that 28% of the owners of vacant and partially-used properties "did not consider their land available for development now, or within the next twenty years." In addition, the buildable lands work conducted in 2002 among jurisdictions in King County resulted in the use of market availability reduction factors for cities that were generally in the 5-15% range for vacant land and 10-20% range for redevelopable land. The remaining unincorporated portions of the King County UGA used generally higher percentages than the cities, however, when the city and county results were combined, an overall market reduction factor of 20% for both vacant and redevelopable parcels in the UGA resulted for residential parcels, and 13% overall for commercial and industrial parcels in the UGA.

Results of a 2005 Snohomish County property owner survey also support the use of reductions of 15% for vacant land and 30% for partially-used and redevelopable land. The county contracted with Gilmore Research Group to research this question by conducting an urban land market availability survey. Gilmore Research conducted a telephone survey of owners of developable property within the Snohomish County UGA, including areas within cities. The survey was designed to obtain information directly from a random sample of Snohomish County property owners regarding their intent to develop or redevelop their property within the UGA over time. Results from the survey support the use of the 15% and 30% market availability reduction factors for establishing land availability for development within the UGA to the year 2025. [See the PDS document "Urban Land Availability Survey," published June 14, 2005.]

This survey research follows through on one of the recommendations contained in the final 2002 Buildable Lands Report for Snohomish County which emphasized that local governments should strive to improve the empirical basis for the assumptions and calculations underlying the estimates of remaining development potential for property within the UGA. As a part of the buildable lands analysis, the land market availability reduction probably had the least amount of local data associated with it. This study helped to remedy this situation by generating local data that will provide a better understanding of urban property owner expectations for developing their land.

Market-ready land status overlay

A methodological refinement was added to the 2012 BLR analysis to address a unique capacity issue brought about by the economic downturn experienced since the last BLR. Specifically, a "market-ready overlay" was added to the land status maps to denote sites without pending development but for which property owner intent to develop was evident. Consequently, the market availability reduction factor was not applied for these parcels during the capacity calculations. These sites included: developer-owned properties, development sites that are currently for sale, and development sites that are bank-owned due to foreclosure.

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

Steps 5 and 6 compare the remaining population and employment growth anticipated to the year 2025 for cities and unincorporated UGAs/MUGAs with the additional population and employment capacity results obtained under step 4 (how much land capacity is available for development by 2025?), to determine if the UGAs are capable of accommodating the projected growth.

The GMA buildable lands statute requires that adopted growth targets be used for this comparison. In Snohomish County, Appendix B of the Countywide Planning Policies contain the adopted 2025 population and employment targets for cities and unincorporated UGAs/MUGAs. These targets are the result of the Snohomish County Tomorrow target reconciliation effort, completed in 2006 following the 10-year updates of city and county comprehensive plans. Remaining anticipated population and employment growth to the year 2025 is calculated as the difference between the 2025 targets and 2011 population and employment estimates.

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

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

SAMPLE DENSITY CALCULATION AND APPLICATION

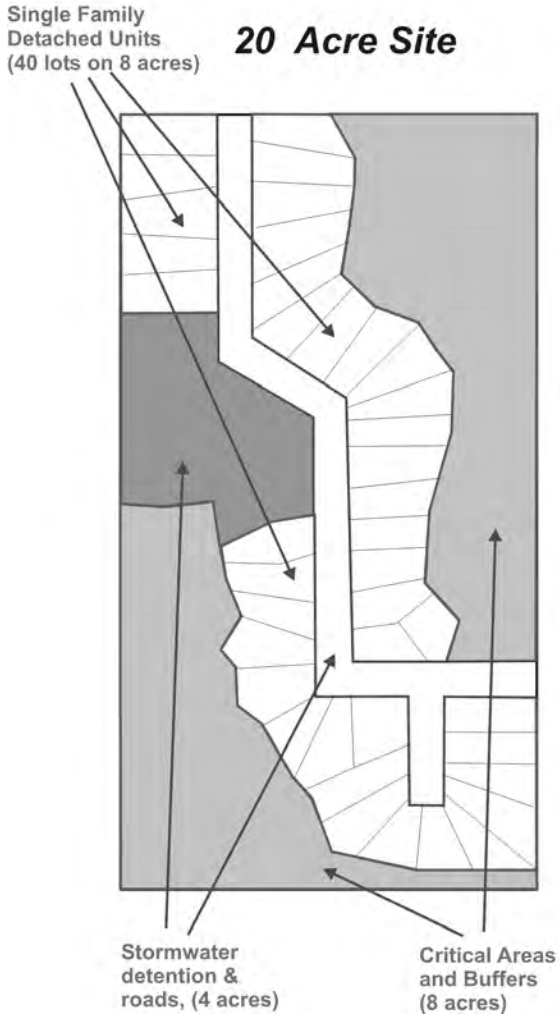
(Gross vs. Buildable vs. Net Density)

Development History:

Observed Density

(1995 - 2000)

20 Acre Site



GROSS DENSITY

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

* Total Site Area (20 acres)

BUILDABLE DENSITY

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

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

NET DENSITY

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

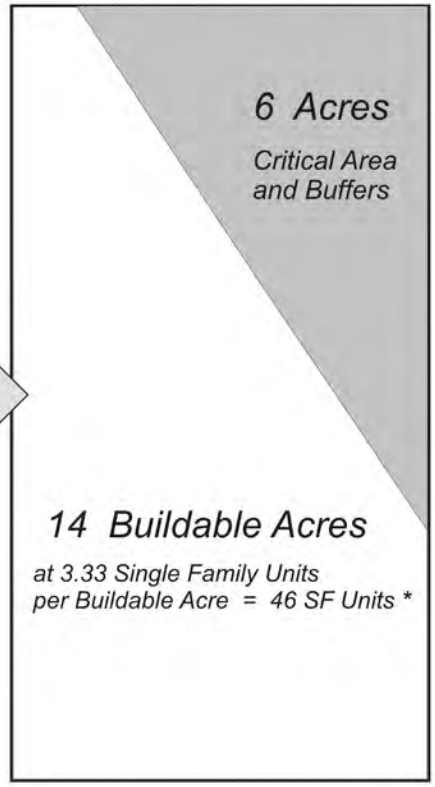
*** Total Site Area (20 acres)
minus Critical Areas and Buffers (8 acres),
minus Non-Residential Uses (4 acres)
(e.g. roads, stormwater detention)

Buildable Land:

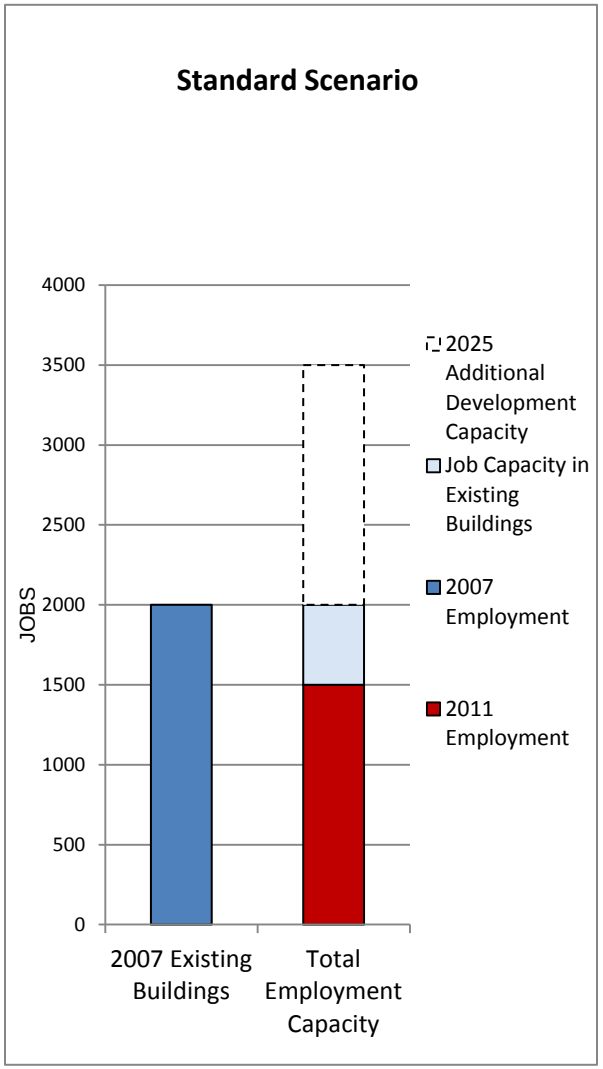
Future Density

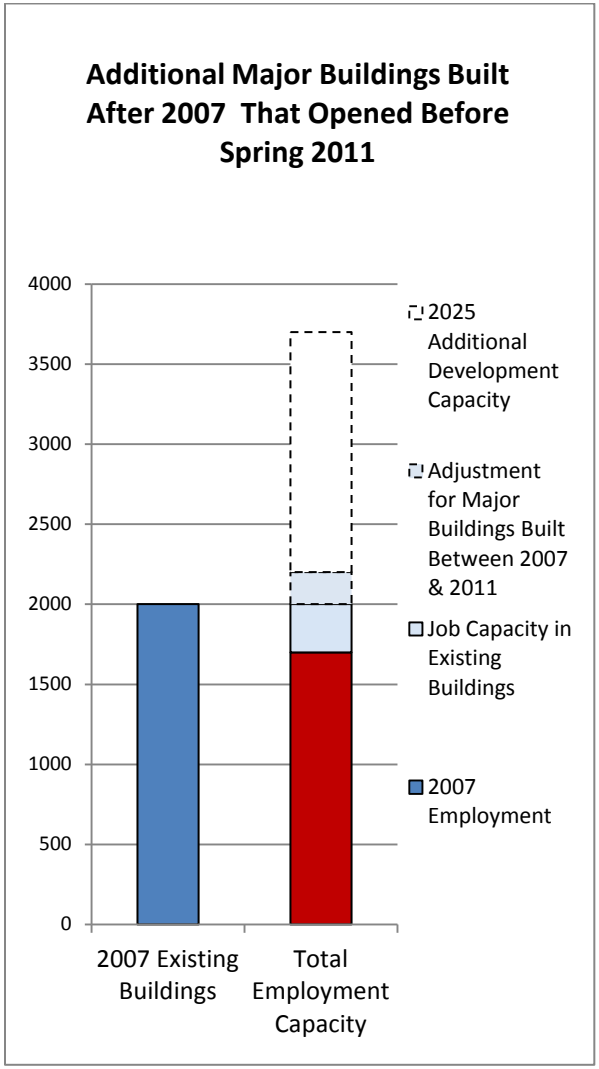
(2001 - 2012)

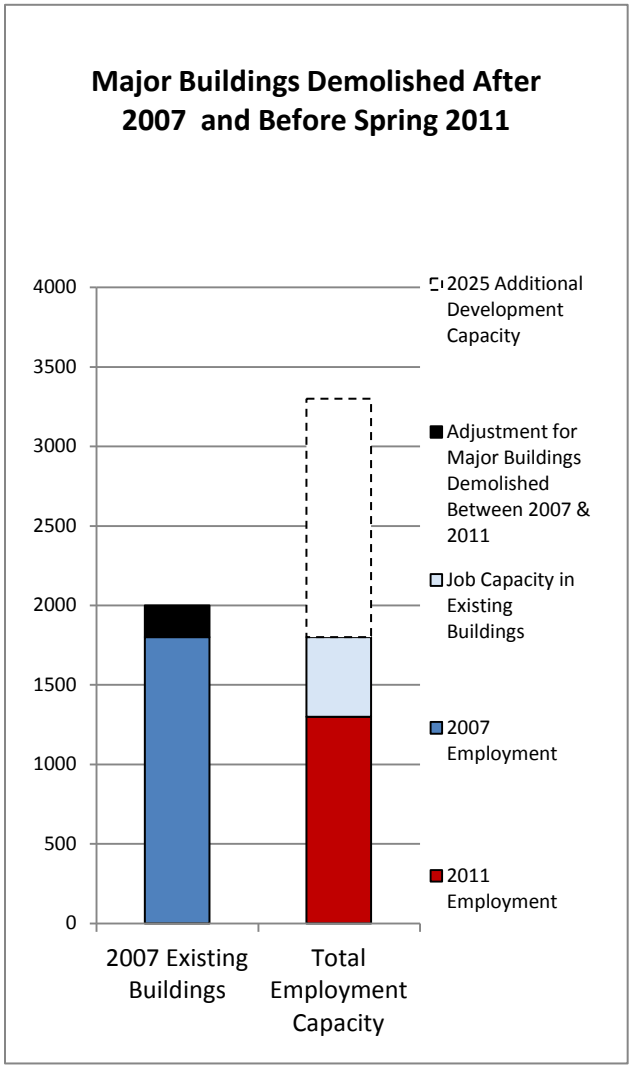
Vacant 20 Acre Single Family Residentially Zoned Parcel



* (.62 factional unit is truncated)


Standard Scenario
JOBS
4000
3500
3000
2500
2000
1500
1000
500
0
2007 Existing Buildings
Total Employment Capacity
2025 Additional Development Capacity
Job Capacity in Existing Buildings
2007 Employment
2011 Employment


Additional Major Buildings Built After 2007 That Opened Before Spring 2011
4000
3500
3000
2500
2000
1500
1000
500
0
2007 Existing Buildings
Total Employment Capacity
2025 Additional Development Capacity
Adjustment for Major Buildings Built Between 2007 & 2011
Job Capacity in Existing Buildings
2007 Employment


Major Buildings Demolished After 2007 and Before Spring 2011
4000
3500
3000
2500
2000
1500
1000
500
0
2007 Existing Buildings
Total Employment Capacity
2025 Additional Development Capacity
Adjustment for Major Buildings Demolished Between 2007 & 2011
Job Capacity in Existing Buildings
2007 Employment
2011 Employment

Results Summary

Comparison of 2025 UGA Population Targets with Total Population Capacity Estimates

(all estimates, targets and capacity comparisons below are based on April 1, 2002 city boundaries)

Area	2011 Estimated Population	CPP 2025 Population Targets	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall ( )
Non-S.W. County UGA	161,288	226,794	65,506	231,351	70,063	4,557
Arlington UGA	18,489	27,000	8,511	25,467	6,978	(1,533)
Arlington City	16,620	18,150	1,530	18,965	2,345	815
Unincorporated	1,870	8,850	6,980	6,503	4,633	(2,347)
Darrington UGA	1,420	2,125	705	2,340	920	215
Darrington Town	1,345	1,910	565	1,680	335	(230)
Unincorporated	75	215	140	660	585	445
Gold Bar UGA	2,909	3,500	591	3,333	424	(167)
Gold Bar City	2,060	2,497	437	2,406	346	(91)
Unincorporated	849	1,003	155	927	78	(77)
Granite Falls UGA	3,517	6,970	3,453	8,651	5,134	1,681
Granite Falls City	3,317	4,770	1,453	5,532	2,215	762
Unincorporated	200	2,200	2,000	3,119	2,919	919
Index UGA (incorporated)	180	190	10	218	38	28
Lake Stevens UGA	33,218	46,125	12,907	46,634	13,416	509
Lake Stevens City	7,644	8,360	716	8,777	1,133	417
Unincorporated	25,574	37,765	12,191	37,857	12,283	92
Marysville UGA	60,869	79,800	18,931	84,829	23,960	5,029
Marysville City	32,418	36,737	4,319	38,627	6,209	1,890
Unincorporated	28,451	43,063	14,612	46,202	17,751	3,139
Monroe UGA	18,806	26,590	7,784	24,782	5,976	(1,808)
Monroe City	17,237	20,540	3,303	19,637	2,400	(903)
Unincorporated	1,569	6,050	4,481	5,145	3,576	(905)
Snohomish UGA	10,559	14,535	3,976	14,907	4,348	372
Snohomish City	8,838	9,981	1,143	10,802	1,964	821
Unincorporated	1,720	4,554	2,834	4,104	2,384	(450)
Stanwood UGA	6,353	8,840	2,487	11,452	5,099	2,612
Stanwood City	4,438	5,650	1,212	5,910	1,472	260
Unincorporated	1,915	3,190	1,275	5,542	3,627	2,352
Sultan UGA	4,969	11,119	6,150	8,739	3,770	(2,380)
Sultan City	4,655	8,190	3,535	7,203	2,548	(987)
Unincorporated	314	2,929	2,615	1,536	1,222	(1,393)
S.W. County UGA	434,425	533,125	98,700	560,607	126,182	27,482
Incorporated S.W.	255,541	303,227	47,686	304,403	48,862	1,176
Bothell City (part)	16,570	22,000	5,430	19,899	3,329	(2,101)
Brier City	6,100	7,790	1,690	6,788	688	(1,002)
Edmonds City	39,800	44,880	5,080	44,865	5,065	(15)
Everett City	101,148	123,060	21,912	126,987	25,839	3,927
Lynnwood City	35,767	43,782	8,015	44,624	8,857	842
Mill Creek City	14,554	16,089	1,535	15,117	563	(972)
Mtlake Terrace City	19,987	22,456	2,469	23,096	3,109	640
Mukilteo City	20,310	22,000	1,690	21,642	1,332	(358)
Woodway Town	1,305	1,170	(135)	1,385	80	215
Unincorporated S.W.	178,884	229,898	51,014	256,204	77,320	26,306
UGA Total	595,713	759,919	164,206	791,958	196,245	32,039
City Total	354,294	420,202	65,907	424,161	69,867	3,960
Unincorporated UGA Total	241,419	339,717	98,299	367,797	126,378	28,079

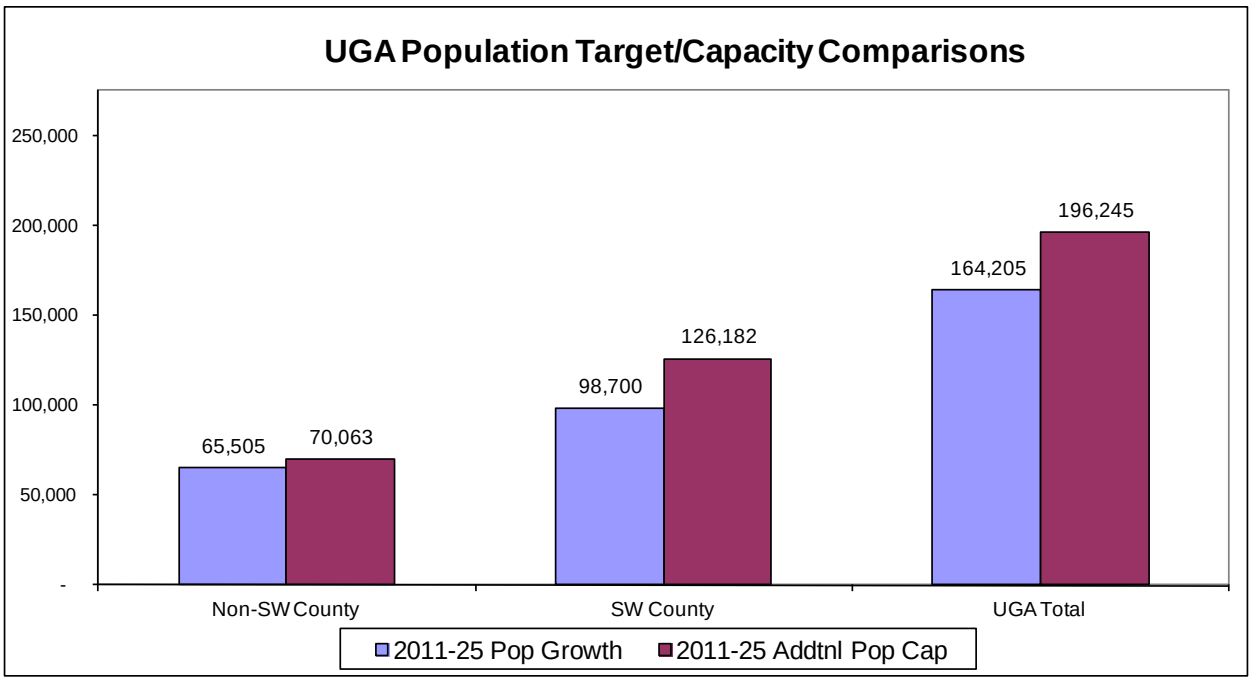
Comparison of 2025 Population Targets with Total Population Capacity for SWUGA Cities and Unincorporated MUGAs

(All estimates, targets and capacity comparisons below are based on April 1, 2002 city boundaries)

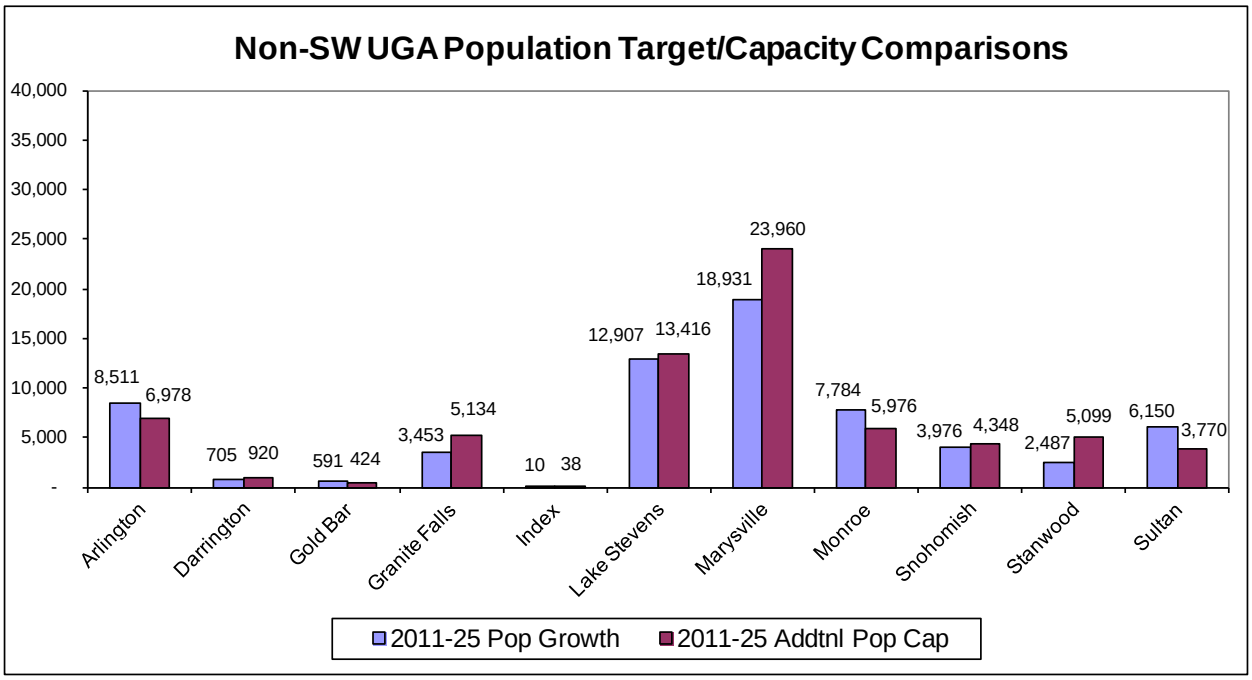
Area	2011 Estimated Population	CPP 2025 Population Targets	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall ( )
S.W. County UGA Total	434,425	533,125	98,700	560,607	126,182	27,482
Incorporated S.W. Total	255,541	303,227	47,686	304,403	48,862	1,176
Unincorporated S.W. Total	178,884	229,898	51,014	256,204	77,320	26,306
Bothell Area	39,760	52,565	12,805	53,782	14,022	1,217
Bothell City (part)	16,570	22,000	5,430	19,899	3,329	(2,101)
Unincorporated MUGA	23,190	30,565	7,375	33,883	10,693	3,318
Brier Area	8,199	11,085	2,886	9,468	1,269	(1,617)
Brier City	6,100	7,790	1,690	6,788	688	(1,002)
Unincorporated MUGA	2,099	3,295	1,196	2,680	581	(615)
Edmonds Area	43,420	49,346	5,926	49,159	5,739	(187)
Edmonds City	39,800	44,880	5,080	44,865	5,065	(15)
Unincorporated MUGA	3,620	4,466	846	4,294	674	(172)
Everett Area	145,184	172,226	27,042	179,674	34,490	7,448
Everett City	101,148	123,060	21,912	126,987	25,839	3,927
Unincorporated MUGA	44,036	49,166	5,130	52,687	8,651	3,521
Lynnwood Area	60,632	78,117	17,485	85,198	24,566	7,081
Lynnwood City	35,767	43,782	8,015	44,624	8,857	842
Unincorporated MUGA	24,865	34,335	9,470	40,574	15,709	6,239
Mill Creek Area	54,747	71,321	16,574	75,199	20,452	3,878
Mill Creek City	14,554	16,089	1,535	15,117	563	(972)
Unincorporated MUGA	40,193	55,232	15,039	60,082	19,889	4,850
Mountlake Terrace Area	20,010	22,561	2,551	23,135	3,125	574
Mountlake Terrace City	19,987	22,456	2,469	23,096	3,109	640
Unincorporated MUGA	23	105	82	39	16	(66)
Mukilteo Area	32,545	36,910	4,365	37,887	5,342	977
Mukilteo City	20,310	22,000	1,690	21,642	1,332	(358)
Unincorporated MUGA	12,235	14,910	2,675	16,245	4,010	1,335
Woodway Area	1,305	1,340	35	6,337	5,032	4,997
Woodway Town	1,305	1,170	(135)	1,385	80	215
Unincorporated MUGA	-	170	170	4,952	4,952	4,782
Paine Field Area (Uninc.)	-	-	-	-	-	
Larch Way Overlap (Uninc.)	3,370	4,390	1,020	6,097	2,727	1,707
Lake Stickney Gap (Uninc.)	7,161	11,864	4,703	11,535	4,374	(329)
Norma Beach Gap (Uninc.)	2,695	3,320	625	3,932	1,237	612
Silver Firs Gap (Uninc.)	15,398	18,080	2,682	19,205	3,807	1,125

* aka Meadowdale Gap

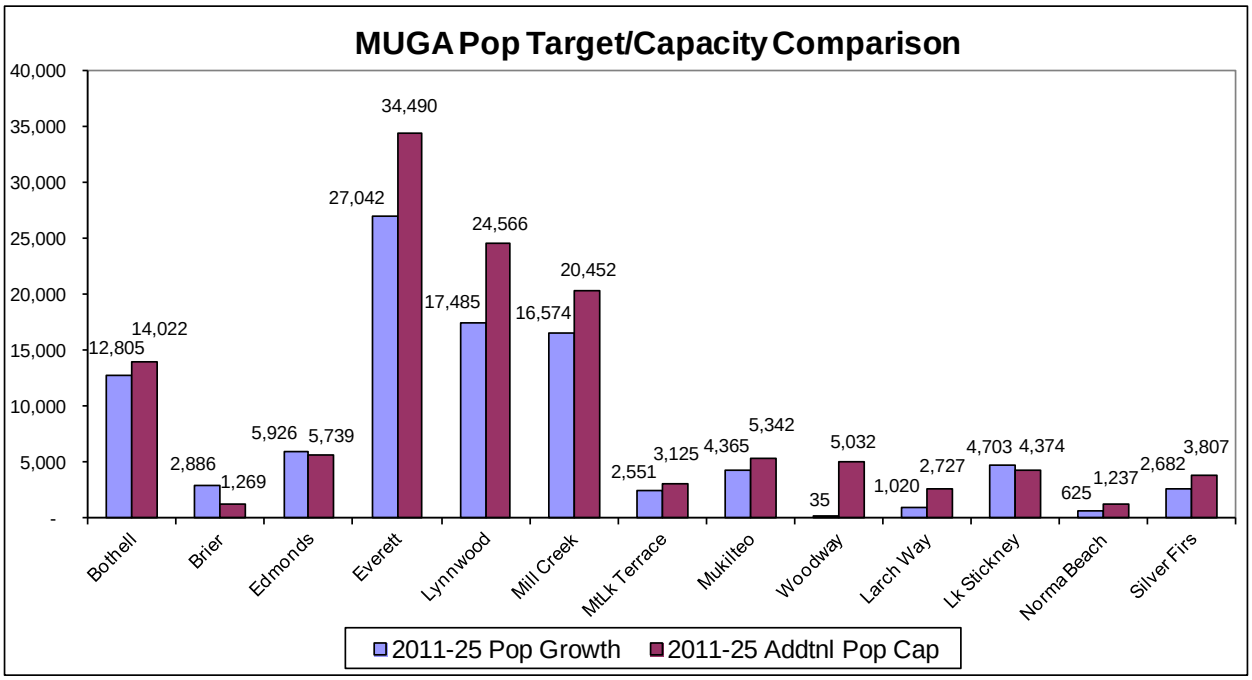
The following graph depicts the relationship between the population growth targets and additional capacity at the large UGA level (includes cities):



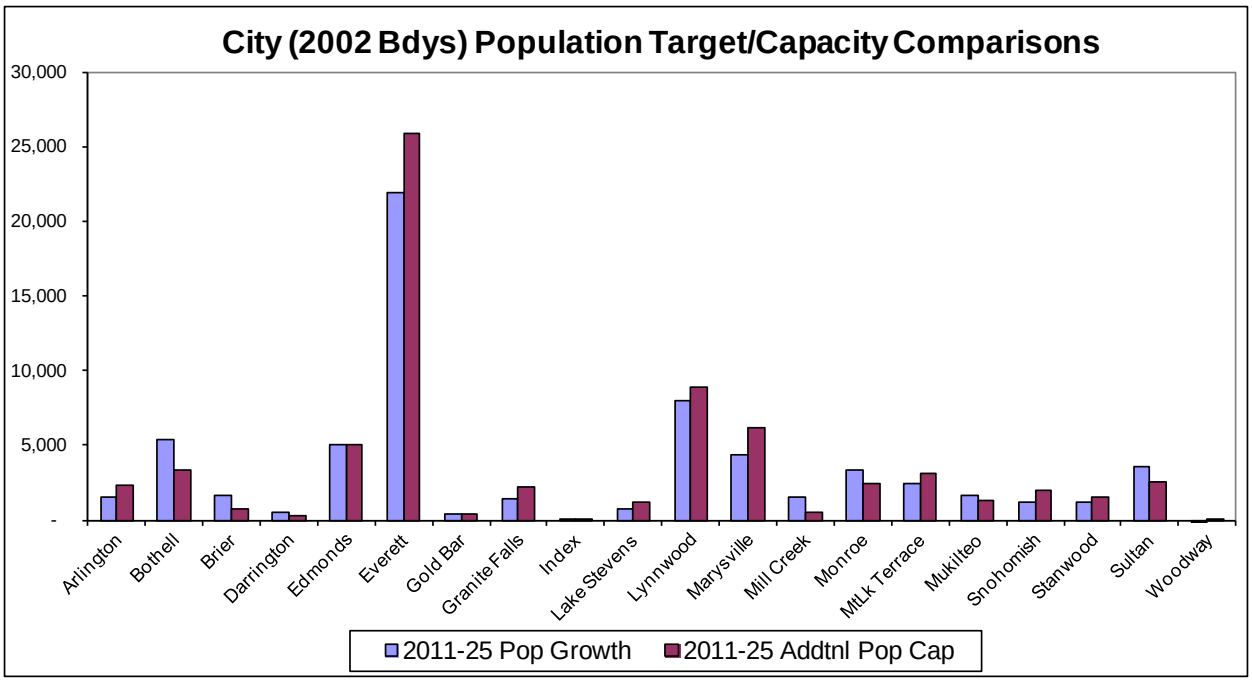
The following graph depicts the relationship between the population growth targets and additional capacity for individual non-SW County UGAs (includes cities):



The following graph depicts the relationship between the population growth targets and additional capacity for individual MUGAs (and gaps and overlaps) within the SW County UGA (includes cities):

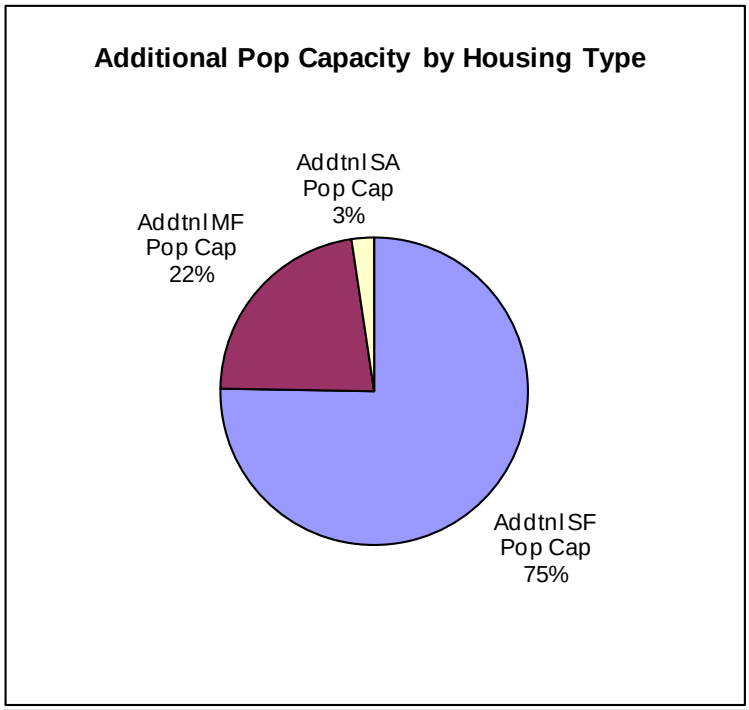


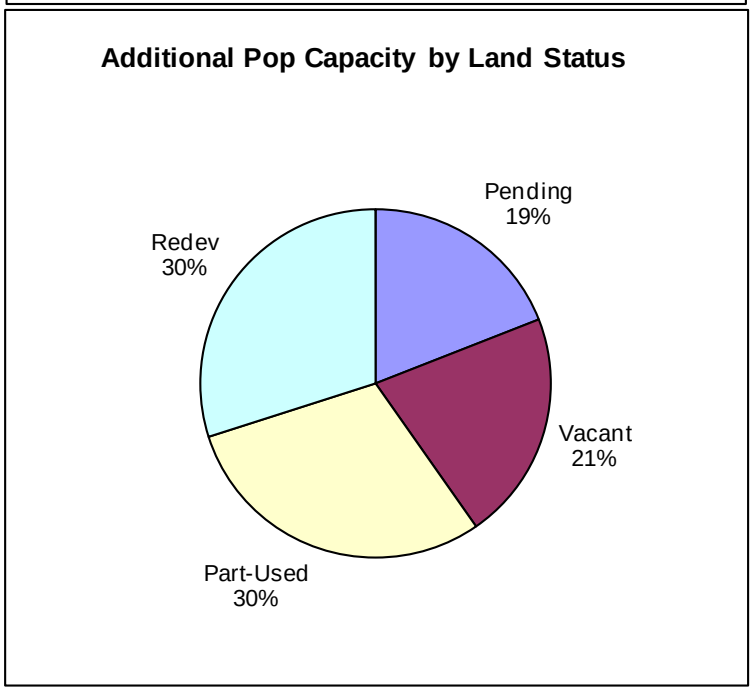
The following graph depicts the relationship between the population growth targets and additional capacity for individual cities (using April 2002 city boundaries):



The following two graphs show the breakdown of additional population capacity by housing type (single family, multi-family vs. senior apartments) and land status (pending, vacant, partially-used vs. redevelopable) within the non-SW County UGAs combined (includes cities):

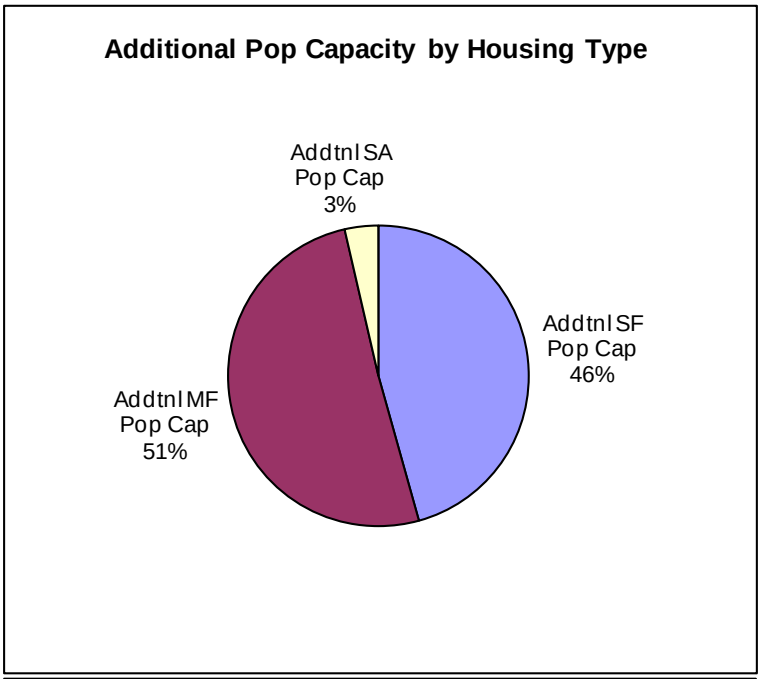
Non-SW UGAs:

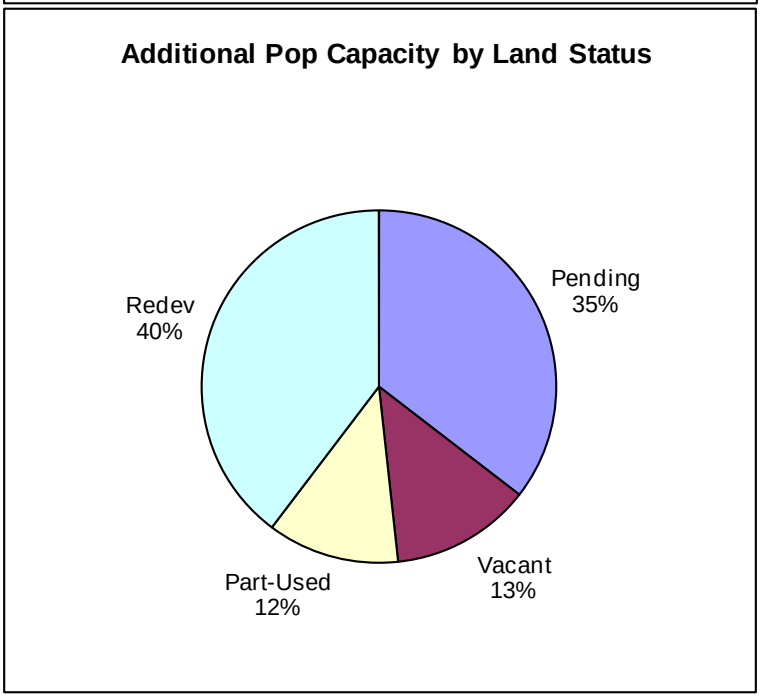




The following two graphs show the breakdown of additional population capacity by housing type (single family, multi-family vs. senior apartments) and land status (pending, vacant, partially-used vs. redevelopable) within the entire SW County UGA (includes cities):

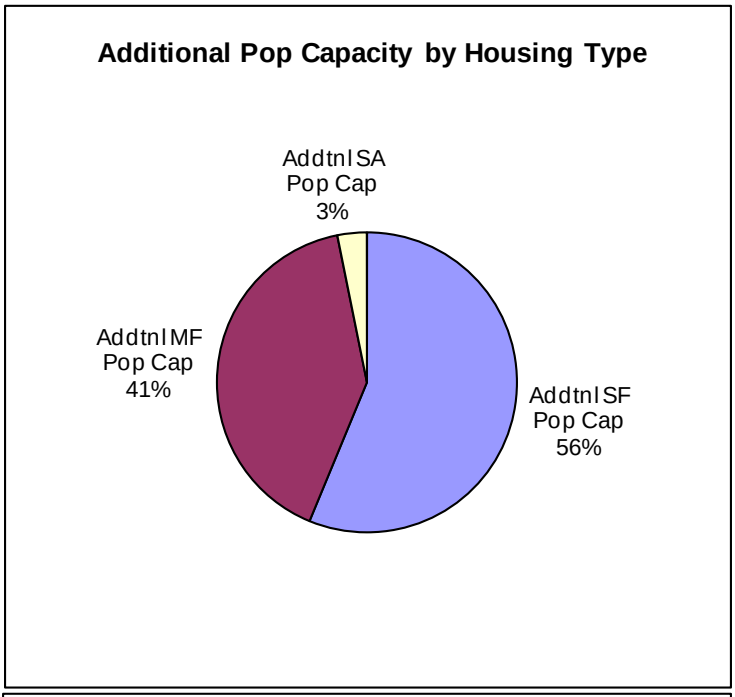
SWUGA:

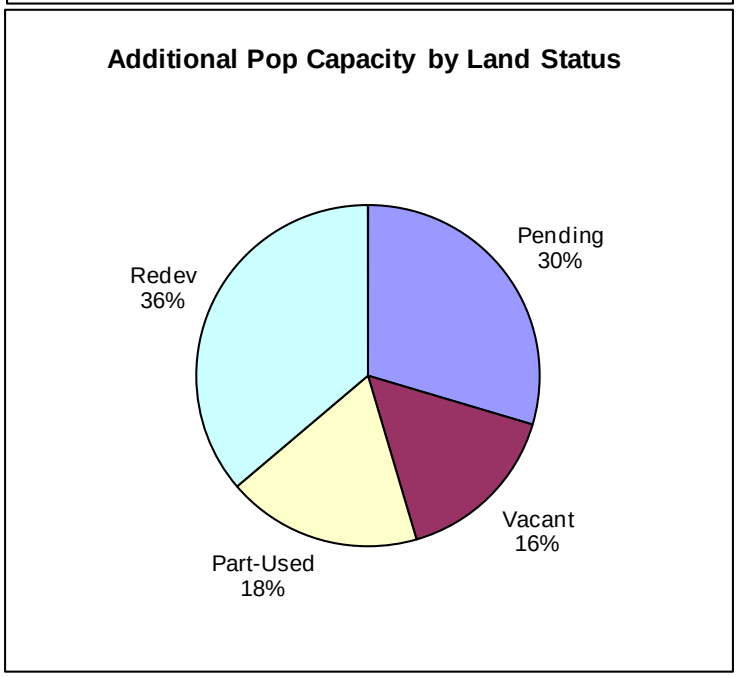




The following two graphs show the breakdown of additional population capacity by housing type (single family, multi-family vs. senior apartments) and land status (pending, vacant, partially-used vs. redevelopable) within Snohomish County's composite UGA (includes cities):

Total UGA:





Comparison of 2025 UGA Employment Targets with Total Employment Capacity Estimates

(All estimates, targets and capacity comparisons below are based on April 1, 2002 city boundaries)

Area	2007 Estimated Employment	2011 Estimated Employment	CPP 2025 Employment Targets	2011-2025 Numeric Change	2025 Total Employment Capacity	Additional 2011-2025 Employment Capacity	Employment Capacity Surplus vs. Shortfall ( )
Non-S.W. County UGA	54,227	46,644	80,628	33,984	109,476	62,832	28,848
Arlington UGA	10,178	8,660	15,360	6,700	24,355	15,695	8,995
Arlington City	9,884	8,326	14,350	6,024	19,547	11,221	5,197
Unincorporated	294	334	1,010	676	4,808	4,474	3,798
Darrington UGA	652	500	535	35	4,068	3,568	3,533
Darrington Town	652	498	415	(83)	2,508	2,010	2,093
Unincorporated	-	2	115	113	1,560	1,558	1,445
Gold Bar UGA	194	223	210	(13)	759	536	549
Gold Bar City	193	218	210	(8)	754	536	544
Unincorporated	1	5	-	(5)	5	-	5
Granite Falls UGA	944	760	2,200	1,440	2,592	1,832	392
Granite Falls City	943	757	2,109	1,352	2,565	1,808	456
Unincorporated	1	3	91	88	27	24	(64)
Index UGA (incorporated)	26	20	70	50	26	6	(44)
Lake Stevens UGA	5,031	4,003	6,615	2,612	7,988	3,985	1,373
Lake Stevens City	1,349	1,052	1,805	753	1,900	848	95
Unincorporated	3,682	2,951	4,810	1,859	6,088	3,137	1,278
Maltby UGA (uninc.)	3,917	3,190	4,960	1,770	7,942	4,752	2,982
Marysville UGA	13,075	12,316	24,008	11,692	32,593	20,277	8,585
Marysville City	10,874	9,539	16,851	7,312	19,287	9,748	2,436
Unincorporated	2,201	2,777	7,157	4,380	13,306	10,529	6,149
Monroe UGA	9,939	7,779	12,390	4,611	12,958	5,179	568
Monroe City	9,516	7,666	11,800	4,134	12,316	4,650	516
Unincorporated	423	113	590	477	642	529	52
Snohomish UGA	5,437	4,871	6,730	1,859	7,427	2,556	697
Snohomish City	4,695	3,592	4,900	1,308	5,317	1,725	417
Unincorporated	742	1,279	1,830	551	2,110	831	280
Stanwood UGA	3,802	3,456	5,550	2,094	6,434	2,978	884
Stanwood City	3,526	3,110	4,790	1,680	4,808	1,698	18
Unincorporated	276	346	760	414	1,626	1,280	866
Sultan UGA	1,032	866	2,000	1,134	2,334	1,468	334
Sultan City	1,031	862	1,970	1,108	2,330	1,468	360
Unincorporated	1	4	30	26	4	-	(26)
S.W. County UGA	189,773	187,656	259,577	71,921	291,627	103,971	32,050
Incorporated S.W.	164,561	162,183	219,473	57,290	246,242	84,059	26,769
Bothell City (part)	15,241	13,616	15,840	2,224	19,116	5,500	3,276
Brier City	354	319	430	111	423	104	(7)
Edmonds City	11,770	11,664	12,190	526	14,590	2,926	2,400
Everett City	88,319	92,855	130,340	37,485	141,020	48,165	10,680
Lynnwood City	28,533	24,233	38,550	14,317	44,095	19,862	5,545
Mill Creek City	4,620	4,346	4,544	198	5,941	1,595	1,397
Mountlake Terrace City	7,360	6,725	8,039	1,314	10,204	3,479	2,165
Mukilteo City	8,293	8,369	9,450	1,081	10,782	2,413	1,332
Woodway Town	71	56	90	34	71	15	(19)
Unincorporated S.W.	25,212	25,473	40,104	14,631	45,385	19,912	5,281
UGA Total	244,000	234,300	340,205	105,905	401,103	166,803	60,898
City Total	207,250	197,823	278,743	80,920	317,600	119,777	38,857
Unincorporated UGA Total	36,750	36,477	61,462	24,985	83,503	47,026	22,041

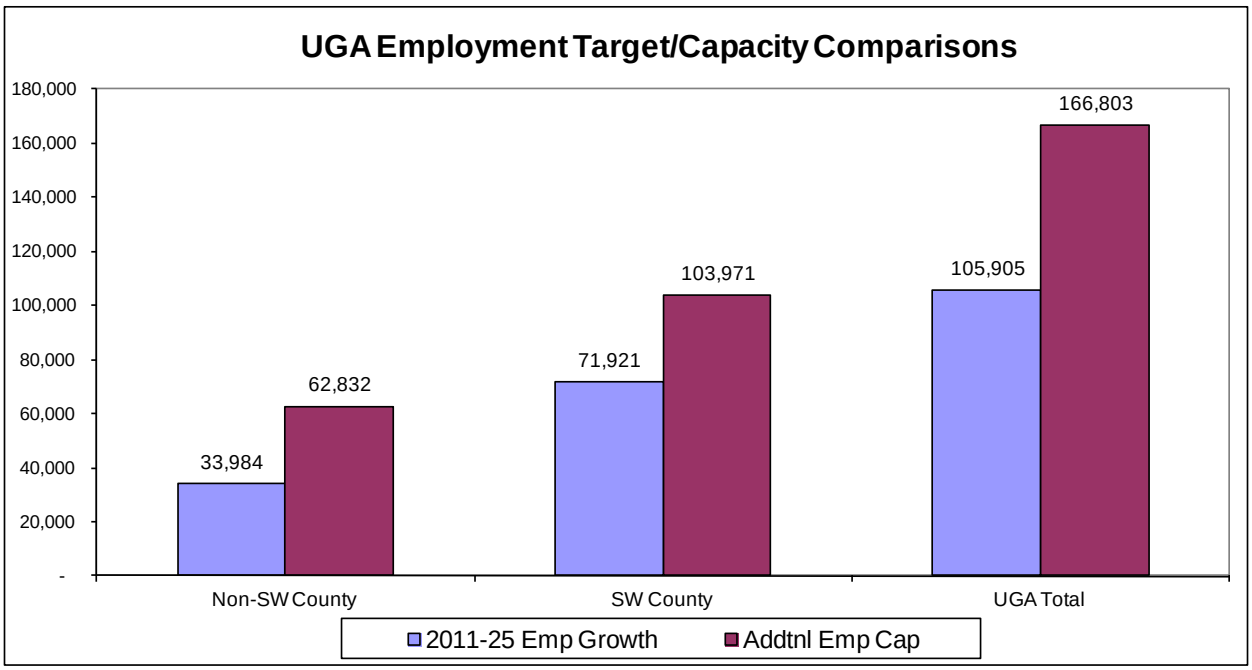
Comparison of 2025 Employment Targets with Total Employment Capacity for SWUGA Cities and Unincorporated MUGAs

(All estimates, targets and capacity comparisons below are based on April 1, 2002 city boundaries)

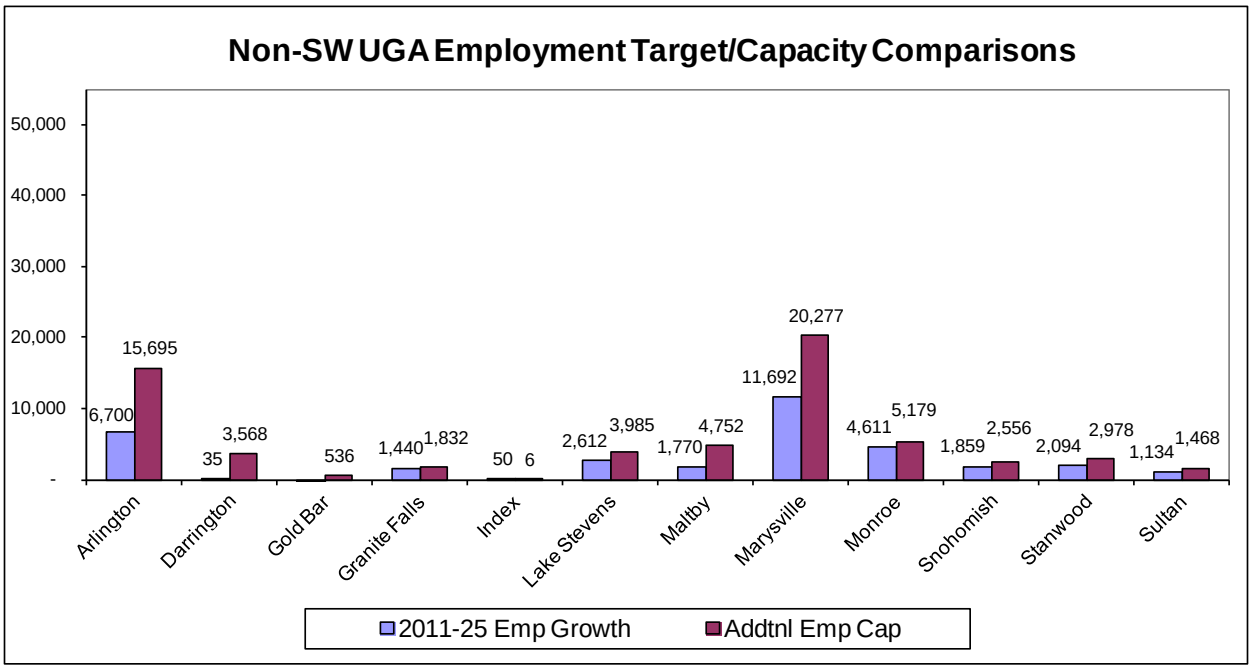
Area	2007 Estimated Employment	2011 Estimated Employment	CPP 2025 Employment Targets	2011-2025 Numeric Change	2025 Total Employment Capacity	Additional 2011-2025 Emp Capacity	Emp Capacity Surplus vs. Shortfall ( )
S.W. County UGA Total	189,773	187,656	259,577	71,921	291,561	103,905	31,984
Incorporated S.W. Total	164,561	162,183	219,473	57,290	246,242	84,059	26,769
Unincorporated S.W. Total	25,175	25,470	40,104	14,634	45,316	19,846	5,212
Bothell Area	16,753	14,996	17,380	2,384	20,967	5,971	3,587
Bothell City (part)	15,241	13,616	15,840	2,224	19,116	5,500	3,276
Unincorporated MUGA	1,512	1,380	1,540	160	1,851	471	311
Brier Area	426	388	564	176	495	107	(69)
Brier City	354	319	430	111	423	104	(7)
Unincorporated MUGA	72	69	134	65	72	3	(62)
Edmonds Area	11,934	11,835	12,604	769	14,812	2,977	2,208
Edmonds City	11,770	11,664	12,190	526	14,590	2,926	2,400
Unincorporated MUGA	164	171	414	243	222	51	(192)
Everett Area	95,200	98,989	137,715	38,726	151,739	52,750	14,024
Everett City	88,319	92,855	130,340	37,485	141,020	48,165	10,680
Unincorporated MUGA	6,881	6,134	7,375	1,241	10,719	4,585	3,344
Lynnwood Area	31,652	27,772	43,950	16,178	51,241	23,469	7,291
Lynnwood City	28,533	24,233	38,550	14,317	44,095	19,862	5,545
Unincorporated MUGA	3,119	3,539	5,400	1,861	7,146	3,607	1,746
Mill Creek Area	8,105	7,372	8,919	1,547	11,358	3,986	2,439
Mill Creek City	4,620	4,346	4,544	198	5,941	1,595	1,397
Unincorporated MUGA	3,485	3,026	4,375	1,349	5,417	2,391	1,042
Mountlake Terrace Area	7,377	6,740	8,059	1,319	10,263	3,523	2,204
Mountlake Terrace City	7,360	6,725	8,039	1,314	10,204	3,479	2,165
Unincorporated MUGA	17	15	20	5	59	44	39
Mukilteo Area	11,571	11,166	14,530	3,364	16,910	5,744	2,380
Mukilteo City	8,293	8,369	9,450	1,081	10,782	2,413	1,332
Unincorporated MUGA	3,278	2,797	5,080	2,283	6,128	3,331	1,048
Woodway Area	88	70	710	640	330	260	(380)
Woodway Town	71	56	90	34	71	15	(19)
Unincorporated MUGA	17	14	620	606	259	245	(361)
Paine Field Area (Uninc.)	3,666	4,622	8,847	4,225	8,246	3,624	(601)
Larch Way Overlap (Uninc.)	1,815	1,630	1,955	325	2,258	628	303
Lake Stickney Gap (Uninc.)	255	694	830	136	694	-	(136)
Norma Beach Gap (Uninc.) *	137	68	90	22			
Silver Firs Gap (Uninc.)	757	1,311	3,424	2,113	2,177	866	(1,247)

* - aka Meadowdale Gap

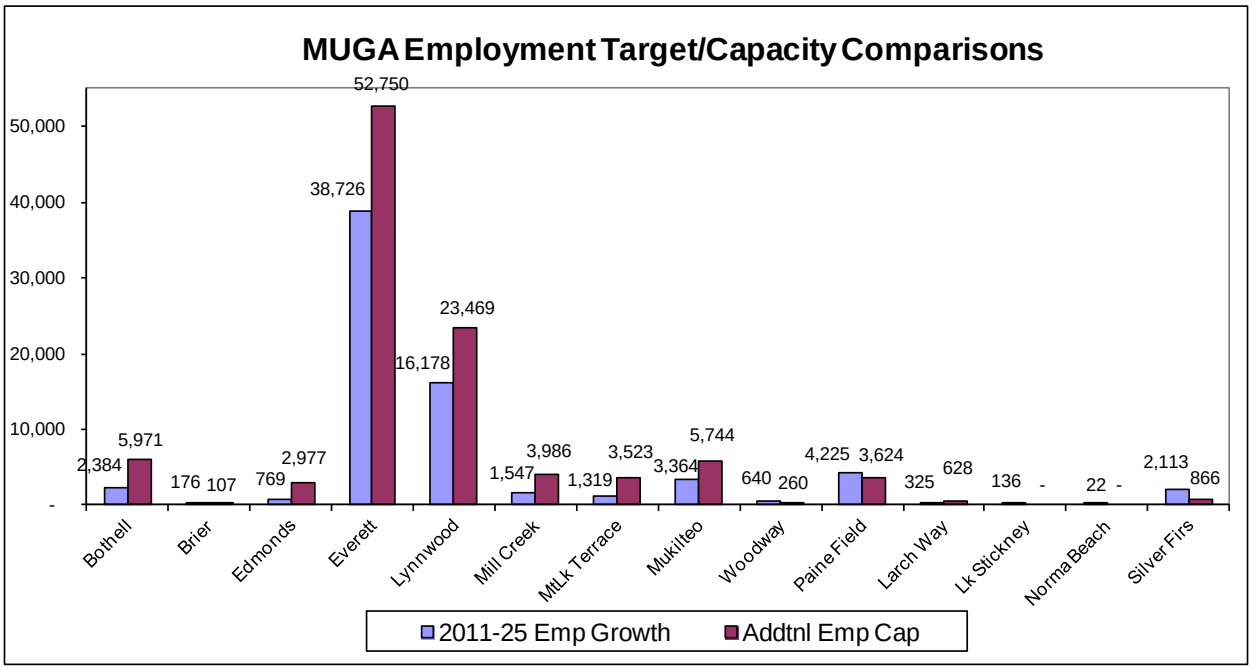
The following graph depicts the relationship between the employment growth targets and additional capacity at the large UGA level (includes cities):



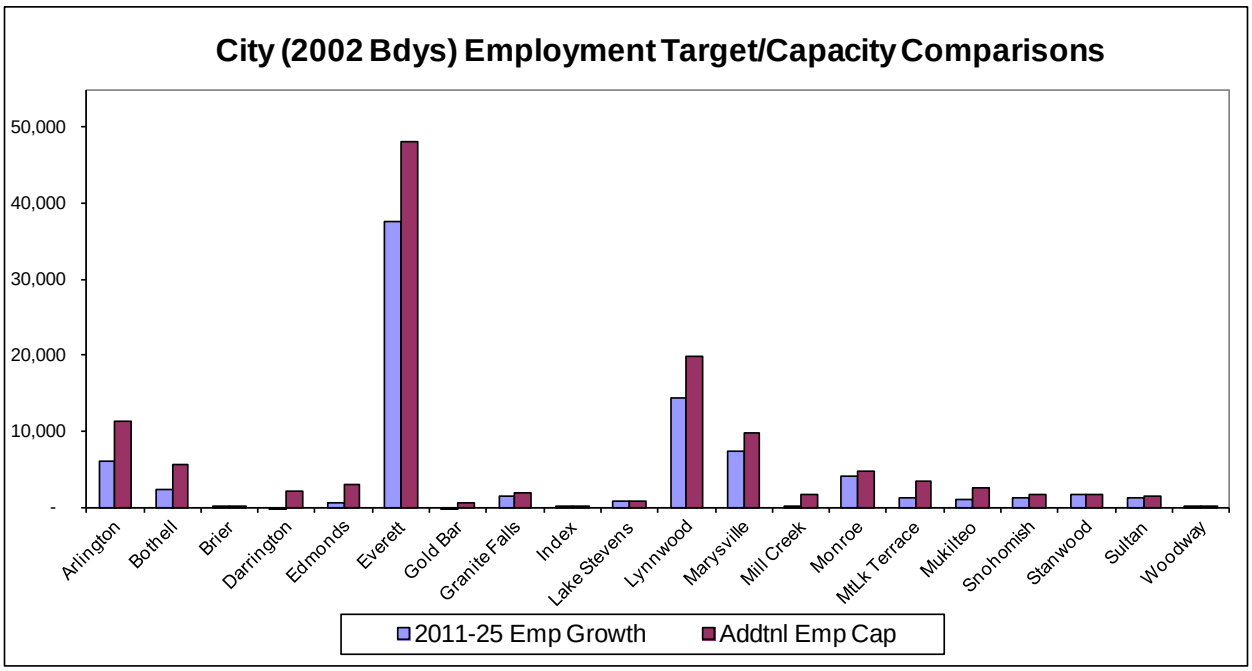
The following graph depicts the relationship between the employment growth targets and additional capacity for individual non-SW County UGAs (includes cities):



The following graph depicts the relationship between the employment growth targets and additional capacity for individual MUGAs (and gaps and overlaps) within the SW County UGA (includes cities):

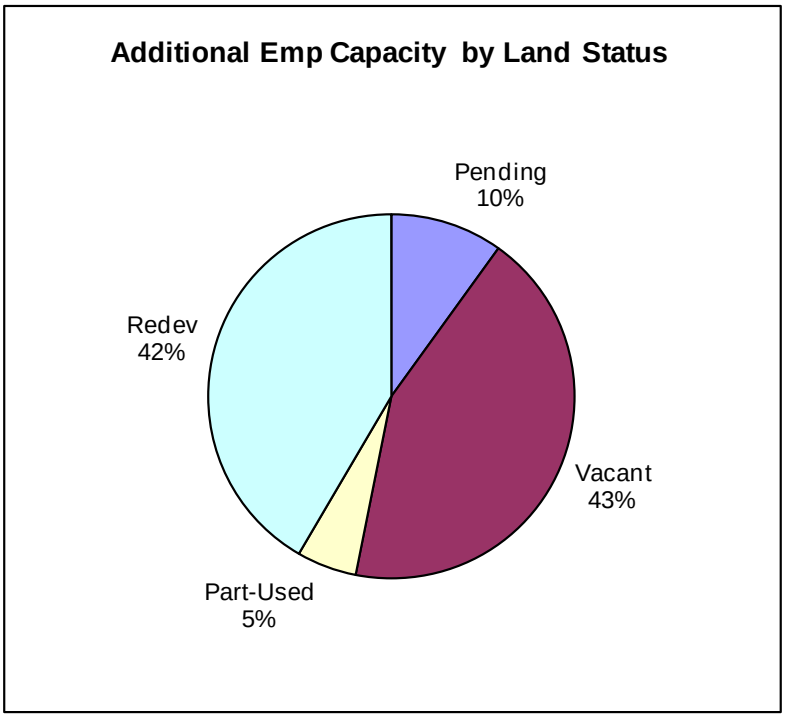


The following graph depicts the relationship between the employment growth targets and additional capacity for individual cities (using April 2002 city boundaries):

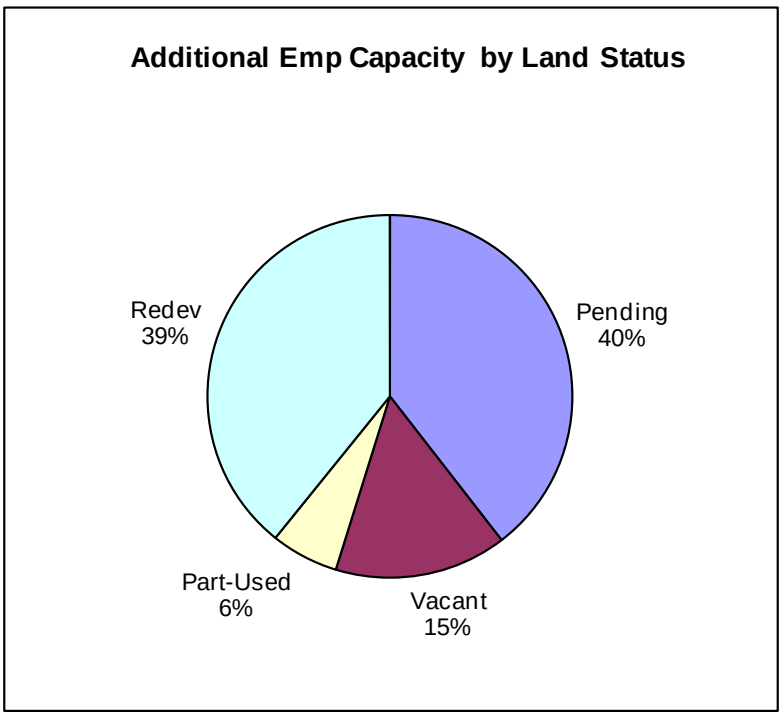


The following three graphs show the breakdown of additional employment capacity by land status (pending, vacant, partially-used vs. redevelopable) within the non-SW County UGAs combined, the SW County UGA, and the total composite UGA (includes cities):

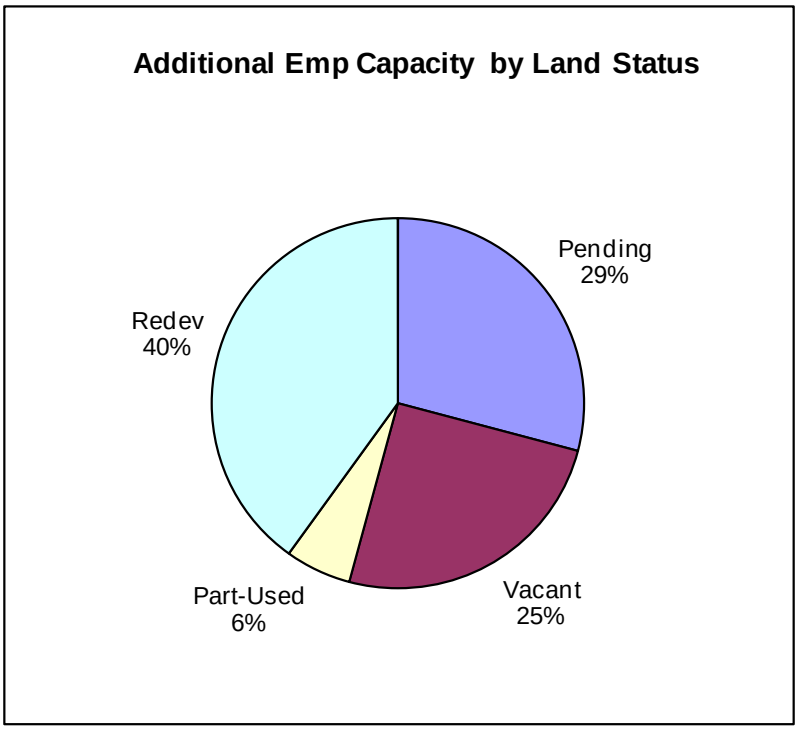
Non-SW UGA:



SWUGA:



Total UGA:


Additional Emp Capacity by Land Status
Pending
29%
Redev
40%
Part-Used
6%
Vacant
25%

Results by UGA

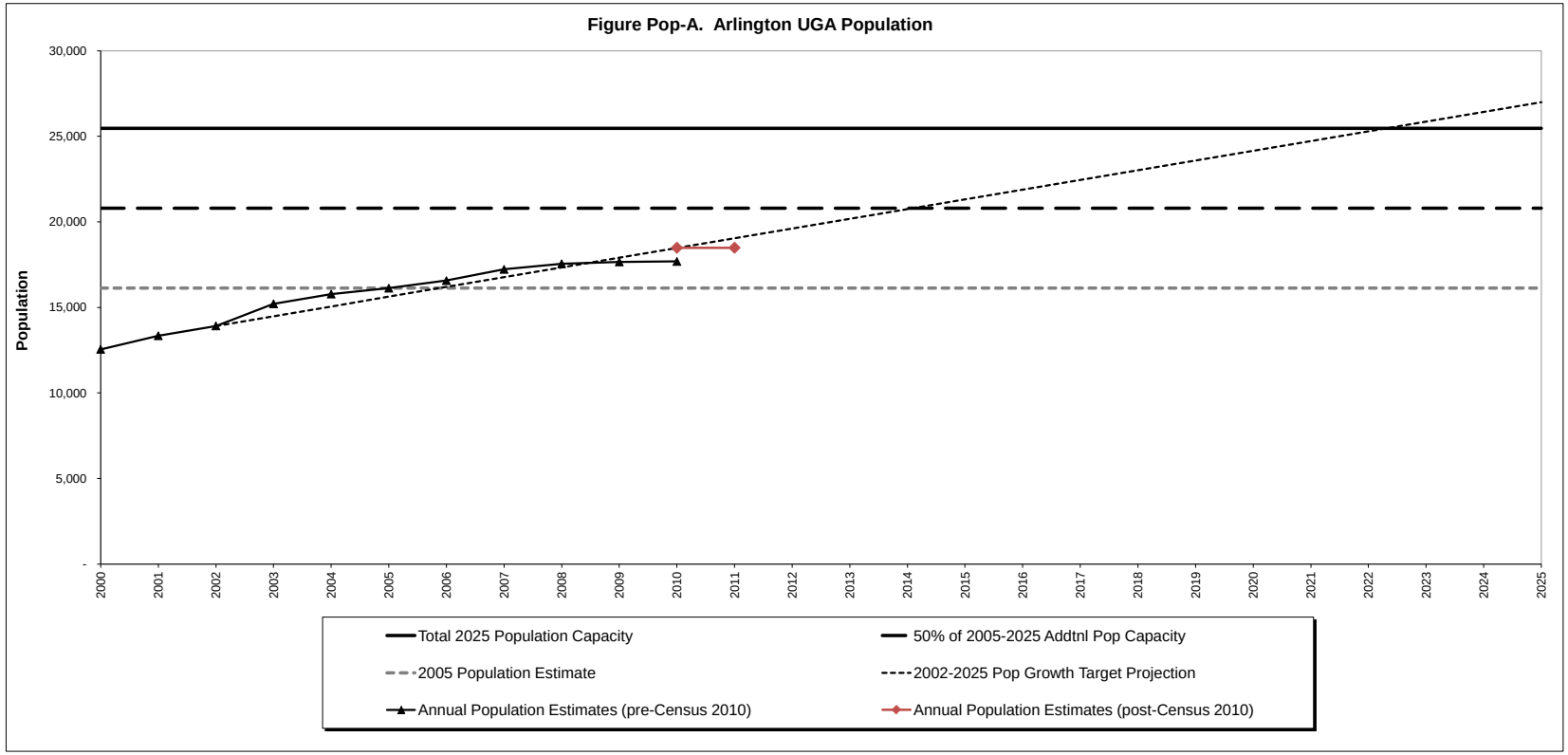


Table Pop-A. Arlington UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Arlington UGA	12,552	13,347	13,920	15,213	15,783	16,126	16,567	17,226	17,554	17,662	17,686	18,489	803	4.5%	18,489	2,364	27,000	10,874	25,467	9,342	25.3%

Arlington UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		OTRD	0.71	0.117	0.593	0	4	0	0	4	4	0	0	4	11	0	0	11
			RHD	1.059	0	1.059	0	9	0	0	9	9	0	0	9	25	0	0	25
			RLMD	28.284	2.479	25.805	0	133	0	0	133	133	0	0	133	370	0	0	370
			RMD	1.959	0.332	1.627	0	9	0	0	9	9	0	0	9	25	0	0	25
	Sum			32.012	2.929	29.083	0	155	0	0	155	155	0	0	155	432	0	0	432
	(2) VACANT		OTBD - 1	1.008	0.344	0.664	0	7	0	0	7	6	0	0	6	16	0	0	16
			OTBD - 2	0.105	0	0.105	0	1	0	0	1	1	0	0	1	2	0	0	2
			OTBD - 3	0.172	0	0.172	0	1	0	0	1	1	0	0	1	2	0	0	2
			OTRD	0.797	0.139	0.657	0	9	0	0	9	7	0	0	7	20	0	0	20
			RHD	5.305	3.215	2.09	0	0	21	10	31	0	17	8	25	0	31	9	41
			RLMD	22.871	15.185	7.686	0	27	0	0	27	22	0	0	22	61	0	0	61
			RMD	10.607	0.239	10.368	0	42	2	0	44	34	2	0	36	94	3	0	97
		Sum		40.865	19.123	21.743	0	87	23	10	120	70	19	8	97	196	34	9	239
		MARKET-READY	OTBD - 3	0.23	0.009	0.221	0	1	0	0	1	1	0	0	1	3	0	0	3
			RHD	21.188	10.552	10.636	0	6	123	65	194	6	117	62	184	16	215	73	303
		Sum		21.417	10.561	10.857	0	7	123	65	195	7	117	62	185	19	215	73	306
	Sum			62.282	29.683	32.599	0	94	146	75	315	77	135	70	282	214	249	82	545
	(3) PARTUSE		OTRD	13.302	0.54	12.761	6.215	68	0	0	68	45	0	0	45	126	0	0	126
			RHD	0.992	0	0.992	0.671	0	7	4	11	0	5	3	7	0	9	3	12
			RLMD	144.74	48.433	96.31	84.62	292	0	0	292	194	0	0	194	541	0	0	541
			RMD	32.389	2.098	30.292	21.49	71	0	0	71	47	0	0	47	131	0	0	131
	Sum			191.43	51.071	140.355	113	431	7	4	442	287	5	3	294	798	9	3	810
	(4) REDEV		OTBD - 1	2.084	0.425	1.66	0	0	1	0	1	0	1	0	1	0	1	0	1
			OTBD - 2	1.659	0	1.659	0	0	1	0	1	0	1	0	1	0	1	0	1
			OTRD	3.163	0.061	3.102	0	28	0	0	28	19	0	0	19	52	0	0	52
			RHD	8.828	0.784	8.043	0	-1	84	40	123	-1	56	27	82	-2	103	31	132
			RLMD	47.205	33.215	13.99	0	42	0	0	42	28	0	0	28	78	0	0	78
			RMD	30.048	0.002	30.046	0	97	4	0	101	65	3	0	67	180	5	0	184
		Sum		92.988	34.488	58.5	0	166	90	40	296	110	60	27	197	307	110	31	449
		MARKET-READY	OTRD	1.671	0	1.671	0	20	0	0	20	19	0	0	19	53	0	0	53
			RMD	8.242	2.449	5.792	0	21	1	0	22	20	1	0	21	56	2	0	57
		Sum		9.913	2.449	7.463	0	41	1	0	42	39	1	0	40	108	2	0	110
	Sum			102.9	36.937	65.963	0	207	91	40	338	149	61	27	237	416	112	31	559
City (as of Apr-02) Subtotal				**388.62**	**120.62**	**268.001**	**113**	**887**	**244**	**119**	**1250**	**668**	**201**	**99**	**968**	**1859**	**370**	**117**	**2345**
City (as of Dec-12) *	(1) PENDING		RLMD	3.744	0.294	3.449	0	18	0	0	18	18	0	0	18	50	0	0	50
			SR - TDR	2.756	0	2.756	0	6	0	0	6	6	0	0	6	17	0	0	17
	Sum			6.5	0.294	6.205	0	24	0	0	24	24	0	0	24	67	0	0	67
	(2) VACANT		RLMD	5.087	0.399	4.689	0	17	0	0	17	14	0	0	14	38	0	0	38
			RMD	1.021	0	1.021	0	4	0	0	4	3	0	0	3	9	0	0	9
			SR - TDR	103.59	17.408	86.179	0	429	42	0	471	408	40	0	447	1135	73	0	1208
	Sum			109.7	17.807	91.888	0	450	42	0	492	425	40	0	464	1182	73	0	1255
	(3) PARTUSE		RHD	21.995	2.908	19.087	18.72	13	217	116	346	9	144	77	230	24	266	91	380
			RLMD	23.227	3.076	20.152	17.21	59	0	0	59	39	0	0	39	109	0	0	109

Arlington UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			RMD	1.024	0	1.024	0.733	3	0	0	3	2	0	0	2	6	0	0	6
			SR - TDR	84.393	21.474	62.919	61.88	306	29	0	335	291	28	0	318	809	51	0	860
		Sum		130.64	27.458	103.182	98.54	381	246	116	743	341	172	77	589	948	317	91	1355
		MARKET-READY	RHD	9.429	0	9.429	9.177	6	106	57	169	6	101	54	161	16	185	64	265
		Sum		9.429	0	9.429	9.177	6	106	57	169	6	101	54	161	16	185	64	265
	Sum			140.07	27.458	112.611	107.7	387	352	173	912	347	273	131	750	964	502	155	1620
	(4) REDEV		RHD	13.972	0.766	13.206	0	7	153	80	240	5	102	53	160	13	187	63	263
			RLMD	6.074	4.203	1.871	0	4	0	0	4	3	0	0	3	7	0	0	7
			SR - TDR	116.44	78.721	37.719	0	185	17	0	202	176	16	0	192	489	30	0	519
	Sum			136.49	83.69	52.796	0	196	170	80	446	184	118	53	355	509	217	63	789
City (as of Dec-12) Subtotal *				**392.75**	**129.249**	**263.5**	**107.7**	**1057**	**564**	**253**	**1874**	**980**	**431**	**184**	**1593**	**2722**	**792**	**218**	**3731**
* - outside of City Apr-2002 boundaries																			
Unincorporated	(2) VACANT		SR-MP	6.63	0.001	6.63	0	33	0	0	33	27	0	0	27	74	0	0	74
	Sum			6.63	0.001	6.63	0	33	0	0	33	27	0	0	27	74	0	0	74
	(3) PARTUSE		SR-MP	56.211	15.084	41.127	38.63	190	0	0	190	126	0	0	126	352	0	0	352
			ULDR	25.71	3.407	22.304	17.36	53	0	0	53	35	0	0	35	98	0	0	98
	Sum			81.921	18.49	63.431	55.99	243	0	0	243	162	0	0	162	450	0	0	450
	(4) REDEV		SR-MP	29.637	6.126	23.511	0	108	0	0	108	72	0	0	72	200	0	0	200
			ULDR	54.042	26.701	27.341	0	96	0	0	96	64	0	0	64	178	0	0	178
	Sum			83.679	32.828	50.852	0	204	0	0	204	136	0	0	136	378	0	0	378
Unincorporated Subtotal				**172.23**	**51.319**	**120.912**	**55.99**	**480**	**0**	**0**	**480**	**324**	**0**	**0**	**324**	**902**	**0**	**0**	**902**
UGA Total				**953.6**	**301.188**	**652.413**	**276.7**	**2424**	**808**	**372**	**3604**	**1972**	**632**	**283**	**2885**	**5483**	**1162**	**335**	**6978**

NOTE: The market availability reduction factor is not applied to parcels in the TDR receving area since this area is required to be master planned.

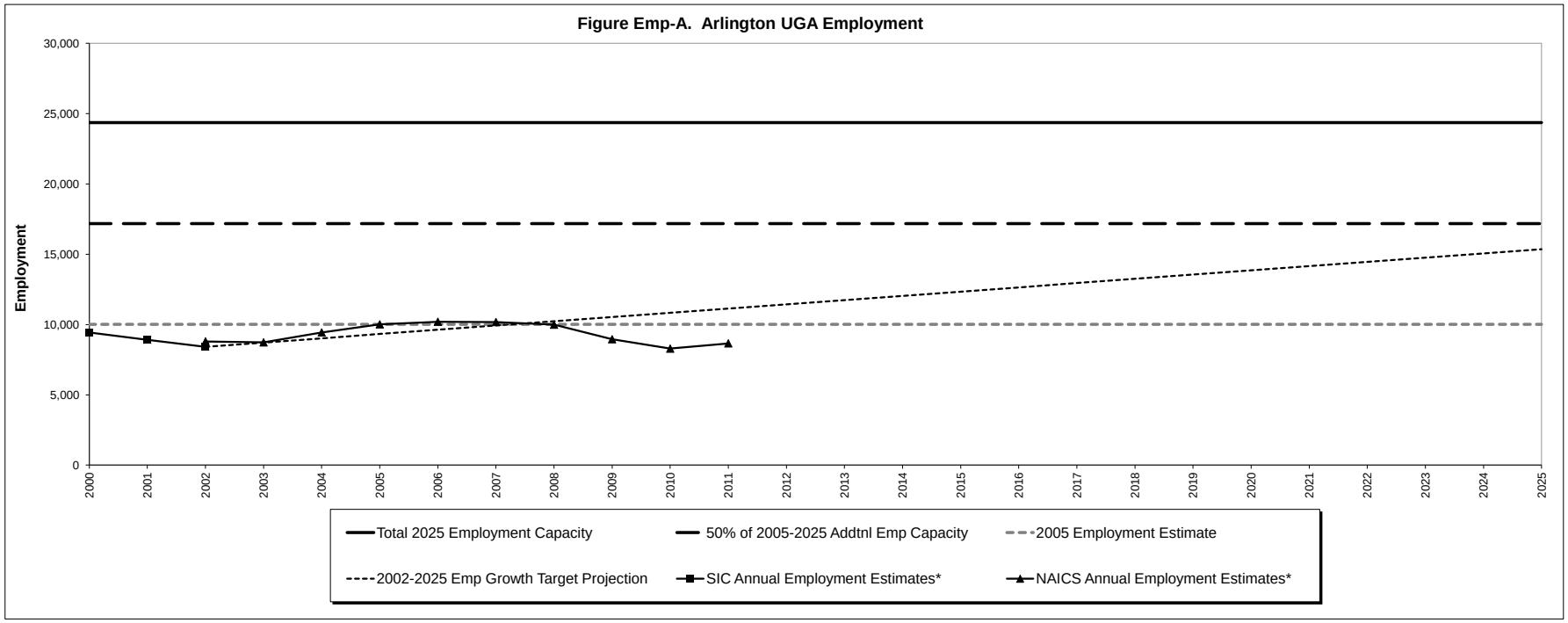


Table Emp-A. Arlington UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Arlington UGA	9,428	8,907	8,418	8,800	8,730	9,437	10,015	10,200	10,178	9,989	8,955	8,285	8,660	-1,355	15,360	5,345	24,355	14,340	-9.4%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Arlington UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		HC	10.559	0	10.559	0	279	279
	Sum			10.559	0	10.559	0	279	279
	(2) VACANT		GC	13.581	1.754	11.827	0	203	164
			GI	76.153	7.341	68.812	0	763	616
			HC	19.022	0	19.022	0	581	469
			LI	1.026	0	1.026	0	11	9
			NC	1.756	0	1.756	0	25	20
			OTBD - 1	0.643	0	0.643	0	25	20
			OTBD - 2	0.105	0	0.105	0	4	3
			OTBD - 3	0.172	0	0.172	0	7	6
		Sum		112.457	9.095	103.362	0	1619	1307
		MARKET-READY	BP	125.395	2.432	122.963	0	1599	1519
			GC	97.548	12.184	85.363	0	1466	1393
			GI	61.696	0	61.696	0	684	650
			HC	12.85	1.601	11.249	0	344	327
			LI	59.182	22.491	36.691	0	378	359
			NC	8.81	1.919	6.891	0	99	94
			OTBD - 3	0.23	0.009	0.221	0	8	8
		Sum		365.711	40.637	325.074	0	4578	4349
	Sum			478.168	49.732	428.436	0	6197	5656
	(3) PARTUSE		GC	16.958	4.835	12.123	9.016	155	103
			GI	24.999	5.312	19.687	12.76	149	99
			HC	25.149	0.241	24.908	7.731	192	128
			LI	6.855	0.181	6.675	1.349	14	9
	Sum			73.962	10.568	63.393	30.856	510	339
	(4) REDEV		GC	38.368	6.717	31.652	0	463	308
			GI	177.544	4.544	173	0	1472	979
			HC	43.32	0.165	43.155	0	1114	741
			LI	83.84	8.351	75.489	0	769	511
			MS	1.995	0	1.995	0	110	73
			NC	16.394	0.712	15.682	0	226	150
			OTBD - 1	3.852	0.624	3.228	0	65	43
			OTBD - 2	8.394	0.157	8.237	0	221	147
			OTBD - 3	5.279	0.619	4.661	0	173	115
		Sum		378.986	21.888	357.098	0	4613	3068
		MARKET-READY	GC	2.434	0.893	1.541	0	26	25

Arlington UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
			HC	2.276	0	2.276	0	68	65
			NC	1.449	0	1.449	0	21	20
		Sum		6.158	0.893	5.265	0	115	109
	Sum			385.145	22.781	362.363	0	4728	3177
City (as of Apr-02) Subtotal				**947.834**	**83.081**	**864.752**	**30.856**	**11714**	**9451**
City (as of Dec-12) *	(2) VACANT		GC	13.128	1.709	11.419	0	196	158
			HC-N	35.68	1.395	34.285	0	257	208
			HC	47.087	1.359	45.729	0	1398	1129
	Sum			95.896	4.463	91.433	0	1851	1495
	(3) PARTUSE		HC-N	5.646	0	5.646	5.103	38	25
			HC	1.472	0.085	1.387	0.478	12	8
	Sum			7.118	0.085	7.033	5.581	50	33
	(4) REDEV		BP	11.622	1.28	10.341	0	134	89
			GC	101.569	19.724	81.845	0	1360	904
			HC-N	63.016	5.613	57.403	0	395	263
			HC	82.015	5.303	76.711	0	2314	1539
	Sum			258.221	31.921	226.3	0	4203	2795
City (as of Dec-12) Subtotal *				**361.235**	**36.469**	**324.766**	**5.581**	**6104**	**4323**
* - outside of City Apr-2002 boundaries									
Unincorporated	(4) REDEV		BP	10.239	0.838	9.401	0	122	81
	Sum			10.239	0.838	9.401	0	122	81
Unincorporated Subtotal				**10.239**	**0.838**	**9.401**	**0**	**122**	**81**
UGA Total				**1319.308**	**120.388**	**1198.919**	**36.437**	**17940**	**13855**

Arlington UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Residential Development: Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
Within City Zones:											
R-LMD (Residential Low to Moderate Density)											
	Single Family	280.01	100%	1,030	3.68	3.68	-	-	-	-	-
R-MD (Residential Moderate Density)											
	Single Family	78.31	97%	341	4.21	4.21	-	-	-	-	-
	Multi-Family	2.74	3%	27	0.33	0.33	-	-	-	-	-
	Total	81.06	100%	368	4.54	4.54	-	-	-	-	-
R-HD (Residential High Density)											
	Single Family	1.53	5%	18	0.59	0.74 (1)	-	-	-	-	-
	Multi-Family	16.87	56%	283	9.32	11.61 (1)	-	-	-	-	-
	Senior Apartments	11.95	39%	303	9.98	6.22 (1)	-	-	-	-	-
	Total	30.35	100%	604	19.90	18.56 (1)	-	-	-	-	-
Old Town Residential District											
	Single Family	0.30	100%	4	13.21	13.21	-	-	-	-	-
Suburban Residential (TDR receiving area)											
	Single Family	No development has used TDR yet				5.00	-	-	-	-	-
	Multi-Family					0.50	-	-	-	-	-
	Total	-	-	-	-	5.50	-	-	-	-	-
Suburban Residential (Master Plan area)											
	Single Family	No development has used the Master Plan process				5.00	-	-	-	-	-

1- Much of the past senior apartment development in R-HD has been on sites long-owned by senior housing providers whereas little of the remaining developable R-HD land is in such ownership. Future development is therefore likely to include a smaller share of senior housing. To account for this, the assumed densities give full weight to both past single- and multi-family development but only 1/2 weight to past senior apartment development.

Arlington UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Residential Development: Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
Neighborhood Commercial											
	Non-Residential	3.09	100%	-	-	-	11,665	0.09	44.40	14.36	14.36
Old Town Business District (combines all three subdistricts)											
	Multi-Family	0.17	5%	4	1.07	1.07	-	-	-	-	-
	Non-Residential	3.57	95%	-	-	-	54,608	0.35	142.13	39.85	39.85
	Total	3.74	100%	4	1.07	1.07	54,608	0.34	142.13	38.02	38.02
General Commercial											
	Non-Residential	27.36	100%	-	-	-	221,792	0.19	469.81	17.17	17.17
Highway Commercial (new)											
	Non-Residential	20.26	100%	-	-	-	248,485	0.28	619.28	30.56	30.56
Highway Commercial (infill)											
	Non-Residential	9.71	100%	-	-	-	97,983	0.23	242.04	24.93	24.93
Business Park		No Development; Relatively New Zone				-	No Development; Relatively New Zone				13.00 (2)
2- BP is a new zone created in tandem with an update to the airport area master plan. It allows for a range of typical industrial- and airport-related uses.											
Light Industrial											
	Non-Residential	14.91	100%	-	-	-	153,538	0.24	153.54	10.30	10.30
Aviation Flightline (3)											
	Non-Residential	6.73	100%	-	-	-	89,904	0.31	72	10.73	10.73
3- Aviation Flightline is a relatively new zone that relies on a sample from projects from a now obsolete zone called simply "Industrial" when the permits were issued. All of the projects modeled here are now zoned Aviation Flightline and are typical development type that would be expected in AF.											
General Industrial (new projects) (4)											
	Non-Residential	93.02	100%	-	-	-	605,691	0.15	1,032	11.09	11.09

Arlington UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Employment	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
General Industrial (infill) (4)											
	Non-Residential	199.39	100%	-	-	-	1,224,273	0.14	2,332	11.69	11.69
4- The General Industrial data includes a number of projects with Industrial zoning when the permits were issued. All of the projects modeled here are now zoned General Industrial and are typical development type that would be expected in GI.											
Medical Services (5)											
	Non-Residential	7.19	100%	-	-	-	158,353	0.51	396	55.04	55.04
5- Medical Services is a relatively new zone that only applies to Cascade Valley Hospital (CVH) and surrounding parcels. The data here is a combination of past expansions at CVH and an estimate of a future expansion. The data also anticipates the redevelopment of an existing house on the CVH site.											
Public/Semi-Public		Development Occurs on a Case-by-Case Basis				-	Development Occurs on a Case-by-Case Basis				-
Within Unincorporated Plan Designations											
Urban Low Density Residential											
	Single Family	87.62	100%	415	4.74	3.68 (6)	-	-	-	-	-
6- The City of Arlington currently requires that unincorporated subdivisions conform to R-LMD standards in order to receive city utilities. This has not always been the case and the sample of unincorporated projects includes a mixture of projects that meet ULDR and R-LMD standards. Most of the unincorporated areas designated as ULDR are pre-zoned as R-LMD.											
Urban Medium Density Residential											
	Single Family	35.35	100%	244	6.90	Note (7)	-	-	-	-	-
7- Very little unincorporated UMDR designated land remains in the Arlington UGA. The City has pre-zoned the UMDR areas as R-HD, a zone that is modeled to produce 18.56 units/acre (see R-HD for more).											

Arlington UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
Urban Commercial											
	Non-Residential	37.98	100%	-	-	-	538,319	0.33	847	22.31	17.17 (8)
8- The remaining unincorporated Urban Commercial land is pre-zoned as General Commercial by the City. This report assumes that the UC land will develop to GC standards.											
Urban Industrial											
	Non-Residential	8.85	100%	-	-	-	107,460	0.28	93	10.54	N/A (9)
9- All of the industrial land in the Arlington UGA has been annexed. This historic information on development in Urban Industrial is included for reference purposes only.											

Figure Pop-B. Darrington UGA Population

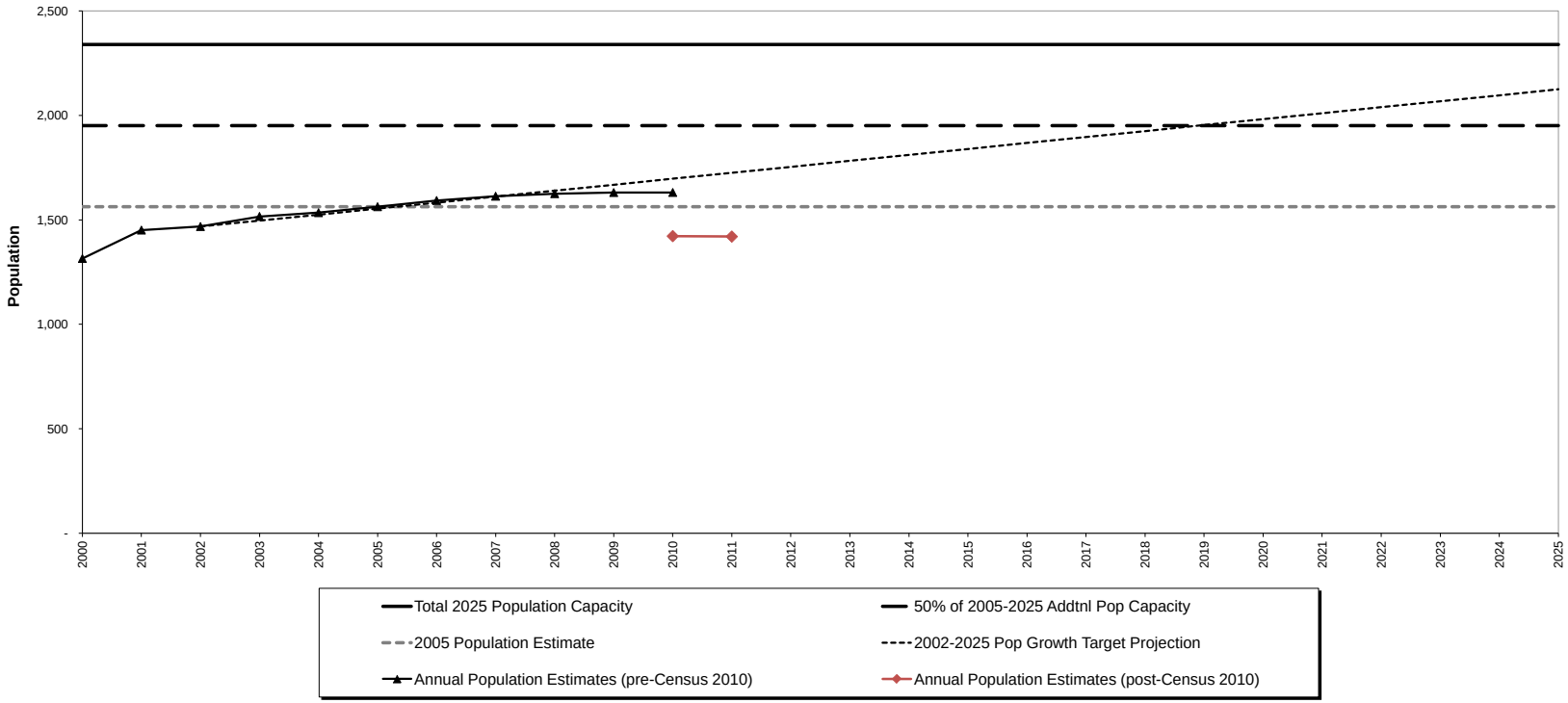


Table Pop-B. Darrington UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Darrington UGA	1,315	1,451	1,468	1,516	1,534	1,563	1,593	1,613	1,625	1,631	1,631	1,422	-209	-12.8%	1,420	-143	2,125	562	2,340	777	-18.4%

Darrington UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(2) VACANT		RSF	24.926	5.943	18.983	0	56	0	0	56	45	0	0	45	126	0	0	126
		Sum		24.926	5.943	18.983	0	56	0	0	56	45	0	0	45	126	0	0	126
		MARKET-READY	RSF	7.828	2.219	5.609	0	14	0	0	14	13	0	0	13	37	0	0	37
		Sum		7.828	2.219	5.609	0	14	0	0	14	13	0	0	13	37	0	0	37
	Sum			32.754	8.161	24.592	0	70	0	0	70	59	0	0	59	163	0	0	163
	(3) PARTUSE		RSF	51.165	7.47	43.695	36.796	86	0	0	86	57	0	0	57	159	0	0	159
	Sum			51.165	7.47	43.695	36.796	86	0	0	86	57	0	0	57	159	0	0	159
	(4) REDEV		RSF	4.69	0.39	4.3	0	7	0	0	7	5	0	0	5	13	0	0	13
	Sum			4.69	0.39	4.3	0	7	0	0	7	5	0	0	5	13	0	0	13
City (as of Apr-02) Subtotal				**88.609**	**16.022**	**72.588**	**36.796**	**163**	**0**	**0**	**163**	**120**	**0**	**0**	**120**	**335**	**0**	**0**	**335**
City (as of Dec-12) *	(2) VACANT		RSF	11.966	3.666	8.301	0	22	0	0	22	18	0	0	18	49	0	0	49
	Sum			11.966	3.666	8.301	0	22	0	0	22	18	0	0	18	49	0	0	49
City (as of Dec-12) Subtotal *				**11.966**	**3.666**	**8.301**	**0**	**22**	**0**	**0**	**22**	**18**	**0**	**0**	**18**	**49**	**0**	**0**	**49**
* - outside of City Apr-2002 boundaries																			
Unincorporated	(2) VACANT		ULDR3	118.98	77.932	41.05	0	111	0	0	111	90	0	0	90	250	0	0	250
		Sum		118.98	77.932	41.05	0	111	0	0	111	90	0	0	90	250	0	0	250
		MARKET-READY	ULDR3	13.836	13.836	0	0	2	0	0	2	2	0	0	2	5	0	0	5
		Sum		13.836	13.836	0	0	2	0	0	2	2	0	0	2	5	0	0	5
	Sum			132.82	91.767	41.05	0	113	0	0	113	92	0	0	92	255	0	0	255
	(3) PARTUSE		ULDR3	52.779	12.988	39.791	36.728	93	0	0	93	62	0	0	62	172	0	0	172
	Sum			52.779	12.988	39.791	36.728	93	0	0	93	62	0	0	62	172	0	0	172
	(4) REDEV		ULDR3	36.4	12.954	23.446	0	59	0	0	59	39	0	0	39	109	0	0	109
	Sum			36.4	12.954	23.446	0	59	0	0	59	39	0	0	39	109	0	0	109
Unincorporated Subtotal				**222**	**117.71**	**104.288**	**36.728**	**265**	**0**	**0**	**265**	**193**	**0**	**0**	**193**	**536**	**0**	**0**	**536**
UGA Total				**322.57**	**137.398**	**185.177**	**73.524**	**450**	**0**	**0**	**450**	**331**	**0**	**0**	**331**	**920**	**0**	**0**	**920**

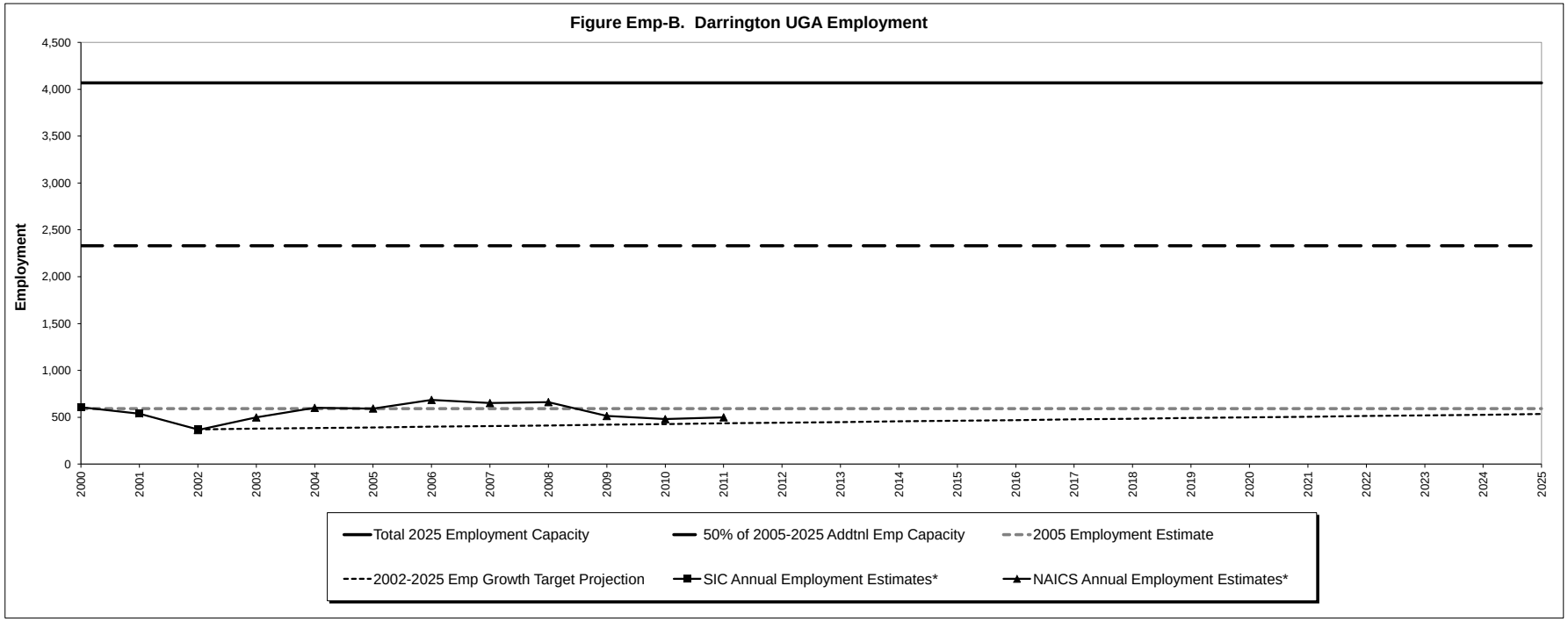


Table Emp-B. Darrington UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Darrington UGA	609	538	371	364	499	601	594	686	652	662	514	481	500	-94	535	(59)	4,068	3,474	-2.7%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Darrington UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02)	(1) PENDING		C	0.645	0	0.645	0	32	32
	Sum			0.645	0	0.645	0	32	32
	(2) VACANT		C	8.998	0	8.998	0	77	62
			LI	261.367	64.811	196.556	0	1808	1460
		Sum		270.365	64.811	205.554	0	1885	1522
		MARKET-READY	C	0.351	0	0.351	0	3	3
		Sum		0.351	0	0.351	0	3	3
	Sum			270.716	64.811	205.905	0	1888	1525
	(3) PARTUSE		C	13.95	0.264	13.686	5.924	50	33
			LI	105.765	49.261	56.504	24.262	222	148
	Sum			119.715	49.525	70.19	30.186	272	181
	(4) REDEV		C	10.352	0	10.352	0	75	50
			LI	11.627	0	11.627	0	103	68
	Sum			21.979	0	21.979	0	178	118
City (as of Apr-02) Subtotal				**413.055**	**114.336**	**298.719**	**30.186**	**2370**	**1856**
Unincorporated	(2) VACANT		UI	283.337	77.139	206.199	0	1897	1532
	Sum			283.337	77.139	206.199	0	1897	1532
	(3) PARTUSE		UI	2.909	0.01	2.899	2.739	25	17
	Sum			2.909	0.01	2.899	2.739	25	17
	(4) REDEV		UI	1.852	0	1.852	0	17	11
	Sum			1.852	0	1.852	0	17	11
Unincorporated Subtotal				**288.098**	**77.149**	**210.95**	**2.739**	**1939**	**1560**
UGA Total				**701.153**	**191.485**	**509.669**	**32.925**	**4309**	**3416**

Darrington UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within Town Zones (and assumed for *County Plan Designations*)											
SFR *(ULDR-3)*											
	Single Family	4.37	100%	12	2.75	2.75	-	-	-	-	-
Commercial											
	Non-Residential	9.89	100%	-	-	-	72,580	0.17	84	8.52	8.52
Industrial *(UI)*											
	Non-Residential	3.48	100%	-	-	-	16,892	0.11	32	9.21	9.21

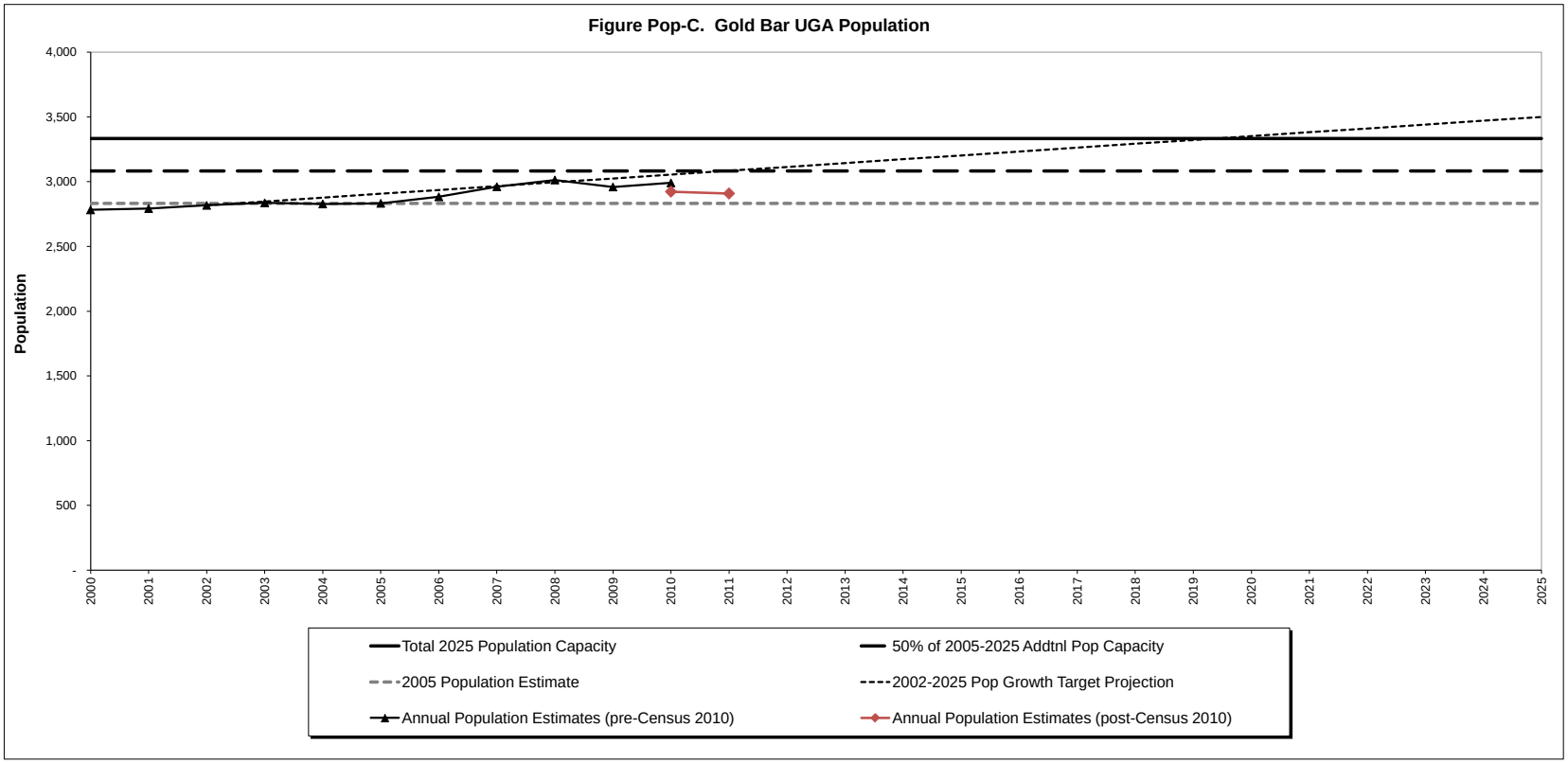


Table Pop-C. Gold Bar UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Gold Bar UGA	2,782	2,792	2,817	2,836	2,828	2,833	2,883	2,961	3,013	2,959	2,990	2,923	-67	-2.3%	2,909	76	3,500	667	3,333	500	15.2%

Gold Bar UGA - Additional Population Capacity

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		R12500	7.976	0.301	7.675	0	22	0	0	22	22	0	0	22	61	0	0	61
			R9600	0.2	0	0.2	0	1	0	0	1	1	0	0	1	3	0	0	3
	Sum			8.176	0.301	7.875	0	23	0	0	23	23	0	0	23	64	0	0	64
	(2) VACANT		R12500	48.059	23.357	24.701	0	65	0	0	65	52	0	0	52	146	0	0	146
			R7200	0.938	0	0.938	0	2	0	0	2	2	0	0	2	4	0	0	4
			R9600	1.369	0.313	1.056	0	4	0	0	4	3	0	0	3	9	0	0	9
	Sum			50.365	23.67	26.695	0	71	0	0	71	57	0	0	57	160	0	0	160
	(3) PARTUSE		R12500	39.776	23.36	16.416	14.861	33	0	0	33	22	0	0	22	61	0	0	61
			R7200	1.6	0	1.6	1.438	4	0	0	4	3	0	0	3	7	0	0	7
			R9600	10.887	4.122	6.765	5.48	15	0	0	15	10	0	0	10	28	0	0	28
	Sum			52.263	27.482	24.781	21.779	52	0	0	52	35	0	0	35	96	0	0	96
	(4) REDEV		R12500	3.274	0.726	2.548	0	5	0	0	5	3	0	0	3	9	0	0	9
			R9600	7.138	3.494	3.644	0	9	0	0	9	6	0	0	6	17	0	0	17
	Sum			10.412	4.22	6.192	0	14	0	0	14	9	0	0	9	26	0	0	26
City (as of Apr-02) Subtotal				**121.217**	**55.674**	**65.543**	**21.779**	**160**	**0**	**0**	**160**	**124**	**0**	**0**	**124**	**346**	**0**	**0**	**346**
Unincorporated	(1) PENDING		ULDR3	0.491	0	0.491	0	2	0	0	2	2	0	0	2	6	0	0	6
	Sum			0.491	0	0.491	0	2	0	0	2	2	0	0	2	6	0	0	6
	(2) VACANT		ULDR3	8.763	3.845	4.918	0	28	0	0	28	23	0	0	23	63	0	0	63
	Sum			8.763	3.845	4.918	0	28	0	0	28	23	0	0	23	63	0	0	63
	(3) PARTUSE		ULDR3	2.663	0.227	2.436	2.244	5	0	0	5	3	0	0	3	9	0	0	9
	Sum			2.663	0.227	2.436	2.244	5	0	0	5	3	0	0	3	9	0	0	9
Unincorporated Subtotal				**11.917**	**4.072**	**7.845**	**2.244**	**35**	**0**	**0**	**35**	**28**	**0**	**0**	**28**	**78**	**0**	**0**	**78**
UGA Total				**133.134**	**59.746**	**73.388**	**24.023**	**195**	**0**	**0**	**195**	**152**	**0**	**0**	**152**	**424**	**0**	**0**	**424**

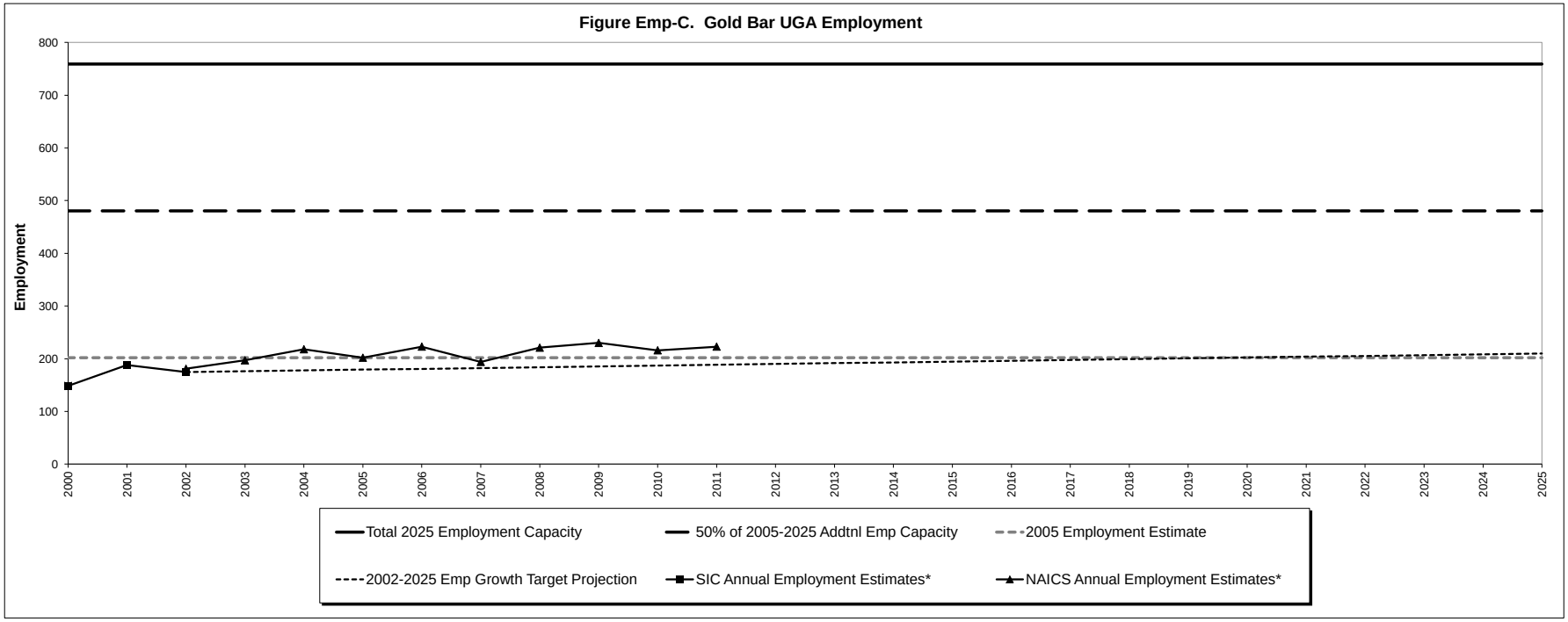


Table Emp-C. Gold Bar UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Gold Bar UGA	149	188	175	181	197	218	202	223	194	221	230	216	223	21	210	8	759	557	3.8%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Gold Bar UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		GC	5.496	0	5.496	0	4	4
	Sum			5.496	0	5.496	0	4	4
	(2) VACANT		CB	0.902	0	0.902	0	14	11
			GC	5.616	0.339	5.276	0	79	64
	Sum			6.518	0.339	6.179	0	93	75
	(3) PARTUSE		GC	9.435	0.236	9.199	6.315	96	64
	Sum			9.435	0.236	9.199	6.315	96	64
	(4) REDEV		CB	4.165	0	4.165	0	54	36
			GC	41.193	2.015	39.177	0	575	382
	Sum			45.357	2.015	43.342	0	629	418
City (as of Apr-02) Subtotal				**66.807**	**2.59**	**64.216**	**6.315**	**822**	**561**

Gold Bar UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones (and as modeled for County Designations)											
R 12500 (and ULDR-3)	Single Family	83.63	100%	217	2.59	2.59	-	-	-	-	-
R 9600	Single Family	4.82	100%	16	3.32	3.32	-	-	-	-	-
R 7200	Single Family	No Data				3.32	-	-	-	-	-
CB	Non-Residential	2.99	100%	-	-	-	25,299	0.19	44	14.62	14.62
GC	Non-Residential	5.50	100%	-	-	-	53,200	0.22	53	9.68	15.00 (1)

1- The sample for GC is limited to one project, Arctic Refrigeration, that is a low-employment-density wholesale distributor. It is likely that future retail, service, and restaurant development in GC will provide higher densities per acre. For modeling purposes, the assumed employment density by job sector in GC is: 6 Retail, 6 Services, 2 Food Services, and 1 FIRE.

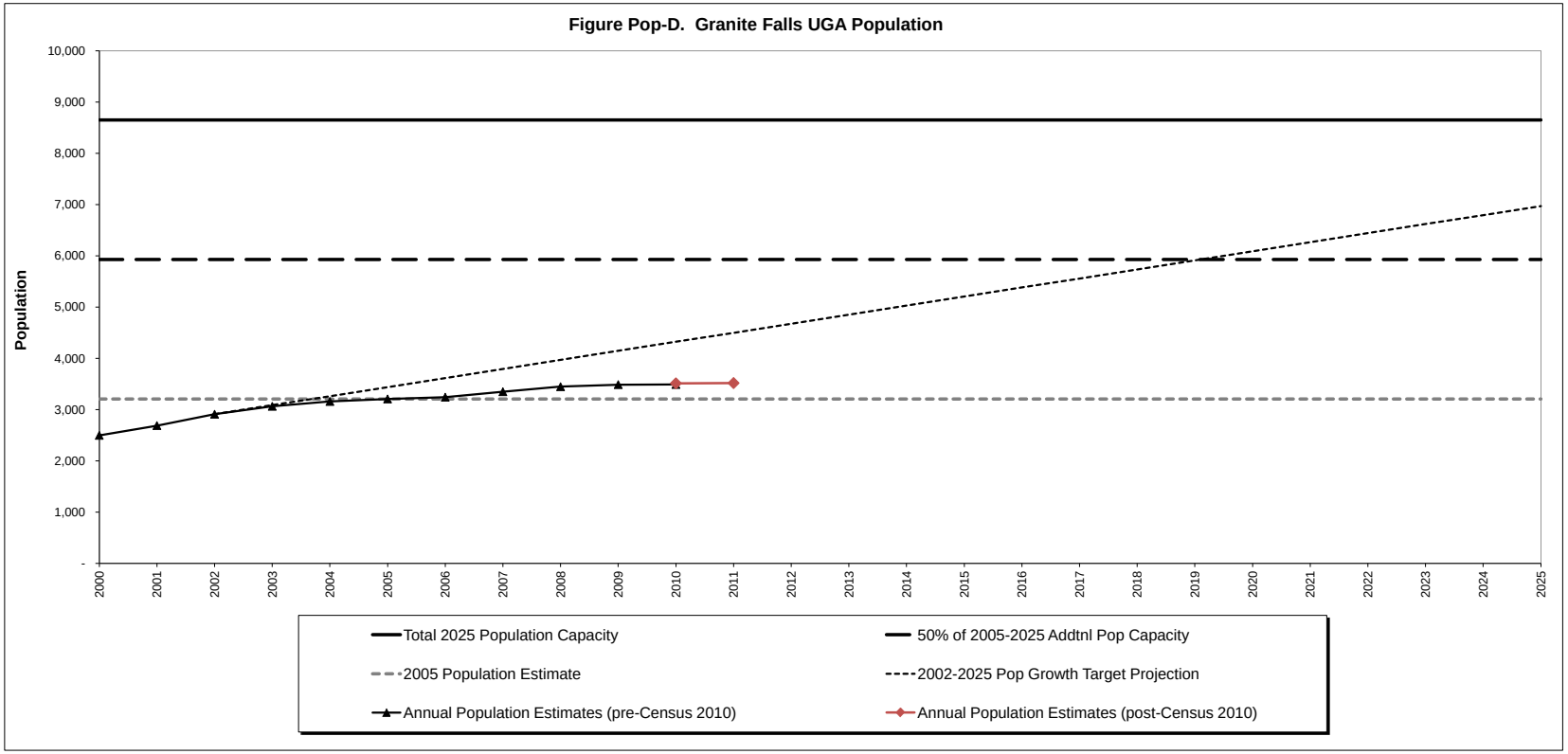


Table Pop-D. Granite Falls UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Granite Falls UGA	2,497	2,688	2,909	3,063	3,158	3,207	3,242	3,348	3,446	3,487	3,489	3,511	22	0.6%	3,517	310	6,970	3,763	8,651	5,444	5.7%

Granite Falls UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Housing Unit Capacity (before reductions) SF	MF	Sr. Apts.	Total	Additional Housing Unit Capacity (after reductions) SF	MF	Sr. Apts.	Total	Additional Population Capacity SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		R 9600	1.906	0.138	1.768	0	11	0	0	11	11	0	0	11	31	0	0	31
	Sum			1.906	0.138	1.768	0	11	0	0	11	11	0	0	11	31	0	0	31
	(2) VACANT		CBD	7.763	0	7.763	0	9	10	0	19	7	8	0	15	20	15	0	35
			DT 2500	2.579	0.022	2.556	0	22	0	0	22	18	0	0	18	49	0	0	49
			GC	1.565	0	1.565	0	0	4	0	4	0	3	0	3	0	6	0	6
			MR	21.353	5.549	15.804	0	0	133	187	320	0	107	151	258	0	198	178	375
			R 7200	0.55	0	0.55	0	2	0	0	2	2	0	0	2	4	0	0	4
			R 9600	53.647	22.944	30.703	0	114	0	0	114	92	0	0	92	256	0	0	256
		Sum		87.457	28.515	58.941	0	147	147	187	481	119	119	151	388	330	218	178	726
		MARKET-READY	CBD	3.008	0	3.008	0	0	5	0	5	0	5	0	5	0	9	0	9
			GC	15.409	3.143	12.267	0	0	36	0	36	0	34	0	34	0	63	0	63
			MR	13.842	4.397	9.445	0	0	80	113	193	0	76	107	183	0	140	126	266
			R 7200	60.506	37.888	22.617	0	85	0	0	85	81	0	0	81	225	0	0	225
		Sum		92.766	45.428	47.337	0	85	121	113	319	81	115	107	303	225	212	126	563
	Sum			180.22	73.943	106.279	0	232	268	300	800	199	234	258	691	555	430	304	1289
	(3) PARTUSE		DT 2500	1.816	0	1.816	1.386	13	0	0	13	9	0	0	9	24	0	0	24
			MR	7.131	0.014	7.117	6.293	0	52	73	125	0	35	49	83	0	64	57	121
			R 7200	7.546	0.418	7.128	6.319	22	0	0	22	15	0	0	15	41	0	0	41
			R 9600	26.412	19.527	6.885	6.476	23	0	0	23	15	0	0	15	43	0	0	43
	Sum			42.905	19.96	22.945	20.473	58	52	73	183	39	35	49	122	107	64	57	228
	(4) REDEV		CBD	2.822	0	2.822	0	0	4	0	4	0	3	0	3	0	5	0	5
			DT 2500	23.327	2.468	20.859	0	185	0	0	185	123	0	0	123	343	0	0	343
			GC	34.343	5.216	29.127	0	-17	80	0	63	-11	53	0	42	-31	98	0	66
			MR	16.393	3.708	12.685	0	-15	104	145	234	-10	69	96	156	-28	127	113	213
		Sum		76.885	11.392	65.493	0	153	188	145	486	102	125	96	323	283	230	113	627
		MARKET-READY	GC	2.665	0.949	1.715	0	-1	5	0	4	-1	5	0	4	-3	9	0	6
			R 7200	11.157	7.295	3.862	0	13	0	0	13	12	0	0	12	34	0	0	34
		Sum		13.822	8.244	5.578	0	12	5	0	17	11	5	0	16	32	9	0	40
	Sum			90.707	19.636	71.071	0	165	193	145	503	113	130	96	339	315	239	113	667
City (as of Apr-02) Subtotal				**315.74**	**113.678**	**202.063**	**20.473**	**466**	**513**	**518**	**1497**	**362**	**398**	**403**	**1163**	**1008**	**732**	**474**	**2215**
City (as of Dec-12) *	(2) VACANT		R 7200	3.843	1.909	1.933	0	7	0	0	7	6	0	0	6	16	0	0	16
		Sum		3.843	1.909	1.933	0	7	0	0	7	6	0	0	6	16	0	0	16
		MARKET-READY	R 9600	93.202	32.209	60.993	0	227	0	0	227	216	0	0	216	600	0	0	600
		Sum		93.202	32.209	60.993	0	227	0	0	227	216	0	0	216	600	0	0	600
	Sum			97.044	34.118	62.926	0	234	0	0	234	221	0	0	221	616	0	0	616
	(3) PARTUSE		R 7200	35.593	0	35.593	34.166	127	0	0	127	84	0	0	84	235	0	0	235
		Sum		35.593	0	35.593	34.166	127	0	0	127	84	0	0	84	235	0	0	235
		MARKET-READY	R 7200	81.969	10.152	71.817	71.053	270	0	0	270	257	0	0	257	714	0	0	714
		Sum		81.969	10.152	71.817	71.053	270	0	0	270	257	0	0	257	714	0	0	714
	Sum			117.56	10.152	107.409	105.22	397	0	0	397	341	0	0	341	949	0	0	949
	(4) REDEV		MR	20.93	5.091	15.839	0	-4	133	187	316	-3	88	124	210	-7	163	146	302
			R 7200	25.783	0	25.783	0	93	0	0	93	62	0	0	62	172	0	0	172
	Sum			46.714	5.091	41.623	0	89	133	187	409	59	88	124	272	165	163	146	474

Granite Falls UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Dec-12) Subtotal *				**261.32**	**49.361**	**211.958**	**105.22**	**720**	**133**	**187**	**1040**	**621**	**88**	**124**	**834**	**1730**	**163**	**146**	**2039**
* - outside of City Apr-2002 boundaries																			
Unincorporated	(1) PENDING		ULDR	0.886	0.413	0.473	0	1	0	0	1	1	0	0	1	3	0	0	3
	Sum			0.886	0.413	0.473	0	1	0	0	1	1	0	0	1	3	0	0	3
	(2) VACANT		MR	2.806	0.596	2.21	0	0	18	26	44	0	15	21	36	0	27	25	51
			ULDR	2.105	0.48	1.625	0	6	0	0	6	5	0	0	5	13	0	0	13
		Sum		4.911	1.076	3.835	0	6	18	26	50	5	15	21	40	13	27	25	65
		MARKET-READY	ULDR	0.967	0.654	0.313	0	1	0	0	1	1	0	0	1	3	0	0	3
		Sum		0.967	0.654	0.313	0	1	0	0	1	1	0	0	1	3	0	0	3
	Sum			5.878	1.73	4.147	0	7	18	26	51	6	15	21	41	16	27	25	68
	(3) PARTUSE		MR	2.815	0.669	2.146	1.692	0	13	18	31	0	9	12	21	0	16	14	30
			ULDR	92.788	18.265	74.523	69.091	248	0	0	248	165	0	0	165	459	0	0	459
	Sum			95.603	18.935	76.669	70.783	248	13	18	279	165	9	12	186	459	16	14	489
	(4) REDEV		MR	2.83	0.445	2.386	0	0	20	28	48	0	13	19	32	0	24	22	46
			ULDR	66.316	25.216	41.1	0	148	0	0	148	98	0	0	98	274	0	0	274
	Sum			69.146	25.661	43.485	0	148	20	28	196	98	13	19	130	274	24	22	320
Unincorporated Subtotal				**171.51**	**46.738**	**124.774**	**70.783**	**404**	**51**	**72**	**527**	**270**	**36**	**52**	**358**	**752**	**67**	**61**	**880**
UGA Total				**748.57**	**209.777**	**538.795**	**196.48**	**1590**	**697**	**777**	**3064**	**1253**	**522**	**579**	**2355**	**3490**	**962**	**681**	**5134**

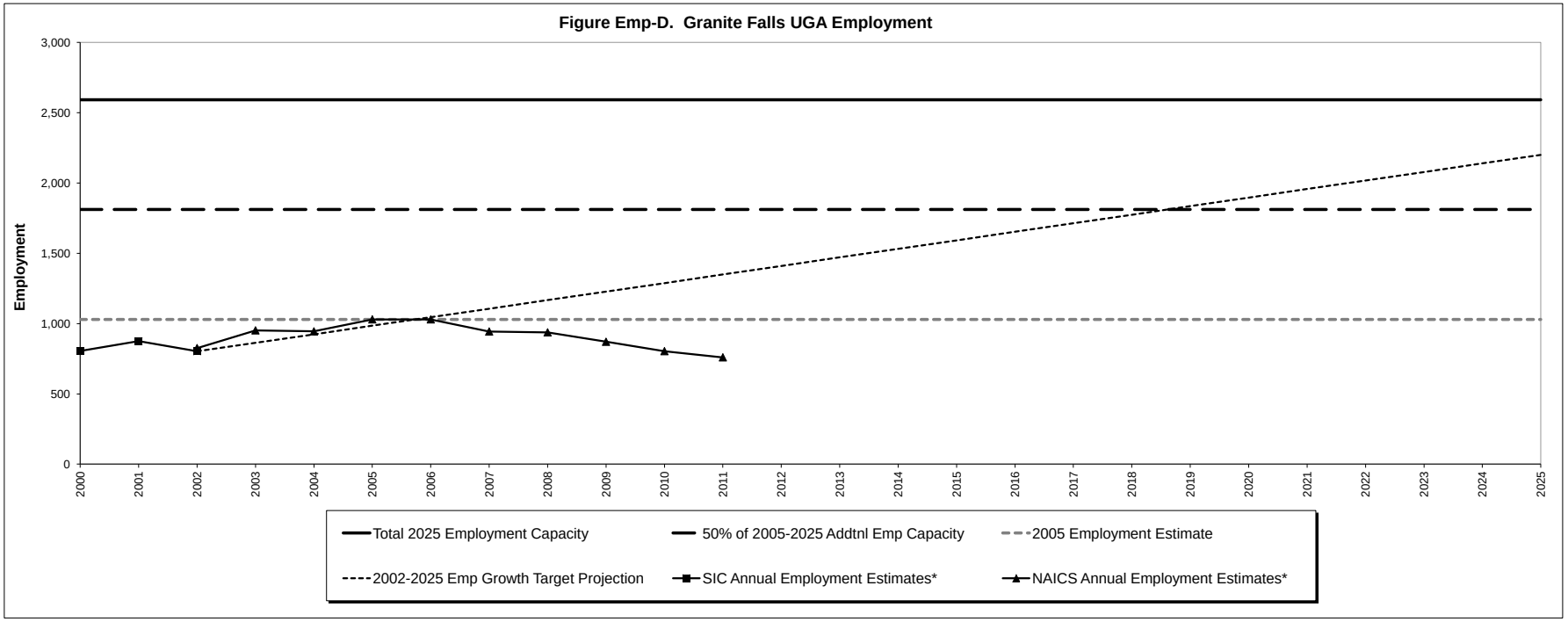


Table Emp-D. Granite Falls UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Granite Falls UGA	805	875	802	826	952	945	1,030	1,030	944	938	871	804	760	-270	2,200	1,170	2,592	1,562	-17.3%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Granite Falls UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		DT 2500	2.16	0.038	2.122	0	58	58
			R 7200	2.323	0.913	1.41	0	13	13
	Sum			4.483	0.951	3.532	0	71	71
	(2) VACANT		CBD	7.763	0	7.763	0	177	143
			GC	1.761	0	1.761	0	32	26
			I	4.562	0.168	4.394	0	35	28
			IR	0.182	0	0.182	0	2	2
			LI	4.92	0.011	4.909	0	35	28
		Sum		19.188	0.18	19.008	0	281	227
		MARKET-READY	CBD	3.008	0	3.008	0	68	65
			GC	15.409	3.143	12.267	0	221	210
		Sum		18.418	3.143	15.275	0	289	275
	Sum			37.605	3.322	34.283	0	570	501
	(3) PARTUSE		CBD	11.283	0	11.283	7.861	107	71
			I	74.787	27.032	47.755	42.219	338	225
			IR	3.115	0	3.115	2.588	26	17
			LI	6.821	0.461	6.36	5.369	38	25
	Sum			96.006	27.493	68.513	58.038	509	338
	(4) REDEV		CBD	15.239	0	15.239	0	293	195
			GC	36.476	5.545	30.931	0	549	365
			I	4.612	1.842	2.77	0	22	15
			IR	2.454	0	2.454	0	25	17
			LI	8.367	0	8.367	0	60	40
		Sum		67.147	7.387	59.76	0	949	631
		MARKET-READY	GC	2.665	0.949	1.715	0	31	29
			LI	7.777	0.409	7.368	0	53	50
		Sum		10.442	1.358	9.084	0	84	80
	Sum			77.589	8.745	68.844	0	1033	711
City (as of Apr-02) Subtotal				**215.683**	**40.511**	**175.172**	**58.038**	**2183**	**1622**

Granite Falls UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Dec-12) *	(4) REDEV		IR	4.176	0.345	3.831	0	39	26
	Sum			4.176	0.345	3.831	0	39	26
City (as of Dec-12) Subtotal *				**4.176**	**0.345**	**3.831**	**0**	**39**	**26**
* - outside of City Apr-2002 boundaries									
UGA Total				**219.859**	**40.856**	**179.003**	**58.038**	**2222**	**1648**

Granite Falls UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Residential Development: Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones (and as modeled for County Designations)											
Rural 2.3 acre	Single Family	No Data				0.43	No Data				-
R-9600	Single Family	83.32	100%	311	3.73	3.73	-	-	-	-	-
R-7200	Single Family	25.36	100%	93	3.67	3.80 (1)	-	-	-	-	-
1-The sample of projects in R-7200 is weighted towards older projects and City staff expect future development to achieve higher densities as the zoning already allows.											
DT-2500	Single Family	No Data				10.00	No Data				-
Multiple Residential											
	Multi-Family	0.72	61%	10	8.55	8.55	-	-	-	-	-
	Senior Apartments	0.45	39%	14	11.97	11.97	-	-	-	-	-
	Total	**1.17**	**100%**	**24**	**20.52**	**20.52**	**-**	**-**	**-**	**-**	**-**
Central Business District (New Projects)											
	Multi-Family	0.59	14%	7	1.70	1.70	-	-	-	-	-
	Commercial	3.53	86%	-	-	-	32,960	0.18	94	22.76	22.76
	Total	**4.12**	**100%**	**7**	**1.70**	**1.70**	**32,960**	**0.18**	**94**	**22.76**	**22.76**
Central Business District (Infill Projects)											
	Commercial (w/caretaker apts)	3.99	100%	1	0.25	0.25	35,168	0.20	54	13.54	13.54

Granite Falls UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Residential Development: Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
General Commercial (New Projects)											
	Multi-Family	2.52	40%	32	5.08	3.00 (2)	-	-	-	-	-
	Senior Apartments	1.68	27%	45	7.14	-	-	-	-	-	-
	Commercial	2.10	33%	-	-	-	18,036	0.07	26	4.09	18.00 (2)
	Total	**6.30**	**100%**	**77**	**12.22**	**3.00 (2)**	**18,036**	**0.07**	**26**	**4.09**	**18.00 (2)**

2- GC has had a disproportionate share of residential development on sites lacking a high degree of commercial visibility. The remaining developable sites better access and higher traffic counts; therefore, the City expects most of the future development in GC to be commercial in nature. The expected distribution of jobs by sector in GC is: 7 Retail, 7 Services, 3 Food Services, and 1 FIRE.

General Commercial (Infill Projects)											
	Commercial	No Data				0.00 (3)	No Data				20.00 (3)

3- There have not been any examples of commercial infill in GC yet; however, the expectation is that any new buildings or additions will be entirely commercial. The expected distribution of jobs by sector for GC infill projects is: 8 Retail, 8 Services, 3 Food Services, and 1 FIRE.

Industrial	Industrial	No Data				-	No Data				8.00 (4)

4- There has been no development in Industrial yet. The expected distribution of jobs by sector is: 4 Manufacturing, 3 WTU, and 1 Services.

Industrial/Retail	Non-Residential	No Data				-	No Data				10.00 (5)

4- There has been no development in Industrial/Retail yet. The expected distribution of jobs by sector is: 3 Manufacturing, 3 WTU, and 3 Services, 1 Retail.

Light Industrial											
	Industrial (w/caretaker apts)	7.78	100%	2	0.26	0.26	71,880	0.21	56	7.17	7.17

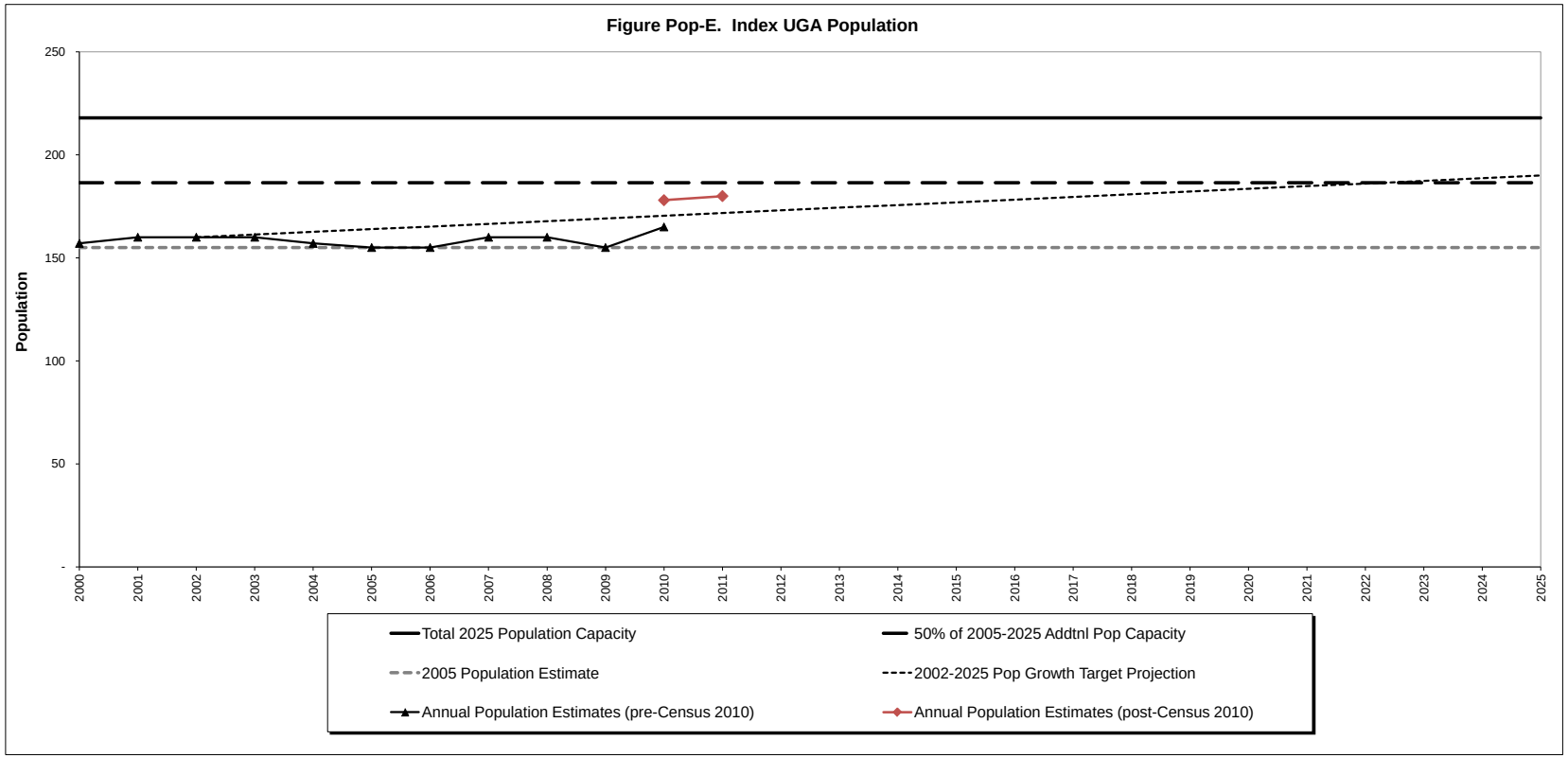


Table Pop-E. Index UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Index UGA	157	160	160	160	157	155	155	160	160	155	165	178	13	7.9%	180	25	190	35	218	63	39.7%

Index UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(2) VACANT		EXISTING SINGLE FAMILY RESIDENTIAL	4.136	2.292	1.844	0	12	0	0	12	10	0	0	10	27	0	0	27
	Sum			4.136	2.292	1.844	0	12	0	0	12	10	0	0	10	27	0	0	27
	(3) PARTUSE		EXISTING SINGLE FAMILY RESIDENTIAL	1.904	0.085	1.818	1.323	6	0	0	6	4	0	0	4	11	0	0	11
	Sum			1.904	0.085	1.818	1.323	6	0	0	6	4	0	0	4	11	0	0	11
City (as of Apr-02) Subtotal				**6.04**	**2.377**	**3.662**	**1.323**	**18**	**0**	**0**	**18**	**14**	**0**	**0**	**14**	**38**	**0**	**0**	**38**
UGA Total				**6.04**	**2.377**	**3.662**	**1.323**	**18**	**0**	**0**	**18**	**14**	**0**	**0**	**14**	**38**	**0**	**0**	**38**

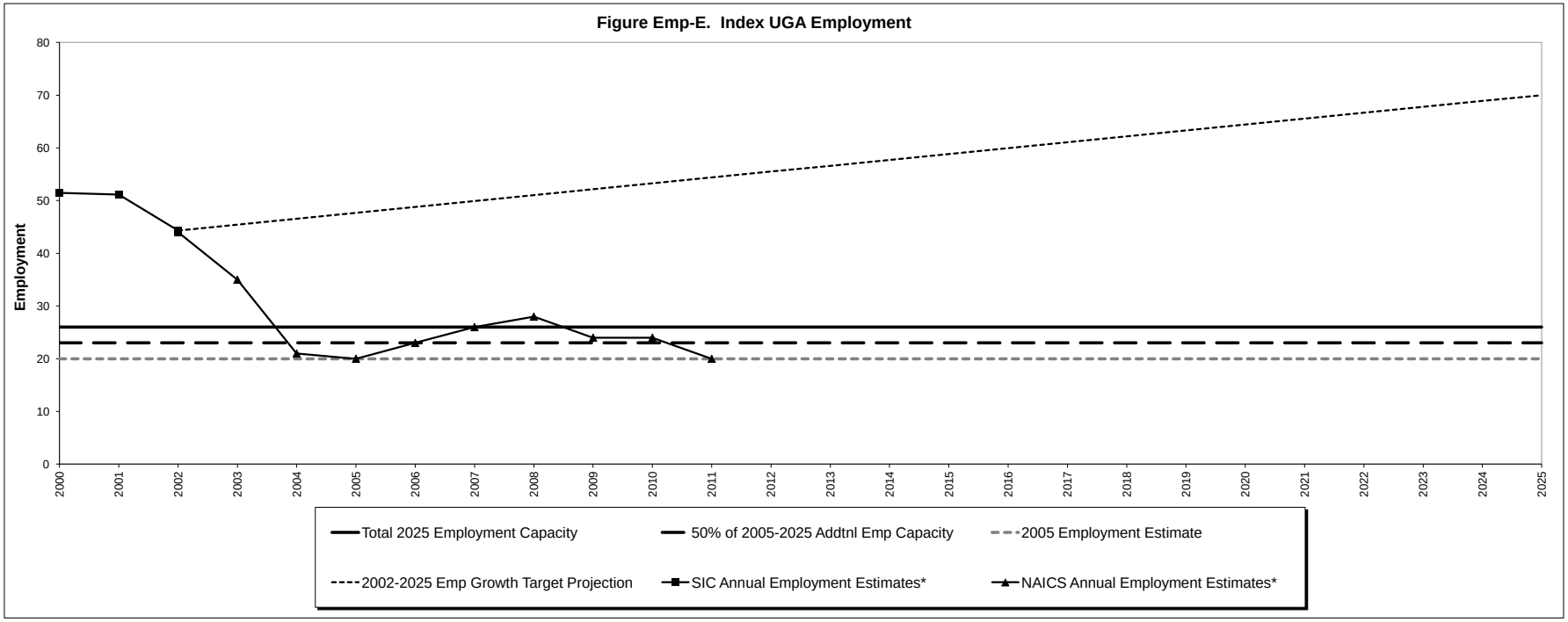


Table Emp-E. Index UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Index UGA	51	51	44	44	35	21	20	23	26	28	24	24	20	0	70	50	26	6	0.0%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Town of Index

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
Constrained Residential	Single Family	No Data				0.00	-	-	-	-	-
Existing Single Family	Single Family	No Data				5.26	-	-	-	-	-
Commercial	Non-Residential	No Data				0.00	No Data				8.00

Note: The distribution of jobs by employment sector in Commercial zoning is expected to be: 6 Services and 2 Retail.

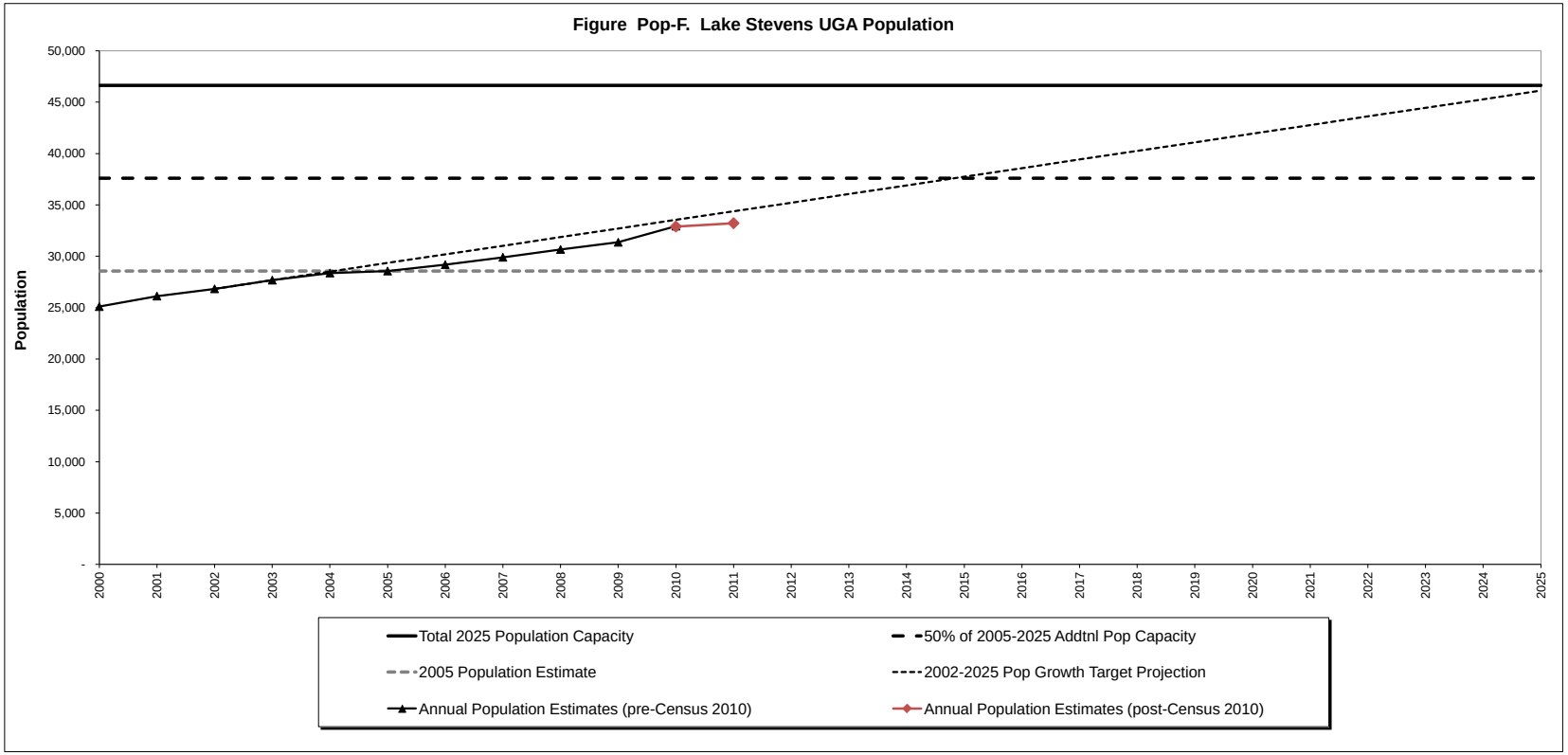


Table Pop-F. Lake Stevens UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Lake Stevens UGA	25,096	26,120	26,828	27,672	28,366	28,560	29,174	29,898	30,664	31,359	32,930	32,896	-34	-0.1%	33,218	4,658	46,125	17,565	46,634	18,074	25.8%

Lake Stevens UGA - Additional Population Capacity

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		MFR	0.284	0	0.284	0	5	0	0	5	5	0	0	5	14	0	0	14
			PBD	25.94	25.94	0	0	112	0	0	112	112	0	0	112	312	0	0	312
			UR	0.67	0.169	0.501	0	1	0	0	1	1	0	0	1	3	0	0	3
			WR	1.45	1.162	0.289	0	1	0	0	1	1	0	0	1	3	0	0	3
	Sum			28.344	27.271	1.074	0	119	0	0	119	119	0	0	119	331	0	0	331
	(2) VACANT		MFR	13.627	12.722	0.906	0	4	6	10	20	3	5	8	16	9	9	9	27
			SR	18.799	9.866	8.933	0	36	0	0	36	29	0	0	29	81	0	0	81
			UR	16.574	14.096	2.478	0	13	0	0	13	10	0	0	10	29	0	0	29
		Sum		49.001	36.683	12.317	0	53	6	10	69	43	5	8	56	119	9	9	138
		MARKET-READY	SR	2.122	0.229	1.893	0	7	0	0	7	7	0	0	7	19	0	0	19
			UR	2.926	0.059	2.868	0	15	0	0	15	14	0	0	14	40	0	0	40
		Sum		5.048	0.287	4.761	0	22	0	0	22	21	0	0	21	58	0	0	58
	Sum			54.048	36.97	17.078	0	75	6	10	91	64	5	8	77	177	9	9	196
	(3) PARTUSE		HUR	2.168	1.565	0.603	0.289	0	2	0	2	0	1	0	1	0	2	0	2
			SR	36.201	4.861	31.34	22.568	73	0	0	73	49	0	0	49	135	0	0	135
			UR	14.618	3.475	11.142	7.563	33	0	0	33	22	0	0	22	61	0	0	61
			WR	4.788	1.654	3.134	2.105	7	0	0	7	5	0	0	5	13	0	0	13
	Sum			57.774	11.556	46.219	32.525	113	2	0	115	75	1	0	76	209	2	0	212
	(4) REDEV		HUR	2.673	1.623	1.05	0	-1	8	0	7	-1	5	0	5	-2	10	0	8
			MFR	12.311	3.93	8.381	0	0	58	99	157	0	39	66	104	0	71	77	148
			MU	1.97	0	1.97	0	-3	6	0	3	-2	4	0	2	-6	7	0	2
			SR	17.154	2.067	15.087	0	45	0	0	45	30	0	0	30	83	0	0	83
			UR	14.443	4.983	9.461	0	31	0	0	31	21	0	0	21	57	0	0	57
			WR	3.99	0.611	3.379	0	8	0	0	8	5	0	0	5	15	0	0	15
		Sum		52.541	13.213	39.328	0	80	72	99	251	53	48	66	167	148	88	77	314
		MARKET-READY	UR	9.84	4.07	5.769	0	30	1	0	31	29	1	0	29	79	2	0	81
		Sum		9.84	4.07	5.769	0	30	1	0	31	29	1	0	29	79	2	0	81
	Sum			62.381	17.284	45.097	0	110	73	99	282	82	49	66	196	227	90	77	395
City (as of Apr-02) Subtotal				**202.55**	**93.08**	**109.467**	**32.525**	**417**	**81**	**109**	**607**	**340**	**55**	**74**	**468**	**945**	**101**	**87**	**1133**
City (as of Dec-12) *	(1) PENDING		CD	0.165	0	0.165	0	1	0	0	1	1	0	0	1	3	0	0	3
			HUR	19.09	1.891	17.199	0	124	126	0	250	124	126	0	250	345	232	0	577
			MFDA	69.265	39.384	29.881	0	288	0	0	288	288	0	0	288	802	0	0	802
			MFR	2.178	0.304	1.874	0	32	0	0	32	32	0	0	32	89	0	0	89
			MUN	8.296	2.224	6.073	0	55	0	0	55	55	0	0	55	153	0	0	153
			SR	80.761	42.325	38.437	0	307	0	0	307	307	0	0	307	855	0	0	855
			UR	113.34	41.048	72.295	0	537	0	0	537	537	0	0	537	1495	0	0	1495
			WR	2.847	0.006	2.841	0	17	0	0	17	17	0	0	17	47	0	0	47
	Sum			295.94	127.181	168.764	0	1361	126	0	1487	1361	126	0	1487	3789	232	0	4021
	(2) VACANT		HUR	24.407	15.071	9.336	0	3	73	0	76	2	59	0	61	7	108	0	115
			MFR	3.696	2.4	1.296	0	5	9	16	30	4	7	13	24	11	13	15	40
			MS	2.744	0.201	2.543	0	0	62	0	62	0	50	0	50	0	92	0	92
			MU	1.581	0.603	0.978	0	0	3	0	3	0	2	0	2	0	4	0	4
			MUN	0.324	0	0.324	0	0	4	0	4	0	3	0	3	0	6	0	6
			SR	37.079	28.264	8.815	0	43	0	0	43	35	0	0	35	97	0	0	97
			UR	43.893	19.068	24.824	0	128	0	0	128	103	0	0	103	288	0	0	288
			WR	7.292	4.234	3.058	0	14	0	0	14	11	0	0	11	31	0	0	31
		Sum		121.02	69.841	51.174	0	193	151	16	360	156	122	13	291	434	224	15	673

Lake Stevens UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		MARKET-READY	HUR	11.974	7.398	4.576	0	3	35	0	38	3	33	0	36	8	61	0	69
			MS	2.55	0	2.55	0	0	63	0	63	0	60	0	60	0	110	0	110
			MUN	3.452	1.065	2.388	0	0	35	0	35	0	33	0	33	0	61	0	61
			SR	12.379	8.999	3.38	0	13	0	0	13	12	0	0	12	34	0	0	34
			UR	11.901	10.732	1.169	0	9	0	0	9	9	0	0	9	24	0	0	24
		Sum		42.256	28.195	14.061	0	25	133	0	158	24	126	0	150	66	232	0	299
	Sum			163.27	98.036	65.235	0	218	284	16	518	180	248	13	441	500	457	15	972
	(3) PARTUSE		HUR	53.978	9.095	44.884	34.341	0	257	0	257	0	171	0	171	0	314	0	314
			MFR	0.986	0.489	0.498	0.211	0	1	2	3	0	1	1	2	0	1	2	3
			MUN	0.635	0.29	0.345	0.151	0	2	0	2	0	1	0	1	0	2	0	2
			SR	84.916	17.563	67.353	52.145	181	0	0	181	120	0	0	120	335	0	0	335
			UR	125.31	24.086	101.228	71.039	320	0	0	320	213	0	0	213	592	0	0	592
			WR	8.947	3.74	5.207	3.531	12	0	0	12	8	0	0	8	22	0	0	22
		Sum		274.78	55.262	219.514	161.42	513	260	2	775	341	173	1	515	950	318	2	1269
		MARKET-READY	HUR	1.391	0.094	1.297	0.945	0	7	0	7	0	7	0	7	0	12	0	12
			UR	4.516	1.658	2.859	2.608	14	0	0	14	13	0	0	13	37	0	0	37
		Sum		5.908	1.752	4.156	3.553	14	7	0	21	13	7	0	20	37	12	0	49
	Sum			280.68	57.014	223.67	164.97	527	267	2	796	354	180	1	535	987	330	2	1319
	(4) REDEV		HUR	158.51	46.836	111.676	0	-65	893	0	828	-43	594	0	551	-120	1093	0	972
			MFR	11.481	4.802	6.678	0	20	53	85	158	13	35	57	105	37	65	66	168
			MS	4.281	0.126	4.155	0	0	102	0	102	0	68	0	68	0	125	0	125
			MU	5.244	4.585	0.658	0	-1	2	0	1	-1	1	0	1	-2	2	0	1
			MUN	26.307	3.499	22.808	0	-24	333	0	309	-16	221	0	205	-44	407	0	363
			SR	38.968	15.366	23.602	0	69	0	0	69	46	0	0	46	128	0	0	128
			UR	96.874	30.801	66.073	0	304	8	0	312	202	5	0	207	563	10	0	573
			WR	6.478	2.74	3.738	0	10	0	0	10	7	0	0	7	19	0	0	19
		Sum		348.15	108.756	239.389	0	313	1391	85	1789	208	925	57	1190	579	1702	66	2348
		MARKET-READY	HUR	37.072	20.769	16.303	0	-5	133	0	128	-5	126	0	122	-13	232	0	219
			SR	4.061	0.796	3.265	0	12	0	0	12	11	0	0	11	32	0	0	32
		Sum		41.133	21.565	19.568	0	7	133	0	140	7	126	0	133	19	232	0	251
	Sum			389.28	130.321	258.957	0	320	1524	85	1929	215	1051	57	1323	598	1935	66	2599
City (as of Dec-12) Subtotal *				**1129.2**	**412.552**	**716.626**	**164.97**	**2426**	**2201**	**103**	**4730**	**2110**	**1605**	**71**	**3786**	**5874**	**2954**	**83**	**8911**
* - outside of City Apr-2002 boundaries																			
Unincorporated	(1) PENDING		ULDR	38.297	10.353	27.944	0	169	0	0	169	169	0	0	169	470	0	0	470
			UMDR	5.361	0.082	5.278	0	58	0	0	58	58	0	0	58	161	0	0	161
	Sum			43.657	10.435	33.222	0	227	0	0	227	227	0	0	227	632	0	0	632
	(2) VACANT		ULDR	22.689	10.197	12.492	0	60	0	0	60	48	0	0	48	135	0	0	135
		Sum		22.689	10.197	12.492	0	60	0	0	60	48	0	0	48	135	0	0	135
		MARKET-READY	ULDR	5.804	0	5.804	0	29	0	0	29	28	0	0	28	77	0	0	77
		Sum		5.804	0	5.804	0	29	0	0	29	28	0	0	28	77	0	0	77
	Sum			28.493	10.197	18.296	0	89	0	0	89	76	0	0	76	212	0	0	212
	(3) PARTUSE		ULDR	308.13	72.795	235.339	197.43	903	0	0	903	600	0	0	600	1672	0	0	1672
			UMDR	0.581	0	0.581	0.384	2	1	0	3	1	1	0	2	4	1	0	5
		Sum		308.72	72.795	235.92	197.82	905	1	0	906	602	1	0	602	1675	1	0	1677
		MARKET-READY	ULDR	1.864	0.527	1.336	0.842	4	0	0	4	4	0	0	4	11	0	0	11

Lake Stevens UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		Sum		1.864	0.527	1.336	0.842	4	0	0	4	4	0	0	4	11	0	0	11
	Sum			310.58	73.323	237.256	198.66	909	1	0	910	606	1	0	606	1686	1	0	1687
	(4) REDEV		ULDR	113.8	26.092	87.704	0	390	0	0	390	259	0	0	259	722	0	0	722
		Sum		113.8	26.092	87.704	0	390	0	0	390	259	0	0	259	722	0	0	722
		MARKET-READY	ULDR	10.479	1.033	9.446	0	45	0	0	45	43	0	0	43	119	0	0	119
		Sum		10.479	1.033	9.446	0	45	0	0	45	43	0	0	43	119	0	0	119
	Sum			124.28	27.126	97.149	0	435	0	0	435	302	0	0	302	841	0	0	841
Unincorporated Subtotal				**507**	**121.08**	**385.923**	**198.66**	**1660**	**1**	**0**	**1661**	**1211**	**1**	**0**	**1211**	**3371**	**1**	**0**	**3372**
UGA Total				**1838.7**	**626.712**	**1212.016**	**396.15**	**4503**	**2283**	**212**	**6998**	**3661**	**1661**	**145**	**5465**	**10190**	**3056**	**170**	**13416**

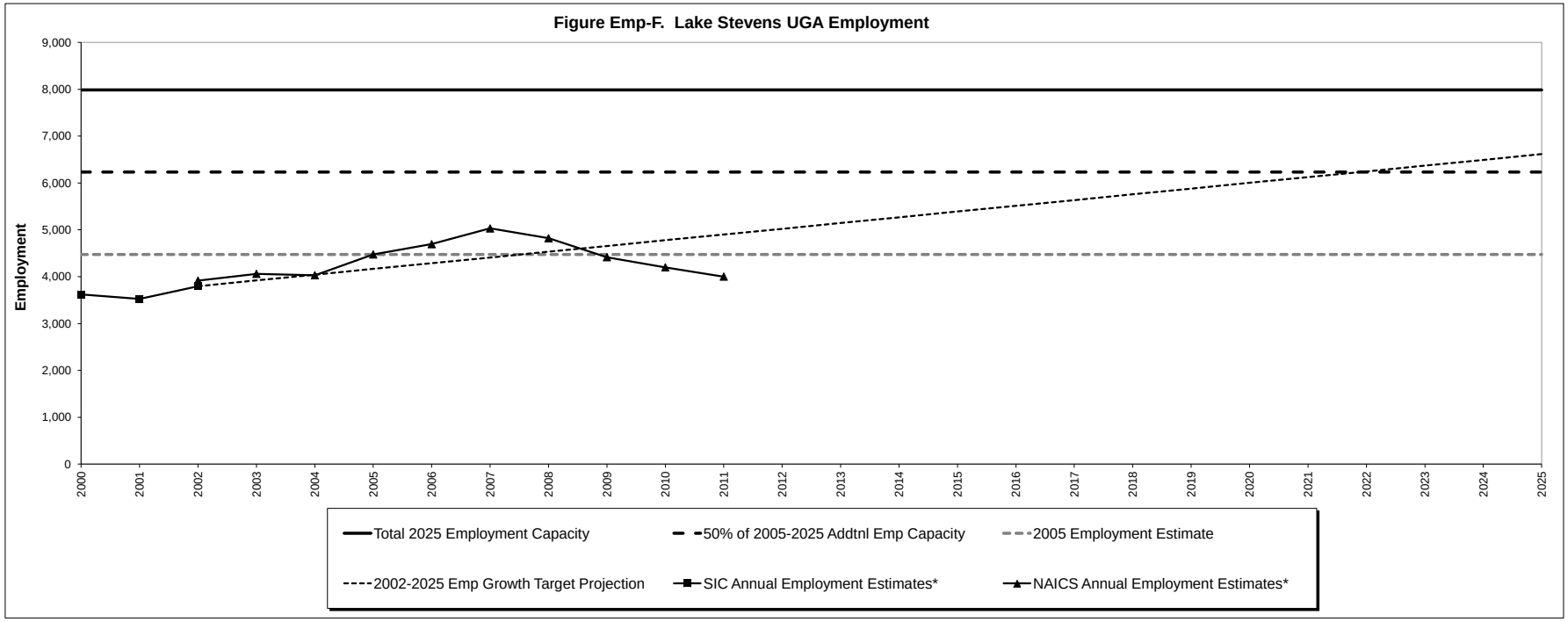


Table Emp-F. Lake Stevens UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Lake Stevens UGA	3,625	3,526	3,799	3,919	4,061	4,033	4,475	4,695	5,031	4,822	4,417	4,201	4,003	-472	6,615	2,140	7,988	3,513	-13.4%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Lake Stevens UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02)	(1) PENDING		P/SP	16.844	3.033	13.81	0	14	14
	Sum			16.844	3.033	13.81	0	14	14
	(2) VACANT		CBD	0.637	0.348	0.289	0	4	3
			GI	8.807	0.591	8.216	0	63	51
			LI	0.987	0.296	0.691	0	11	9
			PBD	0.722	0	0.722	0	11	9
		Sum		11.153	1.235	9.918	0	89	72
		MARKET-READY	PBD	18.048	8.572	9.476	0	147	140
		Sum		18.048	8.572	9.476	0	147	140
	Sum			29.2	9.806	19.394	0	236	212
	(3) PARTUSE		CBD	0.623	0	0.623	0.08	1	1
			GI	2.564	0	2.564	1.655	13	9
			LI	0.886	0	0.886	0.155	2	1
			MU	1.502	0	1.502	0.594	9	6
	Sum			5.575	0	5.575	2.483	25	17
	(4) REDEV		CBD	5.817	1.546	4.271	0	57	38
			GI	47.167	8.49	38.677	0	236	157
			LB	4.117	0.92	3.196	0	50	33
			LI	5.535	2.606	2.929	0	46	31
			MU	3.82	0.441	3.38	0	52	35
			PBD	3.72	2.141	1.579	0	24	16
	Sum			70.176	16.144	54.032	0	465	309
City (as of Apr-02) Subtotal				**121.795**	**28.984**	**92.811**	**2.483**	**740**	**551**
City (as of Dec-12) *	(1) PENDING		BD	2.811	1.211	1.6	0	75	75
			CD	3.252	3.252	0	0	51	51
			HUR	35.021	1.158	33.863	0	75	75
	Sum			41.084	5.621	35.463	0	201	201

Lake Stevens UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
	(2) VACANT		BD	22.077	6.293	15.784	0	553	447
			MS	2.744	0.201	2.543	0	25	20
			MU	1.581	0.603	0.978	0	15	12
			MUN	0.324	0	0.324	0	1	1
			NB	0.708	0	0.708	0	11	9
		Sum		27.435	7.097	20.337	0	605	489
		MARKET-READY	CD	0.601	0	0.601	0	11	10
			GIDA	6.993	4.815	2.178	0	16	15
			LB	0.965	0	0.965	0	15	14
			MS	2.55	0	2.55	0	25	24
			MUN	3.452	1.065	2.388	0	7	7
		Sum		14.561	5.88	8.681	0	74	70
	Sum			41.996	12.977	29.019	0	679	559
	(3) PARTUSE		BD	8.239	1.989	6.25	3.755	132	88
			CD	6.052	0.191	5.862	1.913	34	23
			LB	1.304	0	1.304	0.405	6	4
			NB	1.445	0.774	0.671	0.098	2	1
	Sum			17.041	2.953	14.087	6.171	174	116
	(4) REDEV		BD	43.578	19.687	23.891	0	837	557
			CD	9.07	2.772	6.298	0	97	65
			LB	2.209	0.119	2.09	0	21	14
			MS	0.766	0	0.766	0	7	5
			MU	5.244	4.585	0.658	0	10	7
			MUN	25.944	3.296	22.648	0	68	45
			NB	16.161	10.111	6.05	0	75	50
		Sum		102.972	40.571	62.401	0	1115	741
		MARKET-READY	CD	40.985	21.139	19.846	0	345	328
			NB	0.867	0.253	0.614	0	7	7
		Sum		41.853	21.392	20.46	0	352	334
	Sum			144.824	61.963	82.861	0	1467	1076

Lake Stevens UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Dec-12) Subtotal *				**244.946**	**83.515**	**161.431**	**6.171**	**2521**	**1951**
* - outside of City Apr-2002 boundaries									
Unincorporated	(2) VACANT		UI	8.631	0.036	8.595	0	105	85
	Sum			8.631	0.036	8.595	0	105	85
	(3) PARTUSE		UI	9.493	1.225	8.268	6.953	84	56
	Sum			9.493	1.225	8.268	6.953	84	56
	(4) REDEV		UI	51.77	11.888	39.881	0	473	315
	Sum			51.77	11.888	39.881	0	473	315
Unincorporated Subtotal				**69.894**	**13.15**	**56.744**	**6.953**	**662**	**455**
UGA Total				**436.635**	**125.649**	**310.986**	**15.607**	**3923**	**2957**

Lake Stevens UGA

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Employment	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Within City Zones:											
Suburban & Waterfront Residential											
	Single Family	167.77	100%	670	3.98	4.00 (1)	-	-	-	-	-
	Multi-Family	0.70	0%	4	0.02	0.00 (1)	-	-	-	-	-
	Total	168.46	100%	674	4.00	4.00 (1)	-	-	-	-	-
1- The densities assumed in Suburban and Waterfront Residential simplify the historic development by including the one multi-family project, a four-unit condominium consisting of two duplex buildings, with the single-family densities.											
Urban Residential											
	Single Family	32.15	96%	181	5.43	5.43	-	-	-	-	-
	Multi-Family	1.18	4%	10	0.30	0.30	-	-	-	-	-
	Total	33.33	100%	191	5.73	5.73	-	-	-	-	-
High Urban Residential											
	Senior Apartments	5.22	100%	54	10.35	8.25 (2)					
2- A lower densities is assumed in High Urban Residential than was observed because the only project built so far has been Ashley Point Alternacare, a senior- and disabled-only housing project, whereas traditional multifamily development is what would normally be expected (albeit at lower densities).											
Multi-Family Residential											
	Single Family	1.33	24%	19	3.40	3.40	-	-	-	-	-
	Multi-Family	2.01	36%	45	8.05	8.05	-	-	-	-	-
	Senior Apartments	2.25	40%	72	12.87	12.87	-	-	-	-	-
	Total	5.59	100%	136	24.32	24.32	-	-	-	-	-
Planned Business District											
	Proposed Commercial (3)	15.28	100%	-	-	-	94,200	0.14	237	15.51	15.51
3- There has been no development yet in PBD. An expired project called "Centennial Center" is being used to estimate likely future densities.											
Mixed Use											
	Mixed Use	0.32	100%	1	3.12	3.12	7,818	0.56	22	69.57	15.51 (4)

Lake Stevens UGA

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Employment	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Local Business											
	Commercial	1.13	100%	-	-	-	1,138	0.02	3	2.22	15.51 (4)
Central Business District											
	Commercial	0.10	100%	-	-	-	1,064	0.24	2	14.73	15.51 (4)

4- The sample size of development in the Mixed Use, Local Business, and Central Business District zones is too small to be reliable. As a substitute, the employment density from Planned Business District is being used. This approach is similar to the 2007 Buildable Lands Report where the unincorporated employment density for the Urban Commercial plan designation was used. Use of PBD instead of UC ties the assumed densities to city standards.

Sub-Regional Commercial											
	Commercial	1.89	100%	-	-	-	17,388	0.21	33	17.65	17.65
Light Industrial (5)											
	Industrial and Commercial	2.28	100%	1	0.44	0.44	27,058	0.27	36	15.67	15.67
General Industrial (5)											
	Industrial and Commercial	21.63	100%	2	0.09	0.09	168,868	0.18	164	7.57	7.57

5- Residential density estimates are being retained because of the occasional caretaker units in the industrial zones.

Business District	New Zone -- No Data	35.00 (6)

6- The new Business District zone is expected to develop in an business park format of 1-3 story office and industrial buildings with some other supporting uses. The employment by job sector is assumed to be: 18 Services, 7 Manufacturing, 5 FIRE, 3 Food Services, and 2 Retail.

Commercial District	New Zone -- Assumed to be Comparable to Sub-Regional Commercial	
Main Street Business	25.00	10.00 (7)

7- The employment by job sector in Main Street Business is expected to be 5 Food Services and 5 Services.

Lake Stevens UGA

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Employment	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Mixed-Use Neighborhood (New Projects on Vacant Land or Redeveloped Sites) (8)											
	Mixed-Use	New Zone -- No Data				15	New Zone -- No Data				3
8- The employment by job sector in MUN zoning for new projects is assumed to be 3 Services.											
Mixed-Use Neighborhood (Infill development on Partially-Used Sites)											
	Mixed Use	New Zone -- No Data				15	New Zone -- No Data				-
Neighborhood Business		New Zone -- Assumed to be Comparable to Local Business									
Within County Plan Designations:											
Urban Low Density Residential (2000 to 2010 Sample)											
	Single-Family	201.06	100%	1,005	5.00	5.00	-	-	-	-	-
Urban Medium Density Residential (2000 to 2010 Sample)											
	Single Family	23.61	62%	237	6.18	6.18	-	-	-	-	-
	Multi-Family	14.76	38%	168	4.38	4.38	-	-	-	-	-
	Total	38.37	100%	405	10.56	10.56	-	-	-	-	-
Urban Industrial		Insufficient Date -- Assumed to be comparable to General Industrial in the City of Lake Stevens									7.57

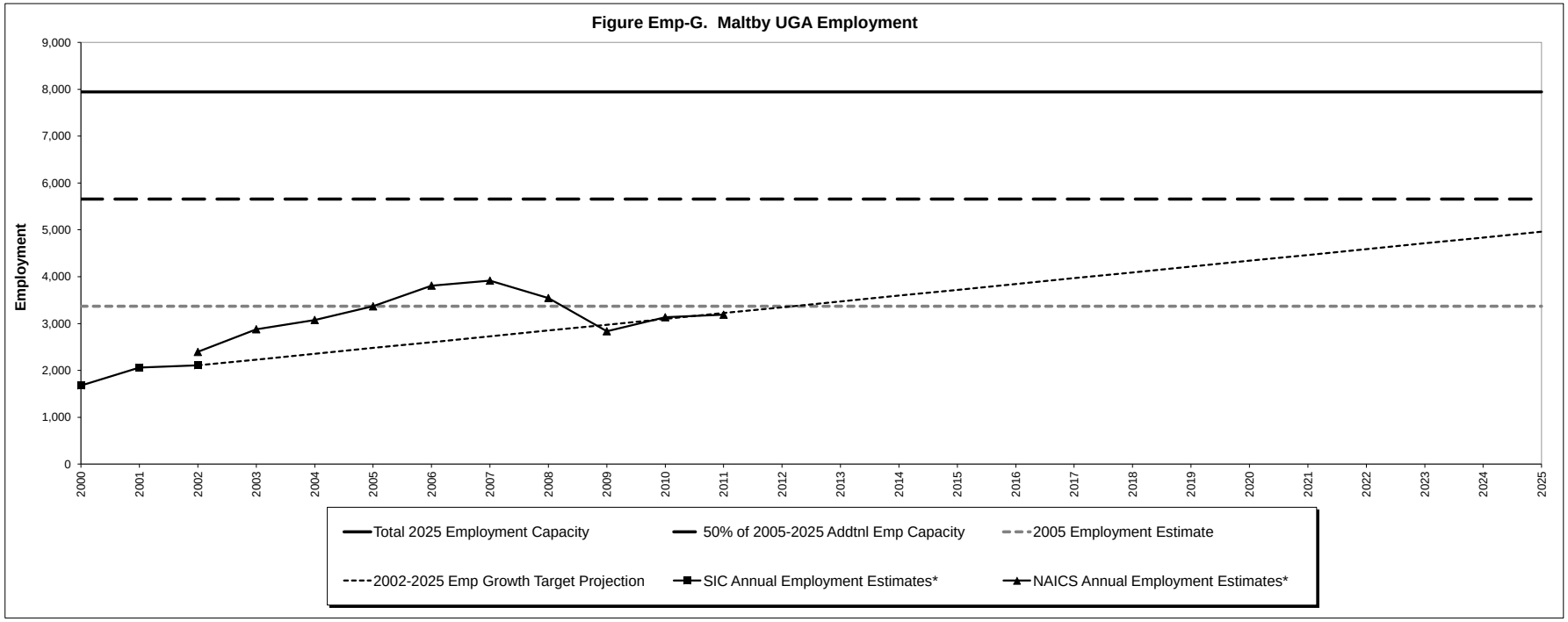


Table Emp-G. Maltby UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Maltby UGA	1,677	2,064	2,107	2,395	2,879	3,078	3,368	3,811	3,917	3,546	2,837	3,136	3,190	-178	4,960	1,592	7,942	4,574	-3.9%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Maltby UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Unincorporated	(1) PENDING		UI	58.599	17.409	41.19	0	423	423
	Sum			58.599	17.409	41.19	0	423	423
	(2) VACANT		UI	36.027	13.72	22.307	0	487	393
		Sum		36.027	13.72	22.307	0	487	393
		MARKET-READY	UCOM	27.983	16.26	11.723	0	190	181
			UI	18.035	4.11	13.925	0	304	289
		Sum		46.018	20.369	25.649	0	494	469
	Sum			82.045	34.09	47.955	0	981	863
	(3) PARTUSE		UCOM	8.491	0.353	8.138	6.117	99	66
			UI	99.002	5.62	93.382	60.763	815	542
	Sum			107.493	5.973	101.52	66.88	914	608
	(4) REDEV		UCOM	17.079	0	17.079	0	276	184
			UI	188.835	33.403	155.432	0	3016	2006
		Sum		205.914	33.403	172.511	0	3292	2189
		MARKET-READY	UI	2.923	0.722	2.201	0	48	46
		Sum		2.923	0.722	2.201	0	48	46
	Sum			208.837	34.125	174.712	0	3340	2235
Unincorporated UGA Total				**456.974**	**91.597**	**365.377**	**66.88**	**5658**	**4128**

Maltby UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development In Unincorporated Designations											
Urban Industrial -- New Projects											
	Non-Residential	93.04	100%	-	-	-	1,309,298	0.32	2,029	21.81	21.81
Urban Industrial -- Infill Projects											
	Non-Residential	90.23	100%	-	-	-	728,414	0.19	1,213	13.44	13.44
Urban Commercial -- All Projects											
	Non-Residential	No Data					No Data				16.18 (1)

1- In the absence of new development in Urban Commercial in the Maltby UGA, the Urban Commercial densities of the Southwest UGA are being used.

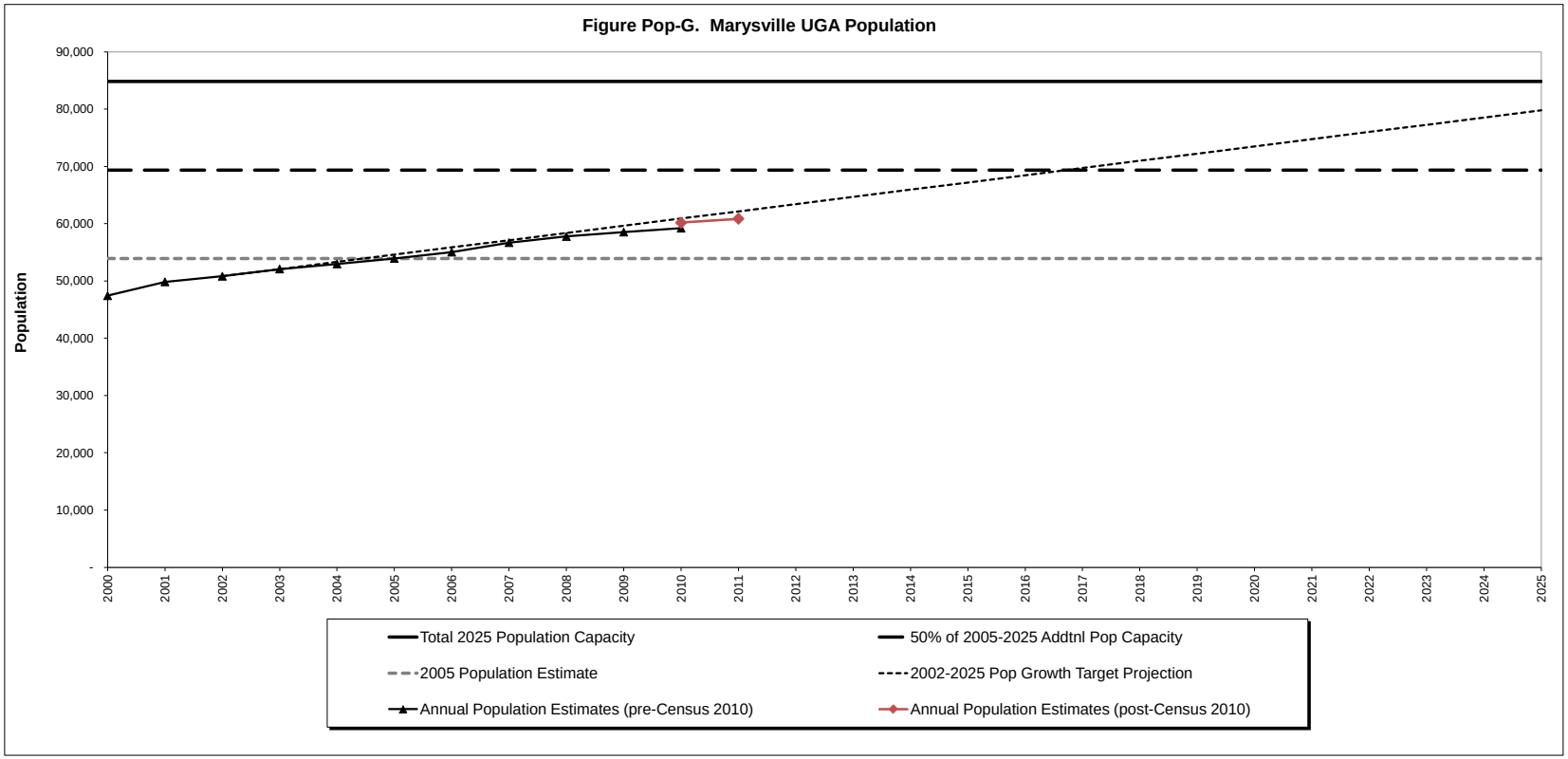


Table Pop-G. Marysville UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	Post-Census Pop Est 2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Marysville UGA	47,424	49,847	50,828	52,089	52,978	53,926	55,034	56,695	57,771	58,539	59,218	60,183	965	1.6%	60,869	6,942	79,800	25,874	84,829	30,902	22.5%

Marysville UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		MU	11.072	0	11.072	0	0	204	0	204	0	204	0	204	0	375	0	375
			R12 MFL	2.981	0	2.981	0	0	36	0	36	0	36	0	36	0	66	0	66
			R18 MFM	51.917	7.379	44.538	0	184	79	0	263	184	79	0	263	512	145	0	658
			R28 MFH	0.767	0	0.767	0	1	19	0	20	1	19	0	20	3	35	0	38
			R4.5 SFM	17.009	1.622	15.387	0	63	0	0	63	63	0	0	63	175	0	0	175
			R6.5 SFH	22.487	9.812	12.675	0	86	0	0	86	86	0	0	86	239	0	0	239
	Sum			106.23	18.813	87.419	0	334	338	0	672	334	338	0	672	930	622	0	1552
	(2) VACANT		DC	11.27	3.186	8.084	0	1	28	0	29	1	23	0	23	2	42	0	44
			GC	26.924	0.274	26.65	0	0	5	0	5	0	4	0	4	0	7	0	7
			GC (MUO)	2.066	0	2.066	0	0	19	0	19	0	15	0	15	0	28	0	28
			MU	1.194	0	1.194	0	0	9	0	9	0	7	0	7	0	13	0	13
			R12 MFL	1.541	0	1.541	0	8	5	0	13	6	4	0	10	18	7	0	25
			R18 MFM	33.053	11.56	21.493	0	59	246	0	305	48	199	0	246	133	366	0	498
			R28 MFH	1.195	0	1.195	0	0	7	15	22	0	6	12	18	0	10	14	25
			R4.5 SFM	25.897	12.257	13.639	0	60	0	0	60	48	0	0	48	135	0	0	135
			R6.5 SFH	6.686	3.807	2.879	0	15	0	0	15	12	0	0	12	34	0	0	34
			R8 SFH-SL	0.753	0	0.753	0	4	0	0	4	3	0	0	3	9	0	0	9
		Sum		110.58	31.085	79.493	0	147	319	15	481	119	258	12	388	330	474	14	819
		MARKET-READY	GC	109.22	15.036	94.187	0	0	20	0	20	0	19	0	19	0	35	0	35
			MU	52.695	18.595	34.1	0	0	277	0	277	0	263	0	263	0	484	0	484
			R18 MFM	1.696	0.011	1.685	0	4	19	0	23	4	18	0	22	11	33	0	44
			R4.5 SFM	8.819	2.773	6.046	0	26	0	0	26	25	0	0	25	69	0	0	69
			R6.5 SFH	8.164	0.925	7.238	0	34	0	0	34	32	0	0	32	90	0	0	90
		Sum		180.6	37.34	143.257	0	64	316	0	380	61	300	0	361	169	552	0	722
	Sum			291.18	68.425	222.75	0	211	635	15	861	180	558	12	749	500	1026	14	1540
	(3) PARTUSE		88 - MU	1.754	0.954	0.799	0.478	0	3	0	3	0	2	0	2	0	4	0	4
			MU	4.694	0	4.694	4.063	0	32	0	32	0	21	0	21	0	39	0	39
			R12 MFL	3.208	0	3.208	1.799	10	7	0	17	7	5	0	11	19	9	0	27
			R18 MFM	1.968	0.649	1.319	0.647	0	6	0	6	0	4	0	4	0	7	0	7
			R4.5 SFM	156.61	29.592	127.019	102.9	411	0	0	411	273	0	0	273	761	0	0	761
			R6.5 SFH	70.738	8.37	62.368	46.665	191	0	0	191	127	0	0	127	354	0	0	354
			R8 SFH-SL	5.952	0	5.952	3.238	19	0	0	19	13	0	0	13	35	0	0	35
		Sum		244.93	39.565	205.359	159.79	631	48	0	679	420	32	0	452	1168	59	0	1227
		MARKET-READY	R6.5 SFH	2.671	0.054	2.617	1.855	8	0	0	8	8	0	0	8	21	0	0	21
		Sum		2.671	0.054	2.617	1.855	8	0	0	8	8	0	0	8	21	0	0	21
	Sum			247.6	39.619	207.976	161.65	639	48	0	687	427	32	0	459	1189	59	0	1248
	(4) REDEV		DC	15.582	0	15.582	0	0	46	0	46	0	31	0	31	0	56	0	56
			GC	18.403	0	18.403	0	0	4	0	4	0	3	0	3	0	5	0	5
			GC (MUO)	13.326	0	13.326	0	-21	119	0	98	-14	79	0	65	-39	146	0	107
			MU	38.645	0.835	37.81	0	-55	285	0	230	-37	190	0	153	-102	349	0	247
			R12 MFL	6.317	0	6.317	0	10	20	0	30	7	13	0	20	19	24	0	43
			R18 MFM	36.3	0.434	35.865	0	-2	353	0	351	-1	235	0	233	-4	432	0	428
			R28 MFH	20.667	0.146	20.521	0	-1	103	231	333	-1	68	154	221	-2	126	181	305
			R4.5 SFM	94.006	36.278	57.729	0	225	0	0	225	150	0	0	150	417	0	0	417
			R6.5 SFH	43.377	17.445	25.932	0	104	0	0	104	69	0	0	69	193	0	0	193
			R8 SFH-SL	0.723	0	0.723	0	2	0	0	2	1	0	0	1	4	0	0	4
		Sum		287.35	55.137	232.209	0	262	930	231	1423	174	618	154	946	485	1138	181	1804
		MARKET-READY	DC	5.659	1.946	3.713	0	0	13	0	13	0	12	0	12	0	23	0	23
			MU	1.766	0	1.766	0	-1	14	0	13	-1	13	0	12	-3	24	0	22

Marysville UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Housing Unit Capacity (before reductions) SF	MF	Sr. Apts.	Total	Additional Housing Unit Capacity (after reductions) SF	MF	Sr. Apts.	Total	Additional Population Capacity SF	MF	Sr. Apts.	Total
			R18 MFM	0.624	0	0.624	0	0	6	0	6	0	6	0	6	0	10	0	10
			R28 MFH	0.513	0	0.513	0	0	2	6	8	0	2	6	8	0	3	7	10
		Sum		8.563	1.946	6.616	0	-1	35	6	40	-1	33	6	38	-3	61	7	65
	Sum			295.91	57.084	238.825	0	261	965	237	1463	173	652	159	984	482	1199	187	1869
City (as of Apr-02) Subtotal				**940.91**	**183.941**	**756.971**	**161.65**	**1445**	**1986**	**252**	**3683**	**1114**	**1579**	**171**	**2865**	**3101**	**2906**	**202**	**6209**
City (as of Dec-12) *	(1) PENDING		GC LW	39.859	0.371	39.487	0	-3	328	0	325	-3	328	0	325	-8	604	0	595
			R12 MFL	0.459	0	0.459	0	0	5	0	5	0	5	0	5	0	9	0	9
			R18 MFM	19.241	0.128	19.112	0	59	240	0	299	59	240	0	299	164	442	0	606
			R4.5 SFM	41.363	8.458	32.904	0	158	0	0	158	158	0	0	158	440	0	0	440
			R6-18 MFL	4.629	0	4.629	0	40	0	0	40	40	0	0	40	111	0	0	111
			R6.5 SFH	161.4	35.317	126.081	0	783	0	0	783	783	0	0	783	2180	0	0	2180
	Sum			266.95	44.275	222.673	0	1037	573	0	1610	1037	573	0	1610	2887	1054	0	3941
	(2) VACANT		GC LW	19.567	0.283	19.284	0	0	4	0	4	0	3	0	3	0	6	0	6
			MU	7.758	0	7.758	0	0	62	0	62	0	50	0	50	0	92	0	92
			MU LW	6.772	0.086	6.685	0	0	54	0	54	0	44	0	44	0	80	0	80
			R12 MFL	29.176	8.368	20.807	0	116	81	0	197	94	65	0	159	261	120	0	381
			R18 MFM	0.722	0	0.722	0	2	8	0	10	2	6	0	8	4	12	0	16
			R4-8 SFH	10.981	0	10.981	0	65	0	0	65	52	0	0	52	146	0	0	146
			R4.5 SFM	13.321	3.191	10.13	0	41	0	0	41	33	0	0	33	92	0	0	92
			R6-18 MFL	12.614	0.254	12.36	0	73	73	0	146	59	59	0	118	164	108	0	273
			R6.5 SFH	81.923	29.395	52.528	0	241	0	0	241	195	0	0	195	542	0	0	542
		Sum		182.83	41.577	141.256	0	538	282	0	820	434	228	0	662	1209	419	0	1628
		MARKET-READY	GC LW	18.813	0	18.813	0	0	4	0	4	0	4	0	4	0	7	0	7
			R18 MFM	13.129	4.381	8.747	0	25	101	0	126	24	96	0	120	66	177	0	243
			R4.5 SFM	1.693	0.637	1.056	0	4	0	0	4	4	0	0	4	11	0	0	11
			R6-18 MFL	3.63	0	3.63	0	21	21	0	42	20	20	0	40	56	37	0	92
			R6.5 SFH	53.976	16.194	37.782	0	176	0	0	176	167	0	0	167	465	0	0	465
			R8 SFH-SL	9.725	0	9.725	0	77	0	0	77	73	0	0	73	204	0	0	204
		Sum		100.97	21.212	79.753	0	303	126	0	429	288	120	0	408	801	220	0	1022
	Sum			283.8	62.79	221.009	0	841	408	0	1249	722	347	0	1070	2011	639	0	2650
	(3) PARTUSE		MU	14.619	0.454	14.165	11.59	0	91	0	91	0	61	0	61	0	111	0	111
			R12 MFL	2.517	0	2.517	1.997	10	7	0	17	7	5	0	11	19	9	0	27
			R18 MFM	2.558	0.075	2.483	1.685	4	18	0	22	3	12	0	15	7	22	0	29
			R4-8 SFH	59.79	0.002	59.788	54.09	314	0	0	314	209	0	0	209	581	0	0	581
			R4.5 SFM	262.32	56.414	205.902	157.78	604	0	0	604	402	0	0	402	1118	0	0	1118
			R6-18 MFL	64.287	0.809	63.478	55.666	317	317	0	634	211	211	0	422	587	388	0	975
			R6.5 SFH	364.87	35.384	329.489	266.65	1139	0	0	1139	757	0	0	757	2109	0	0	2109
			R8 SFH-SL	11.914	0	11.914	11.273	89	0	0	89	59	0	0	59	165	0	0	165
		Sum		782.87	93.137	689.736	560.73	2477	433	0	2910	1647	288	0	1935	4586	530	0	5116
		MARKET-READY	MU	0.988	0	0.988	0.747	0	6	0	6	0	6	0	6	0	10	0	10
			R12 MFL	2.962	0.201	2.761	2.379	13	9	0	22	12	9	0	21	34	16	0	50
			R6-18 MFL	7.251	0	7.251	6.34	36	36	0	72	34	34	0	68	95	63	0	158
			R6.5 SFH	33.353	13.066	20.287	17.86	80	0	0	80	76	0	0	76	212	0	0	212
		Sum		44.554	13.266	31.288	27.325	129	51	0	180	123	48	0	171	341	89	0	430
	Sum			827.43	106.404	721.024	588.06	2606	484	0	3090	1770	336	0	2106	4927	619	0	5546
	(4) REDEV		CB	45.021	6.545	38.476	0	0	1	0	1	0	1	0	1	0	1	0	1
			MU	20.584	2.322	18.262	0	-8	145	0	137	-5	96	0	91	-15	177	0	163
			MU LW	77.909	0.714	77.195	0	-13	623	0	610	-9	414	0	406	-24	762	0	738

Marysville UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			R12 MFL	35.638	6.739	28.898	0	153	112	0	265	102	74	0	176	283	137	0	420
			R18 MFM	15.413	1.393	14.02	0	20	155	0	175	13	103	0	116	37	190	0	227
			R4-8 SFH	53.432	0.146	53.286	0	301	0	0	301	200	0	0	200	557	0	0	557
			R4.5 SFM	87.251	32.498	54.753	0	198	0	0	198	132	0	0	132	367	0	0	367
			R6-18 MFL	32.629	0.018	32.61	0	172	188	0	360	114	125	0	239	318	230	0	548
			R6.5 SFH	149.51	11.281	138.233	0	590	0	0	590	392	0	0	392	1092	0	0	1092
			R8 SFH-SL	12.713	0	12.713	0	98	0	0	98	65	0	0	65	181	0	0	181
		Sum		530.1	61.657	468.446	0	1511	1224	0	2735	1005	814	0	1819	2797	1498	0	4295
		MARKET-READY	MU	18.727	4.759	13.967	0	-3	113	0	110	-3	107	0	105	-8	198	0	190
			R4.5 SFM	101.69	45.025	56.663	0	245	0	0	245	233	0	0	233	648	0	0	648
			R6-18 MFL	6.229	0.047	6.182	0	34	36	0	70	32	34	0	67	90	63	0	153
			R6.5 SFH	38.141	9.576	28.565	0	124	0	0	124	118	0	0	118	328	0	0	328
		Sum		164.79	59.407	105.377	0	400	149	0	549	380	142	0	522	1058	260	0	1318
	Sum			694.89	121.064	573.823	0	1911	1373	0	3284	1385	956	0	2340	3855	1758	0	5613
City (as of Dec-12) Subtotal *				**2073.1**	**334.533**	**1738.529**	**588.06**	**6395**	**2838**	**0**	**9233**	**4914**	**2212**	**0**	**7126**	**13680**	**4071**	**0**	**17751**
* - outside of City Apr-2002 boundaries																			
UGA Total				**3014**	**518.474**	**2495.5**	**749.71**	**7840**	**4824**	**252**	**12916**	**6028**	**3791**	**171**	**9991**	**16781**	**6977**	**202**	**23960**

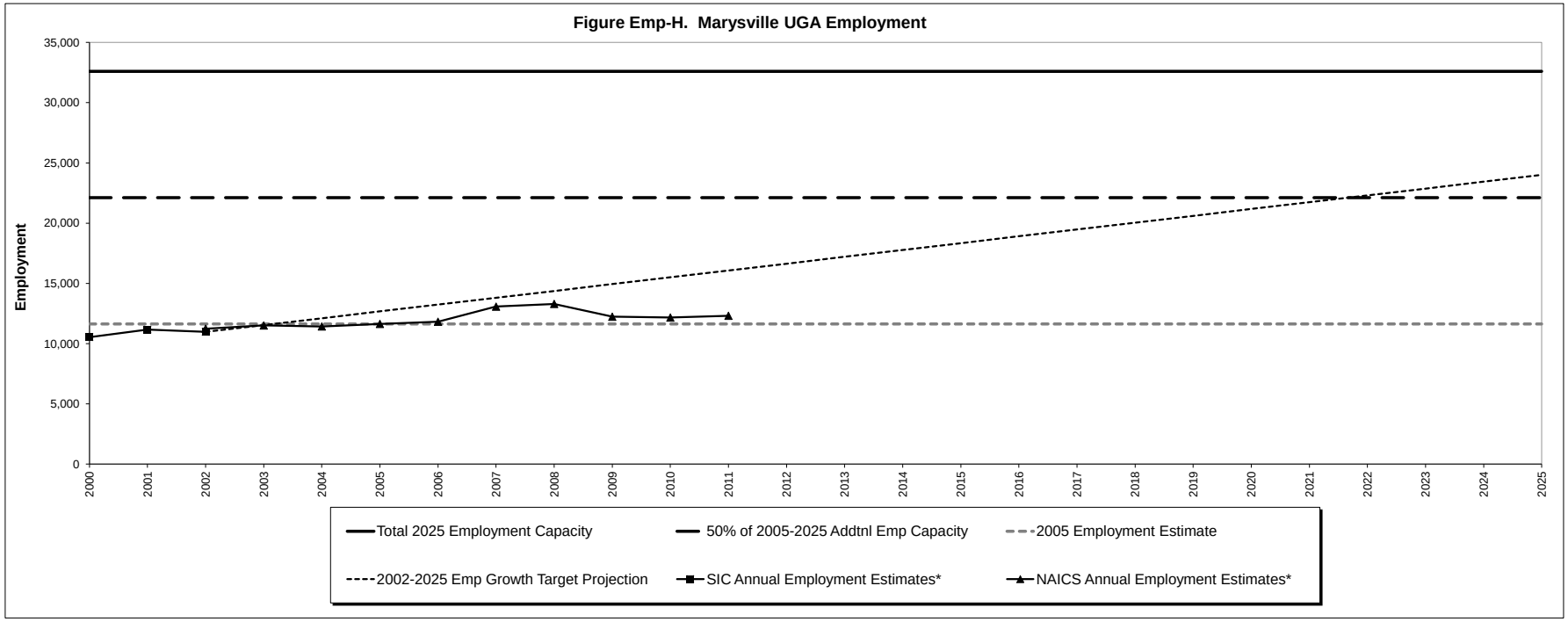


Table Emp-H. Marysville UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Marysville UGA	10,539	11,179	10,977	11,246	11,509	11,429	11,638	11,821	13,075	13,300	12,236	12,167	12,316	678	24,008	12,370	32,593	20,955	3.2%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Marysville UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		CB	20.65	0.124	20.526	0	234	234
			DC	2.769	0	2.769	0	55	55
			GC	9.233	0.128	9.105	0	58	58
			LI	12.614	0.045	12.569	0	63	63
			MU	11.072	0	11.072	0	180	180
			R6.5 SFH	0.669	0.035	0.634	0	30	30
	Sum			57.007	0.332	56.674	0	620	620
	(2) VACANT		CB	2.709	0	2.709	0	50	40
			DC	11.27	3.186	8.084	0	281	227
			GC	37.209	9.522	27.687	0	461	372
			GC (MUO)	2.066	0	2.066	0	35	28
			LI	89.824	0.229	89.595	0	916	740
			MU	1.194	0	1.194	0	17	14
			NB	5.056	1.782	3.274	0	60	48
		Sum		149.328	14.719	134.608	0	1820	1470
		MARKET-READY	CB	2.347	0	2.347	0	43	41
			GC	115.745	15.036	100.709	0	1709	1624
			LI	105.14	9.832	95.308	0	974	925
			MU	52.695	18.595	34.1	0	493	468
		Sum		275.927	43.463	232.464	0	3219	3058
	Sum			425.255	58.182	367.073	0	5039	4528
	(3) PARTUSE		88 - MU	22.467	12.318	10.149	7.229	104	69
			CB	0.9	0	0.9	0.305	7	5
			GC	12.762	1.175	11.587	1.694	21	14
			LI	76.957	0.704	76.253	25.897	344	229
			MU	5.127	0	5.127	4.161	59	39
			NB	0.328	0	0.328	0.083	2	1
	Sum			118.542	14.198	104.344	39.368	537	357
	(4) REDEV		CB	40.214	2.24	37.974	0	613	408
			DC	22.041	0	22.041	0	527	350
			GC	83.098	3.43	79.668	0	907	603
			GC (MUO)	14.863	0	14.863	0	225	150
			GI	1.047	0	1.047	0	9	6
			LI	82.091	6.187	75.904	0	675	449

Marysville UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
			MU	53.593	0.835	52.758	0	753	501
			NB	0.46	0	0.46	0	9	6
		Sum		297.406	12.692	284.714	0	3718	2472
		MARKET-READY	DC	6.404	1.946	4.457	0	70	67
			LI	15.507	0	15.507	0	147	140
			MU	1.766	0	1.766	0	25	24
			NB	0.522	0	0.522	0	9	9
		Sum		24.198	1.946	22.252	0	251	238
	Sum			321.605	14.638	306.966	0	3969	2711
City (as of Apr-02) Subtotal				**922.408**	**87.351**	**835.057**	**39.368**	**10165**	**8216**
City (as of Dec-12) *	(1) PENDING		CB	24.272	4.736	19.536	0	357	357
			GC LW	44.23	2.539	41.691	0	735	735
			LI	76.254	7.425	68.829	0	1807	1807
			MU LW	0.165	0	0.165	0	3	3
			R6.5 SFH	9.953	0.069	9.884	0	62	62
			R8 SFH-SL	48.564	2.162	46.402	0	100	100
	Sum			203.438	16.929	186.508	0	3064	3064
	(2) VACANT		CB	22.004	1.541	20.463	0	378	305
			GC LW	19.567	0.283	19.284	0	327	264
			LI	9.581	1.82	7.761	0	79	64
			MU	7.758	0	7.758	0	112	90
			MU LW	6.772	0.086	6.685	0	97	78
		Sum		65.681	3.729	61.952	0	993	802
		MARKET-READY	CB	9.804	0.477	9.327	0	172	163
			GC LW	20.627	0	20.627	0	350	333
			LI	339.748	47.713	292.035	0	2982	2833
		Sum		370.179	48.19	321.989	0	3504	3329
	Sum			435.861	51.919	383.941	0	4497	4131
	(3) PARTUSE		CB	8.623	2.114	6.509	4.594	111	74
			MU	14.619	0.454	14.165	11.59	165	110
			MU LW	0.407	0	0.407	0.055	1	1

Marysville UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
		Sum		23.649	2.569	21.08	16.239	277	184
		MARKET-READY	MU	0.988	0	0.988	0.747	11	10
		Sum		0.988	0	0.988	0.747	11	10
	Sum			24.637	2.569	22.069	16.985	288	195
	(4) REDEV		CB	132.389	15.892	116.498	0	2150	1430
			GC	1.6	0	1.6	0	15	10
			LI	28.477	7.554	20.923	0	213	142
			MU	20.584	2.322	18.262	0	264	176
			MU LW	77.69	0.714	76.976	0	1107	736
			NB	1.049	0	1.049	0	19	13
		Sum		261.789	26.482	235.307	0	3768	2506
		MARKET-READY	LI	113.027	8.013	105.014	0	1072	1018
			MU	18.727	4.759	13.967	0	202	192
		Sum		131.754	12.772	118.981	0	1274	1210
	Sum			393.543	39.254	354.288	0	5042	3716
City (as of Dec-12) Subtotal *				**1057.478**	**110.672**	**946.807**	**16.985**	**12891**	**11105**
* - outside of City Apr-2002 boundaries									
UGA Total				**1979.886**	**198.023**	**1781.864**	**56.353**	**23056**	**19321**

Marysville UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Employment	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Within City Zones:											
R 4.5	Single Family	198.22	100%	873	4.40	4.40	-	-	-	-	-
R 6.5	Single Family	123.30	100%	587	4.76	4.76	-	-	-	-	-
R 4-8	Single Family	New Zone / No Data				6.00	-	-	-	-	-
R 8	Single Family	0.41	100%	4	9.74	8.00 (1)	-	-	-	-	-
1- The sample of development in R-8 is limited to two duplex condos on existing lots. The assumed density matches the zoning because some development will be single-family detached, not just duplexes.											
R 12	Single Family	24.98	76%	186	5.62	5.62	-	-	-	-	-
	Multi-Family	8.09	24%	131	3.96	3.96	-	-	-	-	-
	Total	33.07	100%	317	9.58	9.58	-	-	-	-	-
R 6-18	Single Family	New Zone / No Data				6.00					
	Multi-Family					6.00					
	Total					12.00					
R 18	Single Family	9.55	31%	90	2.96	2.96	-	-	-	-	-
	Multi-Family	20.88	69%	353	11.60	11.60	-	-	-	-	-
	Total	30.44	100%	443	14.55	14.55	-	-	-	-	-
Note: The sample used for R-18 excludes two large single-family condominiums because such projects are not likely on the remaining developable R-18 land.											
R 28	Single Family	0.66	12%	6	1.12	1.12	-	-	-	-	-
	Multi Family	2.60	49%	37	6.93	6.93	-	-	-	-	-
	Senior Apartments	2.08	39%	70	13.11	13.11	-	-	-	-	-
	Total	5.34	100%	113	21.16	21.16	-	-	-	-	-
Community Business (and Neighborhood Business) (New Projects)											
	Non-Residential	55.46	99%	-	-	-	528,998	0.22	1,018	18.16	18.16
	Mixed Use	0.61	1%	2	0.04	0.04	8,055	0.00	16	0.29	0.29
	Total	56.07	100%	2	0.04	0.04	537,053	0.22	1,034	18.45	18.45

Marysville UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Residential Development: Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
Community Business (Infill Projects)											
	Non-Residential	14.76	100%	2	0.14	0.00 (2)	178,311	0.28	359	24.30	24.30
2- One of the infill projects in CB was on a site that included both existing commercial and a duplex, all of which remain. This report assumes that all additional infill space will be commercial.											
Downtown Commercial (New Projects)											
	Non-Residential	1.64	55%	-	-	-	26,041	0.20	74	24.75	24.75
	Mixed Use	1.35	45%	11	3.68	3.68	12,002	0.09	30	10.04	10.04
	Total	2.99	100%	11	3.68	3.68	38,043	0.29	104	34.79	34.79
Downtown Commercial (Infill Projects)											
	Non-Residential	5.12	100%	1	0.20	0.00 (3)	64,892	0.29	97	18.98	18.98
3- One of the infill projects in DC was on a site that included both existing commercial and a house, all of which remain. This report assumes that all additional infill space will be commercial.											
General Commercial (New Projects)											
	Non-Residential	73.43	98%	-	-	-	821,093	0.25	1,255	16.79	16.79
	Mixed Use	1.32	2%	18	0.24	0.24	5,570	0.00	14	0.19	0.19
	Total	74.76	100%	18	0.24	0.24	826,663	0.25	1,269	16.97	16.97
General Commercial (Infill Projects)											
	Non-Residential	3.13	100%	1	0.32	0.00 (4)	24,655	0.18	39	12.57	12.57
4- One of the infill projects in GC was on a site that included both existing commercial and a mobile home, all of which remain. This report assumes that all additional infill space will be commercial.											
General Commercial with Mixed Use Overlay (New Projects)											
	Non-Residential	1.41	49%	1	-	-	30,005	0.24	48	16.65	16.65
	Multi-Family	1.47	51%	28	9.70	9.70	-	-	-	-	-
	Total	2.89	100%	29	10.05	10.05	30,005	0.24	48	16.65	16.65

Marysville UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Employment	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Mixed Use (Assumed to also apply to 88th Street Mixed Use)											
	Non-Residential	3.47	44%	-	-	-	36,869	0.11	103	12.99	12.99
	Mixed-Use	0.59	7%	11	1.38	1.38	6,899	0.02	11	1.44	1.44
	Multi-Family	3.90	49%	54	6.78	6.78	-	-	-	-	-
	Total	7.96	100%	65	8.16	8.16	43,768	0.13	115	14.44	14.44
Light Industrial (and assumed to also apply to GI due to a small sample size in GI)											
	Non-Residential	88.24	100%	1	0.01	0.00 (5)	644,596	0.17	900	10.20	10.20
5- A new mini-storage project in LI includes a manager's apartment. This report simplifies things by assuming that no more caretaker apartments will be built.											
Light Industrial (Infill Projects)											
	Non-Residential	8.91	100%	2	0.22	0.00 (6)	52,220	0.13	119	13.32	13.32
6- Two of the infill projects in LI add industrial uses to parcels with existing homes that remain. This report assumes that all additional infill space will be industrial.											

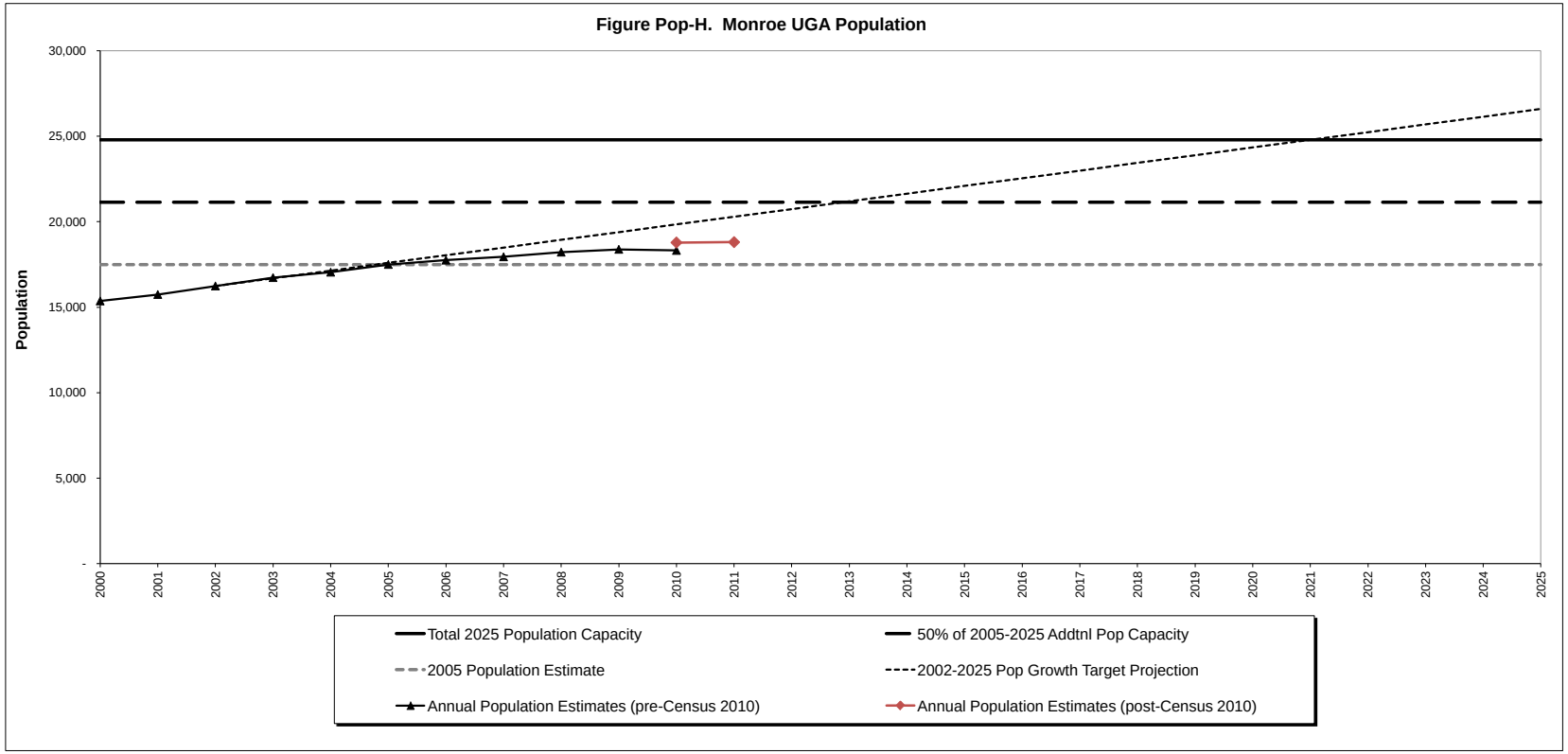


Table Pop-H. Monroe UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Monroe UGA	15,364	15,741	16,240	16,729	17,047	17,499	17,751	17,945	18,217	18,383	18,318	18,781	463	2.5%	18,806	1,307	26,590	9,091	24,782	7,283	17.9%

Monroe UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		DC	1.267	0.718	0.548	0	0	4	0	4	0	4	0	4	0	7	0	7
			MR6000	1.913	0.01	1.903	0	17	0	0	17	17	0	0	17	47	0	0	47
			MUC	0.911	0.261	0.65	0	4	20	0	24	4	20	0	24	11	37	0	48
			R4	3.237	0.037	3.199	0	21	0	0	21	21	0	0	21	58	0	0	58
			UR6000	6.269	0	6.269	0	33	0	0	33	33	0	0	33	92	0	0	92
			UR9600	1.547	0	1.547	0	7	0	0	7	7	0	0	7	19	0	0	19
	Sum			15.143	1.026	14.117	0	82	24	0	106	82	24	0	106	228	44	0	272
	(2) VACANT		DC	0.406	0	0.406	0	1	1	0	2	1	1	0	2	2	1	0	4
			MR6000	1.05	0.085	0.965	0	2	8	3	13	2	6	2	10	4	12	3	19
			MUC	4.571	1.055	3.516	0	2	8	0	10	2	6	0	8	4	12	0	16
			MUNC	0.261	0	0.261	0	2	0	0	2	2	0	0	2	4	0	0	4
			R4	20.815	20.815	0	0	1	0	0	1	1	0	0	1	2	0	0	2
			SR15000	1.228	1.228	0	0	1	0	0	1	1	0	0	1	2	0	0	2
			UR6000	4.157	0.952	3.205	0	21	1	0	22	17	1	0	18	47	1	0	49
			UR9600	4.613	3.574	1.039	0	7	0	0	7	6	0	0	6	16	0	0	16
		Sum		37.101	27.709	9.392	0	37	18	3	58	30	15	2	47	83	27	3	113
		MARKET-READY	MR6000	13.487	1.22	12.266	0	31	110	54	195	29	105	51	185	82	192	60	335
			R4	10.959	3.611	7.348	0	28	0	0	28	27	0	0	27	74	0	0	74
		Sum		24.446	4.831	19.614	0	59	110	54	223	56	105	51	212	156	192	60	409
	Sum			61.547	32.54	29.007	0	96	128	57	281	86	119	54	259	239	219	63	521
	(3) PARTUSE		MR6000	0.941	0	0.941	0.554	1	4	1	6	1	3	1	4	2	5	1	8
			MUNC	0.581	0	0.581	0.581	0	4	0	4	0	3	0	3	0	5	0	5
			R4	38.994	8.179	30.814	27.925	106	0	0	106	70	0	0	70	196	0	0	196
			UR6000	23.991	1.045	22.947	13.631	68	1	0	69	45	1	0	46	126	1	0	127
			UR9600	46.1	6.013	40.087	34.52	147	0	0	147	98	0	0	98	272	0	0	272
		Sum		110.61	15.237	95.37	77.21	322	9	1	332	214	6	1	221	596	11	1	608
		MARKET-READY	MR6000	1.036	0	1.036	0.853	2	7	3	12	2	7	3	11	5	12	3	21
			R4	2.081	0	2.081	1.821	7	0	0	7	7	0	0	7	19	0	0	19
		Sum		3.117	0	3.117	2.673	9	7	3	19	9	7	3	18	24	12	3	39
	Sum			113.72	15.237	98.487	79.883	331	16	4	351	223	13	4	239	620	23	4	647
	(4) REDEV		DC	9.468	5.549	3.919	0	0	15	0	15	0	10	0	10	0	18	0	18
			MR6000	7.585	0	7.585	0	-4	59	26	81	-3	39	17	54	-7	72	20	85
			MUC	13.963	1.683	12.281	0	-6	31	0	25	-4	21	0	17	-11	38	0	27
			MUNC	10.947	0	10.947	0	-13	71	0	58	-9	47	0	39	-24	87	0	63
			R4	32.307	8.244	24.063	0	79	0	0	79	53	0	0	53	146	0	0	146
			UR6000	3.521	0.055	3.466	0	13	0	0	13	9	0	0	9	24	0	0	24
			UR9600	27.992	0.352	27.639	0	117	0	0	117	78	0	0	78	217	0	0	217
		Sum		105.78	15.883	89.901	0	186	176	26	388	124	117	17	258	344	215	20	580
		MARKET-READY	MR6000	4.21	0.051	4.159	0	8	37	18	63	8	35	17	60	21	65	20	106
			R4	29.312	3.094	26.217	0	103	0	0	103	98	0	0	98	272	0	0	272
		Sum		33.522	3.145	30.377	0	111	37	18	166	105	35	17	158	294	65	20	378
	Sum			139.31	19.028	120.277	0	297	213	44	554	229	152	34	416	638	280	40	958
City (as of Apr-02) Subtotal				**329.72**	**67.831**	**261.889**	**79.883**	**806**	**381**	**105**	**1292**	**620**	**308**	**92**	**1019**	**1725**	**566**	**108**	**2400**
City (as of Dec-12) *	(2) VACANT		R4	14.176	1.717	12.459	0	47	0	0	47	38	0	0	38	106	0	0	106
		Sum		14.176	1.717	12.459	0	47	0	0	47	38	0	0	38	106	0	0	106
		MARKET-READY	R4	8.04	0.529	7.511	0	29	0	0	29	28	0	0	28	77	0	0	77

Monroe UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			UR9600	20.417	0.12	20.296	0	90	0	0	90	86	0	0	86	238	0	0	238
		Sum		28.456	0.649	27.807	0	119	0	0	119	113	0	0	113	315	0	0	315
	Sum			42.633	2.366	40.266	0	166	0	0	166	151	0	0	151	420	0	0	420
	(3) PARTUSE		R4	23.351	1.585	21.766	20.011	76	0	0	76	51	0	0	51	141	0	0	141
			UR9600	62.901	6.971	55.93	52.091	226	0	0	226	150	0	0	150	418	0	0	418
		Sum		86.252	8.556	77.695	72.103	302	0	0	302	201	0	0	201	559	0	0	559
		MARKET-READY	R4	17.12	0.133	16.987	16.282	63	0	0	63	60	0	0	60	167	0	0	167
			UR9600	14.201	0.007	14.194	13.477	58	0	0	58	55	0	0	55	153	0	0	153
		Sum		31.321	0.14	31.181	29.758	121	0	0	121	115	0	0	115	320	0	0	320
	Sum			117.57	8.696	108.876	101.86	423	0	0	423	316	0	0	316	879	0	0	879
	(4) REDEV		R4	29.771	1.74	28.032	0	107	0	0	107	71	0	0	71	198	0	0	198
			UR9600	10.918	0.025	10.893	0	45	0	0	45	30	0	0	30	83	0	0	83
	Sum			40.689	1.765	38.925	0	152	0	0	152	101	0	0	101	281	0	0	281
City (as of Dec-12) Subtotal *				**200.89**	**12.827**	**188.067**	**101.86**	**741**	**0**	**0**	**741**	**568**	**0**	**0**	**568**	**1581**	**0**	**0**	**1581**
* - outside of City Apr-2002 boundaries																			
Unincorporated	(1) PENDING		UR6000	4.243	0	4.243	0	10	0	0	10	10	0	0	10	28	0	0	28
	Sum			4.243	0	4.243	0	10	0	0	10	10	0	0	10	28	0	0	28
	(2) VACANT		R4	30.718	15.364	15.354	0	60	0	0	60	48	0	0	48	135	0	0	135
			Unsewer	4.806	1.578	3.228	0	9	0	0	9	7	0	0	7	20	0	0	20
			UR6000	17.532	4.077	13.454	0	79	13	0	92	64	10	0	74	178	19	0	197
			UR9600	2.661	0	2.661	0	11	0	0	11	9	0	0	9	25	0	0	25
		Sum		55.717	21.019	34.698	0	159	13	0	172	128	10	0	139	357	19	0	377
		MARKET-READY	ULDR	26.981	1.009	25.972	0	155	25	0	180	147	24	0	171	410	44	0	454
			UR6000	25.271	3.606	21.664	0	129	21	0	150	123	20	0	143	341	37	0	378
		Sum		52.251	4.615	47.636	0	284	46	0	330	270	44	0	314	751	80	0	832
	Sum			107.97	25.634	82.334	0	443	59	0	502	398	54	0	452	1109	100	0	1208
	(3) PARTUSE		R4	11.864	2.054	9.809	8.94	34	0	0	34	23	0	0	23	63	0	0	63
			UR6000	11.184	0.378	10.806	9.54	54	7	0	61	36	5	0	41	100	9	0	109
			UR9600	23.446	4.584	18.862	15.259	60	0	0	60	40	0	0	40	111	0	0	111
	Sum			46.494	7.017	39.477	33.739	148	7	0	155	98	5	0	103	274	9	0	283
	(4) REDEV		R4	77.572	37.375	40.196	0	149	0	0	149	99	0	0	99	276	0	0	276
			UR6000	18.222	1.85	16.371	0	90	14	0	104	60	9	0	69	167	17	0	184
			UR9600	4.552	0.671	3.881	0	9	0	0	9	6	0	0	6	17	0	0	17
	Sum			100.35	39.896	60.449	0	248	14	0	262	165	9	0	174	459	17	0	476
Unincorporated Subtotal				**259.05**	**72.547**	**186.503**	**33.739**	**849**	**80**	**0**	**929**	**672**	**68**	**0**	**740**	**1870**	**125**	**0**	**1995**
UGA Total				**789.66**	**153.205**	**636.459**	**215.48**	**2396**	**461**	**105**	**2962**	**1860**	**376**	**92**	**2327**	**5176**	**691**	**108**	**5976**

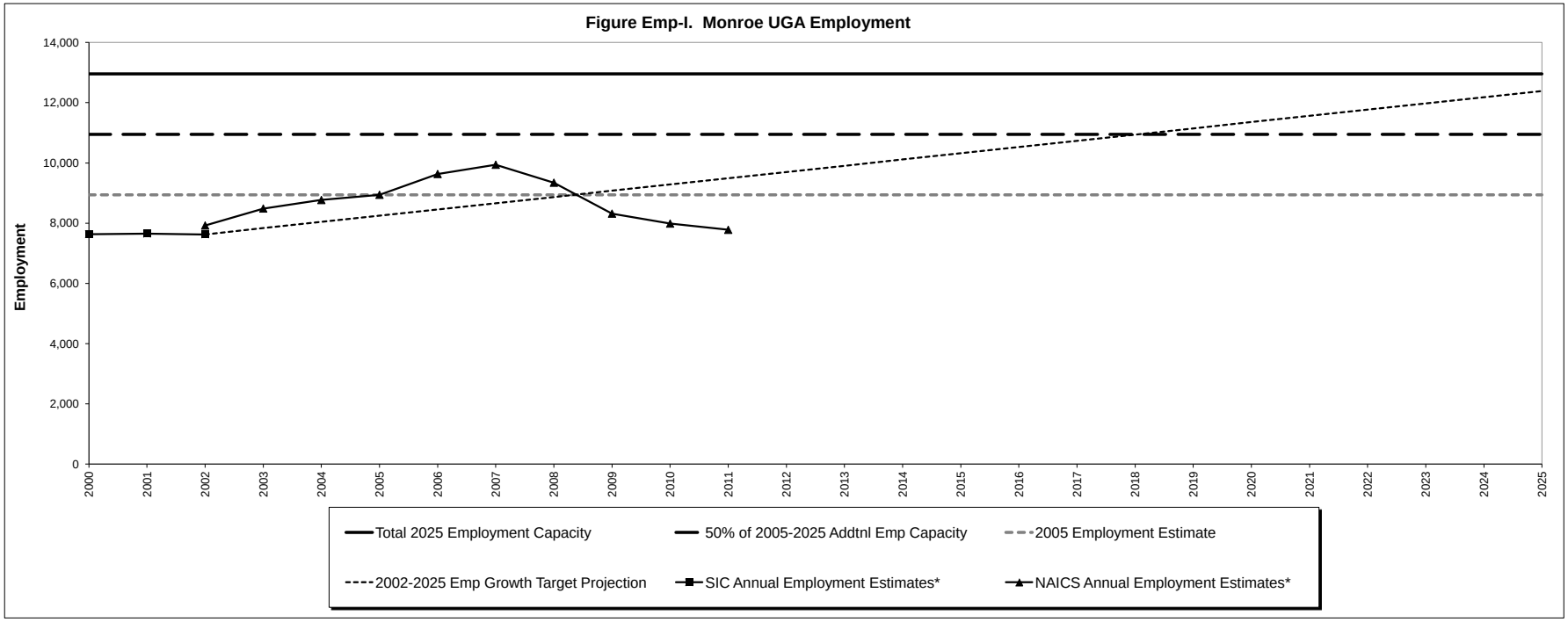


Table Emp-I. Monroe UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Monroe UGA	7,635	7,651	7,627	7,922	8,487	8,768	8,942	9,633	9,939	9,344	8,317	7,987	7,779	-1,163	12,390	3,448	12,958	4,016	-29.0%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Monroe UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		GC	25.535	2.48	23.055	0	248	248
			LI	0.75	0	0.75	0	50	50
			LOSA	31.778	22.674	9.104	0	38	38
			SC	1.148	0.792	0.357	0	12	12
	Sum			59.211	25.945	33.266	0	348	348
	(2) VACANT		DC	0.406	0	0.406	0	40	32
			GC	0.978	0.614	0.365	0	6	5
			LI	6.636	0	6.636	0	171	138
			MUC	4.571	1.055	3.516	0	53	43
			MUNC	0.261	0	0.261	0	4	3
			SC	4.853	2.052	2.801	0	41	33
		Sum		17.705	3.721	13.984	0	315	254
		MARKET-READY	GC	8.061	2.809	5.252	0	92	87
			LI	5.083	1.428	3.655	0	94	89
			PO	0.903	0	0.903	0	35	33
		Sum		14.047	4.237	9.81	0	221	210
	Sum			31.752	7.958	23.794	0	536	464
	(3) PARTUSE		LI	3.3	0	3.3	1.716	24	16
			MUC	11.411	0	11.411	8.88	135	90
			MUNC	0.581	0	0.581	0.581	9	6
			SC	6.117	1.719	4.398	0.326	5	3
	Sum			21.409	1.719	19.69	11.503	173	115
	(4) REDEV		DC	18.124	6.515	11.609	0	1144	761
			GC	13.779	1.207	12.572	0	132	88
			LI	22.087	0.122	21.965	0	505	336
			MUC	21.319	1.757	19.563	0	264	176
			MUNC	11.947	0	11.947	0	174	116
			PO	3.213	0	3.213	0	126	84
			SC	2.664	1.188	1.476	0	22	15
		Sum		93.134	10.789	82.345	0	2367	1574

Monroe UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		MARKET-READY	PO	0.998	0	0.998	0	35	33
			SC	6.001	1.221	4.781	0	70	67
		Sum		6.999	1.221	5.778	0	105	100
	Sum			100.133	12.01	88.123	0	2472	1674
City (as of Apr-02) Subtotal				**212.506**	**47.632**	**164.874**	**11.503**	**3529**	**2601**
City (as of Dec-12) *	(1) PENDING		GC	22.125	0	22.125	0	145	145
	Sum			22.125	0	22.125	0	145	145
	(4) REDEV		LI	7.508	3.181	4.326	0	111	74
	Sum			7.508	3.181	4.326	0	111	74
City (as of Dec-12) Subtotal *				**29.633**	**3.181**	**26.452**	**0**	**256**	**219**
* - outside of City Apr-2002 boundaries									
UGA Total				**242.139**	**50.813**	**191.326**	**11.503**	**3785**	**2820**

Monroe UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Residential Development: Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
SR 15000	Single Family	No Data Available				2.50	No Data Available				-
R-4	Single Family	116.58	100%	447	3.83	4.00 (1)	-	-	-	-	-
1- This report assumes higher densities in R-4 than have been observed in the past due to changes in the Planned Residential Development regulations that took place in December 2007.											
UR-9600	Single Family	325.39	100%	1,447	4.45	4.45	-	-	-	-	-
UR-6000	Single Family	13.04	93%	69	4.95	6.00 (2)	-	-	-	-	-
	Multi-Family	0.91	7%	8	0.57	1.00 (2)	-	-	-	-	-
	Total	**13.95**	**100%**	**77**	**5.52**	**7.00 (2)**	**-**	**-**	**-**	**-**	**-**
2- This report assumes higher densities in UR-6000 than have been observed in the past due to changes in the Planned Residential Development regulations that took place in December 2007.											
MR-6000	Single Family	3.92	27%	38	2.62	2.62	-	-	-	-	-
	Multi-Family	8.56	59%	132	9.10	9.10	-	-	-	-	-
	Senior Apartment	2.03	14%	65	4.48	4.48	-	-	-	-	-
	Total	**14.51**	**100%**	**235**	**16.20**	**16.20**	**-**	**-**	**-**	**-**	**-**
Downtown Commercial (New Projects)											
	Mixed-Use	0.12	27%	2	4.44	4.44	2,775	0.14	7	16.43	16.43
	Non-Residential	0.33	73%	-	-	-	17,427	0.89	38	83.89	83.89
	Total	**0.45**	**100%**	**2**	**4.44**	**4.44**	**20,202**	**1.03**	**45**	**100.33**	**100.33**
Downtown Commercial (Infill Projects)											
	Non-Residential	0.79	100%	-	-	-	16,218	0.47	25	31.82	31.82
General Commercial (and General Industrial) (New Projects)											
	Non-Residential	64.84	100%	1	0.02	0.00 (3)	630,166	0.22	1,137	17.54	17.54

Monroe UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
General Commercial (and General Industrial) (Infill Projects)											
	Non-Residential	27.49	100%	-	-	-	295,736	0.25	435	15.82	15.82
Light Industrial (New Projects)											
	Non-Residential	98.88	100%	1	0.01	0.00 (3)	1,560,120	0.36	2,537	25.65	25.65
Light Industrial (Infill Projects)											
	Non-Residential	9.29	100%	1	0.11	0.00 (3)	175,656	0.43	132	14.25	14.25
3- This report is not modeling the incidental rate of future caretaker units in General Commercial or Light Industrial zoning.											
Professional Office (4)											
	Non-Residential	6.14	0%	-	-	-	96,546	0.36	241	39.29	39.29
Mixed Use Neighborhood Center (4)											
	Multi-Family	1.26	34%	16	4.29	4.29	-	-	-	-	-
	Mixed-Use	1.22	33%	11	2.95	2.95	6,838	0.04	18	4.89	4.89
	Non-Residential	1.25	34%	-	-	-	14,960	0.09	41	11.06	11.06
	Total	**3.73**	**100%**	**27**	**7.25**	**7.25**	**21,798**	**0.13**	**59**	**15.96**	**15.96**
4- The City of Monroe revised its zoning in 2012, changing most of what had been Professional Office to Mixed Use Commercial or Mixed Use Neighborhood Center. The remaining PO zoning is limited to Valley General Hospital and the surrounding area. For modeling purposes, only selected projects built with PO zoning are being modeled as such and many of the projects not being modeled as PO are being modeled as MUNC instead.											
Mixed Use Commercial (New Projects)											
		No Data (New Zone)				3.00	No Data (New Zone)				15.00 (5)
Mixed Use Commercial (Infill Projects)											
		No Data (New Zone)				-	No Data (New Zone)				15.00 (5)
5- The assumed job sector breakdown in MUC is: 5 Retail, 5 Services, and 5 FIRE.											
Service Commercial											
	Non-Residential	12.04	100%	-	-	-	91,847	0.18	177	14.69	14.69

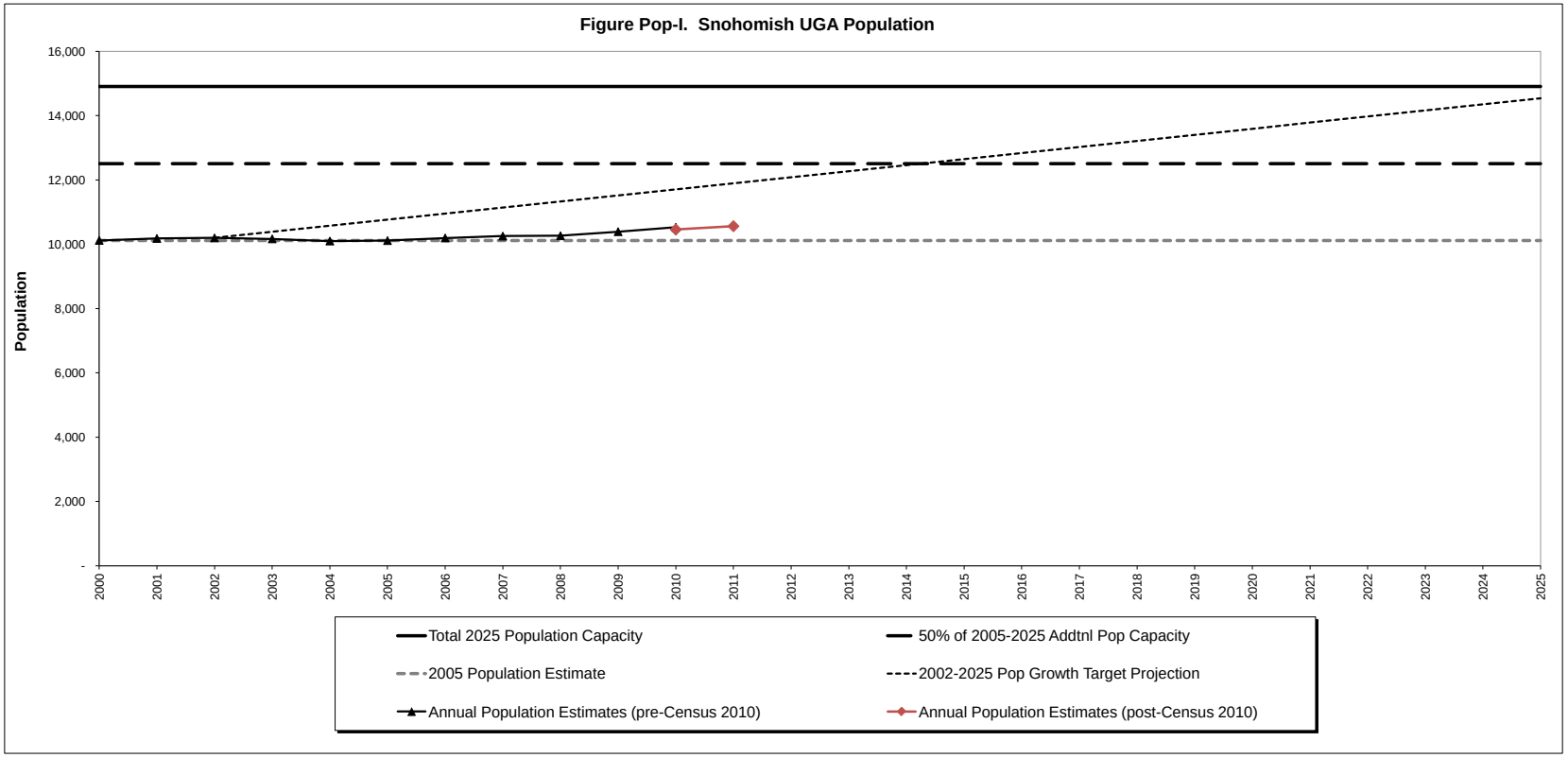


Table Pop-I. Snohomish UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Snohomish UGA	10,118	10,178	10,194	10,165	10,098	10,111	10,193	10,251	10,261	10,389	10,525	10,456	-69	-0.7%	10,559	448	14,535	4,424	14,907	4,796	9.3%

Snohomish UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		BP	4.585	2.348	2.237	0	48	0	0	48	48	0	0	48	134	0	0	134
			SFRES	36.857	19.853	17.004	0	118	0	0	118	118	0	0	118	329	0	0	329
	Sum			41.442	22.201	19.241	0	166	0	0	166	166	0	0	166	462	0	0	462
	(2) VACANT		BP	2.072	0.351	1.722	0	5	1	0	6	4	1	0	5	11	1	0	13
			COM	14.315	5.77	8.546	0	8	76	0	84	6	61	0	68	18	113	0	131
			HB	0.544	0	0.544	0	0	6	0	6	0	5	0	5	0	9	0	9
			HDRES	0.792	0.373	0.419	0	1	6	0	7	1	5	0	6	2	9	0	11
			LDRES	0.123	0	0.123	0	1	0	0	1	1	0	0	1	2	0	0	2
			MDRES	1.093	0.375	0.717	0	3	1	0	4	2	1	0	3	7	1	0	8
			MU	0.565	0	0.565	0	0	4	1	5	0	3	1	4	0	6	1	7
			PLCHK	1.991	1.178	0.813	0	4	10	0	14	3	8	0	11	9	15	0	24
			SFRES	17.518	10.534	6.985	0	38	0	0	38	31	0	0	31	85	0	0	85
		Sum		39.013	18.58	20.433	0	60	104	1	165	48	84	1	133	135	155	1	290
		MARKET-READY	BP	2.443	0.079	2.363	0	0	3	0	3	0	3	0	3	0	5	0	5
			COM	1.358	0	1.358	0	1	12	0	13	1	11	0	12	3	21	0	24
			HB	0.083	0.083	0	0	1	0	0	1	1	0	0	1	3	0	0	3
		Sum		3.884	0.163	3.721	0	2	15	0	17	2	14	0	16	5	26	0	32
	Sum			42.897	18.743	24.154	0	62	119	1	182	50	98	1	149	140	181	1	322
	(3) PARTUSE		LDRES	0.37	0	0.37	0.232	1	0	0	1	1	0	0	1	2	0	0	2
			MDRES	1.584	0.343	1.241	0.753	2	2	0	4	1	1	0	3	4	2	0	6
			SFRES	60.03	14.401	45.628	29.086	127	0	0	127	84	0	0	84	235	0	0	235
	Sum			61.983	14.745	47.239	30.071	130	2	0	132	86	1	0	88	241	2	0	243
	(4) REDEV		BP	4.206	0.933	3.273	0	-1	5	0	4	-1	3	0	3	-2	6	0	4
			COM	24.386	2.976	21.41	0	5	180	0	185	3	120	0	123	9	220	0	230
			HB	9.179	1.096	8.084	0	-12	85	0	73	-8	57	0	49	-22	104	0	82
			HDRES	4.489	0.046	4.444	0	-26	75	0	49	-17	50	0	33	-48	92	0	44
			MDRES	15.465	6.699	8.766	0	19	27	1	47	13	18	1	31	35	33	1	69
			MU	4.037	0.845	3.192	0	-4	26	12	34	-3	17	8	23	-7	32	9	34
			PLCHK	30.188	3.442	26.746	0	-37	379	0	342	-25	252	0	227	-69	464	0	395
			SFRES	15.004	5.798	9.205	0	43	0	0	43	29	0	0	29	80	0	0	80
	Sum			106.954	21.834	85.119	0	-13	777	13	777	-9	517	9	517	-24	951	10	937
City (as of Apr-02) Subtotal				**253.276**	**77.523**	**175.753**	**30.071**	**345**	**898**	**14**	**1257**	**294**	**616**	**9**	**920**	**819**	**1134**	**11**	**1964**
City (as of Dec-12) *	(1) PENDING		SFRES	16.503	7.36	9.143	0	55	0	0	55	55	0	0	55	153	0	0	153
	Sum			16.503	7.36	9.143	0	55	0	0	55	55	0	0	55	153	0	0	153
	(2) VACANT		BP	19.838	18.234	1.604	0	4	1	0	5	3	1	0	4	9	1	0	10
			COM	6.282	6.282	0	0	2	0	0	2	2	0	0	2	4	0	0	4
			MDRES	0.087	0	0.087	0	1	0	0	1	1	0	0	1	2	0	0	2
			SFRES	21.007	5.376	15.631	0	83	0	0	83	67	0	0	67	187	0	0	187
	Sum			47.214	29.892	17.322	0	90	1	0	91	73	1	0	73	202	1	0	204
	(3) PARTUSE		MDRES	0.958	0	0.958	0.652	2	2	0	4	1	1	0	3	4	2	0	6
			SFRES	55.712	17.618	38.094	30.074	143	0	0	143	95	0	0	95	265	0	0	265
	Sum			56.67	17.618	39.052	30.726	145	2	0	147	96	1	0	98	268	2	0	271
	(4) REDEV		BP	73.169	23.073	50.097	0	-9	73	0	64	-6	49	0	43	-17	89	0	73
			COM	2.727	2.052	0.675	0	0	6	0	6	0	4	0	4	0	7	0	7
			LDRES	7.551	3.409	4.142	0	29	0	0	29	19	0	0	19	54	0	0	54

Snohomish UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Housing Unit Capacity (before reductions) SF	MF	Sr. Apts.	Total	Additional Housing Unit Capacity (after reductions) SF	MF	Sr. Apts.	Total	Additional Population Capacity SF	MF	Sr. Apts.	Total
			SFRES	40.521	16.706	23.815	0	108	0	0	108	72	0	0	72	200	0	0	200
		Sum		123.968	45.24	78.728	0	128	79	0	207	85	53	0	138	237	97	0	334
		MARKET-READY	SFRES	5.328	4.056	1.272	0	5	0	0	5	5	0	0	5	13	0	0	13
		Sum		5.328	4.056	1.272	0	5	0	0	5	5	0	0	5	13	0	0	13
	Sum			129.297	49.296	80	0	133	79	0	212	90	53	0	142	250	97	0	347
City (as of Dec-12) Subtotal *				**249.683**	**104.166**	**145.518**	**30.726**	**423**	**82**	**0**	**505**	**314**	**55**	**0**	**369**	**874**	**101**	**0**	**975**
* - outside of City Apr-2002 boundaries																			
Unincorporated	(2) VACANT		SFRES	12.372	5.202	7.17	0	37	0	0	37	30	0	0	30	83	0	0	83
	Sum			12.372	5.202	7.17	0	37	0	0	37	30	0	0	30	83	0	0	83
	(3) PARTUSE		SFRES	217.522	69.246	148.276	123.14	607	0	0	607	404	0	0	404	1124	0	0	1124
	Sum			217.522	69.246	148.276	123.14	607	0	0	607	404	0	0	404	1124	0	0	1124
	(4) REDEV		SFRES	38.414	12.267	26.147	0	109	0	0	109	72	0	0	72	202	0	0	202
	Sum			38.414	12.267	26.147	0	109	0	0	109	72	0	0	72	202	0	0	202
Unincorporated Subtotal				**268.308**	**86.716**	**181.592**	**123.14**	**753**	**0**	**0**	**753**	**506**	**0**	**0**	**506**	**1409**	**0**	**0**	**1409**
UGA Total				**771.267**	**268.405**	**502.863**	**183.937**	**1521**	**980**	**14**	**2515**	**1114**	**671**	**9**	**1795**	**3102**	**1235**	**11**	**4348**

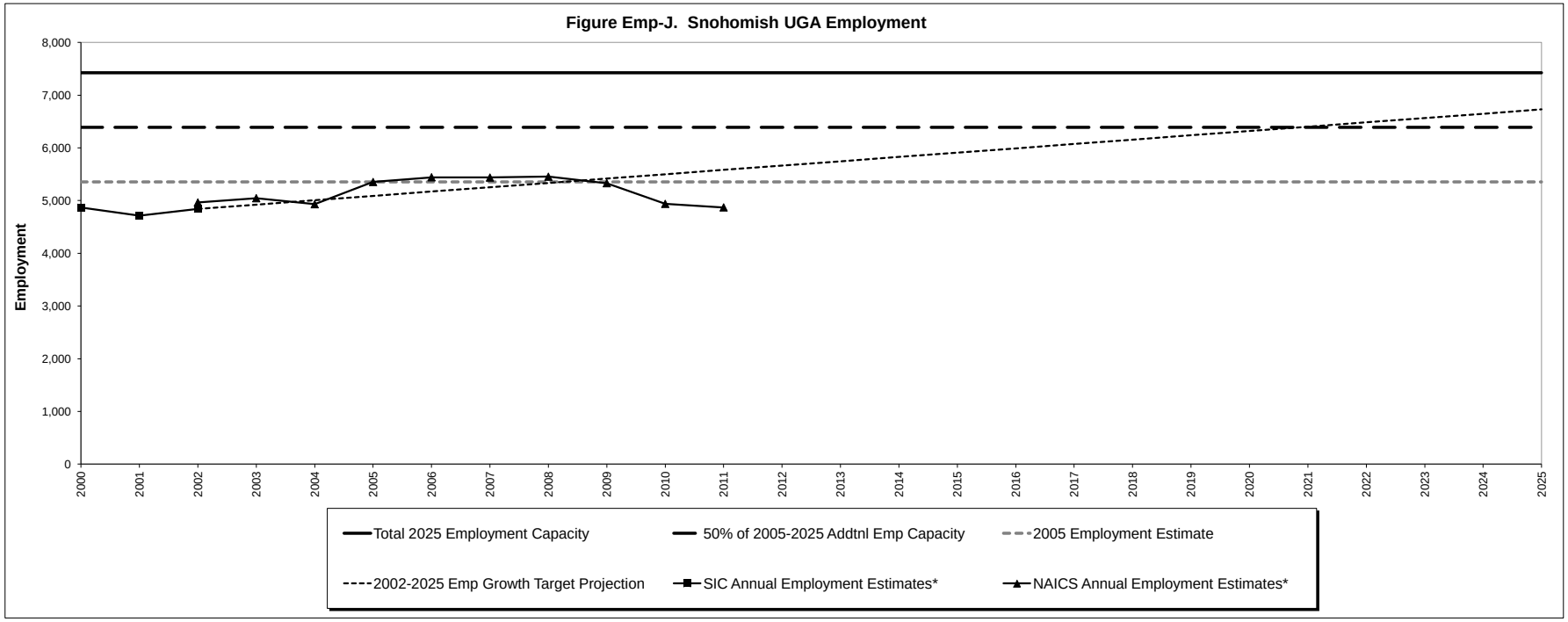


Table Emp-J. Snohomish UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Snohomish UGA	4,868	4,712	4,842	4,964	5,045	4,931	5,353	5,442	5,437	5,453	5,330	4,938	4,871	-482	6,730	1,377	7,427	2,074	-23.2%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Snohomish UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02)	(2) VACANT		BP	2.072	0.351	1.722	0	29	23
			COM	13.668	5.122	8.546	0	118	95
			HB	0.544	0	0.544	0	12	10
			IND	0.195	0.162	0.033	0	1	1
			MU	0.565	0	0.565	0	7	6
			PLCHK	0.85	0	0.85	0	14	11
		Sum		17.894	5.635	12.26	0	181	146
		MARKET-READY	BP	2.443	0.079	2.363	0	41	39
			COM	1.358	0	1.358	0	19	18
		Sum		3.801	0.079	3.721	0	60	57
	Sum			21.695	5.714	15.981	0	241	203
	(3) PARTUSE		BP	0.625	0.051	0.574	0.267	5	3
			COM	2.218	0	2.218	0.426	9	6
	Sum			2.843	0.051	2.792	0.693	14	9
	(4) REDEV		BP	5.385	1.016	4.369	0	75	50
			COM	13.371	1.305	12.067	0	135	90
			HB	5.234	0.218	5.016	0	106	70
			IND	0.305	0.139	0.166	0	4	3
			MU	4.8	1.047	3.754	0	45	30
			PLCHK	19.202	2.273	16.929	0	251	167
	Sum			48.298	5.998	42.3	0	616	410
City (as of Apr-02) Subtotal				**72.836**	**11.763**	**61.073**	**0.693**	**871**	**622**
City (as of Dec-12) *	(1) PENDING		BP	13.553	4.237	9.316	0	89	89
	Sum			13.553	4.237	9.316	0	89	89
	(2) VACANT		BP	19.768	18.164	1.604	0	28	23
	Sum			19.768	18.164	1.604	0	28	23
	(3) PARTUSE		BP	3.976	1.182	2.794	1.37	24	16

Snohomish UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
	Sum			3.976	1.182	2.794	1.37	24	16
	(4) REDEV		BP	78.685	27.174	51.511	0	854	568
			COM	2.727	2.052	0.675	0	9	6
	Sum			81.413	29.226	52.187	0	863	574
City (as of Dec-12) Subtotal *				**118.709**	**52.809**	**65.9**	**1.37**	**1004**	**701**
* - outside of City Apr-2002 boundaries									
Unincorporated	(3) PARTUSE			0.477	0	0.477	0.284	5	3
	Sum			0.477	0	0.477	0.284	5	3
Unincorporated Subtotal				**0.477**	**0**	**0.477**	**0.284**	**5**	**3**
UGA Total				**192.022**	**64.572**	**127.45**	**2.347**	**1880**	**1326**

Snohomish UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
Single Family	Single Family	46.98	100%	251	5.34	5.34	-	-	-	-	-
LDR	Single Family	1.26	100%	9	7.12	7.12	-	-	-	-	-
MDR	Single Family	16.07	76%	93	4.41	4.41	-	-	-	-	-
	Multi-Family	4.79	23%	83	3.94	3.94	-	-	-	-	-
	Senior Apartment	0.22	1%	8	0.38	0.38	-	-	-	-	-
	Total	**21.08**	**100%**	**184**	**8.73**	**8.73**	**-**	**-**	**-**	**-**	**-**
HDR	Multi-Family	1.00	100%	19	18.97	18.97	-	-	-	-	-
Business Park											
	Multi-Family	5.75	8%	96	1.30	1.30	-	-	-	-	-
	Mixed-Use	7.36	10%	22	0.30	0.30	116,143	0.04	15	0.20	0.20
	Non-Residential	61.01	82%	-	-	-	699,177	0.22	1,164	15.71	15.71
	Total	**74.12**	**100%**	**118**	**1.59**	**1.59**	**815,320**	**-**	**1,179**	**15.91**	**15.91**
Commercial (New Projects)											
	Single Family	0.83	8%	10	0.98	0.98	-	-	-	-	-
	Multi-Family	1.77	17%	50	4.92	4.92	-	-	-	-	-
	Mixed-Use	2.67	26%	43	4.24	4.24	32,734	0.07	65	6.45	6.45
	Non-Residential	4.89	48%	-	-	-	37,950	0.09	82	8.03	8.03
	Total	**10.15**	**100%**	**103**	**10.14**	**10.14**	**70,684**	**0.16**	**147**	**14.48**	**14.48**
Commercial (Infill Projects)											
	Non-Residential	5.96	100%	-	-	-	64,966	0.25	128	21.52	21.52
Historic Business											
	Multi-Family	1.28	40%	24	7.41	7.41	-	-	-	-	-
	Mixed-Use	1.04	32%	16	4.94	4.94	16,260	0.12	43	13.39	13.39
	Non-Residential	0.92	28%	-	-	-	11,640	0.08	30	9.38	9.38
	Total	**3.24**	**100%**	**40**	**12.36**	**12.36**	**27,900**	**0.20**	**74**	**22.78**	**22.78**

Snohomish UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Mixed Use (excluding mini-storage)											
	Multi-Family	2.00	48%	38	9.04	9.04	-	-	-	-	-
Mixed-Use **(w/Senior Apartments)**		1.09	26%	21	5.00	5.00	6,680	0.04	17	3.97	3.97
	Non-Residential	1.12	27%	-	-	-	18,567	0.10	35	8.31	8.31
	Total	**4.20**	**100%**	**59**	**14.04**	**14.04**	**25,247**	**0.14**	**52**	**12.29**	**12.29**
Pilchuck District											
	Mixed Use	No Data (New Zone)				15.00	No Data (New Zone)				15.00
Industrial	Non-Residential	1.21	100%	-	-	-	26,508	0.50	30	24.75	24.75

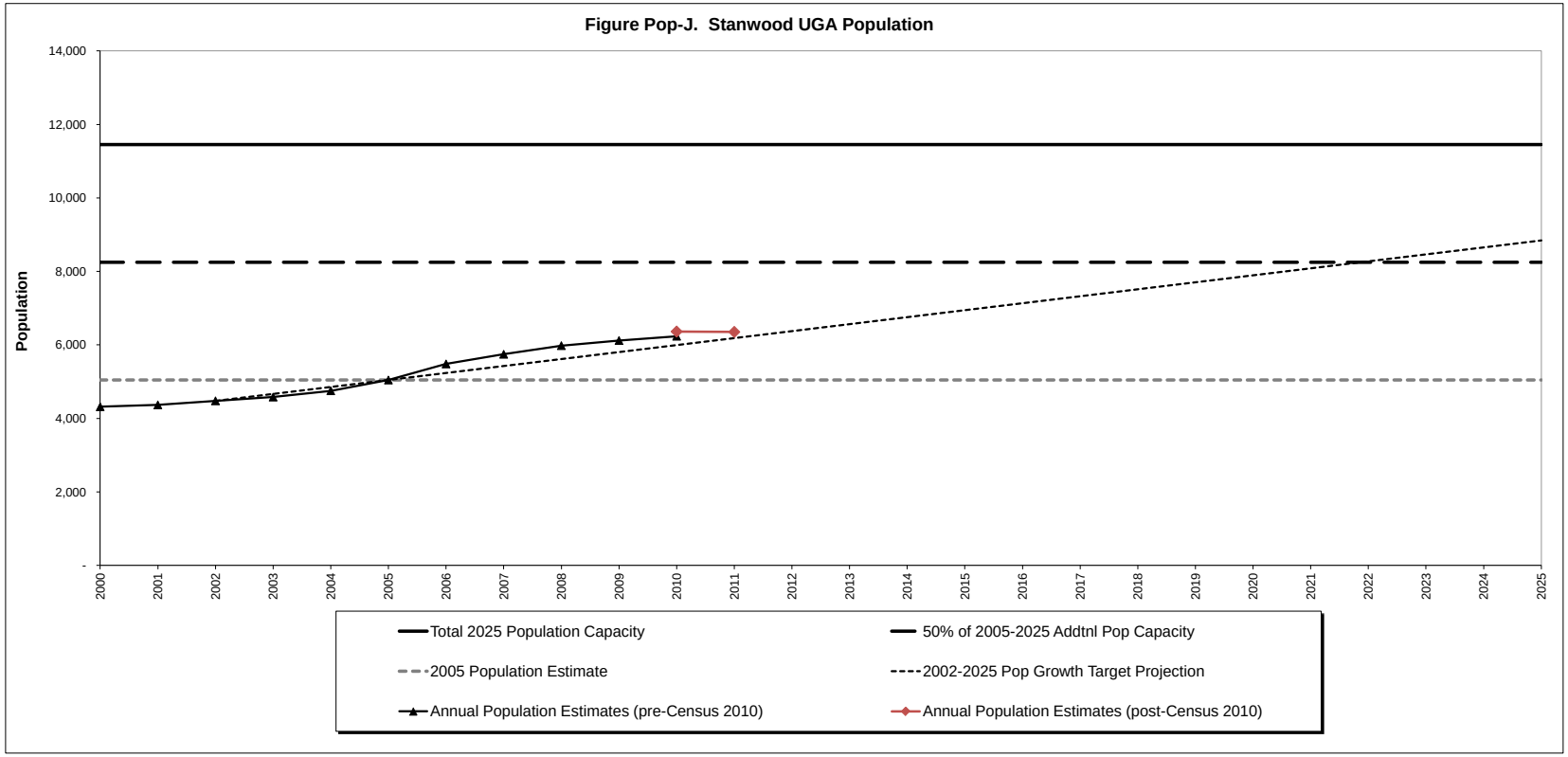


Table Pop-J. Stanwood UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Stanwood UGA	4,318	4,369	4,479	4,582	4,753	5,046	5,483	5,746	5,981	6,121	6,237	6,364	127	2.0%	6,353	1,307	8,840	3,794	11,452	6,406	20.4%

Stanwood UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Housing Unit Capacity (before reductions) SF	MF	Sr. Apts.	Total	Additional Housing Unit Capacity (after reductions) SF	MF	Sr. Apts.	Total	Additional Population Capacity SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		GC	9.777	0.074	9.702	0	3	100	0	103	3	100	0	103	8	184	0	192
			SR 9.6	3.133	0.294	2.838	0	8	0	0	8	8	0	0	8	22	0	0	22
	Sum			12.909	0.369	12.541	0	11	100	0	111	11	100	0	111	31	184	0	215
	(2) VACANT		MR	6.863	3.015	3.848	0	5	46	11	62	4	37	9	50	11	68	10	90
			SR 12.4	0.776	0.07	0.705	0	3	0	0	3	2	0	0	2	7	0	0	7
			SR 5.0	15.209	0.321	14.888	0	2	143	0	145	2	115	0	117	4	212	0	217
			SR 7.0	3.723	1.554	2.169	0	9	0	0	9	7	0	0	7	20	0	0	20
			SR 9.6	1.138	0.156	0.983	0	5	0	0	5	4	0	0	4	11	0	0	11
		Sum		27.709	5.115	22.594	0	24	189	11	224	19	153	9	181	54	281	10	345
		MARKET-READY	GC	3.855	0.13	3.725	0	0	3	8	11	0	3	8	10	0	5	9	14
			MR	3.939	0.834	3.105	0	5	38	10	53	5	36	10	50	13	66	11	91
			SR 7.0	23.911	10.955	12.956	0	58	0	0	58	55	0	0	55	153	0	0	153
		Sum		31.705	11.919	19.786	0	63	41	18	122	60	39	17	116	167	72	20	258
	Sum			59.414	17.034	42.38	0	87	230	29	346	79	192	26	297	221	352	31	604
	(3) PARTUSE		SR 12.4	0.733	0	0.733	0.577	1	0	0	1	1	0	0	1	2	0	0	2
			SR 5.0	2.432	0	2.432	1.266	0	10	0	10	0	7	0	7	0	12	0	12
			SR 7.0	8.98	0.008	8.973	6.5	24	0	0	24	16	0	0	16	44	0	0	44
			SR 9.6	8.333	0.648	7.685	5.219	14	0	0	14	9	0	0	9	26	0	0	26
	Sum			20.479	0.656	19.823	13.563	39	10	0	49	26	7	0	33	72	12	0	84
	(4) REDEV		GC	2.421	0.536	1.885	0	0	1	4	5	0	1	3	3	0	1	3	4
			MR	10.139	2.572	7.566	0	2	90	23	115	1	60	15	76	4	110	18	132
			SR 5.0	0.826	0.261	0.565	0	-2	5	0	3	-1	3	0	2	-4	6	0	2
			SR 9.6	0.66	0	0.66	0	1	0	0	1	1	0	0	1	2	0	0	2
			TN	27.823	0	27.823	0	139	139	0	278	92	92	0	185	257	170	0	427
		Sum		41.869	3.369	38.499	0	140	235	27	402	93	156	18	267	259	288	21	568
		MARKET-READY	MR	0.387	0.231	0.156	0	0	1	0	1	0	1	0	1	0	2	0	2
		Sum		0.387	0.231	0.156	0	0	1	0	1	0	1	0	1	0	2	0	2
	Sum			42.256	3.6	38.656	0	140	236	27	403	93	157	18	268	259	289	21	570
City (as of Apr-02) Subtotal				**135.058**	**21.659**	**113.4**	**13.563**	**277**	**576**	**56**	**909**	**209**	**455**	**44**	**709**	**583**	**838**	**52**	**1472**
City (as of Dec-12) *	(1) PENDING		MR	1.381	0	1.381	0	0	24	0	24	0	24	0	24	0	44	0	44
			SR 7.0	2.538	0	2.538	0	13	0	0	13	13	0	0	13	36	0	0	36
			SR 9.6	63.702	26.426	37.276	0	242	0	0	242	242	0	0	242	674	0	0	674
	Sum			67.621	26.426	41.195	0	255	24	0	279	255	24	0	279	710	44	0	754
	(2) VACANT		SR 5.0	19.168	10.962	8.206	0	0	80	0	80	0	65	0	65	0	119	0	119
			SR 9.6	16.202	10.073	6.129	0	22	0	0	22	18	0	0	18	49	0	0	49
		Sum		35.37	21.035	14.335	0	22	80	0	102	18	65	0	82	49	119	0	168
		MARKET-READY	MR	5.268	3.203	2.065	0	3	25	7	35	3	24	7	33	8	44	8	59
			SR 9.6	18.017	11.202	6.815	0	25	0	0	25	24	0	0	24	66	0	0	66
		Sum		23.285	14.405	8.88	0	28	25	7	60	27	24	7	57	74	44	8	126
	Sum			58.655	35.44	23.215	0	50	105	7	162	44	88	7	139	124	163	8	294
	(3) PARTUSE		SR 7.0	0.913	0	0.913	0.548	2	0	0	2	1	0	0	1	4	0	0	4
			SR 9.6	70.059	10	60.06	53.23	170	0	0	170	113	0	0	113	315	0	0	315
	Sum			70.972	10	60.972	53.778	172	0	0	172	114	0	0	114	318	0	0	318
	(4) REDEV		MR	11.927	2.306	9.621	0	11	118	31	160	7	78	21	106	20	144	24	189

Stanwood UGA - Additional Population Capacity

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			SR 9.6	62.702	11.947	50.755	0	160	0	0	160	106	0	0	106	296	0	0	296
			TN	19.912	0	19.912	0	99	99	0	198	66	66	0	132	183	121	0	304
		Sum		94.541	14.253	80.288	0	270	217	31	518	180	144	21	344	500	266	24	790
		MARKET-READY	MR	3.272	0.379	2.893	0	3	35	8	46	3	33	8	44	8	61	9	78
		Sum		3.272	0.379	2.893	0	3	35	8	46	3	33	8	44	8	61	9	78
	Sum			97.812	14.632	83.181	0	273	252	39	564	182	178	28	388	508	327	33	868
City (as of Dec-12) Subtotal *				**295.06**	**86.496**	**208.564**	**53.778**	**750**	**381**	**46**	**1177**	**596**	**290**	**35**	**921**	**1660**	**533**	**41**	**2234**
* - outside of City Apr-2002 boundaries																			
Unincorporated	(2) VACANT		SR 9.6	68.47	15.428	53.042	0	178	0	0	178	144	0	0	144	400	0	0	400
		Sum		68.47	15.428	53.042	0	178	0	0	178	144	0	0	144	400	0	0	400
		MARKET-READY	MR	7.674	1.506	6.168	0	9	76	20	105	9	72	19	100	24	133	22	179
		Sum		7.674	1.506	6.168	0	9	76	20	105	9	72	19	100	24	133	22	179
	Sum			76.144	16.934	59.21	0	187	76	20	283	152	72	19	243	424	133	22	579
	(3) PARTUSE		SR 9.6	65.615	18.781	46.833	42.399	135	0	0	135	90	0	0	90	250	0	0	250
	Sum			65.615	18.781	46.833	42.399	135	0	0	135	90	0	0	90	250	0	0	250
	(4) REDEV		SR 9.6	118.807	37.387	81.419	0	268	0	0	268	178	0	0	178	496	0	0	496
		Sum		118.807	37.387	81.419	0	268	0	0	268	178	0	0	178	496	0	0	496
		MARKET-READY	GC	13.833	0.527	13.306	0	-1	17	36	52	-1	16	34	49	-3	30	40	67
		Sum		13.833	0.527	13.306	0	-1	17	36	52	-1	16	34	49	-3	30	40	67
	Sum			132.64	37.915	94.726	0	267	17	36	320	177	16	34	228	494	30	40	563
Unincorporated Subtotal				**274.399**	**73.63**	**200.769**	**42.399**	**589**	**93**	**56**	**738**	**419**	**88**	**53**	**561**	**1167**	**163**	**63**	**1393**
UGA Total				**704.517**	**181.785**	**522.733**	**109.74**	**1616**	**1050**	**158**	**2824**	**1224**	**833**	**132**	**2191**	**3410**	**1534**	**156**	**5099**

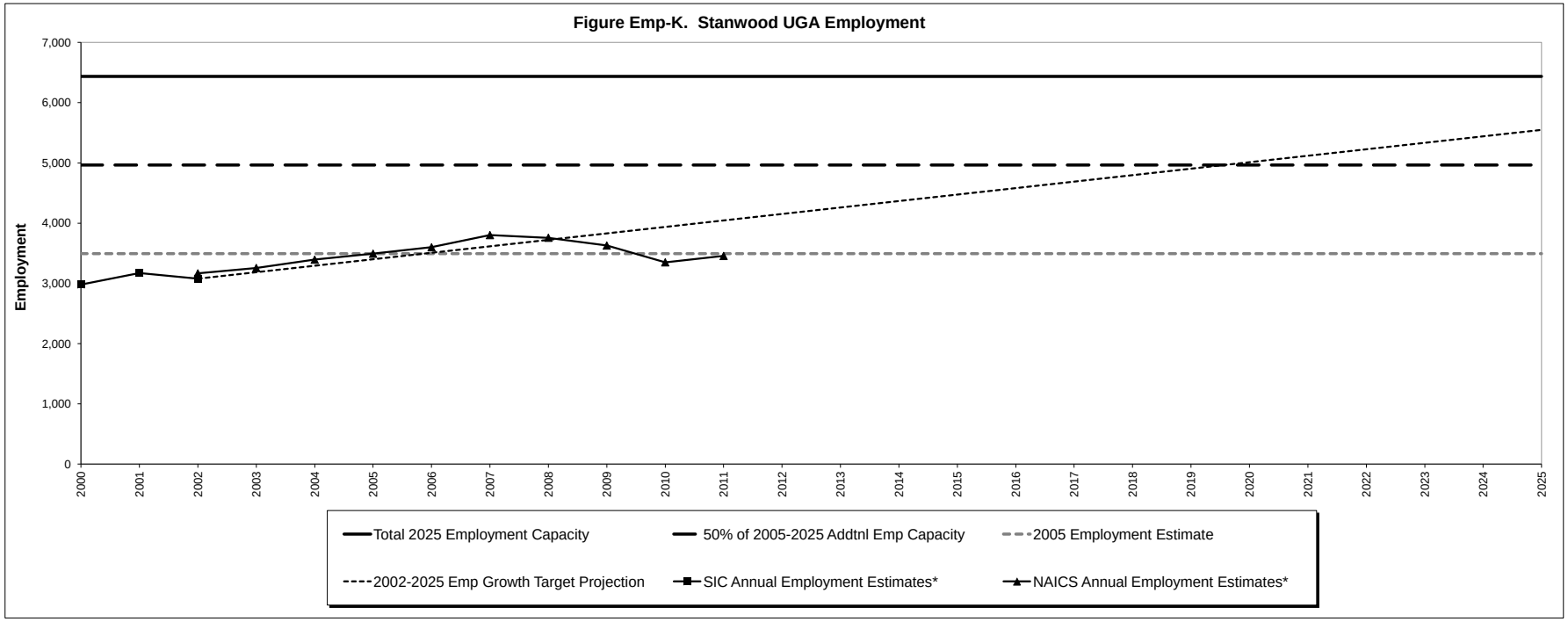


Table Emp-K. Stanwood UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Stanwood UGA	2,980	3,173	3,081	3,167	3,257	3,394	3,493	3,600	3,802	3,758	3,629	3,350	3,456	-37	5,550	2,057	6,434	2,941	-1.3%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Stanwood UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02)	(1) PENDING		MB2	0.488	0	0.488	0	11	11
		Sum		0.488	0	0.488	0	11	11
		MARKET-READY	MB2	0.679	0	0.679	0	53	53
		Sum		0.679	0	0.679	0	53	53
	Sum			1.167	0	1.167	0	64	64
	(2) VACANT		GI	29.057	10.14	18.916	0	404	326
			LI	15.513	3.79	11.723	0	251	203
			MB1	1.87	0.14	1.73	0	36	29
			MB2	3.579	0	3.579	0	82	66
		Sum		50.019	14.071	35.948	0	773	624
		MARKET-READY	GC	3.855	0.13	3.725	0	69	66
			MB2	5.852	1.119	4.733	0	108	103
		Sum		9.708	1.249	8.458	0	177	168
	Sum			59.726	15.32	44.407	0	950	792
	(3) PARTUSE		GC	2.08	0.029	2.051	0.607	13	9
			LI	14.112	3.675	10.436	2.088	45	30
			MB1	0.724	0	0.724	0.044	1	1
			MB2	0.799	0	0.799	0.505	12	8
	Sum			17.715	3.704	14.01	3.244	71	47
	(4) REDEV		GC	3.66	0.571	3.089	0	55	37
			GI	3.004	0.465	2.539	0	54	36
			LI	9.369	8.543	0.826	0	18	12
			MB1	7.281	0	7.281	0	133	88
			MB2	16.102	0	16.102	0	295	196
		Sum		39.416	9.578	29.837	0	555	369
		MARKET-READY	MB2	0.526	0	0.526	0	10	10
		Sum		0.526	0	0.526	0	10	10
	Sum			39.941	9.578	30.363	0	565	379

Stanwood UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02) Subtotal				**118.549**	**28.602**	**89.946**	**3.244**	**1650**	**1282**
City (as of Dec-12) *	(4) REDEV		NB	1.32	0	1.32	0	33	22
	Sum			1.32	0	1.32	0	33	22
City (as of Dec-12) Subtotal *				**1.32**	**0**	**1.32**	**0**	**33**	**22**
* - outside of City Apr-2002 boundaries									
Unincorporated	(2) VACANT		LI	14.001	12.335	1.665	0	36	29
	Sum			14.001	12.335	1.665	0	36	29
	(3) PARTUSE		UI	18.705	5.453	13.252	11.874	254	169
	Sum			18.705	5.453	13.252	11.874	254	169
	(4) REDEV		LI	6.812	0.809	6.004	0	122	81
			NB	1.941	0	1.941	0	56	37
			UI	7.582	2.8	4.783	0	102	68
		Sum		16.336	3.609	12.727	0	280	186
		MARKET-READY	GC	13.833	0.527	13.306	0	248	236
			LI	43.533	8.67	34.864	0	745	708
		Sum		57.367	9.197	48.17	0	993	943
	Sum			73.702	12.805	60.897	0	1273	1130
Unincorporated Subtotal				**106.408**	**30.594**	**75.814**	**11.874**	**1563**	**1328**
UGA Total				**226.277**	**59.196**	**167.08**	**15.118**	**3246**	**2632**

Stanwood UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within City Zones *(and County Plan Designations required to build to City standards)*											
SR-12400											
	Single Family	61.88	100%	167	2.70	2.70	-	-	-	-	-
SR-9600 *(and both ULDR and UMDR)*											
	Single Family	119.31	100%	409	3.43	3.43	-	-	-	-	-
SR-7000											
	Single Family	14.50	100%	66	4.55	4.55	-	-	-	-	-
SR-5000											
	Multi-Family	7.01	100%	69	9.84	9.84	-	-	-	-	-
TN (Traditional Neighborhood)											
	Single Family	*New Zone -- No Development Yet*				5.00	-	-	-	-	-
	Multi-Family					5.00	-	-	-	-	-
	Total	**-**	**-**	**-**	**-**	**10.00**	**-**	**-**	**-**	**-**	**-**
MR (Multi-Family Residential)											
	Single Family	2.08	16%	21	1.62	1.62	-	-	-	-	-
	Multi-Family	8.56	66%	161	12.42	12.42	-	-	-	-	-
	Senior Apartments	2.32	18%	44	3.40	3.40	-	-	-	-	-
	Total	**12.96**	**100%**	**226**	**17.44**	**17.44**	**-**	**-**	**-**	**-**	**-**
General Commercial -- New Projects											
	Senior Apartments	4.03	10%	113	2.73	2.73	-	-	-	-	-
	Mixed Use	2.24	5%	54	1.30	1.30	15,290	0.16	37	0.88	0.88
	Non-Residential	35.19	85%	-	-	-	325,291	0.19	736	17.76	17.76
	Total	**41.46**	**100%**	**167**	**4.03**	**4.03**	**340,581**	**0.19**	**773**	**18.64**	**18.64**

Stanwood UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
General Commercial -- Infill (Modeled by removing senior apartments and mixed-use projects from the new projects list)											
	Non-Residential	35.19	100%	-	-	-	325,291	0.19	736	20.86	20.86
Light Industrial *(and Urban Industrial)*											
	Non-Residential	No New Development in LI -- Assumed Employment Density Adjusts City of Monroe LI Zone by 20% for Roads									21.38
General Industrial -- (Excluding Twin City Foods Reconstruction)											
	Non-Residential	3.35	100%	-	-	-	37,570	0.26	28	8.25	21.38 (1)
1- The sample of projects in GI is too small to be reliable. For modeling purposes, GI will use the same assumptions as LI.											
MB-I (Mainstreet Business I)											
	Non-Residential	0.73	100%	-	-	-	6,002	0.19	15	20.34	20.34
MB-II (Mainstreet Business II)											
	Non-Residential	14.91	100%	-	-	-	162,946	0.25	342	22.96	22.96
NB (Neighborhood Business) *(and Urban Commercial)*											
	Non-Residential	1.01	100%	-	-	-	11,515	0.26	29	28.59	28.59

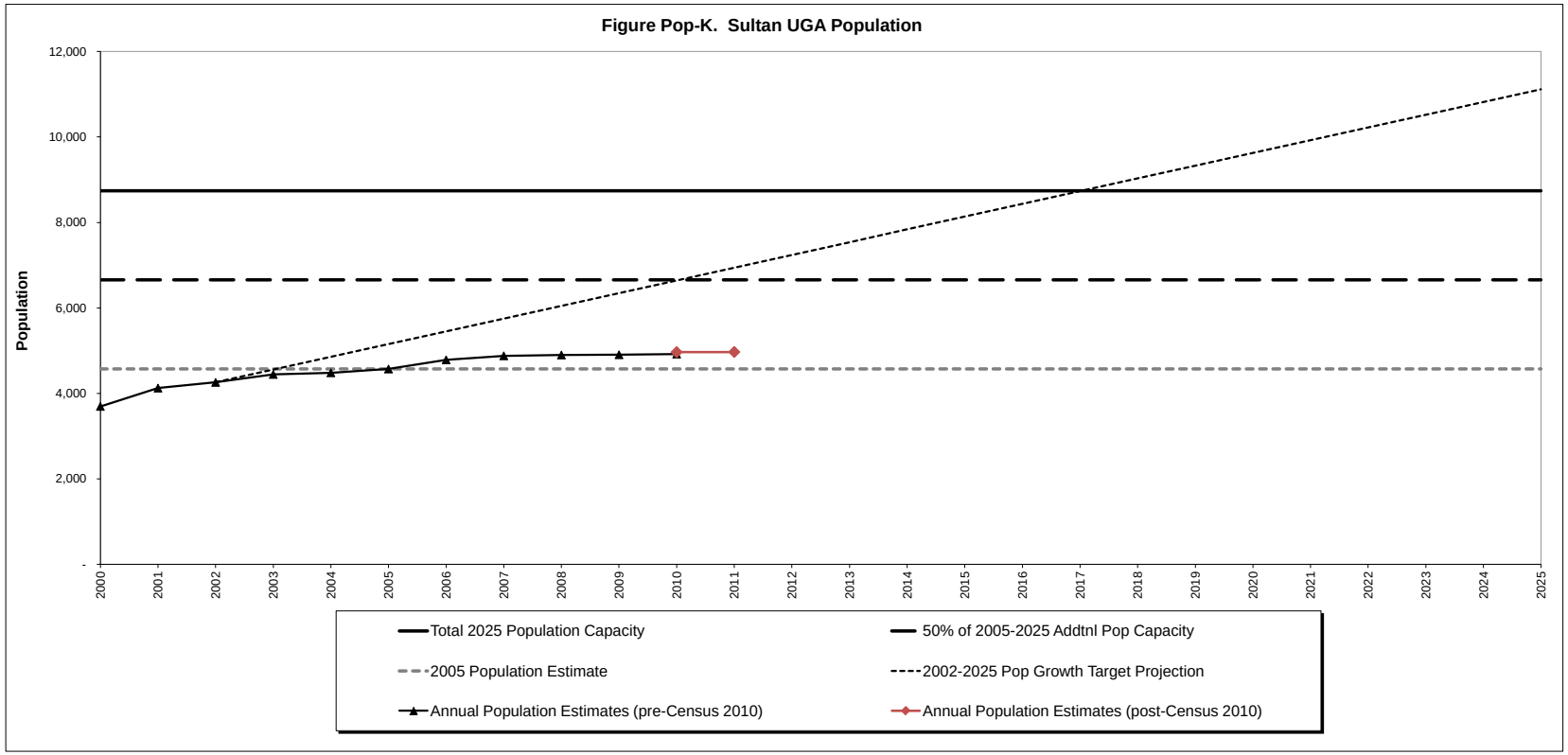


Table Pop-K. Sultan UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Sultan UGA	3,695	4,124	4,258	4,443	4,482	4,571	4,785	4,879	4,899	4,904	4,920	4,966	46	0.9%	4,969	399	11,119	6,548	8,739	4,169	9.6%

Sultan UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Housing Unit Capacity (before reductions) SF	MF	Sr. Apts.	Total	Additional Housing Unit Capacity (after reductions) SF	MF	Sr. Apts.	Total	Additional Population Capacity SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		LMD	30.801	17.251	13.55	0	115	0	0	115	115	0	0	115	320	0	0	320
			MD	3.547	0	3.547	0	22	0	0	22	22	0	0	22	61	0	0	61
	Sum			34.348	17.251	17.097	0	137	0	0	137	137	0	0	137	381	0	0	381
	(2) VACANT		HD	1.831	0	1.831	0	12	0	0	12	10	0	0	10	27	0	0	27
			LMD	35.808	22.977	12.831	0	39	0	0	39	31	0	0	31	88	0	0	88
			MD	41.103	21.305	19.798	0	85	3	0	88	69	2	0	71	191	4	0	196
		Sum		78.742	44.282	34.46	0	136	3	0	139	110	2	0	112	306	4	0	310
		MARKET-READY	MD	18.526	9.188	9.338	0	41	2	0	43	39	2	0	41	108	3	0	112
		Sum		18.526	9.188	9.338	0	41	2	0	43	39	2	0	41	108	3	0	112
	Sum			97.268	53.47	43.798	0	177	5	0	182	149	4	0	153	414	8	0	422
	(3) PARTUSE		HD	8.178	0	8.178	4.635	24	0	0	24	16	0	0	16	44	0	0	44
			LMD	84.395	45.752	38.643	34.643	102	0	0	102	68	0	0	68	189	0	0	189
			MD	91.314	32.761	58.553	49.75	212	7	0	219	141	5	0	146	392	9	0	401
		Sum		183.89	78.513	105.374	89.028	338	7	0	345	225	5	0	229	626	9	0	634
		MARKET-READY	HD	33.247	9.195	24.052	23.546	166	10	0	176	158	10	0	167	439	17	0	457
			MD	2.7	0	2.7	2.248	10	0	0	10	10	0	0	10	26	0	0	26
		Sum		35.947	9.195	26.752	25.793	176	10	0	186	167	10	0	177	465	17	0	483
	Sum			219.83	87.708	132.126	114.82	514	17	0	531	392	14	0	406	1091	26	0	1117
	(4) REDEV		HD	4.193	0	4.193	0	24	1	0	25	16	1	0	17	44	1	0	46
			LMD	37.419	28.692	8.726	0	24	0	0	24	16	0	0	16	44	0	0	44
			MD	66.886	36.692	30.194	0	119	6	0	125	79	4	0	83	220	7	0	228
		Sum		108.5	65.385	43.113	0	167	7	0	174	111	5	0	116	309	9	0	318
		MARKET-READY	HD	2.161	0	2.161	0	13	0	0	13	12	0	0	12	34	0	0	34
			LMD	77.348	44.331	33.016	0	104	0	0	104	99	0	0	99	275	0	0	275
		Sum		79.509	44.331	35.177	0	117	0	0	117	111	0	0	111	309	0	0	309
	Sum			188.01	109.716	78.29	0	284	7	0	291	222	5	0	227	619	9	0	627
City (as of Apr-02) Subtotal				**539.46**	**268.144**	**271.312**	**114.82**	**1112**	**29**	**0**	**1141**	**900**	**23**	**0**	**923**	**2505**	**43**	**0**	**2548**
Unincorporated	(1) PENDING		ULDR	2.165	0.69	1.476	0	4	0	0	4	4	0	0	4	11	0	0	11
	Sum			2.165	0.69	1.476	0	4	0	0	4	4	0	0	4	11	0	0	11
	(2) VACANT		ULDR	25.592	21.424	4.168	0	12	0	0	12	10	0	0	10	27	0	0	27
			UMDR	4.889	0.792	4.097	0	13	0	0	13	10	0	0	10	29	0	0	29
	Sum			30.481	22.216	8.265	0	25	0	0	25	20	0	0	20	56	0	0	56
	(3) PARTUSE		ULDR	167.61	98.844	68.769	61.375	185	0	0	185	123	0	0	123	343	0	0	343
			UMDR	4.813	1.184	3.63	3.369	10	0	0	10	7	0	0	7	19	0	0	19
		Sum		172.43	100.028	72.399	64.744	195	0	0	195	130	0	0	130	361	0	0	361
		MARKET-READY	ULDR	39.585	3.067	36.518	35.758	115	0	0	115	109	0	0	109	304	0	0	304
		Sum		39.585	3.067	36.518	35.758	115	0	0	115	109	0	0	109	304	0	0	304
	Sum			212.01	103.094	108.916	100.5	310	0	0	310	239	0	0	239	665	0	0	665
	(4) REDEV		ULDR	164.37	81.915	82.451	0	244	0	0	244	162	0	0	162	452	0	0	452
			UMDR	9.934	5.03	4.904	0	13	0	0	13	9	0	0	9	24	0	0	24
		Sum		174.3	86.945	87.355	0	257	0	0	257	171	0	0	171	476	0	0	476
		MARKET-READY	ULDR	2.273	0.178	2.096	0	5	0	0	5	5	0	0	5	13	0	0	13

Sultan UGA - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		Sum		2.273	0.178	2.096	0	5	0	0	5	5	0	0	5	13	0	0	13
	Sum			176.57	87.123	89.45	0	262	0	0	262	176	0	0	176	489	0	0	489
Unincorporated Subtotal				**421.23**	**213.123**	**208.108**	**100.5**	**601**	**0**	**0**	**601**	**439**	**0**	**0**	**439**	**1222**	**0**	**0**	**1222**
UGA Total				**960.69**	**481.267**	**479.42**	**215.32**	**1713**	**29**	**0**	**1742**	**1339**	**23**	**0**	**1362**	**3727**	**43**	**0**	**3770**

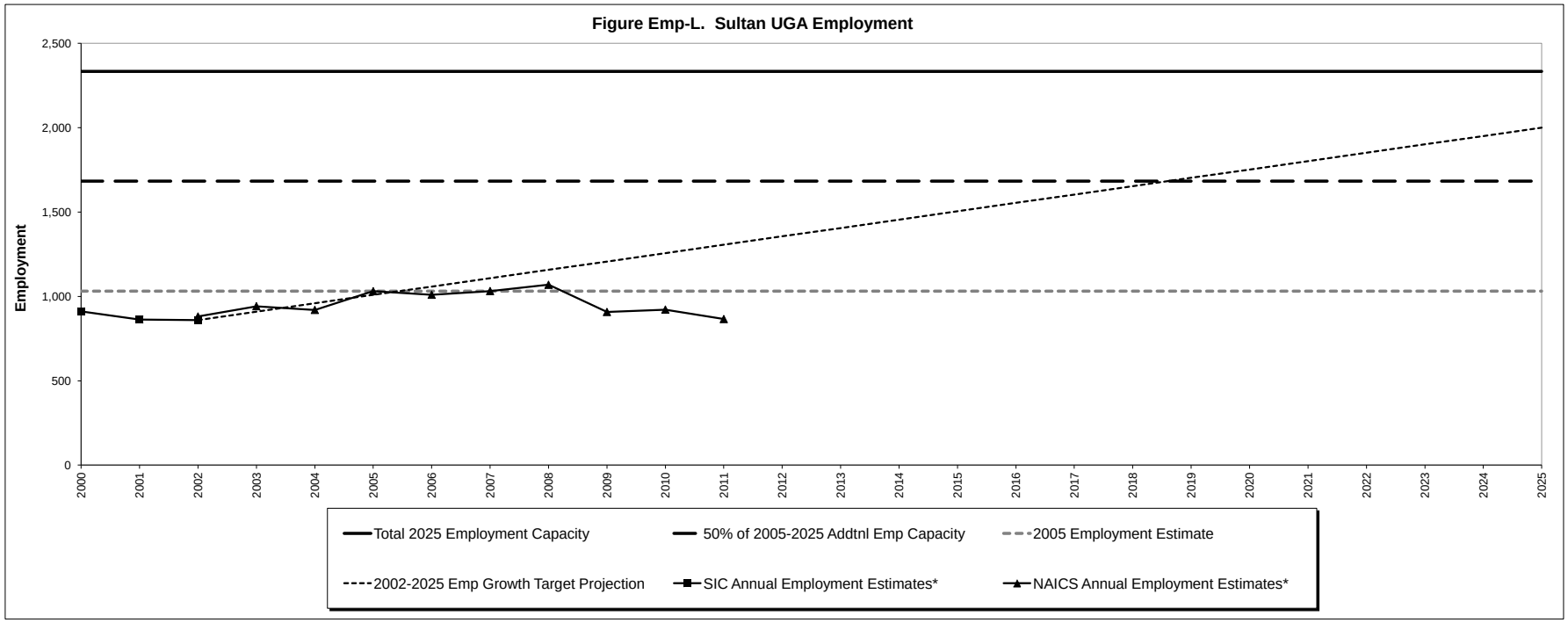


Table Emp-L. Sultan UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Sultan UGA	912	862	860	881	942	920	1,031	1,010	1,032	1,069	908	922	866	-165	2,000	969	2,334	1,303	-12.7%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Sultan UGA - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02)	(1) PENDING		P/I	6.352	0.218	6.134	0	17	17
	Sum			6.352	0.218	6.134	0	17	17
	(2) VACANT		ED	36.523	23.19	13.332	0	189	153
			HOD	28.983	4.031	24.952	0	325	262
			UC	0.55	0	0.55	0	12	10
		Sum		66.055	27.221	38.834	0	526	425
		MARKET-READY	HOD	41.262	24.304	16.957	0	221	210
		Sum		41.262	24.304	16.957	0	221	210
	Sum			107.316	51.525	55.791	0	747	635
	(3) PARTUSE		ED	11.737	6.375	5.362	3.076	44	29
			HOD	44.472	19.561	24.911	18.499	240	160
	Sum			56.209	25.936	30.273	21.575	284	189
	(4) REDEV		ED	24.31	11.359	12.952	0	175	116
			HOD	43.54	15.609	27.931	0	363	241
			UC	5.099	0	5.099	0	98	65
		Sum		72.95	26.967	45.982	0	636	423
		MARKET-READY	HOD	2.819	0	2.819	0	37	35
		Sum		2.819	0	2.819	0	37	35
	Sum			75.769	26.967	48.802	0	673	458
City (as of Apr-02) Subtotal				**245.646**	**104.647**	**141**	**21.575**	**1721**	**1299**

Sultan UGA

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within City Zones *(and County Plan Designations required to build to City standards)*											
Low-Moderate Density *(ULDR and UMDR)*											
	Single Family	45.69	100%	147	3.22	3.22	-	-	-	-	-
Moderate Density											
	Single Family	75.93	97%	352	4.64	4.64	-	-	-	-	-
	Multi-Family	2.66	3%	30	0.38	0.38	-	-	-	-	-
	Total	**78.59**	**100%**	**382**	**4.86**	**4.86**	**-**	**-**	**-**	**-**	**-**
High Density											
	Single Family	31.51	96%	223	7.08	7.08	-	-	-	-	-
	Multi-Family	1.33	4%	15	0.46	0.46	-	-	-	-	-
	Total	**32.84**	**100%**	**238**	**7.25**	**7.25**	**-**	**-**	**-**	**-**	**-**
Economic Development											
	Non-Residential (1)	20.72	100%	3	0.14	0.14	242,931	0.27	297	14.34	14.34
1- Several single-family caretakers quarters are included in the non-residential category.											
Highway Oriented Development											
	Non-Residential	8.76	100%	-	-	-	43,217	0.11	76	8.67	13.00 (2)
2- The sample size for Highway Oriented Development is small and includes one site (Barmon Lumber) which may not be fully developed and a high proportion of low employment density gas stations (this is important because the market for gas stations appears to now be saturated). Future employment densities are assumed to be 13 employees/buildable acre because future development is expected to use each site more intensively. The assumed employment by sector is as follows: 6 retail, 4 food services, and 3 other services.											
Urban Center											
	Non-Residential	0.45	100%	-	-	-	4,155	0.21	9	19.84	19.84

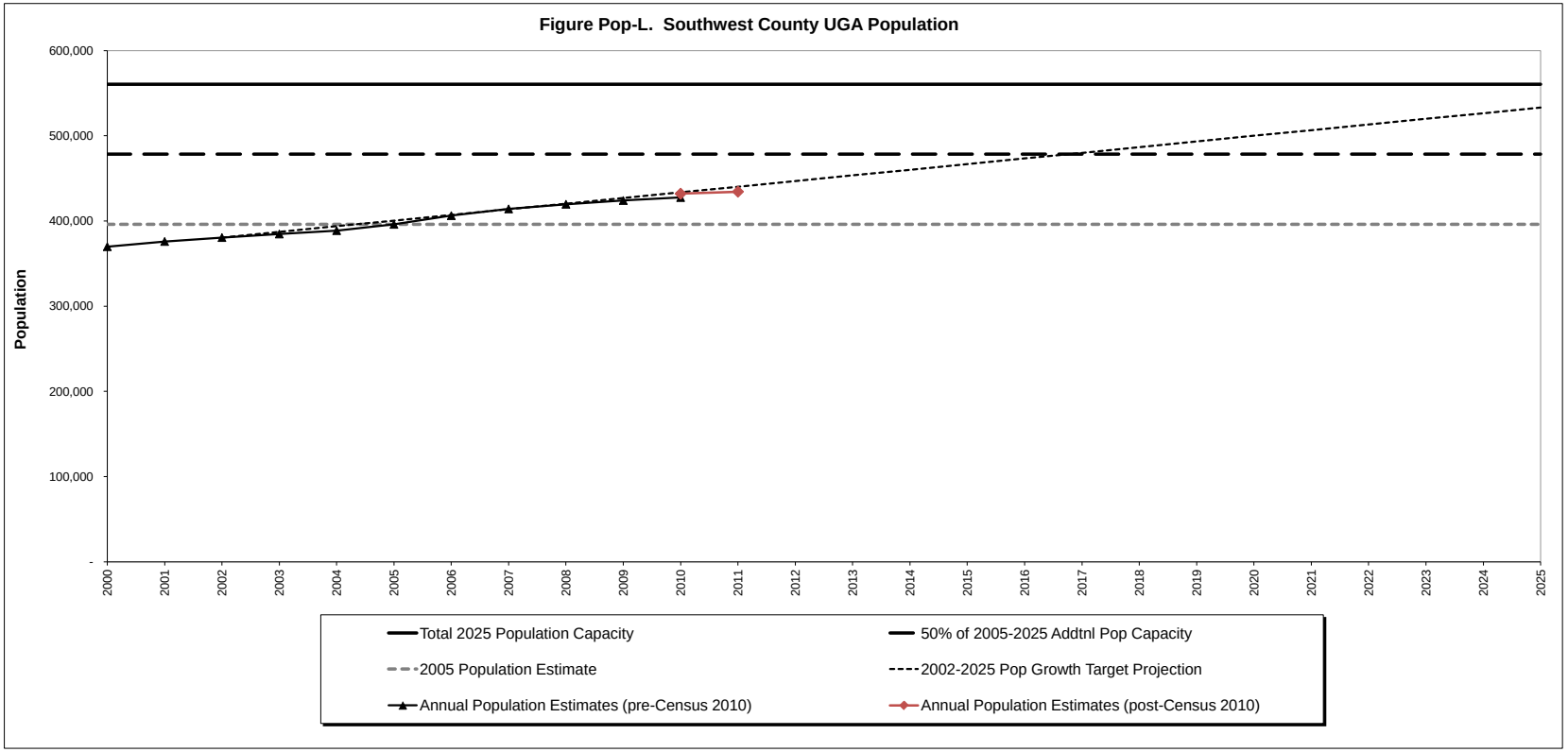


Table Pop-L. Southwest County UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Southwest Co. UGA	369,869	375,964	380,579	384,715	388,722	396,053	406,285	414,187	419,659	424,050	427,543	432,020	4,477	1.0%	434,425	38,373	533,125	137,072	560,607	164,555	23.3%

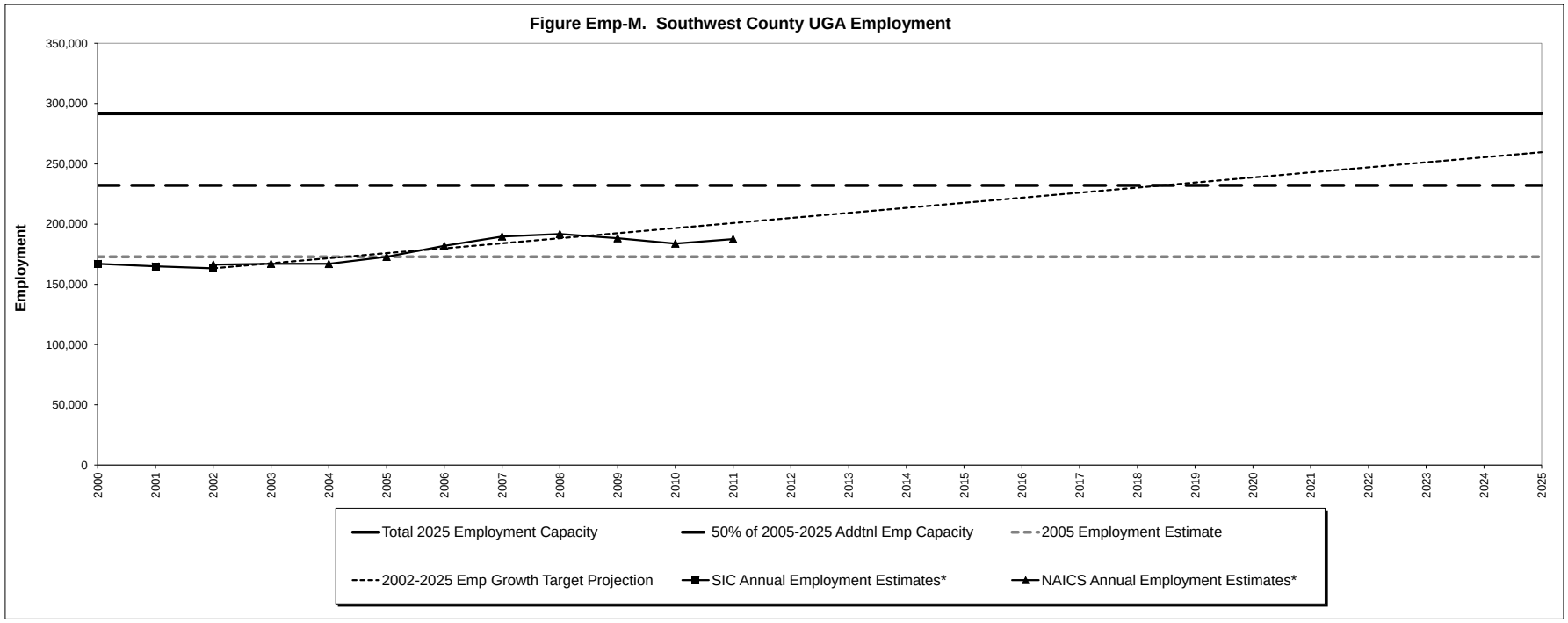


Table Emp-M. Southwest County UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
SW County UGA	167,008	164,962	163,204	166,410	167,043	166,949	172,824	181,924	189,773	191,754	188,301	183,863	187,656	14,832	259,577	86,753	291,627	118,803	12.5%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

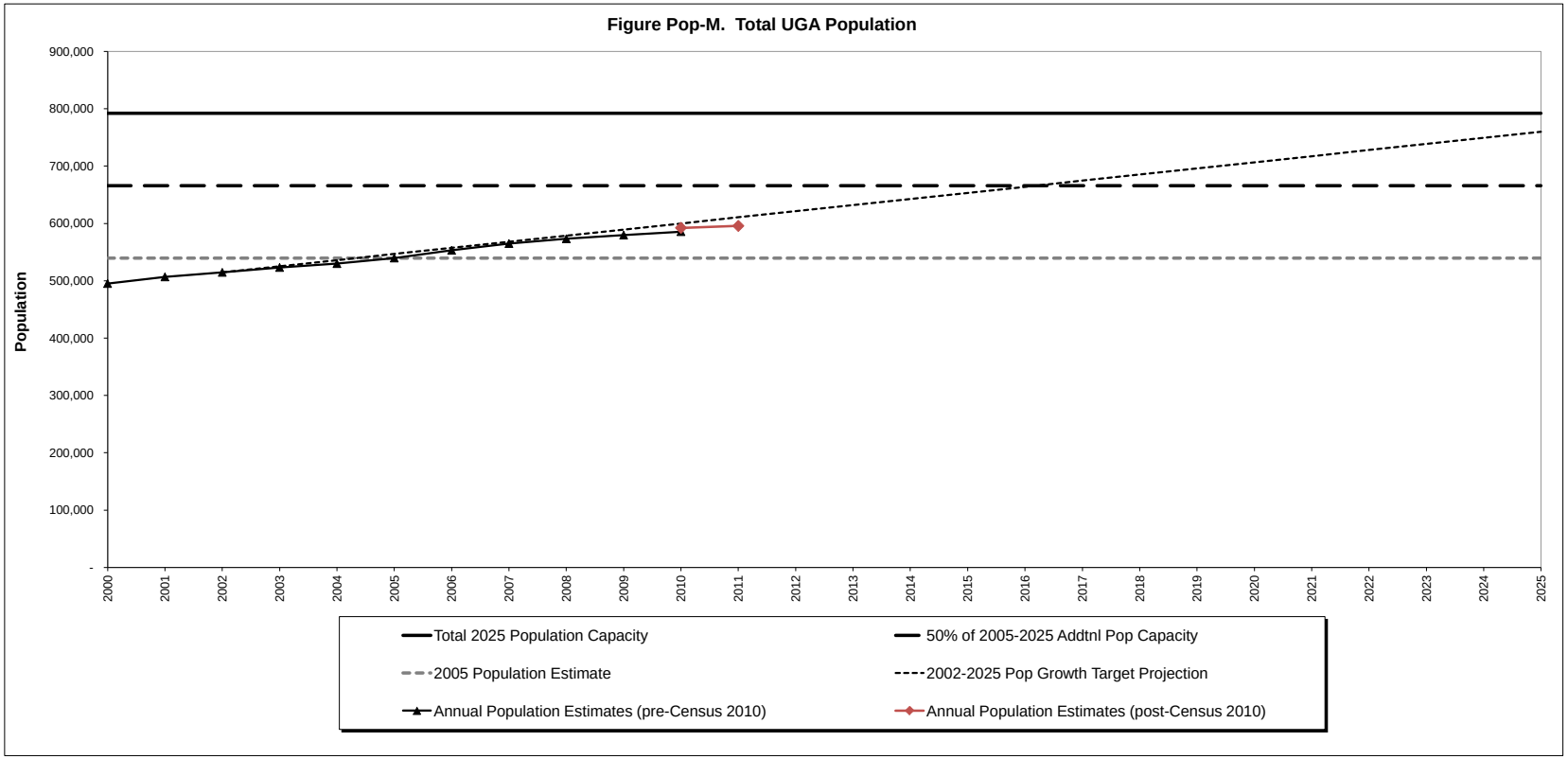


Table Pop-M. Total UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C)	(D)		(E)	(F)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Diff. (Census-Est) Pct.	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Pop Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Pop Cap	2005-25 Addtnl Pop Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Pop Cap = (C) / (F) *100
Total UGA	495,187	506,783	514,680	523,185	529,906	539,648	553,145	564,909	573,250	579,640	585,653	592,321	6,668	1.1%	595,713	56,065	759,919	220,271	791,958	252,310	22.2%

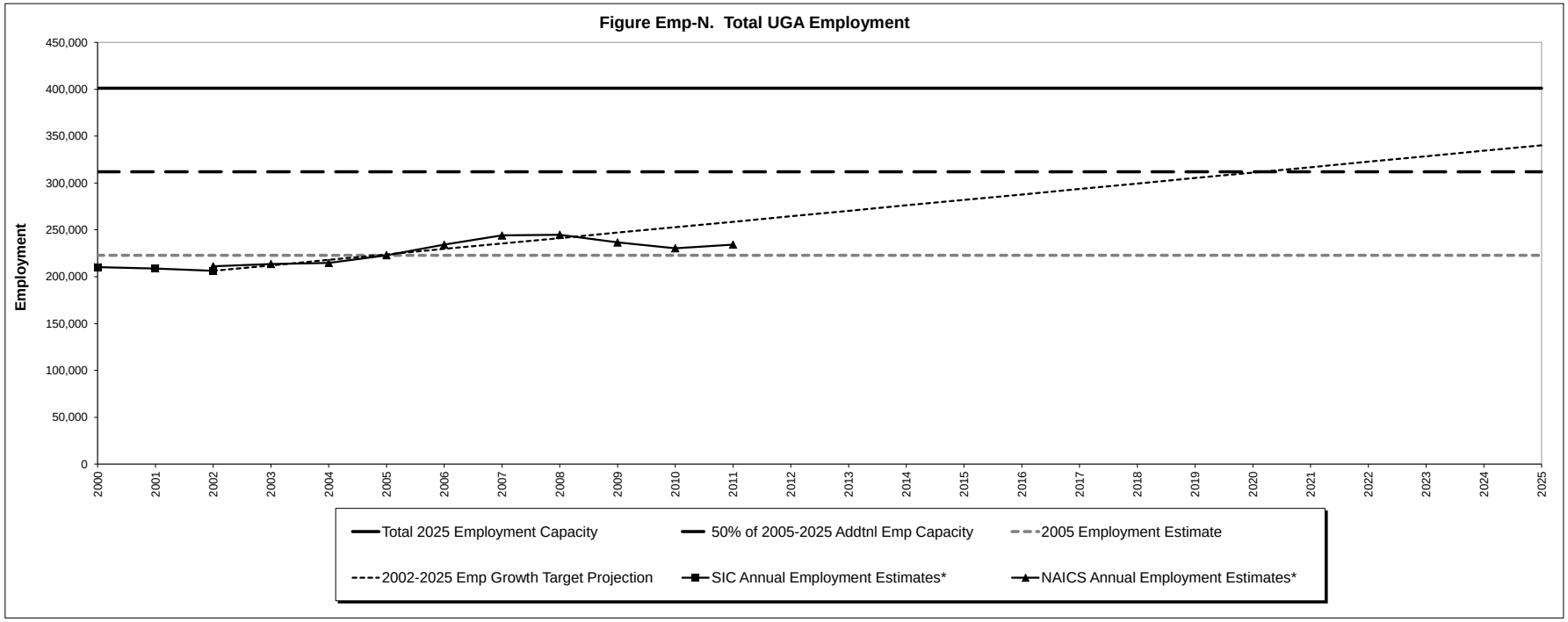


Table Emp-N. Total UGA Employment Statistics

	(A) Employment Estimates												(B)	(C)	(D)		(E)	(F)	
	2000	2001	2002 SIC	2002 NAICS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2005-11 Numeric Change = (B) - (A)	2025 CPP Emp Target	2005-25 Numeric Change = (D) - (A)	Total 2025 Emp Cap	2005-25 Addtnl Emp Cap = (E) - (A)	2005-11 Change as % of 2005-25 Addtnl Emp Cap = (C) / (F) *100
Total UGA	210,286	208,689	206,309	211,119	213,636	214,724	222,985	234,098	244,000	244,884	236,569	230,374	234,300	11,315	340,205	117,220	401,103	178,118	6.4%

* The State of Washington Employment Security Department now uses the NAICS system of classifying jobs to prepare its data, changing the way some jobs are categorized and resulting in slightly different UGA employment estimates than under the old SIC system. Data for 2002 is shown using both systems. In addition, beginning with the 2002 NAICS estimate, temporary workers have been incorporated into the estimates.

Results by City and MUGA within SW County UGA

Bothell Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		R 2,800, OP	1.242	0.023	1.219	0	12	0	0	12	12	0	0	12	33	0	0	33
			R 5,400a	0.252	0.043	0.209	0	2	0	0	2	2	0	0	2	6	0	0	6
			R 5,400d	10.151	1.551	8.6	0	25	0	0	25	25	0	0	25	70	0	0	70
			R 7,200	8.39	0.5	7.889	0	34	0	0	34	34	0	0	34	95	0	0	95
			R 8,400	2.051	0	2.051	0	10	0	0	10	10	0	0	10	28	0	0	28
			R 9,600	58.307	12.971	45.336	0	177	0	0	177	177	0	0	177	493	0	0	493
			R9,600, (LID), NCFWCHPA	5.42	3.345	2.075	0	3	0	0	3	3	0	0	3	8	0	0	8
	Sum			85.813	18.433	67.38	0	263	0	0	263	263	0	0	263	732	0	0	732
	(2) VACANT		R-AC, OP, LI	16.578	16.548	0.029	0	3	0	0	3	2	0	0	2	7	0	0	7
			R 2,800	1.495	1.199	0.295	0	5	0	0	5	4	0	0	4	11	0	0	11
			R 4,000	0.194	0.021	0.173	0	0	3	0	3	0	2	0	2	0	4	0	4
			R 40,000, (LID), NCFWCHPA	1.1	0.436	0.664	0	1	0	0	1	1	0	0	1	2	0	0	2
			R 5,400a	1.981	1.389	0.592	0	1	3	0	4	1	2	0	3	2	4	0	7
			R 5,400a, (LID), NCFWCHPA	2.991	0.568	2.423	0	5	14	0	19	4	11	0	15	11	21	0	32
			R 5,400a, NCFWCHPA	0.729	0.609	0.12	0	1	0	0	1	1	0	0	1	2	0	0	2
			R 5,400d	0.22	0	0.22	0	1	0	0	1	1	0	0	1	2	0	0	2
			R 8,400	0.847	0.435	0.412	0	2	0	0	2	2	0	0	2	4	0	0	4
			R 9,600	67.112	44.836	22.276	0	81	0	0	81	65	0	0	65	182	0	0	182
			R 9,600, NCFWCHPA	2.353	1.879	0.474	0	1	0	0	1	1	0	0	1	2	0	0	2
		Sum		95.6	67.921	27.679	0	101	20	0	121	82	16	0	98	227	30	0	257
		MARKET-READY	R-AC, OP, LI	2.837	2.837	0	0	1	0	0	1	1	0	0	1	3	0	0	3
			R 4,000	4.21	3.741	0.469	0	0	8	0	8	0	8	0	8	0	14	0	14
			R 40,000, (LID), NCFWCHPA	12.052	8.352	3.7	0	4	0	0	4	4	0	0	4	11	0	0	11
			R 5,400a	2.251	1.495	0.756	0	1	4	0	5	1	4	0	5	3	7	0	10
			R 5,400a, (LID), NCFWCHPA	4.889	4.889	0	0	1	0	0	1	1	0	0	1	3	0	0	3
			R 5,400a, OP	6.562	4.833	1.73	0	16	0	0	16	15	0	0	15	42	0	0	42
			R 7,200	4.351	2.875	1.476	0	6	0	0	6	6	0	0	6	16	0	0	16
			R 9,600	8.212	0	8.212	0	27	0	0	27	26	0	0	26	71	0	0	71
		Sum		45.364	29.021	16.343	0	56	12	0	68	53	11	0	65	148	21	0	169
	Sum			140.964	96.942	44.022	0	157	32	0	189	135	28	0	162	375	51	0	426
	(3) PARTUSE		R 2,800, OP	6.191	5.062	1.128	0.887	4	7	0	11	3	5	0	7	7	9	0	16
			R 4,000	0.672	0	0.672	0.433	0	8	0	8	0	5	0	5	0	10	0	10
			R 4,000, OP, CB	2.838	1.283	1.556	0.857	0	4	0	4	0	3	0	3	0	5	0	5
			R 40,000, (LID), NCFWCHPA	27.92	3.384	24.536	22.266	18	0	0	18	12	0	0	12	33	0	0	33
			R 5,400a	3.924	1.494	2.43	1.887	2	9	0	11	1	6	0	7	4	11	0	15
			R 5,400a, (LID), NCFWCHPA	26.382	9.184	17.198	14.616	26	82	0	108	17	55	0	72	48	100	0	148

Bothell Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			R 5,400a, NCFWCHPA	3.843	2.57	1.273	0.767	1	3	0	4	1	2	0	3	2	4	0	6
			R 5,400d	3.444	0.622	2.822	1.637	8	0	0	8	5	0	0	5	15	0	0	15
			R 7,200	23.811	1.914	21.897	15.558	54	0	0	54	36	0	0	36	100	0	0	100
			R 8,400	1.221	0.393	0.828	0.617	2	0	0	2	1	0	0	1	4	0	0	4
			R 9,600	234.198	46.756	187.442	145.856	421	0	0	421	280	0	0	280	779	0	0	779
			R 9,600, NCFWCHPA	5.313	3.998	1.315	0.986	3	0	0	3	2	0	0	2	6	0	0	6
			R9,600, (LID), NCFWCHPA	9.157	5.043	4.114	2.955	9	0	0	9	6	0	0	6	17	0	0	17
		Sum		348.913	81.702	267.21	209.323	548	113	0	661	364	75	0	440	1015	138	0	1153
		MARKET-READY	R 40,000, (LID), NCFWCHPA	14.059	4.221	9.839	9.237	9	0	0	9	9	0	0	9	24	0	0	24
			R 7,200	4.883	3.476	1.407	1.136	4	0	0	4	4	0	0	4	11	0	0	11
			R 9,600	2.514	0.739	1.775	1.529	5	0	0	5	5	0	0	5	13	0	0	13
		Sum		21.456	8.436	13.02	11.902	18	0	0	18	17	0	0	17	48	0	0	48
	Sum			370.369	90.138	280.231	221.225	566	113	0	679	382	75	0	457	1062	138	0	1200
	(4) REDEV		R-AC, OP, LI	1.017	0.68	0.337	0	0	2	0	2	0	1	0	1	0	2	0	2
			R 2,800	2.509	1.289	1.221	0	14	0	0	14	9	0	0	9	26	0	0	26
			R 2,800, OP	3.069	0.094	2.974	0	11	24	0	35	7	16	0	23	20	29	0	50
			R 4,000	0.454	0	0.454	0	-1	8	0	7	-1	5	0	5	-2	10	0	8
			R 40,000, (LID), NCFWCHPA	5.558	0	5.558	0	5	0	0	5	3	0	0	3	9	0	0	9
			R 5,400a	6.326	2.757	3.569	0	4	20	0	24	3	13	0	16	7	24	0	32
			R 5,400a, (LID), NCFWCHPA	20.542	12.626	7.915	0	13	46	0	59	9	31	0	39	24	56	0	80
			R 5,400a, NCFWCHPA	0.676	0.187	0.489	0	0	2	0	2	0	1	0	1	0	2	0	2
			R 5,400a, OP	8.47	2.956	5.514	0	52	0	0	52	35	0	0	35	96	0	0	96
			R 7,200	10.347	3.762	6.585	0	14	0	0	14	9	0	0	9	26	0	0	26
			R 8,400	1.328	0	1.328	0	4	0	0	4	3	0	0	3	7	0	0	7
			R 9,600	135.951	40.955	94.996	0	238	0	0	238	158	0	0	158	441	0	0	441
			R 9,600, NCFWCHPA	2.529	1.513	1.016	0	2	0	0	2	1	0	0	1	4	0	0	4
			R9,600, (LID), NCFWCHPA	2.504	1.173	1.33	0	3	0	0	3	2	0	0	2	6	0	0	6
		Sum		201.279	67.992	133.286	0	359	102	0	461	239	68	0	307	665	125	0	789
		MARKET-READY	R 2,800	1.129	0.735	0.394	0	4	0	0	4	4	0	0	4	11	0	0	11
			R 4,000, OP, CB	5.897	3.17	2.727	0	-1	13	0	12	-1	12	0	11	-3	23	0	20
			R 40,000, (LID), NCFWCHPA	4.946	0.859	4.087	0	3	0	0	3	3	0	0	3	8	0	0	8
			R 7,200	4.896	0.567	4.329	0	17	0	0	17	16	0	0	16	45	0	0	45
			R 9,600	3.194	1.001	2.192	0	6	0	0	6	6	0	0	6	16	0	0	16
			R9,600, (LID), NCFWCHPA	15.198	5.873	9.325	0	31	0	0	31	29	0	0	29	82	0	0	82
		Sum		35.259	12.205	23.054	0	60	13	0	73	57	12	0	69	159	23	0	181
	Sum			236.538	80.198	156.34	0	419	115	0	534	296	80	0	376	823	148	0	971

Bothell Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Housing Unit Capacity (before reductions) SF	MF	Sr. Apts.	Total	Additional Housing Unit Capacity (after reductions) SF	MF	Sr. Apts.	Total	Additional Population Capacity SF	MF	Sr. Apts.	Total
City (as of Apr-02) Subtotal				**833.683**	**285.71**	**547.973**	**221.225**	**1405**	**260**	**0**	**1665**	**1075**	**183**	**0**	**1258**	**2993**	**336**	**0**	**3329**
Unincorporated MUGA	(1) PENDING		UCENTER	9.203	6.948	2.255	0	0	274	0	274	0	274	0	274	0	504	0	504
			UCOM	0.535	0.01	0.525	0	5	0	0	5	5	0	0	5	14	0	0	14
			UHDR	7.399	0.882	6.517	0	34	46	0	80	34	46	0	80	95	85	0	179
			ULDR	225.945	41.782	184.163	0	1421	3	100	1524	1421	3	100	1524	3956	6	118	4079
			UMDR	28.845	7.091	21.754	0	240	0	0	240	240	0	0	240	668	0	0	668
	Sum			271.927	56.713	215.214	0	1700	323	100	2123	1700	323	100	2123	4733	594	118	5445
	(2) VACANT		UHDR	26.325	22.838	3.487	0	26	19	0	45	21	15	0	36	58	28	0	87
			ULDR	33.947	13.824	20.123	0	114	0	0	114	92	0	0	92	256	0	0	256
			UMDR	3.551	1.633	1.918	0	18	0	0	18	15	0	0	15	40	0	0	40
			UVILL	1.171	0	1.171	0	0	24	2	26	0	19	2	21	0	36	2	38
		Sum		64.994	38.295	26.7	0	158	43	2	203	128	35	2	164	355	64	2	421
		MARKET-READY	UHDR	17.127	17.127	0	0	1	0	0	1	1	0	0	1	3	0	0	3
			ULDR	0.968	0.532	0.436	0	3	0	0	3	3	0	0	3	8	0	0	8
			UMDR	4.779	0.011	4.768	0	43	2	0	45	41	2	0	43	114	3	0	117
		Sum		22.874	17.67	5.204	0	47	2	0	49	45	2	0	47	124	3	0	128
	Sum			87.869	55.965	31.904	0	205	45	2	252	172	37	2	210	480	67	2	549
	(3) PARTUSE		UHDR	7.183	1.151	6.032	3.791	24	17	0	41	16	11	0	27	44	21	0	65
			ULDR	337.482	83.341	254.141	176.453	885	0	0	885	589	0	0	589	1638	0	0	1638
			UMDR	36.985	8.427	28.559	20.949	175	3	0	178	116	2	0	118	324	4	0	328
		Sum		381.65	92.918	288.732	201.192	1084	20	0	1104	721	13	0	734	2007	24	0	2031
		MARKET-READY	UHDR	0.577	0	0.577	0.361	2	1	0	3	2	1	0	3	5	2	0	7
			ULDR	1.126	0.699	0.427	0.269	1	0	0	1	1	0	0	1	3	0	0	3
			UMDR	10.205	1.434	8.771	8.043	73	4	0	77	69	4	0	73	193	7	0	200
		Sum		11.908	2.133	9.775	8.672	76	5	0	81	72	5	0	77	201	9	0	210
	Sum			393.559	95.052	298.507	209.864	1160	25	0	1185	793	18	0	811	2208	33	0	2241
	(4) REDEV		UCENTER	8.302	4.772	3.53	0	0	122	33	155	0	81	22	103	0	149	26	175
			UHDR	27.482	5.067	22.415	0	128	111	0	239	85	74	0	159	237	136	0	373
			ULDR	195.832	82.332	113.5	0	514	0	0	514	342	0	0	342	952	0	0	952
			UMDR	15.103	0.687	14.415	0	107	3	0	110	71	2	0	73	198	4	0	202
			UVILL	3.05	0.913	2.137	0	-5	44	3	42	-3	29	2	28	-9	54	2	47
		Sum		249.769	93.771	155.998	0	744	280	36	1060	495	186	24	705	1377	343	28	1748
		MARKET-READY	UCENTER	5.836	4.403	1.433	0	-3	49	13	59	-3	47	12	56	-8	86	15	92
			ULDR	18.443	2.786	15.657	0	87	0	0	87	83	0	0	83	230	0	0	230
			UMDR	17.266	12.348	4.918	0	37	2	0	39	35	2	0	37	98	3	0	101
			UVILL	7.205	0	7.205	0	-5	158	21	174	-5	150	20	165	-13	276	23	286
		Sum		48.75	19.537	29.213	0	116	209	34	359	110	199	32	341	307	365	38	710
	Sum			298.518	113.308	185.211	0	860	489	70	1419	605	385	56	1046	1684	708	66	2458
Unincorporated MUGA Subtotal				**1051.873**	**321.038**	**730.835**	**209.864**	**3925**	**882**	**172**	**4979**	**3270**	**762**	**158**	**4191**	**9104**	**1403**	**186**	**10693**
BOTHELL AREA TOTAL				**1885.556**	**606.748**	**1278.808**	**431.089**	**5330**	**1142**	**172**	**6644**	**4345**	**945**	**158**	**5449**	**12097**	**1739**	**186**	**14022**

Bothell Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		OP	4.092	1.84	2.252	0	88	88
			OP, CB, LI, MVSO	21.33	14.214	7.116	0	1585	1585
			OP, GC	11.312	6.751	4.561	0	2	2
			R 4,000, OP, CB	16.208	5.058	11.15	0	158	158
	Sum			52.942	27.863	25.079	0	1833	1833
	(2) VACANT		OP, LI	12.581	1.09	11.491	0	488	394
		Sum		12.581	1.09	11.491	0	488	394
		MARKET-READY	OP, LI	14.234	4.902	9.333	0	397	377
		Sum		14.234	4.902	9.333	0	397	377
	Sum			26.815	5.992	20.823	0	885	771
	(3) PARTUSE		OP, LI	10.11	6.068	4.042	2.009	258	258
			R 4,000, OP, CB	2.838	1.283	1.556	0.857	10	7
	Sum			12.948	7.35	5.598	2.866	268	265
	(4) REDEV		CB	6.457	4.54	1.917	0	47	31
			OP, CB, GC	1.953	0.378	1.574	0	9	6
			OP, CB, MVSO	7.68	3.159	4.52	0	87	58
			R-AC, OP, CB	2.511	2.055	0.456	0	13	9
			R-AC, OP, CB, LI	1.063	0	1.063	0	28	19
			R-AC, OP, CB, MVSO	27.143	9.055	18.087	0	863	574
			R 4,000, OP, CB	5.292	4.623	0.669	0	8	5
		Sum		52.098	23.811	28.287	0	1055	702
		MARKET-READY	CB	17.774	7.144	10.63	0	211	200
			NB	2.798	0	2.798	0	72	68
			R 4,000, OP, CB	6.381	3.17	3.211	0	38	36
		Sum		26.954	10.314	16.64	0	321	305
	Sum			79.052	34.125	44.927	0	1376	1007

Bothell Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02) Subtotal				**171.757**	**75.331**	**96.427**	**2.866**	**4362**	**3875**
Unincorporated	(1) PENDING		UCENTER	1.187	0.769	0.418	0	35	35
			ULDR	9.468	6.594	2.875	0	125	125
	Sum			10.655	7.363	3.292	0	160	160
	(2) VACANT		UVILL	1.171	0	1.171	0	11	9
	Sum			1.171	0	1.171	0	11	9
	(4) REDEV		UCENTER	4.928	1.729	3.199	0	83	55
			UVILL	3.05	0.913	2.137	0	14	9
		Sum		7.978	2.642	5.336	0	97	65
		MARKET-READY	UCENTER	5.836	4.403	1.433	0	39	37
			UVILL	7.205	0	7.205	0	72	68
		Sum		13.041	4.403	8.638	0	111	105
	Sum			21.019	7.045	13.974	0	208	170
Unincorporated MUGA Subtotal				**32.845**	**14.407**	**18.437**	**0**	**379**	**339**
BOTHELL AREA TOTAL				**204.602**	**89.738**	**114.864**	**2.866**	**4741**	**4214**

Bothell City

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within City Zones											
R-40,000	Single Family	No Data Available				1.00	No Data Available				-
R-9,600	Single Family	133.45	100%	447	3.35	3.35	-	-	-	-	-
R-8,400	Single Family	No Data Available				4.00	No Data Available				-
R-7,200	Single Family	13.69	100%	58	4.24	4.24	-	-	-	-	-
R-5,400 detached											
	Single Family	3.98	100%	21	5.27	5.27	-	-	-	-	-
R-5,400 attached											
	Single Family	15.11	30%	115	2.29	2.29	-	-	-	-	-
	Multi-Family	35.20	70%	301	5.98	5.98	-	-	-	-	-
	Total	***50.30***	***100%***	***416***	***8.27***	***8.27***	**-**	**-**	**-**	**-**	**-**
R-5,400 attached, Office Park											
	Single Family	4.83	100%	47	9.73	9.73	-	-	-	-	-
R-4,000											
	Multi-Family	8.04	100%	153	19.02	19.02	-	-	-	-	-
R-4,000, OP, CB											
	Multi-Family	-	0%	-	-	5.00 (1)	-	-	-	-	-
	Non-Residential	16.15	100%	-	-	-	97,261	0.14	191	11.81	11.81

1- The only project built in R-4,000, OP, CB so far has been the Lakeside Safeway Shopping Center. Since the zoning allows both housing and commercial uses, and the remaining developable sites include locations appropriate for both, this report assumes a mix of residential development in addition to the past mix of non-residential uses.

Bothell City

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
R-2,800	Single Family	0.35	100%	5	14.39	14.39	-	-	-	-	-
R-2,800, OP											
	Single Family	8.78	47%	93	5.02	5.02	-	-	-	-	-
	Multi-Family	9.73	53%	153	8.27	8.27	-	-	-	-	-
	Total	***18.51***	***100%***	***246***	***13.29***	***13.29***	**-**	**-**	**-**	**-**	**-**
R-AC, OP, LI											
	Single Family	10.92	54%	94	4.63	4.63	-	-	-	-	-
	Multi-Family	9.38	46%	200	9.85	9.85	-	-	-	-	-
	Total	***20.30***	***100%***	***294***	***14.49***	***14.49***	**-**	**-**	**-**	**-**	**-**
R-AC, OP, CB (and NB)											
	Non-Residential	14.05	100%	-	-	-	133,385	0.22	401	28.51	28.51
R-AC, OP, CB (MVSO)											
	Non-Residential	5.46	100%	-	-	-	144,782	0.61	362	66.25	66.25
OP, CB (MVSO) (and both CB and OP)											
	Non-Residential	13.10	100%	-	-	-	134,815	0.24	348	26.58	26.58
OP, CB, GC (and OP, GC)											
	Non-Residential	0.64	100%	-	-	-	5,612	0.20	8	12.59	12.59
OP, CB, LI (MVSO) (and R-AC, OP, CB, LI)											
	Non-Residential	3.94	100%	-	-	-	86,148	0.50	215	54.66	54.66
OP, LI											
	Non-Residential	72.05	100%	-	-	-	1,329,077	0.42	3,059	42.46	42.46

Brier Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		RS 12500	30.539	5.662	24.877	0	68	0	0	68	68	0	0	68	189	0	0	189
	Sum			30.539	5.662	24.877	0	68	0	0	68	68	0	0	68	189	0	0	189
	(2) VACANT		RS 12500	36.244	23.967	12.277	0	40	0	0	40	32	0	0	32	90	0	0	90
	Sum			36.244	23.967	12.277	0	40	0	0	40	32	0	0	32	90	0	0	90
	(3) PARTUSE		RS 12500	117.99	34.493	83.497	64.68	147	0	0	147	98	0	0	98	272	0	0	272
		Sum		117.99	34.493	83.497	64.68	147	0	0	147	98	0	0	98	272	0	0	272
		MARKET-READY	RS 12500	4.427	3.251	1.175	0.955	2	0	0	2	2	0	0	2	5	0	0	5
		Sum		4.427	3.251	1.175	0.955	2	0	0	2	2	0	0	2	5	0	0	5
	Sum			122.417	37.745	84.672	65.635	149	0	0	149	100	0	0	100	277	0	0	277
	(4) REDEV		RS 12500	43.939	8.57	35.369	0	71	0	0	71	47	0	0	47	131	0	0	131
	Sum			43.939	8.57	35.369	0	71	0	0	71	47	0	0	47	131	0	0	131
City (as of Apr-02) Subtotal				**233.139**	**75.944**	**157.195**	**65.635**	**328**	**0**	**0**	**328**	**247**	**0**	**0**	**247**	**688**	**0**	**0**	**688**
City (as of Dec-12) *	(2) VACANT		RS 12500	2.46	0.249	2.211	0	6	0	0	6	5	0	0	5	13	0	0	13
	Sum			2.46	0.249	2.211	0	6	0	0	6	5	0	0	5	13	0	0	13
	(3) PARTUSE		RS 12500	9.122	0	9.122	6.306	13	0	0	13	9	0	0	9	24	0	0	24
	Sum			9.122	0	9.122	6.306	13	0	0	13	9	0	0	9	24	0	0	24
	(4) REDEV		RS 12500	4.542	0	4.542	0	8	0	0	8	5	0	0	5	15	0	0	15
	Sum			4.542	0	4.542	0	8	0	0	8	5	0	0	5	15	0	0	15
City (as of Dec-12) Subtotal *				**16.124**	**0.249**	**15.875**	**6.306**	**27**	**0**	**0**	**27**	**19**	**0**	**0**	**19**	**52**	**0**	**0**	**52**
* - outside of City Apr-2002 boundaries																			
Unincorporated MUGA	(1) PENDING		ULDR	7.629	3.453	4.176	0	32	0	0	32	32	0	0	32	89	0	0	89
	Sum			7.629	3.453	4.176	0	32	0	0	32	32	0	0	32	89	0	0	89
	(2) VACANT		ULDR	16.957	14.56	2.397	0	16	0	0	16	13	0	0	13	36	0	0	36
			UMDR	6.276	6.137	0.139	0	2	0	0	2	2	0	0	2	4	0	0	4
	Sum			23.233	20.697	2.536	0	18	0	0	18	15	0	0	15	40	0	0	40
	(3) PARTUSE		ULDR	50.46	17.374	33.086	22.029	106	0	0	106	70	0	0	70	196	0	0	196
			UMDR	16.642	8.204	8.437	7.281	66	3	0	69	44	2	0	46	122	4	0	126
	Sum			67.101	25.578	41.523	29.31	172	3	0	175	114	2	0	116	318	4	0	322
	(4) REDEV		ULDR	22.954	12.448	10.506	0	42	0	0	42	28	0	0	28	78	0	0	78
	Sum			22.954	12.448	10.506	0	42	0	0	42	28	0	0	28	78	0	0	78
Unincorporated MUGA Subtotal				120.918	62.176	58.741	29.31	264	3	0	267	189	2	0	191	526	4	0	529
BRIER AREA TOTAL				**370.181**	**138.369**	**231.811**	**101.251**	**619**	**3**	**0**	**622**	**455**	**2**	**0**	**457**	**1266**	**4**	**0**	**1269**

Brier Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		RS 12500	2.238	1.2	1.038	0	46	46
	Sum			2.238	1.2	1.038	0	46	46
	(4) REDEV		BN	2.58	0	2.58	0	34	23
	Sum			2.58	0	2.58	0	34	23
City (as of Apr-02) Subtotal				**4.818**	**1.2**	**3.618**	**0**	**80**	**69**

Brier City

Development History (2000 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RS-20000	Single Family	No Data				2.18	-	-	-	-	-
RS-12500	Single Family	27.46	100%	75	2.73	2.73	-	-	-	-	-
BN	Non-Residential	No Data				-	No Data				20.00

Note: The distribution of jobs by employment sector in Business Neighborhood zoning is expected to be: 12 Services, 3 Food Services, 3 Retail, and 2 FIRE.

Edmonds Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		BC-EW	0.806	0.281	0.524	0	0	60	0	60	0	60	0	60	0	110	0	110
			BD4	0.169	0	0.169	0	3	0	0	3	3	0	0	3	8	0	0	8
			CG2-CMU	1.301	0	1.301	0	-1	150	0	149	-1	150	0	149	-3	276	0	273
			MP1	2.105	0.889	1.216	0	0	97	0	97	0	97	0	97	0	178	0	178
			RM-1.5-CMU	0.123	0	0.123	0	1	0	0	1	1	0	0	1	3	0	0	3
			RM-1.5 Residential	0.303	0	0.303	0	5	0	0	5	5	0	0	5	14	0	0	14
			RM-2.4-CMU	0.688	0	0.688	0	17	0	0	17	17	0	0	17	47	0	0	47
			RM-EW	1.039	0.386	0.653	0	0	29	0	29	0	29	0	29	0	53	0	53
			RS-10	3.252	0.545	2.707	0	9	0	0	9	9	0	0	9	25	0	0	25
			RS-12	7.447	4.588	2.859	0	13	0	0	13	13	0	0	13	36	0	0	36
			RS-20	7.009	4.522	2.487	0	13	0	0	13	13	0	0	13	36	0	0	36
			RS-6	1.204	0.403	0.801	0	6	0	0	6	6	0	0	6	17	0	0	17
			RS-8	16.128	2.509	13.619	0	63	0	0	63	63	0	0	63	175	0	0	175
			RS-MP	2.387	0.261	2.125	0	2	0	0	2	2	0	0	2	6	0	0	6
		Sum		43.961	14.385	29.576	0	131	336	0	467	131	336	0	467	365	618	0	983
		MARKET-READY	CG-HS	14.528	4.016	10.512	0	0	350	0	350	0	350	0	350	0	644	0	644
		Sum		14.528	4.016	10.512	0	0	350	0	350	0	350	0	350	0	644	0	644
	Sum			58.489	18.402	40.088	0	131	686	0	817	131	686	0	817	365	1262	0	1627
	(2) VACANT		CG-H99	0.538	0.231	0.307	0	1	0	0	1	1	0	0	1	2	0	0	2
			MP2	21.419	17.372	4.047	0	0	121	0	121	0	98	0	98	0	180	0	180
			RM-1.5-CMU	0.715	0	0.715	0	1	8	10	19	1	6	8	15	2	12	9	24
			RM-1.5 Residential	1.044	0.654	0.39	0	1	7	0	8	1	6	0	6	2	10	0	13
			RM-2.4-CMU	0.244	0	0.244	0	1	2	0	3	1	2	0	2	2	3	0	5
			RM-2.4 Residential	1.852	0.622	1.231	0	6	14	0	20	5	11	0	16	13	21	0	34
			RM-3-H99	2.724	0.147	2.577	0	0	27	0	27	0	22	0	22	0	40	0	40
			RS-10	1.629	0.105	1.523	0	5	0	0	5	4	0	0	4	11	0	0	11
			RS-12	25.035	13.977	11.058	0	57	0	0	57	46	0	0	46	128	0	0	128
			RS-20	22.355	17.073	5.281	0	32	0	0	32	26	0	0	26	72	0	0	72
			RS-6	5.252	2.711	2.541	0	26	0	0	26	21	0	0	21	58	0	0	58
			RS-8	18.698	6.756	11.942	0	59	0	0	59	48	0	0	48	133	0	0	133
		Sum		101.51	59.65	41.856	0	189	179	10	378	153	145	8	305	425	266	9	700
		MARKET-READY	CG-H99	3.66	0	3.66	0	0	6	3	9	0	6	3	9	0	10	3	14
			RM-1.5 H99	1.791	0	1.791	0	4	20	27	51	4	19	26	48	11	35	30	76
			RM-1.5 Residential	1.409	0.039	1.371	0	0	28	0	28	0	27	0	27	0	49	0	49
		Sum		6.861	0.039	6.822	0	4	54	30	88	4	51	29	84	11	94	34	138
	Sum			108.37	59.689	48.678	0	193	233	40	466	156	196	37	389	435	360	43	839
	(3) PARTUSE		RS-10	14.649	0.237	14.412	8.924	27	0	0	27	18	0	0	18	50	0	0	50
			RS-12	37.362	6.341	31.021	20.516	47	0	0	47	31	0	0	31	87	0	0	87
			RS-20	6.484	3.386	3.098	2.029	3	0	0	3	2	0	0	2	6	0	0	6
			RS-6	9.067	0.471	8.596	4.77	21	0	0	21	14	0	0	14	39	0	0	39
			RS-8	37.921	2.52	35.401	21.084	74	0	0	74	49	0	0	49	137	0	0	137
			RS-MP	3.472	0.234	3.238	2.429	12	0	0	12	8	0	0	8	22	0	0	22
	Sum			108.95	13.188	95.766	59.752	184	0	0	184	122	0	0	122	341	0	0	341
	(4) REDEV		BC-H99	2.151	0.288	1.862	0	0	28	19	47	0	19	13	31	0	34	15	49
			BC	5.754	0.214	5.539	0	0	86	66	152	0	57	44	101	0	105	52	157

Edmonds Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			BD1	1.723	0	1.723	0	0	7	0	7	0	5	0	5	0	9	0	9
			BD2	11.348	0.298	11.05	0	-14	158	112	256	-9	105	74	170	-26	193	88	255
			BD3	2.739	0.8	1.939	0	0	30	21	51	0	20	14	34	0	37	16	53
			BD4	0.117	0	0.117	0	-1	4	2	5	-1	3	1	3	-2	5	2	5
			BD5	3.586	0	3.586	0	-27	96	0	69	-18	64	0	46	-50	117	0	67
			CG-H99	26.006	0.946	25.06	0	-1	42	12	53	-1	28	8	35	-2	51	9	59
			CG2-CMU	4.297	0.867	3.429	0	0	8	2	10	0	5	1	7	0	10	2	11
			CG2-H99	23.757	1.554	22.203	0	-2	60	25	83	-1	40	17	55	-4	73	20	89
			FVMU	3.423	0.392	3.031	0	0	49	37	86	0	33	25	57	0	60	29	89
			OR	0.118	0.023	0.095	0	-1	2	0	1	-1	1	0	1	-2	2	0	1
			RM-1.5-CMU	8.74	0.019	8.721	0	2	90	118	210	1	60	78	140	4	110	92	206
			RM-1.5 H99	1.21	0.047	1.162	0	-6	11	15	20	-4	7	10	13	-11	13	12	14
			RM-1.5 Residential	27.872	3.267	24.604	0	-70	491	0	421	-47	327	0	280	-130	601	0	471
			RM-2.4-CMU	12.508	0.061	12.447	0	0	91	0	91	0	61	0	61	0	111	0	111
			RM-2.4 Residential	14.226	1.137	13.09	0	10	141	0	151	7	94	0	100	19	173	0	191
			RM-3	2.233	0	2.233	0	-10	20	0	10	-7	13	0	7	-19	24	0	6
			RS-10	9.739	0	9.739	0	24	0	0	24	16	0	0	16	44	0	0	44
			RS-12	15.151	3.882	11.269	0	18	0	0	18	12	0	0	12	33	0	0	33
			RS-20	3.264	1.965	1.299	0	1	0	0	1	1	0	0	1	2	0	0	2
			RS-6	4.729	0.374	4.355	0	12	0	0	12	8	0	0	8	22	0	0	22
			RS-8	46.525	3.09	43.435	0	122	0	0	122	81	0	0	81	226	0	0	226
		Sum		231.22	19.225	211.99	0	57	1414	429	1900	38	940	285	1264	106	1730	335	2171
		MARKET-READY	BC-EW	0.879	0.24	0.639	0	-2	10	7	15	-2	10	7	14	-5	17	8	20
			CG-H99	6.603	1.071	5.531	0	0	11	5	16	0	10	5	15	0	19	6	25
			CG2	1.111	0	1.111	0	0	3	1	4	0	3	1	4	0	5	1	6
			RM-1.5 Residential	1.16	0.068	1.091	0	-2	22	0	20	-2	21	0	19	-5	38	0	33
			RM-2.4 Residential	0.18	0	0.18	0	0	2	0	2	0	2	0	2	0	3	0	3
		Sum		9.932	1.379	8.553	0	-4	48	13	57	-4	46	12	54	-11	84	15	88
	Sum			241.15	20.605	220.542	0	53	1462	442	1957	34	986	298	1318	95	1814	350	2259
City (as of Apr-02) Subtotal				**516.96**	**111.883**	**405.074**	**59.752**	**561**	**2381**	**482**	**3424**	**444**	**1868**	**334**	**2646**	**1236**	**3437**	**393**	**5065**
Unincorporated MUGA	(1) PENDING		UMDR	1.723	0	1.723	0	18	0	0	18	18	0	0	18	50	0	0	50
	Sum			1.723	0	1.723	0	18	0	0	18	18	0	0	18	50	0	0	50
	(2) VACANT		UMDR	0.619	0	0.619	0	4	0	0	4	3	0	0	3	9	0	0	9
		Sum		0.619	0	0.619	0	4	0	0	4	3	0	0	3	9	0	0	9
		MARKET-READY	UMDR	0.688	0.012	0.676	0	6	0	0	6	6	0	0	6	16	0	0	16
		Sum		0.688	0.012	0.676	0	6	0	0	6	6	0	0	6	16	0	0	16
	Sum			1.307	0.012	1.295	0	10	0	0	10	9	0	0	9	25	0	0	25
	(3) PARTUSE		UMDR	25.425	0.329	25.096	13.211	100	0	0	100	67	0	0	67	185	0	0	185
	Sum			25.425	0.329	25.096	13.211	100	0	0	100	67	0	0	67	185	0	0	185
	(4) REDEV		UCOM	6.917	1.216	5.701	0	0	17	1	18	0	11	1	12	0	21	1	22
			UHDR	5.958	0	5.958	0	9	27	0	36	6	18	0	24	17	33	0	50
			UMDR	28.265	0.643	27.622	0	156	0	0	156	104	0	0	104	289	0	0	289
		Sum		41.141	1.859	39.281	0	165	44	1	210	110	29	1	140	305	54	1	360

Edmonds Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		MARKET-READY	UHDR	2.19	0	2.19	0	13	11	0	24	12	10	0	23	34	19	0	54
		Sum		2.19	0	2.19	0	13	11	0	24	12	10	0	23	34	19	0	54
	Sum			43.33	1.859	41.471	0	178	55	1	234	122	40	1	162	340	73	1	414
Unincorporated MUGA Subtotal				**71.785**	**2.2**	**69.585**	**13.211**	**306**	**55**	**1**	**362**	**216**	**40**	**1**	**256**	**600**	**73**	**1**	**674**
EDMONDS AREA TOTAL				**588.74**	**114.083**	**474.659**	**72.963**	**867**	**2436**	**483**	**3786**	**660**	**1908**	**335**	**2902**	**1836**	**3510**	**394**	**5739**

Edmonds Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		BC-EW	2.511	0.81	1.701	0	27	27
			BD2	0.331	0	0.331	0	1	1
			BN	0.959	0	0.959	0	10	10
			BP	0.785	0	0.785	0	21	21
			CG-H99	0.972	0	0.972	0	5	5
			CG2-H99	1.476	0.008	1.468	0	82	82
		Sum		7.034	0.818	6.216	0	146	146
		MARKET-READY	CG-HS	14.528	4.016	10.512	0	96	96
		Sum		14.528	4.016	10.512	0	96	96
	Sum			21.562	4.835	16.727	0	242	242
	(2) VACANT		BN	1.279	0.704	0.575	0	17	14
			CG-H99	0.538	0.231	0.307	0	9	7
			MP2	21.419	17.372	4.047	0	12	10
			RM-1.5-CMU	0.715	0	0.715	0	3	2
			RM-2.4-CMU	0.244	0	0.244	0	1	1
		Sum		24.195	18.308	5.887	0	42	34
		MARKET-READY	BN-CMU	0.461	0	0.461	0	13	12
			CG-H99	3.66	0	3.66	0	110	105
			RM-1.5 H99	1.791	0	1.791	0	7	7
		Sum		5.913	0	5.913	0	130	124
	Sum			30.108	18.308	11.8	0	172	157
	(3) PARTUSE		CG-H99	4.469	0.015	4.454	0.332	6	4
			CW	15.673	2.126	13.547	10.817	325	216
			MU	21.974	5.004	16.97	5.437	541	360
	Sum			42.117	7.145	34.971	16.586	872	580
	(4) REDEV		BC-H99	2.151	0.288	1.862	0	78	52
			BC	5.754	0.214	5.539	0	251	167
			BD1	2.472	0	2.472	0	83	55
			BD2	9.81	0.111	9.699	0	351	233
			BD3	0.873	0.075	0.798	0	34	23
			BD5	3.256	0	3.256	0	95	63
			BN-CMU	5.166	0	5.166	0	83	55

Edmonds Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
			BN	16.843	4.251	12.593	0	203	135
			BP	5.386	0.61	4.776	0	129	86
			CG-H99	23.381	0.793	22.588	0	280	186
			CG2-CMU	4.322	0.967	3.355	0	60	40
			CG2-H99	26.737	1.6	25.137	0	702	467
			FVMU	3.423	0.392	3.031	0	156	104
			RM-1.5-CMU	6.559	0.217	6.342	0	33	22
			RM-1.5 H99	1.21	0.047	1.162	0	5	3
			RM-2.4-CMU	13.09	0.096	12.994	0	65	43
		Sum		130.434	9.663	120.771	0	2608	1734
		MARKET-READY	BC-EW	0.879	0.24	0.639	0	40	38
			CG-H99	6.603	1.071	5.531	0	28	27
			CG2	1.111	0	1.111	0	44	42
		Sum		8.593	1.311	7.282	0	112	106
	Sum			139.027	10.974	128.053	0	2720	1841
City (as of Apr-02) Subtotal				**232.813**	**41.262**	**191.551**	**16.586**	**4006**	**2820**
Unincorporated	(1) PENDING		UCOM	1.164	0	1.164	0	7	7
	Sum			1.164	0	1.164	0	7	7
	(4) REDEV		UCOM	6.065	0.661	5.405	0	77	51
	Sum			6.065	0.661	5.405	0	77	51
Unincorporated MUGA Subtotal				**7.229**	**0.661**	**6.569**	**0**	**84**	**58**
EDMONDS AREA TOTAL				**240.042**	**41.923**	**198.12**	**16.586**	**4090**	**2878**

Edmonds City

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within City Zones											
RS-20000											
	Single Family	6.10	100%	12	1.97	1.97	-	-	-	-	-
RS-12000											
	Single Family	19.53	100%	61	3.12	3.12	-	-	-	-	-
RS-10000											
	Single Family	No Data				4.00	-	-	-	-	-
RS-8000											
	Single Family	27.61	100%	127	4.60	4.60	-	-	-	-	-
RS-6000											
	Single Family	No Data				5.50	-	-	-	-	-
RS-MP											
	Single Family	No Data				5.50	-	-	-	-	-
RM-3000											
	Multi-Family	0.37	100%	4	10.70	10.70	-	-	-	-	-

RM-2400: For modeling purposes, RM 2400 is being divided into two categories using a combination of zoning and comprehensive plan designation, one category will be treated as residential and the other as mixed-use. Those projects designated as residential -- MF MD (Multi Family - Medium Density) or MF HD (Multi Family - High Density) -- are modeled as residential-only. Those projects designated for mixed use -- currently either Highway 99 or Medical activity centers [often designated as Mixed-Use Commercial at the time of permit]) -- are modeled as mixed-use.

RM-2400 (with residential plan designations)											
	Single Family	0.99	28%	17	4.79	4.79	-	-	-	-	-
	Multi-Family	2.56	72%	44	12.41	12.41	-	-	-	-	-
	Total	**3.55**	**100%**	**61**	**17.20**	**17.20**	**-**	**-**	**-**	**-**	**-**

Edmonds City

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
RM-2400 (with mixed-use plan designations, i.e. RM-2400 CMU and RM-2400 Hwy 99)											
	Single Family	2.04	35%	32	5.53	5.53	-	-	-	-	-
	Multi-Family	3.25	56%	53	9.16	9.16	-	-	-	-	-
	Non-Residential	0.49	9%	-	-	-	11,042	0.04	29	4.95	4.95
	Total	**5.78**	**100%**	**85**	**14.70**	**14.70**	**11,042**	**0.04**	**29**	**4.95**	**4.95**

RM-1500: For modeling purposes, RM 1500 is being divided into two categories using a combination of zoning and comprehensive plan designation, one category will be treated as residential and the other as mixed-use. Those projects designated as residential -- MF MD (Multi Family - Medium Density) or MF HD (Multi Family - High Density) -- are modeled as residential-only. Those projects designated for mixed use -- currently either Highway 99 or Medical activity centers [often designated as Mixed-Use Commercial at the time of permit]) -- are modeled as mixed-use.

RM-1500 (with residential plan designations)											
	Multi-Family	14.19	100%	302	21.28	21.28	-	-	-	-	-
RM-1500 (with mixed-use plan designations, i.e. RM-1500 CMU and RM-1500 Hwy 99)											
	Single Family	0.96	16%	16	2.60	2.60	-	-	-	-	-
	Multi-Family	3.12	51%	72	11.72	11.72	-	-	-	-	-
	Senior Apartments	1.81	30%	94	15.30	15.30	-	-	-	-	-
	Non-Residential	0.25	4%	-	-	-	8,830	0.03	23	3.73	3.73
	Total	**6.15**	**100%**	**182**	**29.61**	**29.61**	**8,830**	**0.03**	**23**	**3.73**	**3.73**
RM-EW											
	Mixed-Use	New Zone: No Data, See RM-1500				29.61	New Zone: No Data, See RM-1500				4
BC (and BC-EW, BC-Hwy 99, BD-2, BD-3, CG-HS [Harbour Square] and FVMU)											
	Senior Apartments	1.38	21%	83	12.39	12.39	-	-	-	-	-
	Mixed-Use	3.95	59%	109	16.27	16.27	80,203	0.27	213	31.84	31.84
	Non-Residential	1.37	20%	-	-	-	75,238	0.26	200	29.87	29.87
	Total	**6.70**	**100%**	**192**	**28.67**	**28.67**	**155,441**	**0.53**	**413**	**61.71**	**61.71**
BD-1 Downtown Retail Core											
	Mixed-Use	New Zone: No Data				5.00	New Zone: No Data				60.00 (2)

2- The distribution of employment by job sector in BD-1 is assumed to be: 35 Services, 10 FIRE, 10 Retail, and 5 Food Services.

Edmonds City

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
BD-2 Downtown Mixed Commercial											
	Mixed-Use	New Zone: See BC				28.67	New Zone: See BC				61.71
BD-3 Downtown Convenience Com.											
	Mixed-Use	New Zone: See BC				28.67	New Zone: See BC				61.71
BD-4 Downtown Mixed Residential											
	Multi-Family	New Zone: No Data				40.00	New Zone: No Data				-
	Senior Apartments	New Zone: No Data				20.00	New Zone: No Data				-
	Total	**New Zone: No Data**				**60.00**	**New Zone: No Data**				**0.00 (3)**
3- While some non-residential uses are allowed in BD-4, city staff indicate that they expect the redevelopable sites to develop as residential-only projects.											
BD-5 Downtown Arts Corridor											
	Mixed-Use	New Zone: No Data				30.00	New Zone: No Data				30.00 (4)
4- The distribution of employment by job sector in BD-5 is assumed to be: 15 Services, 5 FIRE, 5 Government, and 5 Retail.											
BN (Including BN-CMU and BP)											
	Non-Residential	2.83	100%	-	-	-	32,255	0.26	81	28.78	28.78
CG -- New Projects											
	Multi-Family	-	0%	-	-	2.00	-	-	-	-	-
	Senior Apartments	-	0%	-	-	1.00	-	-	-	-	-
	Non-Residential	11.83	100%	-	-	-	181,708	0.35	265	22.40	30.00 (5)
	Total	**11.83**	**100%**	**-**	**-**	**3.00 (5)**	**181,708**	**0.35**	**265**	**22.40**	**30.00 (5)**

5- Three changes in CG development patterns are expected. First, recent zoning code changes encourage housing where it was previously not allowed. To account for this, an assumption of an additional 3 housing units per acre of overall new development is used. Second, the data sample is heavily weighted toward one large single-story mini-storage complex that started in 2000 (35% of the buildable land developed and 45% of the overall non-residential square footage). Nearby, due to scarcity and increasing prices of commercial land, the more recent mini-storage complexes in the vicinity have mostly been 3-4 stories in height. This report assumes that future mini-storage development in CG will follow this pattern, with the result being the same mix of uses (as a proportion of commercial square footage developed) but an overall decline in the share of land being developed for storage. Stated differently, less land will be devoted to low-employment density storage and more land will be used by higher employment-per acre uses. Third, the permissible building heights have been increased, thereby facilitating multi-story office development. Taken together, the resulting assumption is 34% higher overall employment densities but the same relative distribution of employment between job sector. The re-weighted distribution of employment by job sector in CG is assumed to be: 27.02 Services, 1.17 Food Services, 0.53 Manufacturing, 0.43 FIRE (Mini-Storage), 0.37 FIRE (Misc.), 0.36 WTU, and 0.12 Government.

Edmonds City

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
CG -- Infill Projects											
	Non-Residential	13.53	100%	-	-	-	156,963	0.27	258	19.10	19.10
CG-2 (Including both CG-2 CMU and CG-2 Hwy 99) -- New Projects											
	Multi-Family	-	0%	-	-	3.00	-	-	-	-	-
	Senior Apartments	-	0%	-	-	1.50	-	-	-	-	-
	Non-Residential	6.70	100%	-	-	-	94,365	0.32	212	31.69	40.00 (6)
	Total	**6.70**	**100%**	**-**	**-**	**4.50 (6)**	**94,365**	**0.32**	**212**	**31.69**	**40.00 (6)**

6- Two changes in CG-2 development patterns are expected due to recent zoning code changes. First, housing is permitted where it was previously not allowed. To account for this, an assumption of an additional 4.5 housing units per acre of overall new development is used. Second, permissible building heights have been increased in an area with a proven market for multi-story offices. This report assumes the same mix of employment by job sector, but with an increase of 26% to a total of 40 jobs per acre with the new distribution being: 23.40 Services, 8.08 Retail, 4.93 Food Services, 3.40 Manufacturing, and 0.20 FIRE.

CG-2 Infill Projects											
	Non-Residential	9.66	100%	-	-	-	93,538	0.22	142	14.69	14.69
MP-1	Mixed-Use	New Zone: No Data				15.00	New Zone: No Data				3.00 (7)
MP-2	Mixed-Use	New Zone: No Data				30.00	New Zone: No Data				3.00 (7)

7- The future employment in MP-1 and MP-2, if any, is expected to be entirely within the Services sector.

MU (Medical Use)											
	Non-Residential	2.00	100%	-	-	-	79,744	0.91	199	99.50	99.50
Office/Residential											
	Mixed-Use	0.28	100%	6	21.20	21.20	211	0.02	1	1.94	1.94

Everett Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		B-3	3.755	0	3.755	0	0	465	0	465	0	465	0	465	0	856	0	856
			BMU	3.444	0	3.444	0	0	141	60	201	0	141	60	201	0	259	71	330
			C-1	2.37	0.74	1.63	0	53	0	0	53	53	0	0	53	148	0	0	148
			R-1	20.468	6.336	14.132	0	80	0	0	80	80	0	0	80	223	0	0	223
			R-1A	0.762	0.169	0.592	0	16	0	0	16	16	0	0	16	45	0	0	45
			R-2	8.476	2.163	6.313	0	43	8	0	51	43	8	0	51	120	15	0	134
			R-2A	0.318	0.025	0.292	0	6	0	0	6	6	0	0	6	17	0	0	17
			R-3 N	0.548	0.41	0.138	0	1	4	0	5	1	4	0	5	3	7	0	10
			R-3 S	1.33	0.041	1.289	0	22	0	0	22	22	0	0	22	61	0	0	61
			R-3L	1.038	0.233	0.805	0	16	0	0	16	16	0	0	16	45	0	0	45
			R-4	0.222	0.029	0.193	0	11	0	0	11	11	0	0	11	31	0	0	31
			R-4 (H)	0.378	0	0.378	0	0	8	0	8	0	8	0	8	0	15	0	15
			R-5	1.046	0	1.046	0	0	175	0	175	0	175	0	175	0	322	0	322
			R-5 (O)	0.799	0	0.799	0	-3	17	149	163	-3	17	149	163	-8	31	175	198
			R-S	5.814	2.091	3.724	0	16	0	0	16	16	0	0	16	45	0	0	45
			W-C	264.94	106.867	158.072	0	475	1325	0	1800	475	1325	0	1800	1322	2438	0	3760
	Sum			315.71	119.105	196.603	0	736	2143	209	3088	736	2143	209	3088	2049	3943	246	6238
	(2) VACANT		B-1	0.129	0	0.129	0	1	0	0	1	1	0	0	1	2	0	0	2
			B-2	7.641	3.272	4.369	0	7	5	6	18	6	4	5	15	16	7	6	29
			B-2B	0.32	0	0.32	0	0	0	1	1	0	0	1	1	0	0	1	1
			B-3	1.691	0	1.691	0	0	147	13	160	0	119	10	129	0	218	12	231
			BMU	0.825	0	0.825	0	0	20	0	20	0	16	0	16	0	30	0	30
			C-1	6.072	2.602	3.469	0	4	2	5	11	3	2	4	9	9	3	5	17
			C-2ES	4.249	0	4.249	0	0	211	0	211	0	170	0	170	0	314	0	314
			E-1	3.136	0.086	3.05	0	3	2	0	5	2	2	0	4	7	3	0	10
			E-1 (MUO)	2.935	1.006	1.929	0	1	58	0	59	1	47	0	48	2	86	0	88
			R-1	40.228	27.029	13.199	0	76	2	0	78	61	2	0	63	171	3	0	174
			R-1A	0.101	0	0.101	0	1	0	0	1	1	0	0	1	2	0	0	2
			R-2	22.452	14.014	8.438	0	39	13	0	52	31	10	0	42	88	19	0	107
			R-2 (H)	0.109	0	0.109	0	1	0	0	1	1	0	0	1	2	0	0	2
			R-2A	2.566	0.882	1.684	0	9	9	0	18	7	7	0	15	20	13	0	34
			R-3 (H)	3.102	2.329	0.773	0	0	17	0	17	0	14	0	14	0	25	0	25
			R-3 S	9.267	4.812	4.455	0	3	64	5	72	2	52	4	58	7	95	5	107
			R-3L	8.977	5.452	3.525	0	12	39	0	51	10	31	0	41	27	58	0	85
			R-4	1.147	0	1.147	0	0	24	11	35	0	19	9	28	0	36	10	46
			R-5	0.069	0	0.069	0	0	5	0	5	0	4	0	4	0	7	0	7
			R-5 (C-O)	0.527	0	0.527	0	0	27	0	27	0	22	0	22	0	40	0	40
			R-5 (O)	0.549	0	0.549	0	0	29	0	29	0	23	0	23	0	43	0	43
			R-S	34.717	30.551	4.165	0	26	0	0	26	21	0	0	21	58	0	0	58
		Sum		150.81	92.036	58.772	0	183	674	41	898	148	544	33	725	411	1001	39	1452
		MARKET-READY	B-1	3.119	1.271	1.848	0	0	7	0	7	0	7	0	7	0	12	0	12
			B-2	1.259	0.929	0.33	0	2	0	0	2	2	0	0	2	5	0	0	5
			B-2B	0.924	0	0.924	0	0	2	3	5	0	2	3	5	0	3	3	7
			B-3	0.925	0	0.925	0	0	82	8	90	0	78	8	86	0	143	9	152
			BMU	0.831	0	0.831	0	0	19	0	19	0	18	0	18	0	33	0	33
			C-1	3.691	2.118	1.573	0	3	1	2	6	3	1	2	6	8	2	2	12
			C-2ES	0.727	0	0.727	0	0	35	0	35	0	33	0	33	0	61	0	61
			E-1 (MUO)	5.069	1.432	3.636	0	0	113	0	113	0	107	0	107	0	198	0	198
			R-1	0.512	0.512	0	0	1	0	0	1	1	0	0	1	3	0	0	3
			R-2	15.897	11.422	4.475	0	16	14	0	30	15	13	0	29	42	24	0	67
			R-2A	1.422	1.291	0.132	0	1	0	0	1	1	0	0	1	3	0	0	3
			R-3 (H)	0.551	0	0.551	0	0	12	0	12	0	11	0	11	0	21	0	21
			R-3 N	0.068	0	0.068	0	0	1	0	1	0	1	0	1	0	2	0	2

Everett Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			R-4	0.608	0	0.608	0	0	13	6	19	0	12	6	18	0	23	7	29
			R-5	1.172	0.305	0.867	0	0	113	0	113	0	111	0	111	0	205	0	205
			R-5 (O)	0.274	0	0.274	0	0	14	0	14	0	13	0	13	0	24	0	24
		Sum		37.05	19.281	17.769	0	23	426	19	468	22	409	18	449	61	752	21	834
	Sum			187.86	111.317	76.541	0	206	1100	60	1366	170	953	51	1174	472	1753	60	2286
	(3) PARTUSE		R-1	105.2	11.782	93.416	57.568	242	2	0	244	161	1	0	162	448	2	0	450
			R-1A	0.378	0	0.378	0.228	1	0	0	1	1	0	0	1	2	0	0	2
			R-2	51.866	11.632	40.233	27.133	86	58	0	144	57	39	0	96	159	71	0	230
			R-2A	2.108	0	2.108	1.362	7	7	0	14	5	5	0	9	13	9	0	22
			R-3 S	6.618	0	6.618	4.933	0	73	0	73	0	49	0	49	0	89	0	89
			R-3L	14.229	5.022	9.207	6.454	18	73	0	91	12	49	0	61	33	89	0	123
			R-S	45.589	14.943	30.647	18.666	76	0	0	76	51	0	0	51	141	0	0	141
	Sum			225.99	43.38	182.606	116.35	430	213	0	643	286	142	0	428	796	261	0	1057
	(4) REDEV		B-1	5.93	0	5.93	0	-2	20	0	18	-1	13	0	12	-4	24	0	21
			B-2	7.421	1.95	5.471	0	0	8	8	16	0	5	5	11	0	10	6	16
			B-2B	1.912	0	1.912	0	-1	5	6	10	-1	3	4	7	-2	6	5	9
			B-3	36.64	0.785	35.855	0	-27	3160	296	3429	-18	2101	197	2280	-50	3867	231	4048
			BMU	39.744	0.122	39.622	0	-55	939	0	884	-37	624	0	588	-102	1149	0	1047
			C-1	23.779	0.842	22.937	0	-5	14	42	51	-3	9	28	34	-9	17	33	41
			C-2ES	29.532	0	29.532	0	-11	1458	0	1447	-7	970	0	962	-20	1784	0	1764
			E-1	24.064	0.848	23.216	0	0	24	0	24	0	16	0	16	0	29	0	29
			E-1 (MUO)	94.825	5.712	89.113	0	-22	2760	0	2738	-15	1835	0	1821	-41	3377	0	3336
			R-1	38.231	4.142	34.089	0	101	2	0	103	67	1	0	68	187	2	0	189
			R-2	49.187	6.122	43.065	0	47	115	0	162	31	76	0	108	87	141	0	228
			R-3 (C-H)	0.679	0	0.679	0	0	3	0	3	0	2	0	2	0	4	0	4
			R-3 (C)	0.277	0	0.277	0	0	1	0	1	0	1	0	1	0	1	0	1
			R-3 (H)	15.942	0.474	15.468	0	-30	318	0	288	-20	211	0	192	-56	389	0	334
			R-3 N	41.935	0.227	41.708	0	-85	813	0	728	-57	541	0	484	-157	995	0	837
			R-3 S	46.105	6.182	39.923	0	-15	548	18	551	-10	364	12	366	-28	671	14	657
			R-3L	9.814	1.096	8.718	0	9	92	0	101	6	61	0	67	17	113	0	129
			R-4	43.619	0.365	43.255	0	-77	858	364	1145	-51	571	242	761	-143	1050	285	1192
			R-4 (C-O)	3.445	0.026	3.419	0	-12	82	0	70	-8	55	0	47	-22	100	0	78
			R-4 (C)	0.912	0	0.912	0	-9	23	0	14	-6	15	0	9	-17	28	0	11
			R-4 (H)	2.969	0	2.969	0	-7	57	23	73	-5	38	15	49	-13	70	18	75
			R-5	6.129	0.043	6.086	0	-85	440	0	355	-57	293	0	236	-157	538	0	381
			R-5 (C-O)	0.473	0	0.473	0	-1	22	0	21	-1	15	0	14	-2	27	0	25
			R-5 (O)	4.725	0	4.725	0	-18	233	0	215	-12	155	0	143	-33	285	0	252
			R-S	16.841	4.848	11.993	0	41	0	0	41	27	0	0	27	76	0	0	76
			W-C	5.258	4.469	0.789	0	0	23	0	23	0	15	0	15	0	28	0	28
		Sum		550.39	38.253	512.136	0	-264	12018	757	12511	-176	7992	503	8320	-489	14705	592	14808
		MARKET-READY	B-2	7.99	3.911	4.08	0	-4	6	7	9	-4	6	7	9	-11	10	8	8
			B-3	2.859	0	2.859	0	0	254	26	280	0	241	25	266	0	444	29	473
			BMU	0.753	0	0.753	0	-1	17	0	16	-1	16	0	15	-3	30	0	27
			C-1	9.288	3.054	6.234	0	0	6	13	19	0	6	12	18	0	10	15	25
			C-2ES	2.213	0	2.213	0	0	110	0	110	0	105	0	105	0	192	0	192
			E-1 (MUO)	5.354	0.388	4.967	0	0	156	0	156	0	148	0	148	0	273	0	273
			R-1	0.4	0	0.4	0	1	0	0	1	1	0	0	1	3	0	0	3
			R-2A	4.744	0	4.744	0	25	26	0	51	24	25	0	48	66	45	0	112
			R-3 S	4.104	0	4.104	0	0	60	6	66	0	57	6	63	0	105	7	112
			R-3L	8.008	2.323	5.685	0	19	68	0	87	18	65	0	83	50	119	0	169
			R-4	1.653	1.402	0.251	0	0	5	2	7	0	5	2	7	0	9	2	11
			R-4 (C-O)	0.951	0	0.951	0	-4	24	0	20	-4	23	0	19	-11	42	0	31
			R-5	0.138	0	0.138	0	-1	10	0	9	-1	10	0	9	-3	17	0	15

Everett Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		Sum		48.455	11.076	37.379	0	35	742	54	831	33	705	51	789	93	1297	60	1450
	Sum			598.84	49.329	549.515	0	-229	12760	811	13342	-142	8697	555	9109	-396	16002	652	16258
City (as of Apr-02) Subtotal				**1328.4**	**323.13**	**1005.265**	**116.35**	**1143**	**16216**	**1080**	**18439**	**1049**	**11934**	**815**	**13799**	**2921**	**21959**	**958**	**25839**
City (as of Dec-12) *	(1) PENDING		R-1	0.337	0.108	0.229	0	1	0	0	1	1	0	0	1	3	0	0	3
			R-1A	0.973	0	0.973	0	14	0	0	14	14	0	0	14	39	0	0	39
	Sum			1.31	0.108	1.201	0	15	0	0	15	15	0	0	15	42	0	0	42
	(2) VACANT		R-1	0.218	0.063	0.155	0	1	0	0	1	1	0	0	1	2	0	0	2
			R-2	1.945	0.645	1.299	0	4	3	0	7	3	2	0	6	9	4	0	13
	Sum			2.163	0.708	1.454	0	5	3	0	8	4	2	0	6	11	4	0	16
	(3) PARTUSE		R-1	9.4	0.984	8.416	6.225	28	1	0	29	19	1	0	19	52	1	0	53
			R-2	2.588	0.132	2.456	2.12	7	6	0	13	5	4	0	9	13	7	0	20
			R-2A	0.428	0	0.428	0.239	1	1	0	2	1	1	0	1	2	1	0	3
	Sum			12.415	1.116	11.299	8.585	36	8	0	44	24	5	0	29	67	10	0	76
	(4) REDEV		R-1	4.056	0.312	3.745	0	12	0	0	12	8	0	0	8	22	0	0	22
			R-2	2.44	0	2.44	0	8	8	0	16	5	5	0	11	15	10	0	25
			R-2A	1.339	0	1.339	0	6	7	0	13	4	5	0	9	11	9	0	20
	Sum			7.835	0.312	7.523	0	26	15	0	41	17	10	0	27	48	18	0	66
City (as of Dec-12) Subtotal *				**23.723**	**2.245**	**21.478**	**8.585**	**82**	**26**	**0**	**108**	**60**	**18**	**0**	**78**	**168**	**33**	**0**	**200**
* - outside of City Apr-2002 boundaries																			
Unincorporated MUGA	(1) PENDING		UCENTER	0.107	0	0.107	0	2	0	0	2	2	0	0	2	6	0	0	6
			UHDR	3.723	1.166	2.557	0	13	44	0	57	13	44	0	57	36	81	0	117
			ULDR	145.92	71.615	74.301	0	697	0	0	697	697	0	0	697	1940	0	0	1940
			UMDR	12.688	3.25	9.438	0	68	0	0	68	68	0	0	68	189	0	0	189
	Sum			162.43	76.03	86.404	0	780	44	0	824	780	44	0	824	2172	81	0	2252
	(2) VACANT		UHDR	14.011	3.1	10.912	0	80	55	0	135	65	44	0	109	180	82	0	262
			ULDR	71.915	40.248	31.667	0	172	0	0	172	139	0	0	139	387	0	0	387
			UMDR	9.204	3.89	5.314	0	48	0	0	48	39	0	0	39	108	0	0	108
			UVILL	2.984	1.698	1.285	0	0	28	2	30	0	23	2	24	0	42	2	44
		Sum		98.114	48.936	49.178	0	300	83	2	385	242	67	2	311	674	123	2	800
		MARKET-READY	UCENTER	6.16	0	6.16	0	0	215	61	276	0	204	58	262	0	376	68	444
			UCOM	10.643	9.353	1.291	0	0	4	1	5	0	4	1	5	0	7	1	8
			UHDR	2.619	0.209	2.41	0	16	12	0	28	15	11	0	27	42	21	0	63
			ULDR	3.451	0	3.451	0	20	0	0	20	19	0	0	19	53	0	0	53
			UMDR	1.163	0	1.163	0	10	0	0	10	10	0	0	10	26	0	0	26
		Sum		24.037	9.562	14.475	0	46	231	62	339	44	219	59	322	122	404	69	595
	Sum			122.15	58.498	63.652	0	346	314	64	724	286	286	61	633	796	527	71	1394
	(3) PARTUSE		UHDR	8.737	0.246	8.491	4.596	26	17	0	43	17	11	0	29	48	21	0	69
			ULDR	281.83	107.998	173.829	125.63	651	0	0	651	433	0	0	433	1205	0	0	1205
			UMDR	40.474	1.498	38.975	25.234	186	1	0	187	124	1	0	124	344	1	0	346
			UVILL	0.373	0	0.373	0.068	0	1	0	1	0	1	0	1	0	1	0	1
		Sum		331.41	109.742	221.668	155.53	863	19	0	882	574	13	0	587	1598	23	0	1621
		MARKET-READY	UMDR	0.937	0	0.937	0.723	6	0	0	6	6	0	0	6	16	0	0	16
		Sum		0.937	0	0.937	0.723	6	0	0	6	6	0	0	6	16	0	0	16

Everett Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
	Sum			332.35	109.742	222.605	156.25	869	19	0	888	580	13	0	592	1614	23	0	1637
	(4) REDEV		UCENTER	25.587	1.992	23.595	0	-48	813	221	986	-32	541	147	656	-89	995	173	1079
			UCOM	37.955	10.397	27.558	0	-1	85	17	101	-1	57	11	67	-2	104	13	115
			UHDR	70.644	4.014	66.63	0	174	306	0	480	116	203	0	319	322	374	0	697
			ULDR	81.909	31.237	50.672	0	211	0	0	211	140	0	0	140	391	0	0	391
			UMDR	60.073	2.301	57.772	0	284	2	0	286	189	1	0	190	526	2	0	528
			UVILL	9.275	0.475	8.8	0	-13	188	19	194	-9	125	13	129	-24	230	15	221
		Sum		285.44	50.417	235.027	0	607	1394	257	2258	404	927	171	1502	1124	1706	201	3030
		MARKET-READY	UHDR	0.958	0.161	0.796	0	5	4	0	9	5	4	0	9	13	7	0	20
			ULDR	15.415	7.567	7.848	0	38	0	0	38	36	0	0	36	101	0	0	101
			UMDR	0.932	0.151	0.78	0	6	0	0	6	6	0	0	6	16	0	0	16
		Sum		17.304	7.88	9.425	0	49	4	0	53	47	4	0	50	130	7	0	137
	Sum			302.75	58.296	244.452	0	656	1398	257	2311	450	931	171	1552	1253	1713	201	3167
Unincorporated MUGA Subtotal				**919.68**	**302.566**	**617.113**	**156.25**	**2651**	**1775**	**321**	**4747**	**2096**	**1274**	**231**	**3601**	**5835**	**2344**	**272**	**8451**
EVERETT AREA TOTAL				**2271.8**	**627.941**	**1643.856**	**281.18**	**3876**	**18017**	**1401**	**23294**	**3205**	**13226**	**1046**	**17478**	**8924**	**24336**	**1230**	**34490**

Everett Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		A-1	489.7	365.117	124.584	0	10	10
			B-2	8.266	0	8.266	0	31	31
			B-3	5.156	0	5.156	0	665	665
			BMU	16.999	0	16.999	0	478	478
			C-1	2.352	0.803	1.548	0	293	293
			C-1R	11.612	0.055	11.557	0	33	33
			E-1 (MUO)	1.544	0.469	1.075	0	21	21
			M-1	83.112	21.248	61.864	0	960	960
			M-2	971.819	188.632	783.186	0	22000	22000
			M-M	124.643	28.867	95.776	0	907	907
			R-2 (I)	37.903	0	37.903	0	3563	3563
			R-3 (C)	0.331	0	0.331	0	14	14
			R-5	1.046	0	1.046	0	1	1
			W-C	155.94	29.473	126.467	0	2752	2752
		Sum		1910.422	634.664	1275.758	0	31728	31728
		MARKET-READY	R-5	0.413	0	0.413	0	2	2
		Sum		0.413	0	0.413	0	2	2
	Sum			1910.835	634.664	1276.171	0	31730	31730
	(2) VACANT		B-1	0.164	0	0.164	0	4	3
			B-2	7.204	2.85	4.354	0	66	53
			B-2B	0.32	0	0.32	0	7	6
			B-3	1.691	0	1.691	0	507	409
			BMU	0.825	0	0.825	0	34	27
			C-1	6.072	2.602	3.469	0	67	54
			C-2	8.863	2.7	6.163	0	172	139
			C-2ES	4.249	0	4.249	0	84	68
			E-1	3.172	0.086	3.087	0	63	51
			E-1 (MUO)	2.652	0.74	1.912	0	34	27
			M-1	130.938	60.923	70.015	0	1645	1328
			M-2	31.145	5.666	25.48	0	197	159
			M-M	21.065	5.626	15.44	0	329	266
			R-5 (C-O)	0.527	0	0.527	0	19	15
			R-5 (O)	0.549	0	0.549	0	20	16
		Sum		219.437	81.194	138.244	0	3248	2623
		MARKET-READY	B-1	3.119	1.271	1.848	0	40	38
			B-2	1.032	0.727	0.305	0	5	5
			B-2B	0.924	0	0.924	0	20	19

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
			B-3	0.925	0	0.925	0	278	264
			BMU	0.831	0	0.831	0	34	32
			C-1	3.691	2.118	1.573	0	31	29
			C-2	1.727	0.076	1.651	0	46	44
			C-2ES	0.727	0	0.727	0	14	13
			E-1 (MUO)	5.069	1.432	3.636	0	63	60
			M-2	62.094	16.359	45.735	0	352	334
			M-M	1.104	0.914	0.19	0	4	4
			M-S	14.795	2.361	12.433	0	311	295
			R-5 (O)	0.274	0	0.274	0	10	10
		Sum		96.312	25.259	71.053	0	1208	1148
	Sum			315.749	106.452	209.297	0	4456	3770
	(3) PARTUSE		B-2	12.532	0.512	12.02	0.771	19	13
			BMU	5.848	0	5.848	0.189	5	3
			C-1	32.125	5.802	26.323	16.71	630	419
			C-1R	15.748	0.008	15.741	6.733	213	142
			E-1	39.515	0.574	38.941	8.667	165	110
			E-1 (MUO)	9.416	3.353	6.064	3.854	74	49
			M-1	161.177	22.72	138.456	66.871	2174	1446
			M-2	77.748	31.836	45.912	36.568	283	188
			M-M	81.676	25.223	56.453	23.843	508	338
			R-4 (C-O)	0.353	0	0.353	0.13	2	1
			W-C	21.598	0.041	21.558	15.859	317	211
		Sum		457.736	90.069	367.667	180.194	4390	2919
		MARKET-READY	B-2B	1.117	0	1.117	0.063	2	2
			M-M	39.278	5.269	34.009	13.774	294	279
			W-C	21.666	0.033	21.633	3.09	62	59
		Sum		62.061	5.302	56.76	16.928	358	340
	Sum			519.797	95.371	424.427	197.122	4748	3259
	(4) REDEV		B-1	8.3	0	8.3	0	146	97
			B-2	6.867	0.39	6.477	0	87	58
			B-2B	3.017	0	3.017	0	59	39
			B-3	36.64	0.785	35.855	0	9359	6224
			BMU	35.619	0.122	35.497	0	953	634
			C-1	28.705	0.956	27.75	0	462	307
			C-1R	26.262	2.863	23.399	0	365	243
			C-2	17.539	1.936	15.602	0	304	202

Everett Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
			C-2ES	18.199	0	18.199	0	251	167
			E-1	30.356	1.555	28.801	0	336	223
			E-1 (MUO)	52.745	2.042	50.703	0	431	287
			M-1	20.557	3.842	16.715	0	98	65
			M-2	358.084	172.814	185.27	0	1274	847
			M-M	32.646	7.418	25.228	0	472	314
			R-3 (C-H)	0.98	0	0.98	0	15	10
			R-3 (C)	1.741	0	1.741	0	49	33
			R-4 (C-O)	2.046	0	2.046	0	32	21
			R-4 (C)	0.912	0	0.912	0	14	9
			R-5 (C-O)	0.473	0	0.473	0	18	12
			R-5 (O)	4.344	0	4.344	0	154	102
			W-C	5.258	4.469	0.789	0	13	9
		Sum		691.289	199.191	492.099	0	14892	9903
		MARKET-READY	B-2	7.99	3.911	4.08	0	63	60
			B-3	2.859	0	2.859	0	778	739
			BMU	0.891	0	0.891	0	28	27
			C-1	9.288	3.054	6.234	0	100	95
			C-2ES	2.213	0	2.213	0	44	42
			E-1 (MUO)	5.354	0.388	4.967	0	84	80
			M-1	110.008	8.943	101.065	0	2373	2254
			M-2	24.953	7.739	17.214	0	133	126
			R-4 (C-O)	0.951	0	0.951	0	15	14
		Sum		164.507	24.034	140.474	0	3618	3437
	Sum			855.797	223.225	632.572	0	18510	13340
City (as of Apr-02) Subtotal				**3602.178**	**1059.712**	**2542.466**	**197.122**	**59444**	**52099**
City (as of Dec-12) *	(1) PENDING		M-M	0.914	0.431	0.483	0	16	16
	Sum			0.914	0.431	0.483	0	16	16
	(2) VACANT		M-M	1.388	0.831	0.557	0	12	10
			M-S	14.724	13.424	1.3	0	33	27
		Sum		16.112	14.255	1.858	0	45	36
		MARKET-READY	M-M	8.182	3.989	4.193	0	90	86
		Sum		8.182	3.989	4.193	0	90	86
	Sum			24.294	18.243	6.051	0	135	122

Everett Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
	(4) REDEV		M-M	5.282	2.182	3.099	0	65	43
	Sum			5.282	2.182	3.099	0	65	43
City (as of Dec-12) Subtotal *				**30.49**	**20.857**	**9.634**	**0**	**216**	**181**
* - outside of City Apr-2002 boundaries									
Unincorporated	(2) VACANT		UCOM	0.178	0	0.178	0	3	2
			UVILL	2.984	1.698	1.285	0	13	10
		Sum		3.162	1.698	1.464	0	16	13
		MARKET-READY	UCENTER	6.16	0	6.16	0	166	158
			UCOM	10.643	9.353	1.291	0	21	20
		Sum		16.804	9.353	7.451	0	187	178
	Sum			19.966	11.051	8.915	0	203	191
	(3) PARTUSE		UCENTER	10.746	0	10.746	6.216	168	112
			UCOM	3.033	0.426	2.607	1.898	37	25
			UVILL	0.373	0	0.373	0.068	1	1
	Sum			14.153	0.426	13.726	8.182	206	137
	(4) REDEV		UCENTER	26.377	2.615	23.762	0	478	318
			UCOM	39.865	10.397	29.468	0	393	261
			UI	249.627	117.442	132.185	0	4071	2707
			UVILL	6.733	0.079	6.654	0	65	43
	Sum			322.602	130.533	192.069	0	5007	3330
Unincorporated MUGA Subtotal				356.72	142.011	214.71	8.182	5416	3657
EVERETT AREA TOTAL				**3989.388**	**1222.58**	**2766.81**	**205.304**	**65076**	**55937**

Everett City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within City Zones											
A-1, AQ, P, or OS		Case-by-case (usually no development)									
R-S	Single Family	17.72	100%	87	4.91	4.91	-	-	-	-	-
R-1	Single Family	57.95	93%	330	5.29	5.29	-	-	-	-	-
	Multi-Family	4.46	7%	49	0.79	0.79	-	-	-	-	-
	Total	**62.41**	**100%**	**379**	**6.07**	**6.07**	**-**	**-**	**-**	**-**	**-**
R-1A	Single Family	12.19	74%	138	8.43	8.43	-	-	-	-	-
	Multi-Family	4.18	26%	44	2.69	2.69	-	-	-	-	-
	Total	**16.37**	**100%**	**182**	**11.12**	**11.12**	**-**	**-**	**-**	**-**	**-**
R-2 and R-2(H)											
	Single Family	21.17	62%	132	3.88	3.88	-	-	-	-	-
	Multi-Family	12.83	38%	114	3.35	3.35	-	-	-	-	-
	Total	**34.00**	**100%**	**246**	**7.24**	**7.24**	**-**	**-**	**-**	**-**	**-**
R-2A	Single Family	1.77	44%	23	5.69	5.69	-	-	-	-	-
	Multi-Family	2.27	56%	23	5.69	5.69	-	-	-	-	-
	Total	**4.04**	**100%**	**46**	**11.38**	**11.38**	**-**	**-**	**-**	**-**	**-**
R-3L	Single Family	25.07	41%	234	3.78	3.78	-	-	-	-	-
	Multi-Family	36.77	59%	740	11.97	11.97	-	-	-	-	-
	Total	**61.84**	**100%**	**974**	**15.75**	**15.75**	**-**	**-**	**-**	**-**	**-**
R-3 (North of 41st)											
	Single Family	0.44	15%	7	2.36	2.36	-	-	-	-	-
	Multi-Family	2.52	85%	65	21.90	21.90	-	-	-	-	-
	Total	**2.97**	**100%**	**72**	**24.26**	**24.26**	**-**	**-**	**-**	**-**	**-**

Everett City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
R-3 (South of 41st)											
	Single Family	15.16	15%	158	1.53	1.53	-	-	-	-	-
	Multi-Family	84.89	82%	1,573	15.26	15.26	-	-	-	-	-
	Senior Apartments	3.00	3%	189	1.83	1.83	-	-	-	-	-
	Total	**103.05**	**100%**	**1,920**	**18.63**	**18.63**	**-**	**-**	**-**	**-**	**-**
R-3(C)	Multi-Family	0.15	19%	4	5.23	5.23	-	-	-	-	-
	Non-Residential	0.62	81%	-	-	-	8,372	0.31	21	27.35	27.35
	Total	**0.77**	**100%**	**4**	**5.23**	**5.23**	**8,372**	**0.31**	**21**	**27.35**	**27.35**
R-3(H)	Single Family	0.14	8%	3	1.67	1.67	-	-	-	-	-
	Multi-Family	1.66	92%	42	23.39	23.39	-	-	-	-	-
	Total	**1.80**	**100%**	**45**	**25.06**	**25.06**	**-**	**-**	**-**	**-**	**-**
R-4	Single Family	2.87	15%	28	1.47	1.47	-	-	-	-	-
	Multi-Family	7.41	39%	222	11.65	22.48	-	-	-	-	-
	Senior Apartments	8.78	46%	412	21.62	11.71	-	-	-	-	-
	Total	**19.06**	**100%**	**662**	**34.74**	**35.65**	**-**	**-**	**-**	**-**	**-**

Note: This report assumes two differences in R-4 from what has been historically observed. First, that recent zoning code changes will increase the future density of multi-family projects in the zone by 25% (code changes now allow unlimited densities, although development is still constrained by height limits and parking requirements). Second, that the share of land developed will be 60% multi-family, 15% single family, and 25% senior apartments. This adjusts for the historic data being heavily weighted towards senior apartments due to one large building and assumes a more typical mix of future tenures.

R-4(C) and R-4(C-O)											
	Multi-Family	0.27	50%	10	18.40	18.40	-	-	-	-	-
	Mixed Use	0.27	50%	3	5.52	8.21	3,467	0.15	9	15.95	15.95
	Total	**0.54**	**100%**	**13**	**23.92**	**26.61**	**3,467**	**0.15**	**9**	**15.95**	**15.95**
R-5	Multi-Family	0.87	100%	67	76.61	76.61	-	-	-	-	-

Everett City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
R-5(C) and R-5(C-O)											
	Single Family	0.21	8%	4	1.64	1.64	-	-	-	-	-
	Multi-Family	0.98	40%	41	16.83	31.44	-	-	-	-	-
	Mixed Use	1.25	51%	85	34.90	21.42	33,645	0.32	87	35.85	35.85
	Total	**2.44**	**100%**	**130**	**53.38**	**54.50**	**33,645**	**0.32**	**87**	**35.85**	**35.85**
B-1 -- New Projects											
	Single Family	0.32	4%	4	0.50	0.50	-	-	-	-	-
	Multi-Family	0.55	7%	8	1.00	1.00	-	-	-	-	-
	Mixed Use	1.96	25%	24	3.01	3.01	22,627	0.07	51	6.42	6.42
	Non-Residential	5.13	64%	-	-	-	54,332	0.16	123	15.42	15.42
	Total	**7.97**	**100%**	**36**	**4.52**	**4.52**	**76,959**	**0.22**	**174**	**21.85**	**21.85**
B-1 -- Infill Projects											
	Non-Residential	1.03	100%	-	-	-	17,322	0.39	28	26.78	26.78
B-2 -- New Projects (Bothell-Everett Hwy and Misc. Submarkets)											
	Multi-Family	3.39	7%	89	1.83	1.83	-	-	-	-	-
	Senior Apartments	4.73	10%	99	2.03	2.03	-	-	-	-	-
	Non-Residential	40.53	83%	-	-	-	395,969	0.19	741	15.23	15.23
	Total	**48.65**	**100%**	**188**	**3.86**	**3.86**	**395,969**	**0.19**	**741**	**15.23**	**15.23**

Note: The data for the Bothell-Everett (and misc.) submarket presented here is limited to just projects built under B-2 zoning in those areas and is for use in predicting future development in the same areas. Other areas that previously had B-2 zoning, including the North Broadway and Evergreen Way submarkets experienced different types of development and have subsequently been rezoned to Broadway Mixed Use and Evergreen-1 (with or without mixed use overlay) respectively. A complete accounting of development in B-2 zoning is available from Snohomish County Planning, but it not being published in this report.

B-2 -- Infill Projects (Bothell-Everett Hwy and Misc. Submarkets)											
	Non-Residential	11.84	100%	-	-	-	118,582	0.23	293	24.74	24.74

Everett City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
B-2B -- New Projects											
	Multi-Family	2.44	16%	44	2.85	2.85	-	-	-	-	-
	Senior Apartments	1.47	10%	54	3.49	3.49	-	-	-	-	-
	Non-Residential	11.54	75%	-	-	-	131,254	0.19	334	21.61	21.61
	Total	**15.45**	**100%**	**98**	**6.34**	**6.34**	**131,254**	**0.19**	**334**	**21.61**	**21.61**
B-2B -- Infill Projects											
	Non-Residential	Data sample is too small to rely on									28.93

Note: The number of B-2B infill projects in the sample period is too small to rely on. Instead, this report uses the new non-residential projects as a proxy (because commercial expansions only rarely add residential units). The job sector distribution per acre with this approach is: 25.77 Services, 2.88 FIRE, and 0.89 Government.

B-3 -- New Projects (includes both completed and proposed projects, excluding Comcast Arena)											
	Non-Res. and Mixed Use	6.92	100%	856	123.68	100.00	397,148	1.32	954	137.84	300.00

Note: B-3 zoning applies only in downtown Everett, a maturing urban market. The sample of recently built and proposed projects is heavily weighted to residential development with street-level commercial space. This report assumes that the future will include some mid- and high-rise office construction; thereby, substantially increasing the estimated employment density and reducing the share of residential development in the mix. After these adjustments, the expected residential yield per buildable acre is: 90 multi-family units and 10 senior apartments. The expected distribution of jobs by employment sector is: 180 Services, 40 FIRE, 40 Government, 20 Retail, and 20 Food Services.

BMU -- New Projects (includes projects built in BMU, projects from the predecessor zoning districts on North Broadway, and proposed development in BMU)											
	Non-Res. and Mixed Use	9.69	100%	243	25.08	25.08	168,078	0.40	395	40.81	40.81

Note: BMU is a relatively new zone with little actual development in the period sampled. New project density calculations use what has been built under BMU, projects in the North Broadway corridor that were built under B-2 and C-1 zoning that are similar to what is expected under BMU, and proposed development in BMU that has yet to be built.

BMU -- Infill Projects											
	Non-Residential	2.30	100%	-	-	-	33,337	0.33	57	24.81	24.81

Everett City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
C-1 -- New Projects											
	Single Family	0.29	2%	4	0.21	-	-	-	-	-	-
	Multi-Family	1.17	6%	18	0.94	1.15	-	-	-	-	-
	Senior Apartments	1.69	9%	43	2.24	2.24	-	-	-	-	-
	Non-Residential	16.01	84%	-	-	-	256,816	0.31	373	19.48	19.48
	Total	**19.16**	**100%**	**65**	**3.39**	**3.39**	**256,816**	**0.31**	**373**	**19.48**	**19.48**

Note: This summary of C-1 development represents 24% of the land area developed under C-1 zoning between 1995 and 2010. Most of what had previously been C-1 zoned has since been rezoned to B-3, BMU, E-1, and E-1 MUO. Because development in the various former C-1 submarkets varies significantly, this report summarizes only those projects built on sites that still have C-1 zoning (mainly Everett Mall Way and a few scattered commercial pockets). This report also makes a simplification by combining the negligible single family density (from a four unit zero lot line building) with the multi-family density.

C-1 -- Infill Projects											
	Non-Residential	10.31	100%	-	-	-	159,772	0.36	387	37.57	37.57
C-1R	Non-Residential	18.21	100%	-	-	-	272,665	0.34	573	31.48	31.48

Note: This summary of development in C-1 Regional excludes three residential projects on the basis that the remaining redevelopable C-1R sites are not well suited to residential development. Further, this summary includes a hypothetical general office building modeled on the Frontier Bank Financial Center built in nearby C-1 zoning. The purpose of this addition is to provide a more balanced range of uses in the data sample because the projects built between 1995 and 2010 were heavily weighted to retail uses. Finally, the densities modeled here will apply to surplus land on partially-used C-1R sites in the report because the data on infill development is entirely from changes at Everett Mall, a sample that is not likely representative of expansions in other C-1R locations.

C-2 -- New Projects											
	Non-Residential	10.65	100%	-	-	-	204,802	0.44	297	27.88	27.88

Note: This summary of development in C-2 excludes a building with warehouse uses on the first floor and apartments above because such mixed use development is unlikely to take place again in the zone.

C-2 -- Infill Projects											
	Non-Residential	3.27	100%	-	-	-	75,280	0.53	128	39.09	39.09

Everett City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
C-2 ES -- New Projects											
	Non-Residential	0.44	100%	-	-	50.00	16,501	0.86	22	48.66	20.00
Note: C-2 ES is a relatively new zone residential/industrial zone with little development history applied to an existing industrial area around Everett Station. The sample here uses one new manufacturing project, Fastenal, and one expansion of an auto parts retailer, Six Robblees, as a starting point. In addition to this type of development, the zone allows for residential buildings with street level commercial/industrial space; hence, an assumption of 50 multi-family units per acre on average for redevelopment projects. The expected employment density is lower than had had been observed to account for first floor garage and residential lobby areas. The job sector distribution anticipated is as follows: 8 WTU, 5 Services, 3 Retail, 3 Manufacturing, and 1 Food Services.											
C-2 ES -- Infill Projects											
	Non-Residential	0.44	100%	-	-	-	16,501	0.86	22	48.66	48.66
E-1 -- New Projects (Projects Modeled As)											
	Multi-Family	2.31	4%	47	0.80	0.80	-	-	-	-	-
	Mixed Use	1.15	2%	25	0.42	0.42	9,064	0.00	23	0.38	0.38
	Non-Residential	55.65	94%	-	-	-	598,372	0.23	1,191	20.15	20.15
	Total	**59.10**	**100%**	**72**	**1.22**	**1.22**	**607,436**	**0.24**	**1,213**	**20.53**	**20.53**
Note: E-1 is a new zone adopted in 2012 that applies along Evergreen Way in areas previously zoned B-2 and C-1. The data sample used here to represent likely E-1 development relies on projects built in the Evergreen corridor using the predecessor zonings.											
E-1 Infill Projects (Projects Modeled As)											
	Non-Residential	72.69	100%	1	0.01	-	815,987	0.26	1,396	19.20	19.20
Note: This report ignores the incidental rate of caretaker units in E-1 infill projects.											
E-1 MUO -- New Projects (Projects Modeled As)											
	Multi-Family	9.87	65%	481	31.54	31.54	-	-	-	-	-
	Non-Residential	5.38	35%	-	-	-	102,818	0.15	265	17.36	17.36
	Total	***15.25***	***100%***	***481***	***31.54***	***31.54***	***102,818***	***0.15***	***265***	***17.36***	***17.36***
E-1 MUO -- Infill Projects (See E-1 Infill)											
M-1 -- New Projects											
	Non-Residential	118.75	100%	-	-	-	1,676,944	0.32	2,788	23.48	23.48

Everett City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
M-1 -- Infill Projects											
	Non-Residential	9.65	100%	-	-	-	156,816	0.37	314	32.51	32.51
M-1 with Planned Development Overlay -- New Projects (and used for Infill Projects as well)											
	Non-Residential	75.75	100%	-	-	-	1,270,737	0.39	1,553	20.50	20.50
M-2 -- New Projects											
	Non-Residential	51.19	100%	-	-	-	345,926	0.16	395	7.71	7.71
M-2 -- Infill Projects (Insufficient Data; See M-2 New Projects)											
M-M -- New Projects											
	Non-Residential	27.55	100%	-	-	-	420,504	0.35	589	21.37	21.37
M-M -- Infill Projects (Insufficient Data; See M-M New Projects)											
M-S	Non-Residential	Insufficient Data				-	Insufficient Data				25.00
Note: The job sector distribution anticipated is as follows: 15 WTU, 5 Manufacturing, and 5 Services.											
W-C	Multi-Family	Insufficient Data				30.00	Insufficient Data				-
	Non-Residential	Insufficient Data				-	Insufficient Data				20.00
Note: The job sector distribution anticipated is as follows: 10 Services, 5 Retail, 3 Food Services, and 2 Government.											

Lynnwood Area - Additional Population Capacity (Note: Excludes Larch Way Overlap Area)

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		MU	40.184	7.762	32.422	0	0	500	0	500	0	500	0	500	0	920	0	920
			RMH	1.344	0.293	1.05	0	0	30	0	30	0	30	0	30	0	55	0	55
			RML	1.02	0	1.02	0	-1	12	0	11	-1	12	0	11	-3	22	0	19
			RS7	0.47	0	0.47	0	3	0	0	3	3	0	0	3	8	0	0	8
			RS8	39.09	10.897	28.193	0	115	0	0	115	115	0	0	115	320	0	0	320
	Sum			82.109	18.953	63.156	0	117	542	0	659	117	542	0	659	326	997	0	1323
	(2) VACANT		B1	0.36	0	0.36	0	0	0	4	4	0	0	3	3	0	0	4	4
			B3	0.847	0	0.847	0	0	0	8	8	0	0	6	6	0	0	8	8
			RML	0.416	0	0.416	0	0	5	0	5	0	4	0	4	0	7	0	7
			RMM	0.485	0	0.485	0	0	6	2	8	0	5	2	6	0	9	2	11
			RS7	0.448	0	0.448	0	1	0	0	1	1	0	0	1	2	0	0	2
			RS8	26.012	13.3	12.712	0	48	0	0	48	39	0	0	39	108	0	0	108
		Sum		28.568	13.3	15.268	0	49	11	14	74	40	9	11	60	110	16	13	140
		MARKET-READY	RML	1.753	1.753	0	0	1	0	0	1	1	0	0	1	3	0	0	3
			RMM	1.155	0.457	0.698	0	0	8	3	11	0	8	3	10	0	14	3	17
			RS8	5.522	2.504	3.018	0	12	0	0	12	11	0	0	11	32	0	0	32
		Sum		8.43	4.715	3.716	0	13	8	3	24	12	8	3	23	34	14	3	52
	Sum			36.998	18.014	18.984	0	62	19	17	98	52	16	14	83	145	30	17	192
	(3) PARTUSE		RMH	1.032	0	1.032	0.156	0	5	0	5	0	3	0	3	0	6	0	6
			RML	0.822	0	0.822	0.381	0	5	0	5	0	3	0	3	0	6	0	6
			RS7	4.089	0	4.089	3.427	15	0	0	15	10	0	0	10	28	0	0	28
			RS8	55.993	1.014	54.979	35.245	112	0	0	112	74	0	0	74	207	0	0	207
	Sum			61.936	1.014	60.923	39.209	127	10	0	137	84	7	0	91	235	12	0	247
	(4) REDEV		B1	25.85	1.642	24.209	0	-2	0	281	279	-1	0	187	186	-4	0	220	216
			B3	10.815	1.938	8.876	0	0	0	85	85	0	0	57	57	0	0	66	66
			CC-C	87.775	3.427	84.348	0	0	1748	0	1748	0	1748	0	1748	0	3216	0	3216
			CC-W	69.949	3.778	66.17	0	0	979	0	979	0	979	0	979	0	1801	0	1801
			CDM	7.958	0.126	7.831	0	-37	216	0	179	-25	144	0	119	-69	264	0	196
			H99-MU	21.71	0.626	21.084	0	-4	409	0	405	-3	272	0	269	-7	500	0	493
			RML	4.504	0	4.504	0	0	59	0	59	0	39	0	39	0	72	0	72
			RMM	13.031	0.886	12.146	0	-5	140	49	184	-3	93	33	122	-9	171	38	200
			RS7	7.361	0	7.361	0	30	0	0	30	20	0	0	20	56	0	0	56
			RS8	54.529	5.905	48.625	0	119	0	0	119	79	0	0	79	220	0	0	220
		Sum		303.482	18.329	285.153	0	101	3551	415	4067	67	3275	276	3618	187	6026	325	6537
		MARKET-READY	CC-C	10.255	2.524	7.731	0	0	205	0	205	0	205	0	205	0	377	0	377
			H99-MU	6.15	0.974	5.176	0	0	103	0	103	0	98	0	98	0	180	0	180
		Sum		16.405	3.498	12.907	0	0	308	0	308	0	303	0	303	0	557	0	557
	Sum			319.887	21.827	298.06	0	101	3859	415	4375	67	3578	276	3921	187	6583	325	7095
City (as of Apr-02) Subtotal				**500.93**	**59.807**	**441.122**	**39.209**	**407**	**4430**	**432**	**5269**	**321**	**4143**	**290**	**4754**	**892**	**7623**	**341**	**8857**
City (as of Dec-12) *	(3) PARTUSE		RS8	3.654	0	3.654	2.379	6	0	0	6	4	0	0	4	11	0	0	11
	Sum			3.654	0	3.654	2.379	6	0	0	6	4	0	0	4	11	0	0	11
	(4) REDEV		B3	2.963	1.287	1.676	0	0	0	17	17	0	0	11	11	0	0	13	13
			RS8	2.192	0	2.192	0	5	0	0	5	3	0	0	3	9	0	0	9
	Sum			5.155	1.287	3.868	0	5	0	17	22	3	0	11	15	9	0	13	23

Lynnwood Area - Additional Population Capacity (Note: Excludes Larch Way Overlap Area)

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Dec-12) Subtotal *				**8.809**	**1.287**	**7.521**	**2.379**	**11**	**0**	**17**	**28**	**7**	**0**	**11**	**19**	**20**	**0**	**13**	**34**
* - outside of City Apr-2002 boundaries																			
Unincorporated MUGA	(1) PENDING		TPV	22.272	3.085	19.187	0	-6	810	168	972	-6	810	168	972	-17	1490	198	1671
			UCENTER	37.992	14.431	23.562	0	140	682	0	822	140	682	0	822	390	1255	0	1645
			UCOM	2.707	0	2.707	0	-2	44	0	42	-2	44	0	42	-6	81	0	75
			UHDR	58.949	14.468	44.481	0	244	386	270	900	244	386	270	900	679	710	318	1707
			ULDR	4.219	0.721	3.498	0	21	0	0	21	21	0	0	21	58	0	0	58
			UMDR	17.912	1.667	16.246	0	136	10	0	146	136	10	0	146	379	18	0	397
	Sum			144.051	34.371	109.68	0	533	1932	438	2903	533	1932	438	2903	1484	3555	515	5554
	(2) VACANT		TPV	0.587	0	0.587	0	0	20	5	25	0	16	4	20	0	30	5	34
			UCENTER	20.686	13.372	7.315	0	2	250	67	319	2	202	54	258	4	371	64	440
			UCOM	3.257	0.549	2.708	0	0	7	1	8	0	6	1	6	0	10	1	11
			UHDR	25.149	15.134	10.015	0	73	50	0	123	59	40	0	99	164	74	0	238
			ULDR	21.755	19.491	2.263	0	16	0	0	16	13	0	0	13	36	0	0	36
			UMDR	17.936	11.037	6.899	0	60	0	0	60	48	0	0	48	135	0	0	135
		Sum		89.37	59.584	29.786	0	151	327	73	551	122	264	59	445	339	486	69	895
		MARKET-READY	UCENTER	20.918	3.978	16.94	0	0	590	166	756	0	561	158	718	0	1031	185	1217
			UHDR	4.131	2.912	1.22	0	9	6	0	15	9	6	0	14	24	10	0	34
			UVILL	4.53	0.07	4.459	0	0	98	13	111	0	93	12	105	0	171	15	186
		Sum		29.579	6.96	22.619	0	9	694	179	882	9	659	170	838	24	1213	200	1437
	Sum			118.949	66.544	52.405	0	160	1021	252	1433	130	923	229	1283	363	1699	269	2332
	(3) PARTUSE		UCENTER	0.678	0.109	0.569	0.301	0	10	3	13	0	7	2	9	0	12	2	15
			UHDR	19.521	1.477	18.044	10.781	69	42	0	111	46	28	0	74	128	51	0	179
			ULDR	60.141	18.001	42.14	29.115	147	0	0	147	98	0	0	98	272	0	0	272
			UMDR	66.613	22.46	44.153	28.086	229	1	0	230	152	1	0	153	424	1	0	425
		Sum		146.953	42.047	104.906	68.283	445	53	3	501	296	35	2	333	824	65	2	891
		MARKET-READY	ULDR	0.384	0.001	0.383	0.194	1	0	0	1	1	0	0	1	3	0	0	3
		Sum		0.384	0.001	0.383	0.194	1	0	0	1	1	0	0	1	3	0	0	3
	Sum			147.336	42.048	105.288	68.476	446	53	3	502	297	35	2	334	827	65	2	894
	(4) REDEV		TPV	15.067	1.392	13.675	0	-46	453	117	524	-31	301	78	348	-85	554	91	561
			UCENTER	62.03	9.123	52.907	0	-31	1827	500	2296	-21	1215	333	1527	-57	2236	391	2569
			UCOM	10.091	0.958	9.134	0	-1	23	1	23	-1	15	1	15	-2	28	1	27
			UHDR	133.193	17.087	116.106	0	519	552	0	1071	345	369	0	715	961	680	0	1641
			ULDR	30.958	8.623	22.335	0	109	0	0	109	72	0	0	72	202	0	0	202
			UMDR	34.4	8.186	26.214	0	162	1	0	163	108	1	0	108	300	1	0	301
			UVILL	4.908	0.203	4.706	0	-1	103	13	115	-1	68	9	76	-2	126	10	134
		Sum		290.648	45.571	245.076	0	711	2959	631	4301	473	1970	420	2863	1316	3625	493	5435
		MARKET-READY	TPV	2.216	0.001	2.216	0	-5	76	19	90	-5	72	18	86	-13	133	21	141
			UCENTER	40.391	20.312	20.079	0	-49	698	196	845	-47	663	186	803	-130	1220	219	1309
			UCOM	2.845	0.701	2.145	0	-1	7	1	7	-1	7	1	7	-3	12	1	11
		Sum		45.453	21.013	24.44	0	-55	781	216	942	-52	742	205	895	-145	1365	241	1461
	Sum			336.101	66.584	269.516	0	656	3740	847	5243	421	2712	625	3757	1171	4990	735	6896
Unincorporated MUGA Subtotal				**746.438**	**209.548**	**536.89**	**68.476**	**1795**	**6746**	**1540**	**10081**	**1381**	**5603**	**1294**	**8277**	**3844**	**10309**	**1522**	**15675**
LYNNWOOD AREA TOTAL				**1256.18**	**270.642**	**985.533**	**110.06**	**2213**	**11176**	**1989**	**15378**	**1709**	**9746**	**1595**	**13050**	**4756**	**17932**	**1876**	**24566**

Lynnwood Area - Additional Employment Capacity (Note: Excludes Larch Way Overlap Area)

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		CG	23.879	4.951	18.928	0	1418	1418
			H99-MU	10.478	0	10.478	0	209	209
			LI	20.659	3.53	17.129	0	440	440
			MU	40.184	7.762	32.422	0	930	930
			PCD	13.946	2.141	11.806	0	313	313
	Sum			109.148	18.384	90.763	0	3310	3310
	(2) VACANT		B1	0.36	0	0.36	0	8	6
			B2	2.462	0.683	1.779	0	177	143
			B3	0.847	0	0.847	0	3	2
			CG	1.551	0.193	1.357	0	23	19
			LI	0.424	0.227	0.197	0	5	4
		Sum		5.643	1.103	4.54	0	216	174
		MARKET-READY	B2	0.464	0	0.464	0	46	44
			CG	4.97	0.561	4.409	0	73	69
			LI	2.647	0	2.647	0	70	67
		Sum		8.082	0.561	7.52	0	189	180
	Sum			13.725	1.665	12.06	0	405	354
	(3) PARTUSE		B1	7.864	0.374	7.49	2.3	68	45
			B3	0.47	0	0.47	0.09	1	1
			CG	8.714	0.5	8.214	3.714	81	54
			H99-MU	3.92	0.068	3.852	1.598	35	23
			LI	5.127	0.176	4.951	2.073	55	37
	Sum			26.094	1.118	24.976	9.775	240	160
	(4) REDEV		B1	23.952	1.291	22.661	0	237	158
			B2	0.64	0.173	0.467	0	34	23
			B3	2.208	0.312	1.896	0	5	3
			BTP	24.058	1.7	22.357	0	1193	793
			CC-C	87.775	3.427	84.348	0	4030	4030
			CC-N	15.249	1.473	13.776	0	2254	2254
			CC-W	69.949	3.778	66.17	0	2250	2250
			CDM	7.958	0.126	7.831	0	41	27
			CG	69.309	10.701	58.608	0	680	452
			H99-MU	15.741	0.626	15.115	0	168	112
			LI	27.431	2.426	25.005	0	452	301

Lynnwood Area - Additional Employment Capacity (Note: Excludes Larch Way Overlap Area)

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
			PCD	42.329	8.533	33.796	0	611	406
			PRC	7.667	0	7.667	0	76	51
			PUD	3.006	0	3.006	0	143	95
		Sum		397.272	34.567	362.704	0	12174	10955
		MARKET-READY	CC-C	10.255	2.524	7.731	0	470	470
			CG	9.329	0.774	8.555	0	36	34
			H99-MU	6.15	0.974	5.176	0	100	95
		Sum		25.734	4.272	21.462	0	606	599
	Sum			423.006	38.839	384.167	0	12780	11554
City (as of Apr-02) Subtotal				**571.973**	**60.006**	**511.966**	**9.775**	**16735**	**15377**
Unincorporated	(1) PENDING		TPV	8.125	1.847	6.278	0	81	81
			UCENTER	4.212	0.049	4.164	0	46	46
			UHDR	15.973	4.656	11.317	0	305	305
			UI	0.494	0.047	0.447	0	2	2
	Sum			28.805	6.599	22.206	0	434	434
	(2) VACANT		UCENTER	17.533	10.219	7.315	0	198	160
			UCOM	3.257	0.549	2.708	0	43	35
			UI	10.829	6.685	4.144	0	127	103
		Sum		31.619	17.453	14.167	0	368	297
		MARKET-READY	UCENTER	20.918	3.978	16.94	0	457	434
			UI	5.8	4.978	0.821	0	25	24
			UVILL	4.53	0.07	4.459	0	45	43
		Sum		31.248	9.027	22.221	0	527	501
	Sum			62.867	26.479	36.388	0	895	798
	(3) PARTUSE		UCENTER	7.568	0.109	7.459	4.355	117	78
		Sum		7.568	0.109	7.459	4.355	117	78
		MARKET-READY	UCENTER	16.179	1.629	14.551	11.579	1018	1018
		Sum		16.179	1.629	14.551	11.579	1018	1018
	Sum			23.747	1.737	22.01	15.934	1135	1096

Lynnwood Area - Additional Employment Capacity (Note: Excludes Larch Way Overlap Area)

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
	(4) REDEV		UCENTER	58.82	8.591	50.23	0	1162	773
			UCOM	7.308	0.209	7.099	0	72	48
			UI	4.081	0.848	3.232	0	100	67
			UVILL	1.292	0	1.292	0	13	9
		Sum		71.501	9.648	61.853	0	1347	896
		MARKET-READY	UCENTER	40.391	20.312	20.079	0	542	515
			UCOM	2.845	0.701	2.145	0	35	33
		Sum		43.237	21.012	22.224	0	577	548
	Sum			114.737	30.66	84.077	0	1924	1444
Unincorporated MUGA Subtotal				**230.156**	**65.476**	**164.681**	**15.934**	**4388**	**3772**
LYNNWOOD AREA TOTAL				**802.129**	**125.482**	**676.647**	**25.709**	**21123**	**19149**

Lynnwood City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within City Zones											
RS-8	Single Family	156.27	100%	615	3.94	3.94	-	-	-	-	-
RS-7	Single Family	6.85	100%	30	4.38	4.38	-	-	-	-	-
RS-4	Single Family	No Data: Used for Existing Mobile Home Parks				11.00	-	-	-	-	-
RML	Single Family	0.52	12%	7	1.66	1.66	-	-	-	-	-
	Multi-Family	3.70	88%	63	14.92	14.92	-	-	-	-	-
	Total	**4.22**	**100%**	**70**	**16.57**	**16.57**	**-**	**-**	**-**	**-**	**-**
RMM	Single Family	2.39	7%	36	1.10	1.10	-	-	-	-	-
	Multi-Family	23.18	71%	416	12.75	12.75	-	-	-	-	-
	Senior Apartments	7.06	22%	170	5.21	5.21	-	-	-	-	-
	Total	**32.63**	**100%**	**622**	**19.06**	**19.06**	**-**	**-**	**-**	**-**	**-**
RMH	Multi-Family	No Data				36.00	-	-	-	-	-
B-1: New Projects											
	Senior Apartments	4.68	31%	187	12.21	12.21	-	-	-	-	-
	Non-Residential	10.63	69%	-	-	-	128,373	0.19	344	22.48	22.48
	Total	**15.31**	**100%**	**187**	**12.21**	**12.21**	**128,373**	**0.19**	**344**	**22.48**	**22.48**
B-1: Infill Projects											
	Non-Residential	34.14	-	-	-	-	496,247	0.33	1,012	29.65	29.65
B-2	Non-Residential	No Data				-	No Data				100.00

Note: There has been no recent development in B-2; however, multi-story office construction is expected when B-2 sites do develop. The assumed new jobs by employment sector are: 80 Services and 20 FIRE.

B-3: New Projects											
	Senior Apartments	0.98	51%	20	10.43	10.43	-	-	-	-	-
	Non-Residential	0.94	49%	-	-	-	4,138	0.05	6	3.08	3.08
	Total	**1.92**	**100%**	**20**	**10.43**	**10.43**	**4,138**	**0.05**	**6**	**3.08**	**3.08**

Lynnwood City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
B-3: Infill Projects											
	Non-Residential	No Data				-	No Data				10.00
Note: The assumed new jobs in B-3 infill projects by employment sector are: 6 Services and 4 Retail.											
B-4	Non-Residential	0.87	100%	-	-	-	10,764	0.28	27	30.86	30.86
BTP: New Projects											
	Non-Residential	15.72	100%	-	-	-	465,645	0.68	1,046	66.56	66.56
BTP: Infill Projects											
	Non-Residential	2.13	100%	-	-	-	30,884	0.33	81	38.02	38.02
CDM	Mixed Use	No Data				30.00	No Data				5.00
Note: College District Mixed-Use is a relatively new zone without any development history. This report assumes that is it will redevelop primarily with residential uses and that all of the jobs will be in the Services sector.											
CG: New Projects											
	Non-Residential	24.97	100%	-	-	-	305,480	0.28	414	16.59	16.59
CG: Infill Projects (and Hwy-99 Mixed Use Infill)											
	Non-Residential	42.15	100%	-	-	-	511,636	0.28	928	22.02	22.02
H99-MU: New Projects											
	Mixed Use	No Data				40.00	No Data				10.00
	Non-Residential	No Data				-	No Data				30.00
	Total	No Data				20.00	No Data				20.00
Note: Highway 99 Mixed Use allows residential development when there is a minimum of 40 units per acre; however, not all development will include residential uses. This report models a 50-50% assumption for mixed-use and commercial-only projects. The assumed new jobs by employment sector are: 10 Services, 5 Retail, 3 Food Services, and 2 FIRE.											
LI: (Combines New and Infill Projects)											
	Non-Residential	12.32	100%	-	-	-	228,949	0.43	325	26.41	26.41
Note: This report combines the data for new and infill projects in Light Industrial because a disproportionate share of the new development was for buildings that do not normally generate "covered employment" according to the job sectors used in this report. Without doing this, the report would have assumed an improbably low 12 employees in new projects and a likely too high estimate of 34 jobs in infill projects. The approach used here will result in a more reasonable employment capacity estimates.											

Lynnwood City

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Mixed Use											
	Non-Residential	12.80	100%	-	-	-	204,057	0.37	432	33.71	33.71
PCD											
	Non-Residential	29.60	100%	-	-	-	480,085	0.37	889	30.03	30.03
PRC	Non-Residential	Insufficient data sample				-	Insufficient data sample				30.00

Note: PRC includes Alderwood Mall and nearby parcels. The assumed new jobs in PRC by employment sector are: 20 Retail, 6 Services, and 4 Food Services.

Mill Creek Area - Additional Population Capacity (Note: Excludes Larch Way Overlap Area)

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		LDR	0.405	0.173	0.232	0	2	0	0	2	2	0	0	2	6	0	0	6
			MDR	7.827	6.065	1.762	0	124	0	0	124	124	0	0	124	345	0	0	345
	Sum			8.232	6.238	1.994	0	126	0	0	126	126	0	0	126	351	0	0	351
	(2) VACANT		LDR	33.721	27.803	5.918	0	19	0	0	19	15	0	0	15	43	0	0	43
			PCB	2.875	2.875	0	0	1	0	0	1	1	0	0	1	2	0	0	2
			PRD 7200	0.426	0.028	0.397	0	2	0	0	2	2	0	0	2	4	0	0	4
		Sum		37.022	30.706	6.315	0	22	0	0	22	18	0	0	18	49	0	0	49
		MARKET-READY	MU/HDR	3.1	0.131	2.97	0	4	13	40	57	4	12	38	54	11	23	45	78
		Sum		3.1	0.131	2.97	0	4	13	40	57	4	12	38	54	11	23	45	78
	Sum			40.122	30.837	9.285	0	26	13	40	79	22	12	38	72	60	23	45	127
	(3) PARTUSE		LDR	15.316	7.366	7.949	5.846	18	0	0	18	12	0	0	12	33	0	0	33
	Sum			15.316	7.366	7.949	5.846	18	0	0	18	12	0	0	12	33	0	0	33
	(4) REDEV		LDR	5.077	0	5.077	0	13	0	0	13	9	0	0	9	24	0	0	24
			MU/HDR	4.943	3.309	1.634	0	1	7	22	30	1	5	15	20	2	9	17	28
	Sum			10.02	3.309	6.71	0	14	7	22	43	9	5	15	29	26	9	17	52
City (as of Apr-02) Subtotal				**73.689**	**47.751**	**25.938**	**5.846**	**184**	**20**	**62**	**266**	**169**	**17**	**53**	**238**	**470**	**31**	**62**	**563**
City (as of Dec-12) *	(1) PENDING		EGPUV	18.422	1.065	17.356	0	0	314	0	314	0	314	0	314	0	578	0	578
			LDR	10.651	4.165	6.486	0	42	0	0	42	42	0	0	42	117	0	0	117
	Sum			29.072	5.231	23.842	0	42	314	0	356	42	314	0	356	117	578	0	695
	(2) VACANT		LDR	0.182	0.068	0.114	0	1	0	0	1	1	0	0	1	2	0	0	2
			MDR	1.686	1.48	0.206	0	1	0	0	1	1	0	0	1	2	0	0	2
		Sum		1.868	1.548	0.32	0	2	0	0	2	2	0	0	2	4	0	0	4
		MARKET-READY	EGPUV	3.798	0	3.798	0	0	32	0	32	0	30	0	30	0	56	0	56
			LDR	10.854	8.446	2.408	0	8	0	0	8	8	0	0	8	21	0	0	21
		Sum		14.651	8.446	6.205	0	8	32	0	40	8	30	0	38	21	56	0	77
	Sum			16.52	9.994	6.526	0	10	32	0	42	9	30	0	40	26	56	0	82
	(3) PARTUSE		LDR	21.112	5.47	15.641	12.384	35	0	0	35	23	0	0	23	65	0	0	65
			MDR	3.369	0.913	2.456	1.958	11	0	4	15	7	0	3	10	20	0	3	23
	Sum			24.481	6.383	18.098	14.342	46	0	4	50	31	0	3	33	85	0	3	88
	(4) REDEV		EGPUV	4.477	0.118	4.36	0	-2	36	0	34	-1	24	0	23	-4	44	0	40
			LDR	9.875	1.792	8.083	0	24	0	0	24	16	0	0	16	44	0	0	44
	Sum			14.352	1.91	12.442	0	22	36	0	58	15	24	0	39	41	44	0	85
City (as of Dec-12) Subtotal *				**84.425**	**23.518**	**60.908**	**14.342**	**120**	**382**	**4**	**506**	**97**	**368**	**3**	**468**	**269**	**678**	**3**	**950**
* - outside of City Apr-2002 boundaries																			
Unincorporated MUGA	(1) PENDING		UHDR	86.227	52.719	33.508	0	409	580	0	989	409	580	0	989	1139	1067	0	2206
			ULDR	483.71	174.21	309.502	0	2305	0	0	2305	2305	0	0	2305	6417	0	0	6417
			UMDR	34.157	9.009	25.148	0	209	99	0	308	209	99	0	308	582	182	0	764
			UVILL	5.606	0.875	4.73	0	52	0	0	52	52	0	0	52	145	0	0	145
	Sum			609.7	236.814	372.889	0	2975	679	0	3654	2975	679	0	3654	8282	1249	0	9532
	(2) VACANT		UCENTER	6.119	2.846	3.272	0	0	113	32	145	0	91	26	117	0	168	30	198
			UCOM	0.716	0	0.716	0	0	2	0	2	0	2	0	2	0	3	0	3

Mill Creek Area - Additional Population Capacity (Note: Excludes Larch Way Overlap Area)

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			UHDR	2.579	0.19	2.389	0	17	12	0	29	14	10	0	23	38	18	0	56
			ULDR	116.44	85.931	30.505	0	179	0	0	179	145	0	0	145	402	0	0	402
			UMDR	4.026	1.64	2.386	0	21	0	0	21	17	0	0	17	47	0	0	47
			UVILL	1.793	1.053	0.74	0	0	16	2	18	0	13	2	15	0	24	2	26
		Sum		131.67	91.66	40.008	0	217	143	34	394	175	115	27	318	488	212	32	733
		MARKET-READY	UCENTER	29.96	13.496	16.464	0	0	575	163	738	0	546	155	701	0	1005	182	1187
			UHDR	18.639	5.805	12.834	0	96	70	0	166	91	67	0	158	254	122	0	376
			ULDR	9.955	9.032	0.923	0	4	0	0	4	4	0	0	4	11	0	0	11
			UMDR	4.993	0	4.993	0	45	2	0	47	43	2	0	45	119	3	0	123
		Sum		63.547	28.334	35.214	0	145	647	163	955	138	615	155	907	383	1131	182	1697
	Sum			195.22	119.993	75.221	0	362	790	197	1349	313	730	182	1225	871	1343	214	2429
	(3) PARTUSE		UHDR	3.755	0.016	3.74	1.975	12	7	0	19	8	5	0	13	22	9	0	31
			ULDR	439.74	57.471	382.266	265.72	1331	0	0	1331	885	0	0	885	2464	0	0	2464
			UMDR	49.704	16.011	33.693	27.016	233	8	0	241	155	5	0	160	431	10	0	441
			UVILL	1.953	0.605	1.348	0.868	0	19	2	21	0	13	1	14	0	23	2	25
		Sum		495.15	74.102	421.047	295.58	1576	34	2	1612	1048	23	1	1072	2918	42	2	2961
		MARKET-READY	ULDR	5.949	0.618	5.331	4.214	23	0	0	23	22	0	0	22	61	0	0	61
			UMDR	13.647	2.565	11.082	9.627	86	3	0	89	82	3	0	85	227	5	0	233
		Sum		19.595	3.183	16.412	13.84	109	3	0	112	104	3	0	106	288	5	0	294
	Sum			514.74	77.285	437.46	309.42	1685	37	2	1724	1152	25	1	1178	3206	47	2	3254
	(4) REDEV		UCENTER	26.186	11.011	15.176	0	-14	519	141	646	-9	345	94	430	-26	635	110	719
			UCOM	13.975	1.114	12.861	0	-2	38	7	43	-1	25	5	29	-4	46	5	48
			UHDR	43.044	13.727	29.318	0	138	143	0	281	92	95	0	187	255	175	0	430
			ULDR	119.34	22.625	96.713	0	426	0	0	426	283	0	0	283	789	0	0	789
			UMDR	52.423	15.285	37.138	0	291	10	0	301	194	7	0	200	539	12	0	551
			UVILL	11.41	1.297	10.113	0	-3	221	29	247	-2	147	19	164	-6	270	23	288
		Sum		266.38	65.058	201.319	0	836	931	177	1944	556	619	118	1293	1548	1139	138	2825
		MARKET-READY	UCENTER	5.062	1.525	3.537	0	-1	122	34	155	-1	116	32	147	-3	213	38	249
			UMDR	28.11	1.839	26.27	0	237	13	0	250	225	12	0	238	627	23	0	650
		Sum		33.172	3.364	29.808	0	236	135	34	405	224	128	32	385	624	236	38	898
	Sum			299.55	68.423	231.126	0	1072	1066	211	2349	780	747	150	1678	2172	1375	176	3723
Unincorporated MUGA Subtotal				1619.2	502.515	1116.696	309.42	6094	2572	410	9076	5220	2182	334	7735	14532	4015	392	18939
MUGA Total				**1777.3**	**573.784**	**1203.542**	**329.61**	**6398**	**2974**	**476**	**9848**	**5486**	**2567**	**390**	**8441**	**15271**	**4724**	**457**	**20452**

Mill Creek Area - Additional Employment Capacity (Note: Excludes Larch Way Overlap Area)

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02)	(1) PENDING		BP	2.378	0.657	1.721	0	46	46
	Sum			2.378	0.657	1.721	0	46	46
	(2) VACANT		BP	7.029	5.816	1.213	0	46	37
			OP	9.118	1.267	7.85	0	303	245
		Sum		16.147	7.084	9.063	0	349	282
		MARKET-READY	BP	11.588	7.659	3.929	0	152	144
			CB	10.768	0.914	9.854	0	170	162
			MU/HDR	3.1	0.131	2.97	0	1	1
		Sum		25.456	8.704	16.752	0	323	307
	Sum			41.603	15.788	25.816	0	672	589
	(3) PARTUSE		BP	2.087	0.313	1.774	0.617	24	16
	Sum			2.087	0.313	1.774	0.617	24	16
	(4) REDEV		BP	58.737	41.385	17.352	0	533	354
			CB	1.86	0.009	1.851	0	27	18
		Sum		60.597	41.394	19.203	0	560	372
		MARKET-READY	BP	5.207	2.113	3.095	0	120	114
			CB	11.262	0	11.262	0	194	184
		Sum		16.469	2.113	14.357	0	314	298
	Sum			77.066	43.507	33.56	0	874	671
City (as of Apr-02) Subtotal				**123.134**	**60.264**	**62.87**	**0.617**	**1616**	**1321**
City (as of Dec-12) *	(1) PENDING		EGPUV	18.422	1.065	17.356	0	41	41
		Sum		18.422	1.065	17.356	0	41	41
		MARKET-READY	EGPUV	3.503	0.621	2.882	0	60	60
		Sum		3.503	0.621	2.882	0	60	60
	Sum			21.925	1.687	20.238	0	101	101
	(2) VACANT	MARKET-READY	EGPUV	3.798	0	3.798	0	57	54
	Sum			3.798	0	3.798	0	57	54
	(4) REDEV		EGPUV	5.724	0.683	5.041	0	74	49
			NB	2.048	0.224	1.824	0	19	13
		Sum		7.772	0.908	6.865	0	93	62
		MARKET-READY	EGPUV	17.35	6.113	11.236	0	169	161

Mill Creek Area - Additional Employment Capacity (Note: Excludes Larch Way Overlap Area)

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
		Sum		17.35	6.113	11.236	0	169	161
	Sum			25.122	7.021	18.101	0	262	222
City (as of Dec-12) Subtotal *				**50.845**	**8.708**	**42.137**	**0**	**420**	**378**
* - outside of City Apr-2002 boundaries									
Unincorporated	(1) PENDING		ULDR	45.325	2.965	42.36	0	213	213
			UMDR	11.142	6.296	4.846	0	68	68
			UVILL	5.606	0.875	4.73	0	27	27
	Sum			62.073	10.137	51.937	0	308	308
	(2) VACANT		UCENTER	6.119	2.846	3.272	0	88	71
			UCOM	0.716	0	0.716	0	12	10
			UVILL	1.793	1.053	0.74	0	7	6
		Sum		8.627	3.899	4.728	0	107	86
		MARKET-READY	UCENTER	29.96	13.496	16.464	0	444	422
		Sum		29.96	13.496	16.464	0	444	422
	Sum			38.588	17.395	21.192	0	551	508
	(3) PARTUSE		UVILL	1.953	0.605	1.348	0.868	9	6
	Sum			1.953	0.605	1.348	0.868	9	6
	(4) REDEV		UCENTER	24.725	10.452	14.273	0	305	203
			UCOM	16.141	1.781	14.361	0	163	108
			UI	4.44	0.844	3.597	0	90	60
			UVILL	11.41	1.297	10.113	0	96	64
		Sum		56.716	14.374	42.342	0	654	435
		MARKET-READY	UCENTER	5.062	1.525	3.537	0	84	80
		Sum		5.062	1.525	3.537	0	84	80
	Sum			61.778	15.899	45.88	0	738	515
Unincorporated MUGA Subtotal				**164.392**	**44.036**	**120.357**	**0.868**	**1606**	**1337**
MILL CREEK AREA TOTAL				**338.371**	**113.008**	**225.364**	**1.485**	**3642**	**3036**

Mill Creek City

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within City Zones											
PRD-7200											
	Single Family	49.95	92%	204	3.78	3.78	-	-	-	-	-
	Multi-Family	4.08	8%	33	0.61	0.61	-	-	-	-	-
	Total	**54.03**	**100%**	**237**	**4.39**	**4.39**	**-**	**-**	**-**	**-**	**-**
LDR (Low Density Residential)											
	Single Family	144.54	100%	510	3.53	3.53	-	-	-	-	-
MDR (Medium Density Residential)											
	Single Family	45.21	85%	315	5.89	6.10 (1)	-	-	-	-	-
	Senior Apartments	6.45	12%	148	2.77	2.81 (1)	-	-	-	-	-
	Non-Residential	1.81	3%	-	-	-	23,767	0.01	59	1.11	0.00 (1)
	Total	**53.47**	**100%**	**463**	**8.66**	**8.96**	**-**	**-**	**-**	**-**	**-**

1- The Lawrence C. Schmidt Medical Center was approved as a conditional use in MDR on a site with frontage on the Bothell-Everett Highway. While other non-residential development in MDR might take place, few sites with MDR have comparable frontage. Therefore, this report makes an assumption that the remaining sites will develop as residential according to the densities that the past sample would produce by excluding the medical center.

HDR (High Density Residential)											
	Multi-Family	8.25	91%	215	23.72	26.07 (2)	-	-	-	-	-
	Non-Residential	0.82	9%	-	-	-	13,008	0.03	33	3.59	0.00 (2)
	Total	**9.06**	**100%**	**215**	**23.72**	**26.07**	**-**	**-**	**-**	**-**	**-**

2- Ashley Gardens Retirement Home was approved in HDR as a conditional use. The methodology in this report does not track population capacity in such group quarters, so while new nursing homes are possible this report assumes simplified future development in HDR by looking solely at the multi-family potential.

MU-HDR (Mixed Use / High Density Residential)											
	Single Family	9.87	16%	89	1.47	1.47	-	-	-	-	-
	Senior Apartments	41.61	69%	829	13.72	13.72	-	-	-	-	-
	Mixed-Use	8.95	15%	266	4.40	4.40	5,085	0.00	13	0.21	0.21
	Total	**60.44**	**100%**	**1,184**	**19.59**	**19.59**	**5,085**	**0.00**	**13**	**0.21**	**0.21**

Mill Creek City

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
BP and OP (Business Park and Office Park)											
	Non-Residential	3.12	100%	-	-	-	46,514	0.34	121	38.67	38.67
CB and NB (Community Business, assumed to apply to Neighborhood Business as well)											
	Non-Residential	23.66	100%	-	-	-	265,974	0.26	407	17.22	17.22
PCB (Planned Community Business)											
	Mixed Use	0.48	2%	36	1.58	1.58	4,140	0.00	11	0.47	0.47
	Non-Residential	22.37	98%	-	-	-	341,704	0.34	846	37.01	37.01
	Total	**22.86**	**100%**	**36**	**1.58**	**1.58**	**345,844**	0.35	**857**	**37.48**	**37.48**
PUV (Planned Urban Village) (3)											
	Mixed Use	No Data				8.50	No Data				15.00

3- PUV is a new zone with a conceptual master plan to redevelop several large parcels. The assumed densities produce a result similar to "Option A" for the entire site--roughly 400 multi-family units and 350,000 square feet of commercial space. The employment assumption per buildable acre is broken down by job sector as follows: 5 retail jobs, 5 general services jobs, 3 food service jobs, and 2 jobs in FIRE (Finance, Insurance, Real Estate).

Mountlake Terrace Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		BC/D-B	1.304	0	1.304	0	-6	123	0	117	-6	123	0	117	-17	226	0	210
			BC/D-C	2.151	0	2.151	0	-3	52	109	158	-3	52	109	158	-8	96	128	216
			BC/D-E	0.466	0	0.466	0	-2	12	0	10	-2	12	0	10	-6	22	0	17
			RML	0.526	0	0.526	0	0	6	0	6	0	6	0	6	0	11	0	11
			RMM	12.348	1.264	11.084	0	52	129	0	181	52	129	0	181	145	237	0	382
			RS 7200 - 4800	1.214	0	1.214	0	10	0	0	10	10	0	0	10	28	0	0	28
			RS 7200	3.232	0.796	2.436	0	19	0	0	19	19	0	0	19	53	0	0	53
			RS 8400	2.321	0.888	1.433	0	24	0	0	24	24	0	0	24	67	0	0	67
	Sum			23.563	2.949	20.614	0	94	322	109	525	94	322	109	525	262	592	128	982
	(2) VACANT		BC/D-C	0.501	0	0.501	0	0	5	0	5	0	4	0	4	0	7	0	7
			BC/D-D	0.179	0	0.179	0	0	2	0	2	0	2	0	2	0	3	0	3
			F/T-C	4.846	1.712	3.134	0	0	94	0	94	0	76	0	76	0	140	0	140
			F/T-D	9.798	4.519	5.279	0	0	263	0	263	0	212	0	212	0	391	0	391
			RS 7200	4.908	3.732	1.175	0	8	0	0	8	6	0	0	6	18	0	0	18
			RS 8400	4.692	3.534	1.158	0	7	0	0	7	6	0	0	6	16	0	0	16
		Sum		24.924	13.498	11.426	0	15	364	0	379	12	294	0	306	34	541	0	575
		MARKET-READY	BC/D-C	0.862	0	0.862	0	0	10	0	10	0	10	0	10	0	17	0	17
		Sum		0.862	0	0.862	0	0	10	0	10	0	10	0	10	0	17	0	17
	Sum			25.786	13.498	12.288	0	15	374	0	389	12	303	0	316	34	558	0	592
	(3) PARTUSE		RS 7200 - 4800	2.728	0.06	2.667	1.467	7	0	0	7	5	0	0	5	13	0	0	13
			RS 7200	6.739	0.795	5.944	3.069	14	0	0	14	9	0	0	9	26	0	0	26
			RS 8400 - 4800	1.158	0	1.158	0.556	2	0	0	2	1	0	0	1	4	0	0	4
			RS 8400	9.955	0.174	9.781	6.84	24	0	0	24	16	0	0	16	44	0	0	44
		Sum		20.58	1.029	19.55	11.931	47	0	0	47	31	0	0	31	87	0	0	87
		MARKET-READY	RML	14.328	1.1	13.228	1.959	5	11	0	16	5	10	0	15	13	19	0	32
			RS 8400	1.667	0.578	1.089	0.901	4	0	0	4	4	0	0	4	11	0	0	11
		Sum		15.995	1.678	14.318	2.86	9	11	0	20	9	10	0	19	24	19	0	43
	Sum			36.575	2.707	33.868	14.791	56	11	0	67	40	10	0	50	111	19	0	130
	(4) REDEV			0.395	0	0.395	0	2	0	0	2	1	0	0	1	4	0	0	4
			BC/D-A	4.419	0	4.419	0	0	307	0	307	0	204	0	204	0	376	0	376
			BC/D-B	6.804	0.754	6.05	0	-17	234	0	217	-11	156	0	144	-31	286	0	255
			BC/D-C	14.99	0	14.99	0	-46	152	0	106	-31	101	0	70	-85	186	0	101
			BC/D-D	13.326	0	13.326	0	-57	151	0	94	-38	100	0	63	-106	185	0	79
			BC/D-E	6.208	0	6.208	0	-31	65	0	34	-21	43	0	23	-57	80	0	22
			F/T-A	4.379	0.05	4.329	0	0	129	0	129	0	86	0	86	0	158	0	158
			F/T-B	3.497	1.067	2.429	0	0	48	0	48	0	32	0	32	0	59	0	59
			F/T-C	3.149	1.011	2.138	0	0	64	0	64	0	43	0	43	0	78	0	78
			F/T-E	0.467	0	0.467	0	0	8	0	8	0	5	0	5	0	10	0	10
			F/T-F	0.841	0.025	0.816	0	-4	11	0	7	-3	7	0	5	-7	13	0	6
			RML	1.79	0	1.79	0	-1	8	0	7	-1	5	0	5	-2	10	0	8
			RMM	17.581	3.251	14.33	0	47	81	0	128	31	54	0	85	87	99	0	186
			RS 7200 - 4800	1.569	0	1.569	0	4	0	0	4	3	0	0	3	7	0	0	7
			RS 7200	3.665	0.065	3.599	0	13	0	0	13	9	0	0	9	24	0	0	24
			RS 8400	12.064	5.848	6.216	0	17	0	0	17	11	0	0	11	31	0	0	31
	Sum			95.145	12.072	83.073	0	-73	1258	0	1185	-49	837	0	788	-135	1539	0	1404
City (as of Apr-02) Subtotal				**181.07**	**31.225**	**149.843**	**14.791**	**92**	**1965**	**109**	**2166**	**97**	**1472**	**109**	**1679**	**271**	**2709**	**128**	**3109**

Mountlake Terrace Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
Unincorporated MUGA	(4) REDEV		UHDR	0.916	0.671	0.245	0	0	1	0	1	0	1	0	1	0	1	0	1
			UMDR	1.709	0	1.709	0	8	0	0	8	5	0	0	5	15	0	0	15
	Sum			2.625	0.671	1.954	0	8	1	0	9	5	1	0	6	15	1	0	16
Unincorporated MUGA Subtotal				**2.625**	**0.671**	**1.954**	**0**	**8**	**1**	**0**	**9**	**5**	**1**	**0**	**6**	**15**	**1**	**0**	**16**
MOUNTLAKE TERRACE AREA TOTAL				**183.69**	**31.896**	**151.797**	**14.791**	**100**	**1966**	**109**	**2175**	**102**	**1473**	**109**	**1685**	**286**	**2710**	**128**	**3125**

Mountlake Terrace Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
City (as of Apr-02)	(1) PENDING		BC/D-B	1.304	0	1.304	0	23	23
			BC/D-C	0.263	0	0.263	0	2	2
			LI/OP	0.207	0	0.207	0	4	4
			PFS	4.378	0.62	3.758	0	117	117
	Sum			6.153	0.62	5.533	0	146	146
	(2) VACANT		BC	0.299	0	0.299	0	7	6
			BC/D-C	0.501	0	0.501	0	15	12
			BC/D-D	0.179	0	0.179	0	5	4
			CG	1.478	0.162	1.315	0	124	100
			F/T-C	4.846	1.712	3.134	0	141	114
			F/T-D	9.798	4.519	5.279	0	211	170
			LI/OP	0.858	0.366	0.492	0	13	10
		Sum		17.96	6.76	11.2	0	516	417
		MARKET-READY	BC	0.648	0.361	0.287	0	7	7
			BC/D-C	0.862	0	0.862	0	25	24
			LI/OP	5.304	3.765	1.539	0	41	39
		Sum		6.813	4.125	2.688	0	73	69
	Sum			24.773	10.885	13.888	0	589	486
	(3) PARTUSE		BC	2.063	0	2.063	0.41	10	7
			CG	2.465	0.819	1.646	1.102	104	69
	Sum			4.529	0.819	3.709	1.512	114	76
	(4) REDEV		BC	3.702	0.209	3.493	0	57	38
			BC/D-A	4.419	0	4.419	0	632	420
			BC/D-B	6.804	0.754	6.05	0	141	94
			BC/D-C	14.982	0.11	14.872	0	380	253
			BC/D-D	13.314	0	13.314	0	358	238
			BC/D-E	6.396	0	6.396	0	67	45
			CG	19.399	1.989	17.41	0	1360	904
			F/T-A	4.379	0.05	4.329	0	94	63
			F/T-B	3.497	1.067	2.429	0	3	2
			F/T-F	0.495	0.025	0.469	0	3	2
			LI/OP	9.574	5.089	4.486	0	113	75
			SDD C/R	0.371	0	0.371	0	5	3

Mountlake Terrace Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
	Sum			87.332	9.294	78.038	0	3213	2137
City (as of Apr-02) Subtotal				**122.787**	**21.618**	**101.169**	**1.512**	**4062**	**2844**
City (as of Dec-12) *	(2) VACANT		CG	0.436	0	0.436	0	41	33
	Sum			0.436	0	0.436	0	41	33
	(4) REDEV		CG	0.313	0.05	0.263	0	13	9
	Sum			0.313	0.05	0.263	0	13	9
City (as of Dec-12) Subtotal *				**0.749**	**0.05**	**0.699**	**0**	**54**	**42**
* - outside of City Apr-2002 boundaries									
MOUNTLAKE TERRACE AREA TOTAL				**123.536**	**21.668**	**101.868**	**1.512**	**4116**	**2886**

Mountlake Terrace City

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RS 8400											
	Single Family	7.93	100%	36	4.54	4.54	-	-	-	-	-
RS 7200											
	Single Family	19.33	100%	112	5.80	5.80	-	-	-	-	-
RML											
	Single Family	6.77	36%	55	2.94	2.94	-	-	-	-	-
	Multi-Family	11.92	64%	109	5.83	5.83	-	-	-	-	-
	Total	**18.69**	**100%**	**164**	**8.78**	**8.78**	**-**	**-**	**-**	**-**	**-**
RMM											
	Single Family	4.77	53%	80	8.93	8.93	-	-	-	-	-
	Multi-Family	4.19	47%	65	7.26	7.26	-	-	-	-	-
	Total	**8.96**	**100%**	**145**	**16.19**	**16.19**	**-**	**-**	**-**	**-**	**-**
BC (Community Business)											
	Non-Residential	8.42	100%	-	-	-	92,736	0.25	198	23.58	23.58
GC (General Commercial)											
	Non-Residential	3.67	100%	-	-	-	134,176	0.84	347	94.56	94.56
SDD (Special Development District)											
	Non-Residential	8.68	100%	-	-	-	71,004	0.19	123	14.16	14.16
LI/OP (Light Industrial / Office Park) -- New Projects											
	Non-Residential	14.12	100%	-	-	-	227,630	0.37	374	26.49	26.49

Mountlake Terrace City

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
LI/OP (Light Industrial / Office Park) -- Infill Projects											
	Non-Residential	5.11	100%	-	-	-	20,057	0.09	20	3.93	26.49 (1)
land in LI/OP becomes scarcer. For this reason, the employment density found on new projects in LI/OP will be used on estimates of surplus land for partially used sites.											
F/T (Freeway / Tourist) District A											
	Non-Residential	4.19	100%	-	-	30.00 (2)	38,369	0.21	94	22.55	40.00 (2)
F/T (Freeway / Tourist) District B											
	Non-Residential	2.06	100%	-	-	20.00 (2)	40,562	0.45	101	49.11	20.00 (2)
F/T (Freeway / Tourist) District C											
	Non-Residential	No Development				30.00 (2)	No Development				45.00 (2)
F/T (Freeway / Tourist) District D											
	Non-Residential	No Development				50.00 (2)	No Development				40.00 (2)
F/T (Freeway / Tourist) District E											
	Non-Residential	No Development				20.00 (2)	No Development				15.00 (2)
F/T (Freeway / Tourist) District F											
	Non-Residential	No Development				15.00 (2)	No Development				5.00 (2)

2- Mountlake Terrace recently adopted changes to the formerly singular Freeway / Tourist zone. These changes include creating separate standards for different districts and encouraging housing. The densities assumed are based on the expected building types in each district under current market conditions; meaning that (a) light rail has yet to reach the Mountlake Terrace transit center and (b) a transfer of development rights program that would allow for higher residential and employment densities has yet to be adopted. If one or both of these considerations changes, then expected densities would be higher. The job sector breakdown for the districts are: District A) 20 Services, 13 Retail, 5 Food Services, 2 FIRE; B) 10 Services, 6 Retail, 3 Food Services, 1 FIRE; C) 25 Services, 10 Retail, 5 Food Services, 5 FIRE; D) 25 Services, 5 FIRE, 5 Gov/Ed, 4 Retail, 1 Food Services; E) 5 Services, 5 Retail, 5 Food Services; and F) 5 Services.

Mountlake Terrace City

Development History (1995 to 2010)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
TC (Town Center) District A											
	Mixed Use	No Development				70.00 (3)	No Development				150.00 (3)
TC (Town Center) District B											
	Mixed Use	1.26	100%	123	97.25	40.00 (3)	10,303	0.19	27	21.14	30.00 (3)
TC (Town Center) District C											
	Non-Residential	1.43	51%	-	-	-	24,068	0.20	60	21.53	21.53
	Mixed-Use	1.36	49%	33	11.81	11.81	8,541	0.07	22	7.88	7.88
	Total	**2.79**	**100%**	**33**	**11.81**	**11.81**	**32,609**	**0.27**	**82**	**29.41**	**29.41**
TC (Town Center) District D											
	Non-Residential	0.19	100%	-	-	14.00 (3)	5,048	0.61	13	66.93	28.00 (3)
TC (Town Center) District E											
	Mixed Use	No Development				12.00 (3)	No Development				10.00 (3)

3- The number of projects development in Town Center is quite small and only District C has enough examples to consider the sample predictive of likely future densities. The densities assumed are based on the expected building types in each district .

Mukilteo Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(1) PENDING		DB	0.43	0	0.43	0	0	2	0	2	0	2	0	2	0	4	0	4
			MR	1.108	0.821	0.287	0	5	0	0	5	5	0	0	5	14	0	0	14
			RD 12.5	5.471	2.777	2.694	0	18	0	0	18	18	0	0	18	50	0	0	50
			RD 7.2	6.769	0.117	6.652	0	63	0	0	63	63	0	0	63	175	0	0	175
			RD 7.5	17.579	13.97	3.608	0	28	0	0	28	28	0	0	28	78	0	0	78
	Sum			31.356	17.685	13.671	0	114	2	0	116	114	2	0	116	317	4	0	321
	(2) VACANT		CB	0.985	0.096	0.889	0	3	5	0	8	2	4	0	6	7	7	0	14
			DB	0.092	0	0.092	0	1	0	0	1	1	0	0	1	2	0	0	2
			MR	8.16	5.194	2.966	0	0	133	0	133	0	133	0	133	0	245	0	245
			MRD	1.785	0	1.785	0	0	20	0	20	0	16	0	16	0	30	0	30
			RD 12.5	16.525	11.673	4.852	0	21	0	0	21	17	0	0	17	47	0	0	47
			RD 12.5 S	5.498	3.853	1.645	0	12	0	0	12	10	0	0	10	27	0	0	27
			RD 7.5	22.239	13.869	8.37	0	50	0	0	50	40	0	0	40	112	0	0	112
			RD 8.4	0.222	0.222	0	0	1	0	0	1	1	0	0	1	2	0	0	2
			RD 9.6	1.867	0	1.867	0	7	0	0	7	6	0	0	6	16	0	0	16
		Sum		57.372	34.907	22.465	0	95	158	0	253	77	153	0	230	214	282	0	495
		MARKET-READY	MRD	2.549	1.552	0.997	0	0	11	0	11	0	10	0	10	0	19	0	19
			RD 7.5	12.527	7.006	5.521	0	27	0	0	27	26	0	0	26	71	0	0	71
		Sum		15.075	8.557	6.518	0	27	11	0	38	26	10	0	36	71	19	0	91
	Sum			72.447	43.464	28.983	0	122	169	0	291	102	164	0	266	285	301	0	586
	(3) PARTUSE		RD 12.5	14.856	11.281	3.574	2.503	7	0	0	7	5	0	0	5	13	0	0	13
			RD 7.5	9.465	7.142	2.323	1.457	7	0	0	7	5	0	0	5	13	0	0	13
			RD 8.4	4.362	0	4.362	3.574	16	0	0	16	11	0	0	11	30	0	0	30
			RD 9.6	13.195	0.094	13.1	9.008	24	0	0	24	16	0	0	16	44	0	0	44
	Sum			41.878	18.518	23.36	16.542	54	0	0	54	36	0	0	36	100	0	0	100
	(4) REDEV		CB	8.564	1.216	7.348	0	17	50	0	67	11	33	0	45	31	61	0	93
			DB	0.86	0.063	0.797	0	0	6	0	6	0	4	0	4	0	7	0	7
			MRD	3.844	1.955	1.889	0	-6	18	0	12	-4	12	0	8	-11	22	0	11
			RD 12.5	11.031	2.183	8.848	0	19	0	0	19	13	0	0	13	35	0	0	35
			RD 7.5	13.149	5.604	7.545	0	26	0	0	26	17	0	0	17	48	0	0	48
			RD 8.4	1.273	0	1.273	0	5	0	0	5	3	0	0	3	9	0	0	9
			RD 9.6	6.058	0.223	5.835	0	18	0	0	18	12	0	0	12	33	0	0	33
			RD 9.6 S	0.733	0	0.733	0	1	0	0	1	1	0	0	1	2	0	0	2
		Sum		45.512	11.243	34.269	0	80	74	0	154	53	49	0	102	148	91	0	239
		MARKET-READY	CB	3.177	0.371	2.806	0	9	22	0	31	9	21	0	29	24	38	0	62
			MRD	2.417	1.127	1.29	0	-1	15	0	14	-1	14	0	13	-3	26	0	24
		Sum		5.594	1.498	4.096	0	8	37	0	45	8	35	0	43	21	65	0	86
	Sum			51.106	12.741	38.365	0	88	111	0	199	61	84	0	145	169	155	0	324
City (as of Apr-02) Subtotal				**196.79**	**92.408**	**104.379**	**16.542**	**378**	**282**	**0**	**660**	**313**	**250**	**0**	**563**	**872**	**460**	**0**	**1332**
Unincorporated MUGA	(1) PENDING		UCOM	2.313	0	2.313	0	0	0	1	1	0	0	1	1	0	0	1	1
			UHDR	1.081	0	1.081	0	19	0	0	19	19	0	0	19	53	0	0	53
			ULDR-NS	2.562	2.562	0	0	10	0	0	10	10	0	0	10	28	0	0	28
			ULDR-UE	25.112	22.076	3.036	0	12	0	0	12	12	0	0	12	33	0	0	33
			ULDR	28.333	20.896	7.436	0	160	0	0	160	160	0	0	160	445	0	0	445
			UMDR	34.92	4.788	30.132	0	215	41	0	256	215	41	0	256	599	75	0	674
	Sum			94.321	50.323	43.998	0	416	41	1	458	416	41	1	458	1158	75	1	1235

Mukilteo Area - Additional Population Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
				Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
	(2) VACANT		UCENTER	0.481	0	0.481	0	0	16	4	20	0	13	3	16	0	24	4	28
			UCOM	3.097	0.152	2.945	0	0	9	1	10	0	7	1	8	0	13	1	14
			UHDR	0.358	0	0.358	0	2	1	0	3	2	1	0	2	4	1	0	6
			ULDR-NS	33.147	20.975	12.171	0	31	0	0	31	25	0	0	25	70	0	0	70
			ULDR-UE	23.907	23.198	0.709	0	11	0	0	11	9	0	0	9	25	0	0	25
			ULDR	8.921	6.574	2.348	0	16	0	0	16	13	0	0	13	36	0	0	36
			UMDR	1.786	0.752	1.034	0	9	0	0	9	7	0	0	7	20	0	0	20
			UVILL	0.474	0	0.474	0	0	10	1	11	0	8	1	9	0	15	1	16
		Sum		72.172	51.651	20.521	0	69	36	6	111	56	29	5	90	155	53	6	214
		MARKET-READY	ULDR-UE	10.899	9.732	1.167	0	2	0	0	2	2	0	0	2	5	0	0	5
			UMDR	1.035	0.377	0.657	0	6	0	0	6	6	0	0	6	16	0	0	16
			UVILL	4.678	0.281	4.397	0	0	96	13	109	0	91	12	104	0	168	15	182
		Sum		16.612	10.39	6.222	0	8	96	13	117	8	91	12	111	21	168	15	203
	Sum			88.784	62.041	26.743	0	77	132	19	228	63	120	17	201	176	221	20	418
	(3) PARTUSE		ULDR	26.525	4.029	22.497	14.273	69	0	0	69	46	0	0	46	128	0	0	128
			UMDR	89.858	5.74	84.118	46.445	348	0	0	348	231	0	0	231	644	0	0	644
	Sum			116.38	9.769	106.615	60.718	417	0	0	417	277	0	0	277	772	0	0	772
	(4) REDEV		UCENTER	6.803	0.148	6.656	0	-2	231	64	293	-1	154	43	195	-4	283	50	329
			UCOM	49.848	4.074	45.774	0	-8	138	23	153	-5	92	15	102	-15	169	18	172
			UHDR	5.109	0.86	4.249	0	15	18	0	33	10	12	0	22	28	22	0	50
			ULDR	7.642	2.344	5.298	0	18	0	0	18	12	0	0	12	33	0	0	33
			UMDR	72.168	8.116	64.052	0	395	4	0	399	263	3	0	265	731	5	0	736
			UVILL	9.219	0.324	8.894	0	-6	192	25	211	-4	128	17	140	-11	235	20	243
		Sum		150.79	15.867	134.923	0	412	583	112	1107	274	388	74	736	763	713	88	1564
		MARKET-READY	UCOM	3.923	0	3.923	0	-1	12	3	14	-1	11	3	13	-3	21	3	22
		Sum		3.923	0	3.923	0	-1	12	3	14	-1	11	3	13	-3	21	3	22
	Sum			154.71	15.867	138.846	0	411	595	115	1121	273	399	77	749	760	734	91	1585
Unincorporated MUGA Subtotal				**454.2**	**138**	**316.201**	**60.718**	**1321**	**768**	**135**	**2224**	**1030**	**560**	**96**	**1686**	**2867**	**1031**	**112**	**4010**
MUKILTEO AREA TOTAL				**650.99**	**230.408**	**420.58**	**77.26**	**1699**	**1050**	**135**	**2884**	**1343**	**810**	**96**	**2249**	**3739**	**1491**	**112**	**5342**

Mukilteo Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
City (as of Apr-02)	(1) PENDING		CB	0.413	0.054	0.359	0	25	25
			CB(S)	1.345	0	1.345	0	29	29
			DB	0.43	0	0.43	0	4	4
			LI	7.956	1.11	6.845	0	147	147
	Sum			10.143	1.164	8.979	0	205	205
	(2) VACANT		CB	0.985	0.096	0.889	0	19	15
			CB(S)	6.293	0.196	6.098	0	207	167
			DB	0.092	0	0.092	0	4	3
			IP	21.323	7.015	14.308	0	414	334
			LI	15.133	5.413	9.72	0	209	169
			PCB	1.099	0	1.099	0	31	25
			PI	13.706	0.217	13.488	0	55	44
		Sum		58.631	12.936	45.695	0	939	758
		MARKET-READY	IP	0.905	0	0.905	0	26	25
			LI	1.267	0	1.267	0	27	26
			PCB	6.418	0.148	6.27	0	178	169
			PCB(S)	9.789	1.491	8.297	0	236	224
			PI	4.645	2.611	2.034	0	8	8
		Sum		23.023	4.25	18.773	0	475	451
	Sum			81.654	17.187	64.467	0	1414	1209
	(3) PARTUSE		CB	1.298	0	1.298	0.843	17	11
			CB(S)	1.089	0	1.089	0.6	12	8
			DB	0.28	0	0.28	0.026	1	1
			IP	8.233	0	8.233	1.186	29	19
			LI	7.288	0	7.288	4.317	95	63
			PI	4.638	1.014	3.624	2.081	17	11
	Sum			22.826	1.014	21.812	9.054	171	114
	(4) REDEV		CB	8.394	1.32	7.074	0	114	76
			CB(S)	10.09	0.074	10.016	0	215	143
			DB	2.988	1.316	1.672	0	72	48
			IP	0.675	0	0.675	0	19	13
			LI	39.085	6.634	32.451	0	502	334

Mukilteo Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Employment Capacity Before Reductions	Additional Employment Capacity After Reductions
			PI	5.328	0.03	5.298	0	22	15
		Sum		66.559	9.373	57.186	0	944	628
		MARKET-READY	CB	3.177	0.371	2.806	0	61	58
			LI	2.533	0.154	2.379	0	51	48
		Sum		5.711	0.526	5.185	0	112	106
	Sum			72.27	9.899	62.37	0	1056	734
City (as of Apr-02) Subtotal				**186.893**	**29.264**	**157.629**	**9.054**	**2846**	**2262**
Unincorporated	(1) PENDING		UCOM	10.159	1.591	8.567	0	44	44
			UI	14.354	2.483	11.872	0	195	195
			UMDR	2.033	0	2.033	0	46	46
	Sum			26.546	4.074	22.472	0	285	285
	(2) VACANT		UCENTER	0.481	0	0.481	0	13	10
			UCOM	3.348	0.152	3.196	0	51	41
			UI	34.322	8.248	26.074	0	804	649
			UVILL	0.474	0	0.474	0	5	4
		Sum		38.626	8.401	30.225	0	873	705
		MARKET-READY	UI	3.333	1.384	1.95	0	61	58
			UVILL	4.678	0.281	4.397	0	44	42
		Sum		8.011	1.665	6.346	0	105	100
	Sum			46.637	10.066	36.572	0	978	805
	(3) PARTUSE		UI	1.221	0	1.221	0.792	14	9
	Sum			1.221	0	1.221	0.792	14	9
	(4) REDEV		UCENTER	6.803	0.148	6.656	0	127	84
			UCOM	41.03	3.242	37.788	0	534	355
			UI	67.587	13.484	54.104	0	1431	952
			UVILL	8.831	0.324	8.506	0	85	57
		Sum		124.251	17.197	107.054	0	2177	1448

Mukilteo Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		MARKET-READY	UCOM	3.923	0	3.923	0	47	45
			UI	5.426	0.347	5.079	0	156	148
		Sum		9.349	0.347	9.001	0	203	193
	Sum			133.6	17.545	116.055	0	2380	1641
Unincorporated Subtotal				**208.005**	**31.684**	**176.32**	**0.792**	**3657**	**2740**
MUKILTEO AREA TOTAL				**394.898**	**60.948**	**333.949**	**9.846**	**6503**	**5002**

Mukilteo City

Development History (Projects Modeled as Predictive)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
RD 12500 (2000 to 2010 Sample)											
	Single Family	14.97	100%	49	3.27	3.27	-	-	-	-	-
RD 9600 (2000 to 2010 Sample)											
	Single Family	20.08	100%	73	3.64	3.64	-	-	-	-	-
RD 8400 (Post-GMA Sample)											
	Single Family	3.60	100%	18	5.01	5.01	-	-	-	-	-
RD 7500 (Post-GMA Sample)											
	Single Family	10.08	100%	37	3.67	5.10 (1)	-	-	-	-	-
1- This report assumes higher densities in response to market conditions and per city direction.											
RD 7200 (Post-GMA Sample)											
	Single Family	33.22	100%	181	5.45	5.45	-	-	-	-	-
MRD (Multi-Family sample only)											
	Multi-Family	6.35	100%	74	11.66	11.66	-	-	-	-	-
MR and MR PRD (Multi-Family sample only) (also applies to remaining triple-zoned land with PCB(S), MR, BP zoning)											
	Multi-Family	13.10	100%	238	18.16	18.16	-	-	-	-	-
CB: New Projects (1995 to 2010)											
	Single-Family	1.35	17%	15	1.86	4.00 (2)	-	-	-	-	-
	Mixed-Use	2.20	27%	8	0.99	8.00 (2)	17,570	0.05	44	5.44	5.44
	Non-Residential	4.53	56%	-	-	-	52,755	0.15	133	16.42	16.42
	Total	**8.07**	**100%**	**23**	**2.85**	**12.00 (2)**	**70,325**	**0.20**	**176**	**21.86**	**21.86**

2- This report assumes higher residential densities in CB than have been observed in the past because the zoning code was modified in the mid-2000s to encourage housing and the sample includes projects from before the time that it was possible to build residential or mixed-use projects in the zone. Hence, future development will likely include more housing than was observed during the 1995 to 2010 period.

Mukilteo City

Development History (Projects Modeled as Predictive)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
CB: Infill Projects		No Data									20.00 (3)
3- The assumed new jobs by employment sector are: 10 Services, 6 Retail, 2 FIRE, and 2 Food Services.											
CB (S): New Projects (1995 to 2010)											
	Non-Residential	10.28	100%	-	-	-	145,912	0.33	348	33.86	33.86
CB (S): Infill Projects											
	Non-Residential	1.34	100%	-	-	-	4,872	0.08	9	6.70	20.00 (4)
4- Future business expansions and new uses on sites with existing uses will likely have higher average employment densities than the infill project that this sample relies on (a new self-service car wash and espresso stand next to an existing auto repair shop). The assumed new jobs by employment sector are: 10 Services, 6 Retail, 2 FIRE, and 2 Food Services.											
PCB (S) (and PCB): (Non-Residential New Project Sample Only, 1995 to 2010) (5) (6)											
	Non-Residential	20.29	100%	-	-	-	230,574	0.26	576	28.38	28.38
5- The residential development in PCB (S) was possible through phasing agreements that were part of the Harbour Pointe master plan. The remaining developable PCB (S) land is not well-suited for residential development. Therefore, this report uses only the non-residential sample for predicting likely future densities.											
6- The employment density for new projects is also being applied to infill projects because the infill data sample size is too small to be reliable (one project: a new car wash added onto an existing gas station).											
DB: New *and* Infill Projects (1995 to 2010, excluding Silver Cloud Inn) (7)											
	Mixed-Use	1.79	100%	11	6.16	10.00 (8)	28,283	0.36	79	44.17	44.17
7- The City revised Waterfront Mixed Use zone in 2009. WMU now includes the Silver Cloud Inn (permitted in 1999 under DB zoning) and surrounding areas that have direct waterfront access and are therefore unlike the remaining DB-zoned areas which lack such access.											
8- Changes in the zoning code circa 2009 encourage more housing and that residential densities will likely be higher than observed before that time.											
WMU	Mixed Use	New Zone: No Data				5.00 (9)	New Zone: No Data				25.00 (9)
9- The city revised Waterfront Mixed Use in 2009 and the zone now covers land formerly zoned Downtown Business. The only recent building in WMU is the Silver Cloud Inn (permitted 1999 under DB zoning); however, Silver Cloud is not predictive of likely future development in WMU because it exceeds the new height limit for buildings north of Front Street.											

Mukilteo City

Development History (Projects Modeled as Predictive)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
IP (and BP): New Projects (1995 to 2010)											
	Non-Residential	39.93	100%	-	-	-	608,815	0.35	1,153	28.87	28.87
IP (and BP): Infill Projects (1995 to 2010)											
	Non-Residential	6.00	100%	-	-	-	114,770	0.44	145	24.15	24.15
LI (and HI): New Projects (1995 to 2010)											
	Non-Residential	30.67	100%	-	-	-	416,065	0.31	662	21.59	21.59
LI (and HI): Infill Projects (1995 to 2010)											
	Non-Residential	5.12	100%	-	-	-	77,482	0.35	113	22.04	22.04
PI: New Projects (1995 to 2010)											
	Non-Residential	13.70	100%	-	-	-	57,404	0.10	57	4.16	4.16
PI: Infill Projects (1995 to 2010)											
	Non-Residential	8.15	100%	-	-	-	105,571	0.30	68	8.39	8.39
OS	Case-by-case for known pending projects in Open Space										
PSP	Case-by-case for known pending projects in Public / Semi-Public										

Woodway MUGA - Additional Population Capacity

Jurisdiction	Land Status Market Ready	Zone	Acres Total	Acres Unbuildable	Acres Buildable	Acres Surplus	Additional Housing Unit Capacity (before reductions) SF	MF	Sr. Apts.	Total	Additional Housing Unit Capacity (after reductions) SF	MF	Sr. Apts.	Total	Additional Population Capacity SF	MF	Sr. Apts.	Total
City (as of Apr-02)	(2) VACANT	FRP R-87	10.309	4.748	5.56	0	6	0	0	6	5	0	0	5	13	0	0	13
		FRP R43	1.072	0	1.072	0	1	0	0	1	1	0	0	1	2	0	0	2
		SR R-14.5	4.13	0.525	3.604	0	8	0	0	8	6	0	0	6	18	0	0	18
	Sum		15.51	5.274	10.237	0	15	0	0	15	12	0	0	12	34	0	0	34
	(3) PARTUSE	FRP R-87	27.919	7.584	20.335	17.106	7	0	0	7	5	0	0	5	13	0	0	13
		FRP R43	4.85	0	4.85	3.845	3	0	0	3	2	0	0	2	6	0	0	6
		SR R-14.5	12.987	2.079	10.908	7.488	12	0	0	12	8	0	0	8	22	0	0	22
	Sum		45.756	9.663	36.093	28.44	22	0	0	22	15	0	0	15	41	0	0	41
	(4) REDEV	FRP R-87	6.946	0	6.946	0	2	0	0	2	1	0	0	1	4	0	0	4
		SR R-14.5	3.832	2.834	0.998	0	1	0	0	1	1	0	0	1	2	0	0	2
	Sum		10.778	2.834	7.945	0	3	0	0	3	2	0	0	2	6	0	0	6
City (as of Apr-02) Subtotal			**72.045**	**17.77**	**54.274**	**28.44**	**40**	**0**	**0**	**40**	**29**	**0**	**0**	**29**	**80**	**0**	**0**	**80**
Unincorporated MUGA	(1) PENDING	UVILL	61.047	30.529	30.518	0	0	2640	0	2640	0	2640	0	2640	0	4858	0	4858
	Sum		61.047	30.529	30.518	0	0	2640	0	2640	0	2640	0	2640	0	4858	0	4858
	(2) VACANT	ULDR	36.563	29.281	7.281	0	42	0	0	42	34	0	0	34	94	0	0	94
	Sum		36.563	29.281	7.281	0	42	0	0	42	34	0	0	34	94	0	0	94
Unincorporated MUGA Subtotal			**97.609**	**59.81**	**37.799**	**0**	**42**	**2640**	**0**	**2682**	**34**	**2640**	**0**	**2674**	**94**	**4858**	**0**	**4952**
WOODWAY AREA TOTAL			**169.654**	**77.58**	**92.073**	**28.44**	**82**	**2640**	**0**	**2722**	**63**	**2640**	**0**	**2703**	**174**	**4858**	**0**	**5032**

Woodway Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Unincorporated	(1) PENDING		UVILL	61.047	30.529	30.518	0	242	242
	Sum			61.047	30.529	30.518	0	242	242
WOODWAY AREA TOTAL				**61.047**	**30.529**	**30.518**	**0**	**242**	**242**

Woodway Town

Development History (1995 to 2010)

Zone	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
R-87,000	Single Family	No Data				0.50	-	-	-	-	-
R-43,000	Single Family	No Data				1.00	-	-	-	-	-
R-14,500	Single Family	47.62	100%	101	2.12	2.12	-	-	-	-	-

Lake Stickney Gap - Additional Population Capacity

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
Unincorporated	(1) PENDING		UHDR	17.615	1.105	16.509	0	137	102	0	239	137	102	0	239	381	188	0	569
			UMDR	47.117	7.379	39.739	0	382	0	0	382	382	0	0	382	1063	0	0	1063
	Sum			64.732	8.484	56.248	0	519	102	0	621	519	102	0	621	1445	188	0	1633
	(2) VACANT		UCOM	1.453	0.565	0.888	0	0	2	0	2	0	2	0	2	0	3	0	3
			UHDR	26.44	8.548	17.892	0	131	95	0	226	106	77	0	182	294	141	0	436
			UMDR	13.988	8.103	5.885	0	55	0	0	55	44	0	0	44	124	0	0	124
		Sum		41.881	17.216	24.665	0	186	97	0	283	150	78	0	229	418	144	0	562
		MARKET-READY	UCOM	2.153	0.223	1.93	0	0	6	1	7	0	6	1	7	0	10	1	12
			UHDR	0.869	0	0.869	0	6	4	0	10	6	4	0	10	16	7	0	23
		Sum		3.022	0.223	2.799	0	6	10	1	17	6	10	1	16	16	17	1	34
	Sum			44.903	17.438	27.464	0	192	107	1	300	156	88	1	245	434	162	1	597
	(3) PARTUSE		UHDR	22.744	0.322	22.422	14.048	94	65	0	159	63	43	0	106	174	80	0	254
			UMDR	86.92	25.383	61.537	43.38	366	1	0	367	243	1	0	244	678	1	0	679
		Sum		109.664	25.705	83.959	57.428	460	66	0	526	306	44	0	350	852	81	0	932
		MARKET-READY	UMDR	2.563	1.115	1.447	1.084	9	0	0	9	9	0	0	9	24	0	0	24
		Sum		2.563	1.115	1.447	1.084	9	0	0	9	9	0	0	9	24	0	0	24
	Sum			112.227	26.821	85.407	58.512	469	66	0	535	314	44	0	358	875	81	0	956
	(4) REDEV		UCOM	30.6	2.843	27.757	0	-7	83	15	91	-5	55	10	61	-13	102	12	100
			UHDR	34.122	7.811	26.311	0	135	124	0	259	90	82	0	172	250	152	0	402
			UMDR	37.256	17.249	20.006	0	134	0	0	134	89	0	0	89	248	0	0	248
		Sum		101.977	27.903	74.074	0	262	207	15	484	174	138	10	322	485	253	12	750
		MARKET-READY	UHDR	15.945	3.709	12.236	0	88	66	0	154	84	63	0	146	233	115	0	348
			UMDR	4.945	1.169	3.776	0	33	2	0	35	31	2	0	33	87	3	0	91
		Sum		20.89	4.878	16.012	0	121	68	0	189	115	65	0	180	320	119	0	439
	Sum			122.867	32.781	90.086	0	383	275	15	673	289	202	10	501	805	372	12	1189
Unincorporated Total				**344.729**	**85.524**	**259.206**	**58.512**	**1563**	**550**	**16**	**2129**	**1279**	**436**	**11**	**1725**	**3559**	**802**	**13**	**4374**

Lake Stickney Gap - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Unincorporated	(1) PENDING		UHDR	1.134	0	1.134	0	50	50
	Sum			1.134	0	1.134	0	50	50
	(2) VACANT		UCOM	1.938	0.734	1.204	0	19	15
		Sum		1.938	0.734	1.204	0	19	15
		MARKET-READY	UCOM	2.153	0.223	1.93	0	31	29
		Sum		2.153	0.223	1.93	0	31	29
	Sum			4.09	0.956	3.134	0	50	45
	(4) REDEV		UCOM	34.543	3.65	30.893	0	392	261
	Sum			34.543	3.65	30.893	0	392	261
Unincorporated Total				**39.767**	**4.606**	**35.161**	**0**	**492**	**355**

Larch Way Overlap - Additional Population Capacity

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
Unincorporated	(1) PENDING		UCENTER	7.608	0.079	7.529	0	62	168	0	230	62	168	0	230	173	309	0	482
			ULDR	8.096	0.602	7.493	0	54	0	0	54	54	0	0	54	150	0	0	150
			UMDR	1.085	0	1.085	0	19	0	0	19	19	0	0	19	53	0	0	53
	Sum			16.789	0.682	16.107	0	135	168	0	303	135	168	0	303	376	309	0	685
	(2) VACANT		UHDR	1.494	0.037	1.457	0	10	7	0	17	8	6	0	14	22	10	0	33
			ULDR	22.665	9.008	13.657	0	80	0	0	80	65	0	0	65	180	0	0	180
			UMDR	0.351	0	0.351	0	3	0	0	3	2	0	0	2	7	0	0	7
		Sum		24.51	9.045	15.465	0	93	7	0	100	75	6	0	81	209	10	0	219
		MARKET-READY	UCENTER	1.576	0	1.576	0	0	55	15	70	0	52	14	67	0	96	17	113
			UCOM	0.76	0.021	0.739	0	0	2	0	2	0	2	0	2	0	3	0	3
		Sum		2.335	0.021	2.314	0	0	57	15	72	0	54	14	68	0	100	17	116
	Sum			26.846	9.066	17.78	0	93	64	15	172	75	60	14	149	209	110	17	336
	(3) PARTUSE		UCENTER	1.063	0	1.063	0.68	0	22	6	28	0	15	4	19	0	27	5	32
			UHDR	2.739	0	2.739	2.016	14	10	0	24	9	7	0	16	26	12	0	38
			ULDR	109.637	19.054	90.583	61.384	305	0	0	305	203	0	0	203	565	0	0	565
			UMDR	4.456	0	4.456	3.017	25	0	0	25	17	0	0	17	46	0	0	46
		Sum		117.895	19.054	98.841	67.098	344	32	6	382	229	21	4	254	637	39	5	681
		MARKET-READY	ULDR	0.814	0.368	0.446	0.199	1	0	0	1	1	0	0	1	3	0	0	3
		Sum		0.814	0.368	0.446	0.199	1	0	0	1	1	0	0	1	3	0	0	3
	Sum			118.709	19.423	99.287	67.296	345	32	6	383	230	21	4	255	640	39	5	683
	(4) REDEV		UCENTER	11.129	0.06	11.069	0	-2	382	104	484	-1	254	69	322	-4	467	81	545
			UHDR	11.696	0.237	11.459	0	61	56	0	117	41	37	0	78	113	69	0	181
			ULDR	15.309	3.535	11.774	0	46	0	0	46	31	0	0	31	85	0	0	85
			UMDR	14.74	0.993	13.747	0	109	4	0	113	72	3	0	75	202	5	0	207
		Sum		52.874	4.825	48.049	0	214	442	104	760	142	294	69	505	396	541	81	1018
		MARKET-READY	UHDR	0.413	0.054	0.359	0	1	1	0	2	1	1	0	2	3	2	0	4
		Sum		0.413	0.054	0.359	0	1	1	0	2	1	1	0	2	3	2	0	4
	Sum			53.287	4.879	48.408	0	215	443	104	762	143	295	69	507	399	543	81	1023
Unincorporated Total				**215.631**	**34.05**	**181.582**	**67.296**	**788**	**707**	**125**	**1620**	**583**	**544**	**87**	**1214**	**1623**	**1001**	**103**	**2727**

Larch Way Overlap - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Unincorporated	(1) PENDING		UCENTER	7.608	0.079	7.529	0	22	22
	Sum			7.608	0.079	7.529	0	22	22
	(2) VACANT	MARKET-READY	UCENTER	1.576	0	1.576	0	43	41
			UCOM	0.76	0.021	0.739	0	12	11
	Sum			2.335	0.021	2.314	0	55	52
	(3) PARTUSE		UCENTER	30.918	1.828	29.09	14.792	399	265
	Sum			30.918	1.828	29.09	14.792	399	265
	(4) REDEV		UCENTER	10.633	0.06	10.573	0	155	103
	Sum			10.633	0.06	10.573	0	155	103
Unincorporated Total				**51.495**	**1.988**	**49.506**	**14.792**	**631**	**443**

Meadowdale/Norma Beach Gap - Additional Population Capacity

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
Unincorporated	(1) PENDING		ULDR	74.141	29.187	44.954	0	251	0	0	251	251	0	0	251	699	0	0	699
			Unsewer	4.165	4.165	0	0	4	0	0	4	4	0	0	4	11	0	0	11
	Sum			78.306	33.352	44.954	0	255	0	0	255	255	0	0	255	710	0	0	710
	(2) VACANT		ULDR	2.774	2.093	0.68	0	3	0	0	3	2	0	0	2	7	0	0	7
			UMDR	10.538	3.266	7.271	0	66	3	0	69	53	2	0	56	148	4	0	153
			Unsewer	4.26	3.979	0.282	0	3	0	0	3	2	0	0	2	7	0	0	7
		Sum		17.572	9.338	8.233	0	72	3	0	75	58	2	0	61	162	4	0	166
		MARKET-READY	ULDR	6.236	3.356	2.879	0	16	0	0	16	15	0	0	15	42	0	0	42
		Sum		6.236	3.356	2.879	0	16	0	0	16	15	0	0	15	42	0	0	42
	Sum			23.807	12.695	11.112	0	88	3	0	91	73	2	0	76	204	4	0	209
	(3) PARTUSE		ULDR	20.728	4.851	15.878	11.782	62	0	0	62	41	0	0	41	115	0	0	115
			Unsewer	6.097	2.552	3.545	2.768	5	0	0	5	3	0	0	3	9	0	0	9
		Sum		26.825	7.403	19.423	14.55	67	0	0	67	45	0	0	45	124	0	0	124
		MARKET-READY	ULDR	10.432	5.158	5.274	3.889	22	0	0	22	21	0	0	21	58	0	0	58
		Sum		10.432	5.158	5.274	3.889	22	0	0	22	21	0	0	21	58	0	0	58
	Sum			37.257	12.561	24.697	18.439	89	0	0	89	65	0	0	65	182	0	0	182
	(4) REDEV		ULDR	5.035	0	5.035	0	21	0	0	21	14	0	0	14	39	0	0	39
			UMDR	7.015	1.979	5.036	0	44	2	0	46	29	1	0	31	81	2	0	84
		Sum		12.049	1.979	10.07	0	65	2	0	67	43	1	0	45	120	2	0	123
		MARKET-READY	ULDR	1.102	0	1.102	0	5	0	0	5	5	0	0	5	13	0	0	13
		Sum		1.102	0	1.102	0	5	0	0	5	5	0	0	5	13	0	0	13
	Sum			13.151	1.979	11.172	0	70	2	0	72	48	1	0	49	134	2	0	136
Unincorporated Total				**152.52**	**60.586**	**91.935**	**18.439**	**502**	**5**	**0**	**507**	**442**	**4**	**0**	**446**	**1230**	**7**	**0**	**1237**

Paine Field Area - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Unincorporated	(1) PENDING		UI	45.418	1.833	43.585	0	114	114
	Sum			45.418	1.833	43.585	0	114	114
	(2) VACANT		UI	261.465	123.578	137.888	0	4246	4034
	Sum			261.465	123.578	137.888	0	4246	4034
Unincorporated Total				**306.884**	**125.411**	**181.473**	**0**	**4360**	**4148**

Silver Firs Gap - Additional Population Capacity

				Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
Jurisdiction	Land Status	Market Ready	Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
Unincorporated	(1) PENDING		ULDR	10.167	4.128	6.039	0	66	0	0	66	66	0	0	66	184	0	0	184
	Sum			10.167	4.128	6.039	0	66	0	0	66	66	0	0	66	184	0	0	184
	(2) VACANT		UCOM	31.972	3.714	28.258	0	0	93	22	115	0	75	18	93	0	138	21	159
			UHDR	39.893	6.881	33.011	0	248	181	0	429	200	146	0	346	558	269	0	826
			ULDR	77.258	30.319	46.938	0	272	0	0	272	220	0	0	220	611	0	0	611
			UMDR	40.694	28.27	12.424	0	113	7	0	120	91	6	0	97	254	10	0	264
			UVILL	24.487	10.619	13.868	0	0	305	41	346	0	246	33	279	0	453	39	492
		Sum		214.304	79.804	134.5	0	633	586	63	1282	511	473	51	1035	1423	871	60	2354
		MARKET-READY	UCOM	3.244	0.26	2.984	0	0	9	2	11	0	9	2	10	0	16	2	18
			ULDR	11.912	4.795	7.117	0	41	0	0	41	39	0	0	39	108	0	0	108
		Sum		15.156	5.056	10.1	0	41	9	2	52	39	9	2	49	108	16	2	126
	Sum			229.459	84.86	144.6	0	674	595	65	1334	550	482	53	1085	1531	886	62	2480
	(3) PARTUSE		ULDR	74.743	32.021	42.722	37.931	216	0	0	216	144	0	0	144	400	0	0	400
		Sum		74.743	32.021	42.722	37.931	216	0	0	216	144	0	0	144	400	0	0	400
		MARKET-READY	ULDR	16.99	10.389	6.6	5.7	31	0	0	31	29	0	0	29	82	0	0	82
		Sum		16.99	10.389	6.6	5.7	31	0	0	31	29	0	0	29	82	0	0	82
	Sum			91.733	42.411	49.322	43.631	247	0	0	247	173	0	0	173	482	0	0	482
	(4) REDEV		ULDR	26.713	8.904	17.809	0	93	0	0	93	62	0	0	62	172	0	0	172
		Sum		26.713	8.904	17.809	0	93	0	0	93	62	0	0	62	172	0	0	172
		MARKET-READY	ULDR	59.9	28.307	31.593	0	185	0	0	185	176	0	0	176	489	0	0	489
		Sum		59.9	28.307	31.593	0	185	0	0	185	176	0	0	176	489	0	0	489
	Sum			86.613	37.211	49.402	0	278	0	0	278	238	0	0	238	661	0	0	661
Unincorporated Total				**417.972**	**168.61**	**249.362**	**43.631**	**1265**	**595**	**65**	**1925**	**1027**	**482**	**53**	**1561**	**2859**	**886**	**62**	**3807**

Silver Firs Gap - Additional Employment Capacity

Jurisdiction	Land Status	Market Ready	Zone	Acres				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Unincorporated	(1) PENDING		P/I	62.176	18.028	44.148	0	9	9
			UI	189.408	48.136	141.272	0	100	100
	Sum			251.584	66.164	185.42	0	109	109
	(2) VACANT		UCOM	31.972	3.714	28.258	0	456	368
			UI	39.776	8.204	31.572	0	972	785
			UVILL	24.487	10.619	13.868	0	139	112
		Sum		96.236	22.537	73.698	0	1567	1265
		MARKET-READY	UCOM	3.244	0.26	2.984	0	48	46
		Sum		3.244	0.26	2.984	0	48	46
	Sum			99.48	22.798	76.682	0	1615	1311
Unincorporated Total				**351.063**	**88.961**	**262.102**	**0**	**1724**	**1420**

Unincorporated Southwest UGA

Development History (Projects Modeled as Predictive)

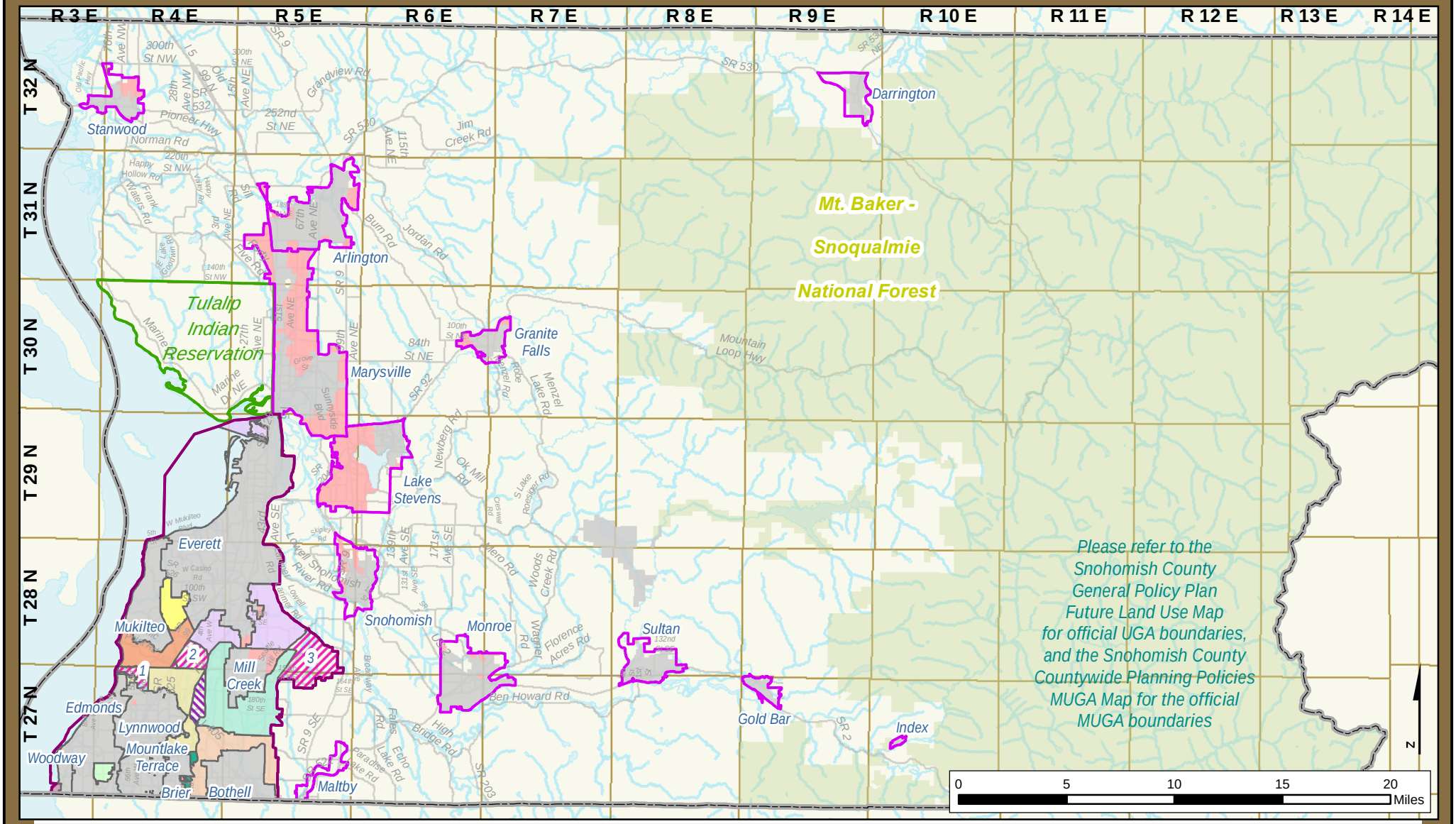
Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor Area Ratio	Non-Residential Development: Estimated Total Emp.	Non-Residential Development: Estimated Employment Per Acre	Non-Residential Development: Employment Density Assumed
Development Within County Designations											
Unsewerable Enclave		No Data				2.00 (1)	-	-	-	-	-
1- The type of projects typically built in Unsewerable Enclaves, small short plat subdivisions, are not included in the data sampling used to predict future densities. However, an examination of such projects shows that 2 units per buildable acre is a reasonable assumption.											
Urban Low Density Residential (Projects submitted after 1/1/05 and recorded by 12/31/10)											
	Single Family	277.37	100%	1,629	5.87	5.87	-	-	-	-	-
Urban Medium Density Residential (Single family projects submitted after 1/1/05 and recorded by 12/31/10, and multi-family projects issued 1/1/05 to 12/31/10)											
	Single Family	128.40	96%	1,230	9.17	9.17	-	-	-	-	-
	Multi-Family	5.76	4%	76	0.57	0.57	-	-	-	-	-
	Total	**134.16**	**100%**	**1,306**	**9.73**	**9.73**	**-**	**-**	**-**	**-**	**-**
Urban High Density Residential (Single family projects submitted after 1/1/05 and recorded by 12/31/10, and multi-family projects issued 1/1/05 to 12/31/10)											
	Single Family	40.52	70%	439	7.54	7.54	-	-	-	-	-
	Multi-Family	17.74	30%	322	5.53	5.53	-	-	-	-	-
	Total	**58.25**	**100%**	**761**	**13.06**	**13.06**	**-**	**-**	**-**	**-**	**-**
Urban Commercial--New Projects (1995 to 2010 sample)											
	Single Family	1.21	1%	18	0.10	-	-	-	-	-	-
	Multi-Family	27.82	16%	560	3.18	3.31 (2)	-	-	-	-	-
	Senior Apartments	3.42	2%	143	0.81	0.81	-	-	-	-	-
	Commercial	143.43	82%	5	0.03	-	1,649,307	0.22	2,826	16.07	16.07
	Total	***175.88***	***100%***	***726***	***4.13***	***4.13***	***1,649,307***	***0.22***	***2,826***	***16.07***	***16.07***
2- This report assumes a simplification whereby the combined actual densities of single family, multi-family, commercial caretaker, and mixed-use commercial apartments are summed and modeled as strictly multi-family.											
Urban Commercial--Infill Projects (Relies on the 1995 to 2010 commercial-only sample)											
	Non-Residential	Alternate data sample				-	Alternate data sample				19.70
Urban Industrial--New Projects (1995 to 2010 sample)											
	Industrial	144.24	100%	-	-	-	2,235,056	0.36	4,441	30.79	30.79
Urban Industrial--Infill Projects (1995 to 2010 sample)											
	Industrial	30.69	100%	-	-	-	326,476	0.24	556	18.12	18.12

Unincorporated Southwest UGA

Development History (Projects Modeled as Predictive)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Urban Village (Projects built and several proposed [to increase sample size])											
	Mixed Use	18.44	100%	355	19.25	25.00 (3)	71,300	0.09	181	9.80	10.00 (3)
3- Zoning code changes are underway that will likely increase the densities in Urban Village. This report assumes 22 multi-family units, 3 senior apartments, and 10 jobs per acre. The sector distribution of these jobs is modeled as: 6 Services, 2 Retail, 1 FIRE, and 1 Food Services.											
Urban Center and Transit Pedestrian Village (Projects built and several proposed [to increase sample size])											
	Mixed Use	100.94	100%	3,925	38.88	45.00 (4)	566,834	0.13	1,677	16.62	27.00 (4)
4- A maturing market and zoning code changes make it likely that future densities in Urban Center and TPV will be higher than in the past. This report assumes 35 multi-family units, 10 senior apartments, and 27 jobs per acre. The sector distribution of these jobs is modeled as: 13 Services, 5 retail, 4 FIRE, 4 Food Services, and 1 Government.											

Appendix



Snohomish County
Planning and Development Services

2012 Buildable Lands Report Urban Growth Area Reference Map

- Snohomish County Boundary
- Southwest UGA Boundary
- Other UGA Boundary
- MUGA Boundary
- *Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Reservation Tidelands)*
- City Boundary As of April 1, 2002
- City Area Annexed through December 13, 2012
- National Forest Boundary

MUGA Boundaries

- Bothell MUGA
- Brier MUGA
- Edmonds MUGA
- Everett MUGA
- Lynnwood MUGA
- Mill Creek MUGA
- Mountlake Terrace MUGA
- Mukilteo MUGA
- Woodway MUGA
- Paine Field Area
- Overlap Area Claimed by 2 Cities (Larch Way Overlap)
- Gap Areas Not Claimed by Any City (1: Meadowdale Gap 2. Lake Stickney Gap 3. Silver Firs Gap)

SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of November 2012.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

Path: S:\Planning\DEMOG\BLR2012\Report\UGA MUGA Overview.mxd

APPENDIX C

2007 LAKE STEVENS SEWER DISTRICT COMPREHENSIVE PLAN

AMENDMENT NO. 1

ADOPTED BY CITY OF LAKE STEVENS ORDINANCE NO. 835

PLAN CAN BE VIEWED OR PURCHASED AT THE

LAKE STEVENS SEWER DISTRICT

1106 VERNON ROAD, SUITE A, LAKE STEVENS, WA

APPENDIX D

CITY OF LAKE STEVENS STREET INVENTORY

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
100TH AVE NE	405.05	Local Access	25
100TH DR SE	210.45	Local Access	25
101ST AVE NE	4487.45	Local Access	25
101ST AVE SE	1646.26	Local Access	25
101ST DR SE	269.93	Local Access	25
102ND AVE NE	1132.52	Local Access	25
102ND DR SE	793.10	Local Access	25
103RD AVE NE	1932.95	Local Access	25
103RD AVE SE	3803.88	Collector/Local Access	25/30
103RD DR SE	2125.65	Local Access	25
104TH AVE SE	292.60	Local Access	25
104TH DR NE	318.16	Local Access	25
104TH DR SE	862.00	Local Access	25
105TH AVE SE	736.72	Local Access	25
105TH DR SE	454.52	Local Access	25
106TH DR NE	447.25	Local Access	25
106TH DR SE	269.60	Local Access	25
107TH AVE NE	521.29	Local Access	25
107TH DR NE	828.26	Local Access	25
109TH AVE NE	408.71	Local Access	25
10TH PL NE	202.92	Local Access	25
10TH PL SE	2865.55	Local Access	25
10TH ST NE	1966.32	Local Access	25
10TH ST SE	2555.50	Collector/Local Access	25/35
111TH DR NE	742.20	Local Access	25
112TH AVE NE	425.44	Local Access	25
112TH CT NE	138.62	Local Access	25
112TH DR NE	1624.96	Local Access	25
113TH AVE NE	2694.29	Collector	25
113TH DR NE	678.07	Local Access	25
114TH AVE NE	1991.38	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
114TH CT NE	165.96	Local Access	25
114TH DR NE	2301.44	Local Access	25
115TH AVE NE	392.80	Collector	25
115TH CT NE	115.90	Local Access	25
115TH DR NE	311.50	Local Access	25
116TH AVE NE	3157.07	Collector/Local Access	25
116TH DR NE	1292.19	Local Access	25
117TH AVE NE	4700.54	Collector/Local Access	25/35
117TH DR NE	324.33	Local Access	25
118TH AVE NE	469.55	Local Access	25
118TH DR NE	2071.58	Local Access	25
119TH DR NE	358.68	Local Access	25
11TH PL NE	257.39	Local Access	25
11TH PL SE	2973.58	Local Access	25
11TH ST NE	1295.15	Local Access	25
11TH ST SE	467.68	Local Access	25
120TH AVE NE	1477.84	Local Access	25
120TH DR NE	1587.70	Local Access	25
121ST CT NE	308.85	Local Access	25
121ST DR NE	854.05	Local Access	25
122ND AVE NE	523.87	Local Access	25
122ND CT NE	525.84	Local Access	25
123RD AVE NE	5208.37	Collector/Local Access	25
123RD DR NE	289.06	Local Access	25
124TH AVE NE	982.15	Local Access	25
124TH CT NE	270.85	Local Access	25
125TH AVE NE	2443.65	Local Access	25
127TH AVE NE	4137.53	Local Access	25
127TH DR NE	1423.46	Collector/Local Access	25/35
128TH AVE NE	912.89	Local Access	25
129TH AVE NE	655.56	Local Access	25
129TH CT NE	280.54	Local Access	25
129TH DR NE	330.99	Local Access	25
12TH PL NE	1391.75	Local Access	25
12TH PL SE	3302.82	Local Access	25
12TH ST NE	1725.13	Local Access	25
12TH ST SE	3391.92	Local Access	25
130TH CT NE	439.59	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
130TH DR NE	1293.93	Local Access	25
131ST AVE NE	4507.84	Collector	25/35
131ST DR NE	1002.46	Local Access	25
13TH PL NE	1333.70	Local Access	25
13TH PL SE	836.37	Local Access	25
13TH ST NE	1745.42	Local Access	25
13TH ST SE	806.67	Local Access	25
14TH PL NE	295.86	Local Access	25
14TH PL SE	2450.49	Local Access	25
14TH ST NE	1560.58	Local Access	25
14TH ST SE	1396.81	Local Access	25
15TH CT SE	109.21	Local Access	25
15TH PL NE	445.65	Local Access	25
15TH PL SE	4534.54	Local Access	25
15TH ST NE	2878.30	Local Access	25
15TH ST SE	1076.22	Local Access	25
16TH PL SE	1663.46	Local Access	25
16TH ST NE	3618.08	Collector/Local Access	25/35
17TH PL NE	627.60	Local Access	25
17TH PL SE	200.84	Local Access	25
17TH ST NE	1641.03	Local Access	25
17TH ST SE	953.35	Local Access	25
18TH PL NE	177.68	Local Access	25
18TH ST NE	1980.08	Local Access	25
18TH ST SE	566.44	Local Access	25
19TH PL NE	300.11	Local Access	25
19TH PL SE	1194.89	Local Access	25
19TH ST NE	2313.24	Local Access	25
19TH ST SE	269.04	Local Access	25
1ST PL NE	889.48	Local Access	25
1ST PL SE	1477.24	Local Access	25
1ST ST SE	2803.76	Collector/Local Access	25
20TH PL NE	175.82	Local Access	25
20TH ST NE	9576.90	Minor Arterial /Local Access	25/35
20TH ST SE	11394.46	Major Arterial	35
21ST PL NE	1424.51	Local Access	25
21ST ST NE	315.33	Local Access	25
21ST ST SE	444.21	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
22ND PL NE	1103.49	Local Access	25
22ND ST NE	2267.91	Local Access	25
23RD PL NE	404.11	Local Access	25
24TH PL NE	921.26	Local Access	25
24TH ST NE	983.75	Local Access	25
24TH ST SE	1174.39	Local Access	25
25TH CT NE	495.41	Local Access	25
25TH PL NE	765.99	Local Access	25
25TH PL SE	324.38	Local Access	25
25TH ST NE	2246.07	Local Access	25
25TH ST SE	659.54	Local Access	25
26TH PL NE	347.23	Local Access	25
26TH PL SE	960.58	Local Access	25
26TH ST NE	3567.62	Collector/Local Access	25
27TH CT NE	306.98	Local Access	25
27TH PL NE	998.52	Local Access	25
27TH ST NE	585.79	Local Access	25
28TH PL NE	1658.49	Local Access	25
28TH ST NE	4800.09	Collector/Local Access	25
29TH CT NE	232.53	Local Access	25
29TH PL NE	1266.99	Local Access	25
29TH ST NE	1107.40	Local Access	25
2ND PL SE	1818.47	Local Access	25
2ND ST SE	1394.44	Local Access	25
30TH PL NE	279.49	Local Access	25
30TH ST NE	5048.68	Local Access	25
31ST PL NE	843.64	Local Access	25
31ST ST NE	569.22	Local Access	25
32ND ST NE	4182.93	Collector/Local Access	25/35
33RD CT NE	408.46	Local Access	25
33RD PL NE	1057.18	Local Access	25
33RD ST NE	451.82	Local Access	25
34TH PL NE	637.24	Local Access	25
34TH ST NE	2527.19	Local Access	25
35TH PL NE	979.44	Local Access	25
36TH ST NE	4814.18	Collector/Local Access	25/35
3RD PL SE	378.25	Local Access	25
3RD ST NE	1733.30	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
3RD ST SE	1639.58	Local Access	25
4TH PL NE	408.64	Local Access	25
4TH PL SE	464.43	Local Access	25
4TH ST NE	4548.70	Collector	25/35
4TH ST SE	4871.73	Collector/Local Access	25
5TH PL NE	385.70	Local Access	25
5TH PL SE	1815.79	Local Access	25
5TH ST NE	1347.39	Local Access	25
5TH ST SE	605.17	Local Access	25
6TH PL NE	383.37	Local Access	25
6TH PL SE	1336.52	Local Access	25
6TH ST SE	706.46	Local Access	25
71ST AVE SE	2606.88	Local Access	25
72ND AVE SE	488.15	Local Access	25
72ND DR SE	724.46	Local Access	25
73RD DR SE	585.14	Local Access	25
74TH DR SE	698.19	Local Access	25
77TH AVE SE	1304.60	Local Access	25
77TH DR SE	2487.56	Local Access	25
78TH DR SE	302.92	Local Access	25
79TH AVE SE	5101.52	Collector/Local Access	25/35
79TH DR NE	1233.06	Local Access	25
79TH DR SE	585.24	Local Access	25
7TH PL SE	1544.05	Local Access	25
7TH ST NE	498.32	Local Access	25
7TH ST SE	866.12	Local Access	25
80TH AVE SE	543.59	Local Access	25
80TH DR NE	152.64	Local Access	25
81ST AVE NE	1762.82	Local Access	25
81ST AVE SE	1082.57	Local Access	25
81ST DR SE	1207.97	Local Access	25
82ND AVE NE	977.34	Local Access	25
82ND AVE SE	264.60	Local Access	25
82ND DR NE	210.01	Local Access	25
82ND DR SE	1087.06	Local Access	25
83RD AVE NE	3141.85	Local Access	25
83RD AVE SE	5654.59	Collector/Local Access	25/30
83RD DR NE	129.59	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
83RD DR SE	1970.96	Collector/Local Access	25
84TH AVE NE	419.20	Local Access	25
84TH AVE SE	1885.89	Local Access	25
84TH DR NE	1451.54	Local Access	25
85TH AVE NE	430.62	Local Access	25
85TH AVE SE	1668.43	Local Access	25
85TH DR NE	3413.30	Local Access	25
85TH DR SE	1221.98	Local Access	25
86TH AVE NE	287.12	Local Access	25
86TH AVE SE	812.07	Local Access	25
86TH DR SE	285.62	Local Access	25
87TH AVE NE	2838.62	Local Access	25
87TH AVE SE	3344.79	Local Access	25
87TH DR NE	231.32	Local Access	25
87TH DR SE	481.65	Local Access	25
88TH AVE NE	1507.48	Local Access	25
88TH AVE SE	592.61	Local Access	25
88TH DR SE	1513.94	Local Access	25
89TH AVE NE	2410.15	Local Access	25
89TH AVE SE	2465.86	Local Access	25
89TH DR NE	624.18	Local Access	25
89TH DR SE	760.47	Local Access	25
8TH PL NE	555.47	Local Access	25
8TH PL SE	288.16	Local Access	25
8TH ST NE	1295.76	Local Access	25
8TH ST SE	5081.56	Collector/Local Access	25/35
90TH AVE NE	325.69	Local Access	25
90TH AVE SE	127.04	Local Access	25
90TH DR NE	1437.18	Local Access	25
90TH DR SE	933.91	Local Access	25
91ST AVE NE	2958.83	Minor Arterial/Collector/Local Access	25/30
91ST AVE SE	6792.65	Minor Arterial	30
91ST DR NE	702.55	Local Access	25
91ST DR SE	961.55	Local Access	25
92ND AVE NE	1163.61	Collector	25
92ND AVE SE	472.28	Local Access	25
92ND DR NE	704.78	Local Access	25
92ND DR SE	1702.19	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
93RD AVE NE	169.48	Local Access	25
93RD AVE SE	876.56	Local Access	25
93RD DR NE	135.57	Local Access	25
93RD DR SE	2502.29	Local Access	25
94TH AVE SE	435.45	Local Access	25
94TH DR NE	153.56	Local Access	25
94TH DR SE	1634.41	Local Access	25
95TH AVE SE	1322.33	Local Access	25
95TH DR SE	1795.50	Local Access	25
96TH AVE NE	1064.93	Local Access	25
96TH AVE SE	2054.31	Local Access	25
96TH DR SE	221.43	Local Access	25
97TH AVE SE	1938.21	Local Access	25
97TH DR NE	1522.58	Local Access	25
97TH DR SE	769.13	Local Access	25
98TH AVE SE	1815.44	Local Access	25
98TH DR NE	1009.70	Local Access	25
99TH AVE NE	5443.09	Collector	25/35
99TH AVE SE	7559.99	Collector/Local Access	30
99TH DR SE	209.17	Local Access	25
9TH PL NE	893.62	Local Access	25
9TH PL SE	1591.34	Local Access	25
9TH ST NE	485.14	Local Access	25
9TH ST SE	1998.20	Local Access	25
ALDER RD	401.14	Local Access	25
BAKER VISTA LN	502.33	Local Access	25
BRYCE DR	1333.86	Local Access	25
CALLOW RD	4189.14	Collector	35
CATHERINE DR	2340.89	Local Access	25
CAVALERO RD	1288.70	Local Access	45
CEDAR RD	3411.05	Local Access	25
CHAPEL HILL RD	3931.98	Collector/Local Access	25
CHERRY RD	899.77	Local Access	25
CRYSTAL PL	226.36	Local Access	25
DOE WAY	255.61	Local Access	25
E LAKESHORE DR	1748.38	Collector	30
E DAVIES LOOP RD	645.03	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
E LAKESHORE DR	2289.44	Collector	30
FOREST RD	633.12	Local Access	25
FRONTAGE RD	762.62	Collector	25
FRONTIER CIR E	1250.41	Local Access	25
FRONTIER CIR W	2433.21	Local Access	25
GRACE LN	580.32	Local Access	25
GRADE RD	6436.17	Minor Arterial	25/35
HARTFORD DR	3774.45	Minor Arterial/Collector/Local Access	25/35
HERON PL	543.58	Local Access	25
KELLI PL	326.26	Local Access	25
LAKE DR	5116.60	Collector	25
LAKE VIEW DR	1971.48	Minor Arterial	25
LAKEMONT AVE	675.47	Local Access	25
LUNDEEN PKWY	12309.29	Minor Arterial	25/35
LUNDQUIST LN	475.01	Local Access	25
MACHIAS CUTOFF RD	324.09	Collector	35
MADRONA DR	679.84	Local Access	25
MAIN ST	1377.18	Collector	25
MANDOLIN CT	188.74	Local Access	25
MAPLE LN	456.61	Local Access	25
MARKET PL	4068.33	Collector	35
MEADOW DR	715.64	Local Access	25
MERIDIAN PL NE	1045.31	Local Access	25
MITCHELL RD	1832.95	Local Access	25
N DAVIES RD	5924.83	Collector	30
N LAKESHORE DR	4601.46	Collector	25
NORTH LN	490.09	Local Access	25
OAK RD	1157.48	Local Access	25
OLD HARTFORD RD	2857.47	Collector	35
PARK DR	301.29	Local Access	25
S DAVIES RD	3342.53	Collector	30/35
S LAKE STEVENS RD	1757.57	Collector	35
S DAVIES RD	1816.60	Collector	30
S LAKE STEVENS RD	7414.88	Collector	30/35
SANDY BEACH DR	1154.22	Local Access	25
SOPER HILL RD	6536.77	Collector	35
SPRINGBROOK RD	1864.00	Local Access	25
SPRUCE RD	1453.69	Local Access	25

STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
STITCH RD	2399.94	Local Access	25
VERNON RD	16861.90	Collector/Local Access	25/30
VERNON RD SE	168.15	Local Access	25
W DAVIES LOOP RD	732.77	Local Access	25
WILLOW RD	1107.44	Local Access	25
	496395.54		

City of Lake Stevens Start year: 2016

Transportation Improvement Program (2016 - 2021)

Revision: 5/28/2015

TOTAL Project 2021											2016		2017		2018		2019		2020																	
	ROAD	FROM		TO																																
2(2) COST	SR 9/4th NE -	4th St NE		-																																
See 2(1)	X X X X																																			
	Intersection - sub-project of 2(1)																																			
2(1)	SR 9/SR 204 - System		91st Ave NE		4th St NE	68,000,000		X	X	X	X	10,700,000	9,600,000	49,640,000		68,000,000	1,700,000	860,000		3,000,000	2,060,000	1,700,000	2,550,000	2,850,000	1,800,000	2,060,000	2,448,000		1,520,000	6,000,000			17,000,000	29,640,000
D(1C)	SR 92 & Grade Rd RAB		Intersection			4,105,221		X	X	X	X	410,522		3,694,699	1,026,305	3,078,916													410,522	1,026,305			2,668,394	-
3	99th Ave NE Connector		SR 204		Vernon	1,140,000				X	X	84,000	200,000	896,000	140,000	-	-	-									896,000				84,000	200,000		896,000
7(4)	91st Ave NE		SR 204		Vernon	351,000	X			X	X	35,100	20,000	295,900	35,000	-							35,100	20,000			295,900							-
W 2	SR 92 and Lake Dr Re-channelization		Intersection			200,000			X			30,000	-	170,000	-	200,000							30,000		170,000									-
7(1)	20th St SE - Segment 1		83rd Ave SE		91st Ave SE	4,980,567		X	X	X	X	570,000	935,400	3,472,167	1,044,850	2,430,517	250,000	374,193		223,000	568,240			-				1,388,857		2,083,300				-
7(3)	20th St SE - Segment 2		79th Ave SE		83rd Ave SE	3,970,366		X		X	X	397,838	921,922	2,650,606	1,388,828	2,580,738													559,483		298,379	500,000		3,072,528
6(1)	24th St SE/73rd SE - Intersection		73rd Ave SE		-	800,000				X	X	80,000	50,000	670,000	800,000	- 25,000																		775,000
6(2)	24th St SE		73rd Ave SE		79th Ave SE	3,653,000				X	X	365,300	200,000	3,087,700	3,653,000	- 365,300																		3,287,700
6(3)	24th St SE/79th St SE - Intersection		79th Ave SE		-	800,000				X	X	80,000	50,000	670,000	800,000	-															80,000			720,000
6(6)	24th St SE		SR 9		91st Ave SE	2,970,000				X	X	297,000	200,000	2,473,000	2,970,000	- 297,000		200,000	494,600			1,978,400												-
2(2)	91st Ave SE		20th St SE		4th St SE	4,770,000		X	X	X	X	477,000	300,000	3,993,000	795,500	4,054,500	95,480													598,250				3,676,270
2(3)	91st Ave SE		20th St SE		24th St SE	1,950,000				X	X	195,000	100,000	1,655,000	1,950,000		195,000										100,000			1,655,000				-
8(4)	99th Ave NE		Market		4th St NE	1,170,000		X	X	X	X	117,000	40,000	1,130,000	292,500	877,500	117,000										40,000			1,130,000				-
14(7)	99th Ave SE		20th St SE		4th St SE	4,763,800		X	X	X	X	476,380	200,000	4,087,420	1,905,520	2,858,280															476,380			4,287,420
14(8)	99th Ave SE 20th St SE Lake [illegible]																																			
D(1A)	20th St NE & Main Intersection		Intersection			1,112,004		X	X	X	X	111,200		1,000,804	556,002	556,002													111,200				333,601	667,203
D(1B)	Grade Road		20th St NE		SR 92	15,607,836		X	X	X	X	1,560,784	1,000,000	13,047,052	7,803,918	7,803,918															780,392			14,827,444
12(5)	91st Ave NE - Intersection		Vernon Rd		-	200,000	X X					20,000		180,000	200,000	-							20,000		180,000									-
15(2)	Lundeen/Vernon -		Vernon Rd		-	400,000	X X					40,000		360,000	400,000	-															40,000		360,000	-
15(1)	Vernon Road		91st Ave NE		SR 9	935,000	X X					93,500		841,500	935,000	-													93,500	233,750				607,750
												16,224,404	12,377,322		68,784,888	33,437,823	92,440,371	1,587,000	1,330,180	4,694,600	3,383,000	2,169,240	3,178,400	7,835,100	2,876,000	2,150,000	2,447,480	2,568,000	2,560,767	2,244,882	- 13,009,865	2,700,230	700,000	15,389,995	88,344,335
							TOTAL BY YEAR												3,450,769			9,652,640			7,668,100			7,546,247		15,254,287			18,792,226	
							TOTAL SUM				**$ 127,386,594**		177,386,594	0,725,658																				
							Beyond 2021				**$ 66,344,335**																							
							6 Year Exp				**$ 61,868,259**																							
							Local in 6 years				**$ 15,007,492**																							
							Trans Package				**$ 39,360,000**																							
							Developer				**$ 7,500,767**																							

APPENDIX F

2014-2019 LAKE STEVENS SCHOOL DISTRICT NO. 4

CAPITAL FACILITIES PLAN

ADOPTED BY CITY OF LAKE STEVENS ORDINANCE NO. 927

PLAN CAN BE VIEWED AT

LAKE STEVENS SCHOOL DISTRICT

12309 22ND ST NE, LAKE STEVENS, WA

CITY DRAINAGE FACILITIES							
FAC ID	NAME	PLATNAME	CROSS STREET	CROSS STREET	FAC CLASS	PARCEL DES	UNIQ ID
69	Cedarbrook Division No2 Detention Pipe Sorth	Cedarbrook Division No2	24th St NE	120th Ave NE	Detention Pipe		FLS00069
70	Cedarbrook Division No2 Detention Pipe North	Cedarbrook Division No2	26th St NE	122nd Ct NE	Detention Pipe		FLS00070
71	Skyview Detention Pipe	Skyview	26th St NE	118th Dr NE	Detention Pipe		FLS00071
72	Lundquest Lane Detention Pipe	Lundquest Lane	Lundquest Ln	22nd St NE	Detention Pipe		FLS00072
73	Lakeridge North Detention Pipe	LAKERIDGE NORTH	28th St NE	117th Ave NE	Detention Pipe		FLS00073
74	Walker Road Estates Detention Pipe	Walker Road Estates	117th Ave NE	30th St NE	Detention Pipe		FLS00074
75	Walker Vista Estates Detention Pipe	Walker Vista Estates	115th Dr NE	30th St NE	Detention Pipe		FLS00075
76	Corrie Court Detention Pipe	Corrie Court	25th St NE	116th Ave NE	Detention Pipe		FLS00076
77	Lake Forest Detention Pipe	Lake Forest	25th St NE	113th Dr NE	Detention Pipe		FLS00077
78	Lake Stevens Estates Div 2 Detention Pipe	Lake Stevens Estates Div 2	112th Dr NE	21st Pl NE	Detention Pipe		FLS00078
79	Whitney Court Detention Pipe	Whitney Court	21st Pl NE	116th Ave NE	Detention Pipe		FLS00079
80	Overhill Estates Div B Detention Pipe	Overhill Estates Div B	19th Pl NE	114th Ave NE	Detention Pipe		FLS00080
81	20th Street Vault		20th St NE	123rd Ave NE	Vault		FLS00081
82	Lakeview Crest Detention Pipe	Lakeview Crest	106th Dr NE	25th Pl NE	Detention Pipe		FLS00082
83	Lundeen Parkway Detention Pipe North		Lundeen Park Way	SR 9	Detention Pipe		FLS00083
84	Lundeen Parkway Detention Pipe South		Lundeen Park Way	12th Pl NE	Detention Pipe		FLS00084
56	S Lake Stevens Rd Walkway Pond #2	S Lake Stevens Rd Walkway Pond #2	S Lake Stevens RD	18th ST SE	Pond	R/W	FLS00056
61	Hewitt Hills Div No 2 & 3 Detention Pipe	Hewitt Hills Div No 2 & 3	92nd Dr. SE	19th Pl. SE	Detention Pipe	R/W	FLS00061
65	Quail Court Detention Pipe South	Quail Court	88th Dr SE	20th St SE (E Hewitt Ave)	Detention Pipe	R/W	FLS00065
62	Hewitt Hills Div No 4 Detention Pipe	Hewitt Hills Div No 4	91st Dr. SE	19th Pl. SE	Detention Pipe	R/W	FLS00062
64	Quail Court Detention Pipe North	Quail Court	88th Dr SE	20th St SE (E Hewitt Ave)	Detention Pipe	R/W	FLS00064
52	Shadowood No 10 Detention Pipe	Shadowood No 10	104th Dr SE	12th Pl SE	Detention Pipe	Combination	FLS00052
51	Crystal View Detention Pipe	Crystal View	102nd Dr SE	10th PL SE	Detention Pipe	R/W	FLS00051
54	91st Ave SE @ 12th Pl SE Detention Swale	91st Ave SE @ 12th Pl SE	91st Ave SE	12th Pl SE	Pond	Combination	FLS00054
48	Timberland Detention Pipe	Timberland	91st Ave SE	11th Pl SE	Detention Pipe	R/W	FLS00048
46	S Lake Stevens Rd (South) Filter	S Lake Stevens Rd (South)	Machias Cutoff	S Lake Stevens Rd	Storm Filter	R/W	FLS00046
47	Mission Ridge Div. 3 Detention Pipe	Mission Ridge Div. 3	South Lake Steven	113th Ave SE	Detention Pipe	R/W	FLS00047
59	20th Street Pond #3	20th Street Pond #3	20th St SE	S Lake Stevens Rd	Pond		FLS00059
60	20th Street Pond #2	20th Street Pond #2	20th St SE	SR9	Pond		FLS00060
63	20th st Pond #1	20th Street Pond #1	20th St SE	91st AVE SE	Pond		FLS00063
57	20th Street Pond #5	20th Street Pond #5	20th St SE	S Lake Stevens Rd	Pond		FLS00057

FAC ID	NAME	PLATNAME	CROSS STREET	CROSS STREET	FAC CLASS	PARCEL DES	UNIQ ID
58	20th Street Pond #4	20th Street Pond #4	20th St SE	S Lake Stevens Rd	Pond		FLS00058
1	Greenwood Vilage Div 2 Vault A	Greenwood Vilage Div 2	4th St NE	5th Pl NE	Vault	Tract 999	FLS00001
2	Greenwood Vilage Div 2 Vault B	Greenwood Vilage Div 2	127th Ave NE	128th Ave NE	Vault	Tract 997	FLS00002
3	Greenwood Vilage Div 2 Vault C	Greenwood Vilage Div 2	131st Ave NE	7th St NE	Vault	Tract 996	FLS00003
5	Greenwood Vilage Div 1 Vault	Greenwood Vilage Div 1	125th Ave NE	6th pl NE	Vault	Tract 998	FLS00005
9	The Reserve at Lake Stevens Div 3 Pond	The Reserve at Lake Stevens Div 3	125th Ave NE	8th St NE	Pond	Tract 512	FLS00009
7	The Reserve at Lake Stevens Div 2 Vault	The Reserve at Lake Stevens Div 2	10th St NE	125th Dr NE	Vault	Tract 508	FLS00007
8	The Reserve at Lake Stevens Div 2 Pond	The Reserve at Lake Stevens Div 2	123rd Ave NE	8th St NE	Pond	Tract 511	FLS00008
6	The Reserve at Lake Stevens Div 1 Pond	The Reserve at Lake Stevens Div 1	14th St NE	123rd Ave NE	Pond	Tract 504	FLS00006
10	Lake Point Infiltration Pond	Lake Point	9th Pl NE	123rd Ave NE	Pond	Tract 998	FLS00010
11	Schilling SP Pond	Schilling SP	125th Dr NE	10th St NE	Pond	Tract 502	FLS00011
12	Sunset Ridge Estates Detention Pipe	Sunset Ridge Estates	11th PL NE	122 Ave NE	Detention Pipe	ROW	FLS00012
13	Timberlake Pond	Timberlake	12th Pl NE	131st Ave NE	Pond	Tract 999	FLS00013
14	Jake's Place Pond	Jake's Place	13th Pl NE	131st Ave NE	Pond	Tract 101	FLS00014
17	Catherine Creek Gardens Pond	Catherine Creek Gardens	131st Dr NE	16th St NE	Pond	Tract C	FLS00017
19	Cedarbrook Division No1 Pond	Cedarbrook Division No1	120th Ave NE	22nd St NE	Pond		FLS00019
20	Meadow Estates Vista Pond	Meadow Estates Vista	Grade Road	Meadow Drive	Pond	Private Lot w /Esmt	FLS00020
15	Bridgeport at the Crossings Pond	Bridgeport at the Crossings	124th Ave NE	30 Pl NE	Pond	Trcat B	FLS00015
16	Lake Stevens Woods Phase 3 Pond	Lake Stevens Woods Phase 3	127th Ave NE	32nd St NE	Pond	Tract 516	FLS00016
21	Pilchuck Terrace Pond	Pilchuck Terrace	34th St NE	118th Dr NE	Pond	Tract 998	FLS00021
22	Baker Vista Vault	Baker Vista	34th St NE	116th Ave NE	Vault	Tract 501	FLS00022
24	Robinett SP Pond	Haack SP	33rd Pl NE		Pond	Tract 999	FLS00024
27	Malia Heights Pond A	Malia Heights	36th St NE		Pond	Tract 997	FLS00027
26	Malia Heights Pond B	Malia Heights	36th St NE		Pond	Tract 999	FLS00026
28	Malia Heights Pond C	Malia Heights	34th St NE		Pond	Tract 995	FLS00028
25	Haack SP Pond	Haack SP	31st PL NE		Pond	Tract 999	FLS00025
29	Shirewood Vault	Shirewood	31st St NE		Vault	Tract 999	FLS00029
30	Cedar Road Vault	Cedar Road	29th St NE		Vault	Tract 999	FLS00030
31	Lakeview Crest Pond	Lakeview Crest	107th Dr NE		Pond	Tract 997	FLS00031
32	Lundeen Park Bio Swale		Sandy Beach Rd	Vernon Rd	Bio Swale		FLS00032
33	Lundeen Park Way Vault A with filter		Lundeen Park Way	Lake Dr	Vault		FLS00033
34	Lundeen Park Way Vault B with filter		Lundeen Park Way	Lake Dr	Vault		FLS00034
35	Lundeen Park Way Vault C		Lundeen Park Way		Vault		FLS00035

FAC ID	NAME	PLATNAME	CROSS STREET	CROSS STREET	FAC CLASS	PARCEL DES	UNIQ ID
38	Lundeen Park Way Pond 1		Lundeen Park Way		Pond		FLS00038
39	Lundeen Park Way Pond 2		Lundeen Park Way		Pond		FLS00039
40	Lundeen Park Way Pond 3		Lundeen Park Way		Pond		FLS00040
41	Market Place Detention Pipe 1	Market Place Detention Pipe 1	SR 204	Meridian ST	Detention Pipe		FLS00041
42	Market Place Detention Pipe 2	Market Place Detention Pipe 2	Meridian St.	91st Ave NE	Detention Pipe		FLS00042
43	Market Place: Pond 2		Market Place	SR 9	Pond		FLS00043
44	Market Place: Pond 3		Market Place	99th Ave NE	Pond		FLS00044
36	N Davies Rd Walkway: Filter 1		n Davies Rd	96th Ave NE	Storm Filter		FLS00036
37	N Davies Rd Walkway: Filter 2		N Davies Rd	Chapel Hill Rd	Storm Filter		FLS00037
4	Greenwood Vilage Div 2 Vault D	Greenwood Vilage Div 2	131st Ave NE	7th St NE	Vault	Tract 996	FLS00004
66	S Lake Stevens Rd Walkway Pond #1	S Lake Stevens Rd Walkway Pond #1	S Lake Stevens RD	18th ST SE	Pond	R/W	FLS00066
45	Chaple Medow Condo Filters	Chapel Meadows Condo	3rd St NE	101 st Ave NE	Storm Filter		FLS00045
67	Mandolin Court SP Pond	Mandolin Court SP	Mandolin Ct	32nd St NE	Pond		FLS00067
68	Morgan Townhomes Condo Filter	Morgan Townhomes Condo	127th Ave NE	20th St NE	Storm Filter	ROW	FLS00068