CITY OF LAKE STEVENS
Lake Stevens, Washington

ORDINANCE NO. 937

AN ORDINANCE OF THE CITY OF LAKE STEVENS, ADOPTING AN UPDATED COMPREHENSIVE PLAN AND LAND USE MAP AS REQUIRED BY THE GROWTH MANAGEMENT ACT ; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE

WHEREAS, as one of the cities in Snohomish County, the City of Lake Stevens is required to review, and if needed, revise its Comprehensive Plan and development regulations to ensure the plan and regulations comply with the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, on July 27, 2006, the Lake Stevens City Council enacted Ordinance No. 726 adopting an updated Comprehensive Plan for the City of Lake Stevens, and on November 27, 2006, enacted Ordinance No. 739 adopting Comprehensive Plan provisions consistent with the incomplete provisions adopted in Ordinance No. 726; and

WHEREAS, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

WHEREAS, the Growth Management Acts requires jurisdictions to complete periodic updates to comprehensive plans, pursuant to RCW 36.70A.130(5); and

WHEREAS, The *2015 - 2035 Lake Stevens Comprehensive Plan* includes specific amendments to figures and text to reflect current citywide conditions; addresses applicable GMA elements as specific chapters; incorporates and responds to community input; considers GMA, Vision 2040 and countywide planning policies; 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; and

WHEREAS, pursuant to RCW 36.70A.130 all of the Comprehensive Plan amendments set forth in this ordinance were considered concurrently so the cumulative effect of the proposals could be ascertained; and

WHEREAS, on June 26, 2015, the City issued a State Environmental Policy Act (SEPA) Addendum No. 8 to the Integrated 2005 Comprehensive Plan and Environmental Impact Statement; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter 43.21C RCW; and

WHEREAS, on June 26, 2015, the City submitted the proposed *2015 – 2035 Lake Stevens Comprehensive Plan* to the Washington State Department of Commerce for its 60-day review and received documentation of completion of the procedural requirement; and

WHEREAS, on June 26, 2015, the City submitted the proposed *2015 – 2035 Lake Stevens Comprehensive Plan* to the Puget Sound Regional Council for review; and

WHEREAS, the Lake Stevens Planning Commission held a duly noticed public hearing on July 29, 2015 to review the proposed *2015 – 2035 Lake Stevens Comprehensive Plan* and provided a recommendation of approval; and

WHEREAS, the Lake Stevens City Council reviewed the Planning Commission's recommendation relating to the proposed *2015 – 2035 Lake Stevens Comprehensive Plan* and held a duly noticed public hearing and considered all public testimony on August 10, 2015 and September 8, 2015.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Comprehensive Plan Adopted. The Lake Stevens Comprehensive Plan is hereby repealed and replaced in its entirety, and an updated Lake Stevens Comprehensive Plan is hereby adopted as set forth in the attached Exhibit A.

Section 2. Comprehensive Plan Land Use Map. An updated Comprehensive Plan Land Use Map as set forth in the attached Exhibit B, is hereby adopted.

Section 3. Severability. If any section, clause, phrase, or term of this ordinance is held for any reason to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance, and the remaining portions shall be in full force and effect.

Section 4. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this 22nd day of September, 2015.

~~Vern Little, Mayor~~
Marcus Tageant, Mayor Pro Tem

ATTEST/AUTHENTICATION:

Kathleen Pugh, Deputy City Clerk

APPROVED AS TO FORM:

Grant K. Weed, City Attorney

First Reading: August 10, 2015
Second / Final Reading: September 22, 2015
Published: September 25, 2015
Effective Date: September 30, 2015

EXHIBIT A

2015 – 2035 Lake Stevens Comprehensive Plan

City of Lake Stevens 2015-2035 Comprehensive Plan







City of Lake Stevens
Ordinance 937
9/22/2015

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City of Lake Stevens
2015 - 2035 Comprehensive Plan

Executive Summary

2035 LAKE STEVENS VISION

As the city contemplates the next 20 years, it must embrace its position as a unified growing city. Lake Stevens will be a vibrant sustainable community that provides a positive development atmosphere and maintains a strong community image with excellent schools and neighborhoods. Sustainability will be manifested through environmental protection, conscientious community development and sound economic policy. The city will continue emphasizing the role of local growth centers and subarea planning as the primary locations for new development – specifically as essential pockets for economic development and focal points for new neighborhood and commercial areas. The city will ensure that the city's infrastructure and public services will meet the demands of the community as it grows in an economically feasible manner. Development will be sensitive to the lake, environment and existing neighborhoods. The community will become a balanced community with sufficient and affordable housing, family-wage jobs and a variety of shopping and service options to meet the needs of Lake Stevens' residents.

PLANNING CONTEXT

Effective land use planning has become a common feature in statewide, regional and local governance since 1991 when the Washington State Legislature enacted the Growth Management Act (GMA) as Chapter 36.70A of the Revised Code of Washington (RCW). The primary purpose of the GMA is to encourage appropriate levels of growth in urban and rural areas consistently across the state. The GMA identifies several mandatory planning elements that jurisdictions must incorporate into their individual comprehensive plans:

1.	Land Use	5.	Rural Element (counties)
2.	Housing	6.	Transportation
3.	Capital Facilities	7.	Economic Development
4.	Utilities	8.	Park and Recreation

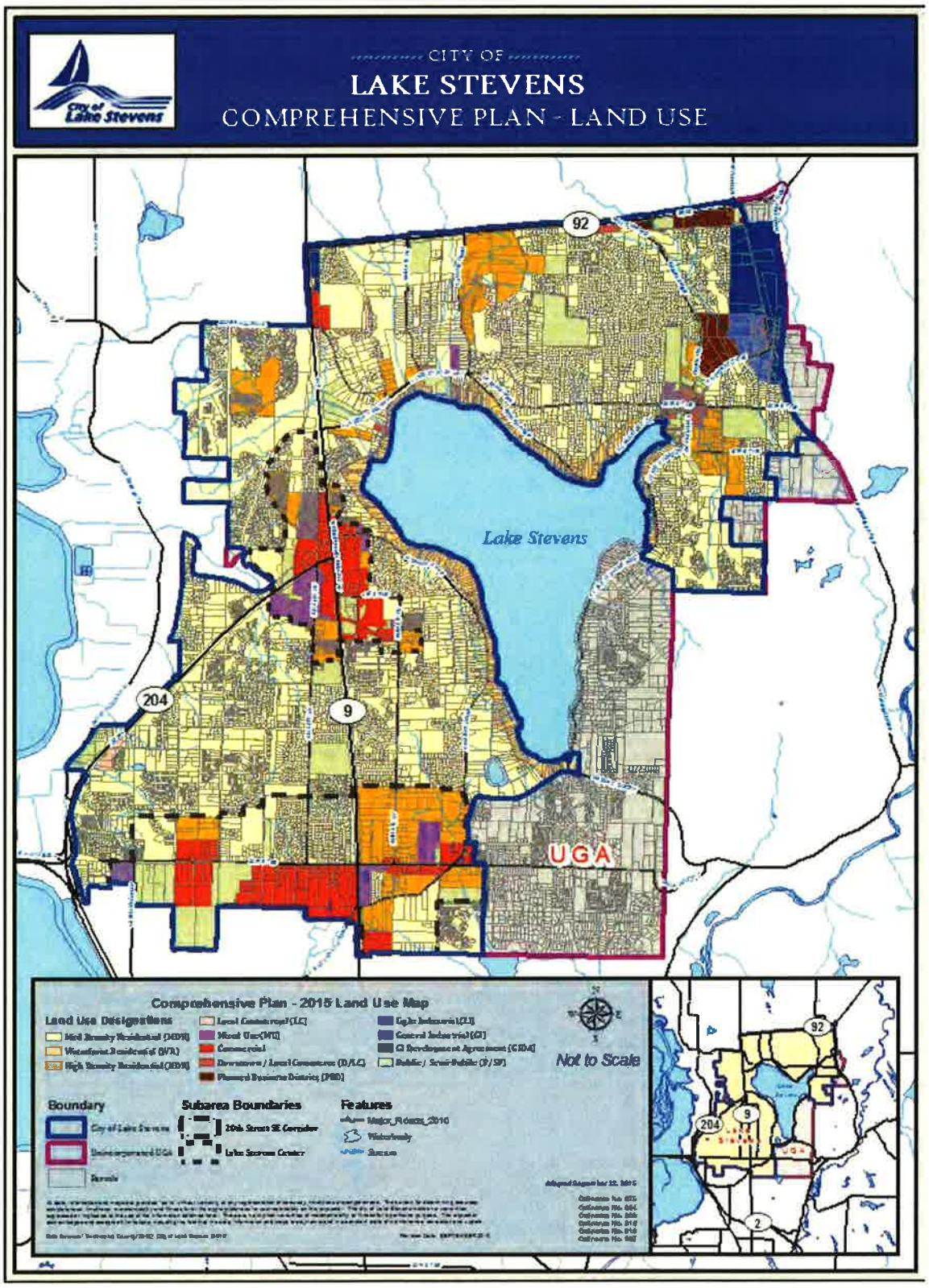
The GMA also directs local jurisdictions to consider specific planning goals to facilitate population and employment growth when developing land use policy and regulations, including control of urban growth and sprawl, encouraging efficient transportation systems, promoting economic development, providing for predictable and timely permit review, maintaining the natural environment and natural resources industries, encouraging public participation, ensuring adequate public facilities, preserving cultural and historic lands and implementing the Shoreline Management Act.

The Puget Sound Regional Council (PSRC) comprised of agencies from the four-county central Puget Sound developed a regional approach, articulated in *VISION 2040,* to implement GMA requirements. VISION 2040 augments GMA goals related to environmental protection, focused development patterns, housing affordability, sustainable regional economy, integrated transportation systems and adequate public services. VISION 2040 emphasizes regional growth centers as areas to concentrate future employment and population growth, linking regional and local centers with efficient multimodal transportation system, promoting sustainability in decision-making and allocating population and employment growth within regional geographies based on community size.

The GMA requires counties to adopt countywide planning policies in cooperation with affected cities (RCW36.70A.210). Countywide planning policies provide a local planning framework to ensure consistency among cities and a regional vision. Snohomish County facilitates collaborative countywide planning through Snohomish County Tomorrow (SCT), which is comprised of staff, local citizens and elected officials from every jurisdiction. The cities, towns, tribes and county have worked together through SCT since 1989 to address local planning issues. SCT provides a forum in which jurisdictions can address regional growth management issues such as transportation, utilities, housing, population and employment.

PLANNING IN LAKE STEVENS

The city of Lake Stevens adopted its initial GMA Comprehensive Plan to address growth in the city and its Urban Growth Areas (UGA) in 1994. 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 subarea plans for each growth center including 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 was working on a 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.


CITY OF
LAKE STEVENS
COMPREHENSIVE PLAN - LAND USE
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UGA
Comprehensive Plan - 2015 Land Use Map
Land Use Designations
Boundary
Subarea Boundaries
Features
Not to Scale

As of December 31, 2009, all of the UGA west and southwest of the lake has been annexed. Only the areas southeast of the lake, small areas east of downtown and one parcel west of Lundeen Parkway remain unincorporated.

Jurisdictions are required to update their comprehensive plans and development regulations periodically to remain compliant with GMA requirements. Through its annual docket cycle, Lake Stevens continues to refine its plan. For example, the city incorporated economic development data and strategies into goals and policies. The city adopted two subarea plans that considered land uses and housing in large portions of the city. The city continues to update its transportation element regularly, which contributed to the completion of a new concurrency-based impact fee system. The city adopted a revised Park, Recreation and Open Space Element with a new model for determining levels of service. Other minor changes occur as well – typically in the form of citizen-initiated land use map changes.

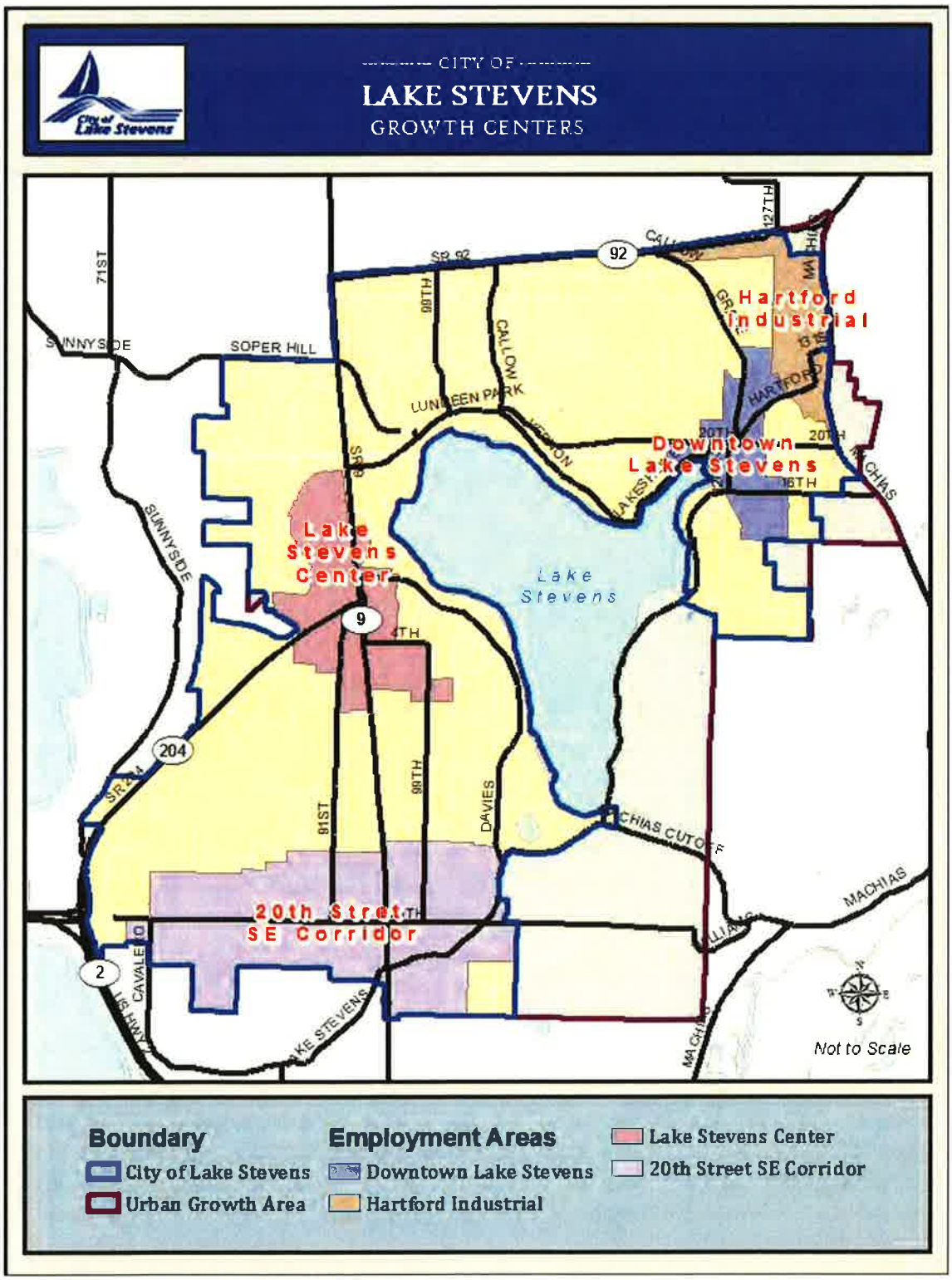
The GMA mandates jurisdictions complete thorough updates to comprehensive plans according to a predetermined schedule. Snohomish County cities, including Lake Stevens, must complete their major updates in 2015.

As the city began its comprehensive plan update process for 2015 staff identified several tasks that would need to take place to ensure compliance with GMA, PSRC and countywide policies. To date, staff has prepared a self-audit of its comprehensive plan and development regulations to identify any state, regional or countywide inconsistencies. The city has engaged the community in a public participation program that has included public open houses, surveys, social media, outreach to service groups, and meetings with the Planning Commission and City Council. The plan addresses many technical issues:

1. What has changed since the last time we adopted our comprehensive plan (e.g., boundaries, population and infrastructure)?
2. How has demand for various land uses changed?
3. What has been implemented?
4. Are we using all of our planning tools (e.g., subarea planning, innovative codes, continuous public participation, etc.)
5. Does the comprehensive plan accurately reflect the city's community vision?

Aside from meeting technical and procedural requirements the update has allowed city staff to pose fundamental questions to the community about their vision for Lake Stevens over the next 5, 10 and 20 years.

- Will you be in Lake Stevens in 2035?
- Where will you live?
- Where will you work?
- How will you get there?
- What will you do for recreation?
- Where will you shop?


CITY OF
LAKE STEVENS
GROWTH CENTERS
Hartford Industrial
Downtown Lake Stevens
Lake Stevens Center
Lake Stevens
20th Street SE Corridor
SUNNYSIDE
SOPER HILL
LUNDEEN PARK
CALLOW
SR 92
92
9
204
2
71ST
99TH
91ST
DAVIES
MACHIAS
MACHIAS CUTOFF
127TH
20TH
16TH
4TH
Not to Scale
Boundary
City of Lake Stevens
Urban Growth Area
Employment Areas
Downtown Lake Stevens
Hartford Industrial
Lake Stevens Center
20th Street SE Corridor

At the first open house, city staff and board members had breakout sessions with the public to discuss the mandatory comprehensive plan elements. Based on the public comments received, fresh vision statements emerged for each plan element. The next important avenue to receive public outreach was an opinion survey. The survey was posted electronically on the city's website and administered at city events. Through this survey, community members were asked a series of questions to determine public concerns and preferences for growth over the next 20 years.

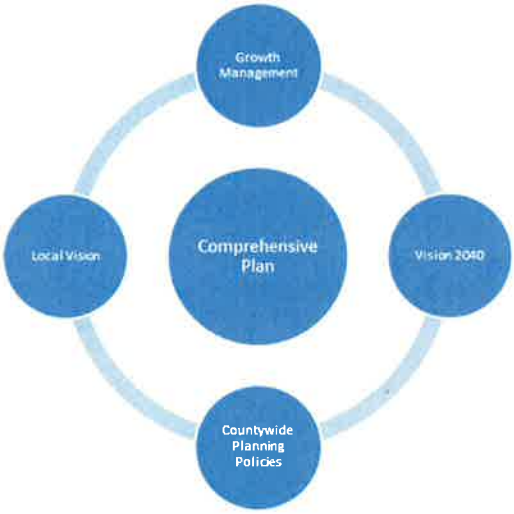
- Cottage housing and townhouses were identified as the most popular non-single-family housing options;
- The preferred location for residential growth was southwest Lake Stevens followed by Northeast Lake Stevens and the Soper Hill area;
- Retail, High-tech industry and professional offices were identified as the most important employment sectors for Lake Stevens;
- The preferred location for employment growth was the 20th Street SE Corridor, followed by Lake Stevens Center and the Hartford Industrial Area;
- A sense of community and residential opportunities were identified as the most positive changes over the last 10 years, increased traffic was identified as the greatest challenge;
- Participants identified schools and neighborhoods as the city's greatest strength;
- 30% of participants are attracted to other cities for shopping and dining;
- 25% of participants felt economic development (increased shopping and jobs) should be a priority, followed by public services over the next 20 years;
- Over 38% of participants identified adding more sidewalks and pedestrian paths as the most important transportation improvement followed by increased vehicle capacity; and
- 37% of participants indicated parks and open spaces are the most important public facilities followed closely by roads and sidewalks.

These responses provided a valuable framework for re-evaluating individual plan elements and updating goals and policies to reflect community preferences.

The 2035 Lake Stevens Comprehensive Plan update addresses the applicable GMA elements as specific chapters and considers optional elements related to conservation, solar energy, recreation and subarea plans in individual chapters. The plan incorporates and responds to community preferences and concerns. It also considers the role of regional planning under VISION 2040 and countywide planning in the development of specific goals and policies. The following sections will identify the vision and primary revisions for each element.

INTRODUCTION

A Vision for Planning – *the city will integrate the Growth Management Act (GMA), defined in Chapter 36.70A of the Revised Code of Washington (RCW), as an essential planning framework for the Lake Stevens Comprehensive Plan. The GMA principles will help direct community, regional, and statewide efforts to enhance the quality of life, environmental protection and economic vitality for the city, its residents and its interests in and around the Lake Stevens Urban Growth Area and Rural Transition Area as a unique lakeside community.*

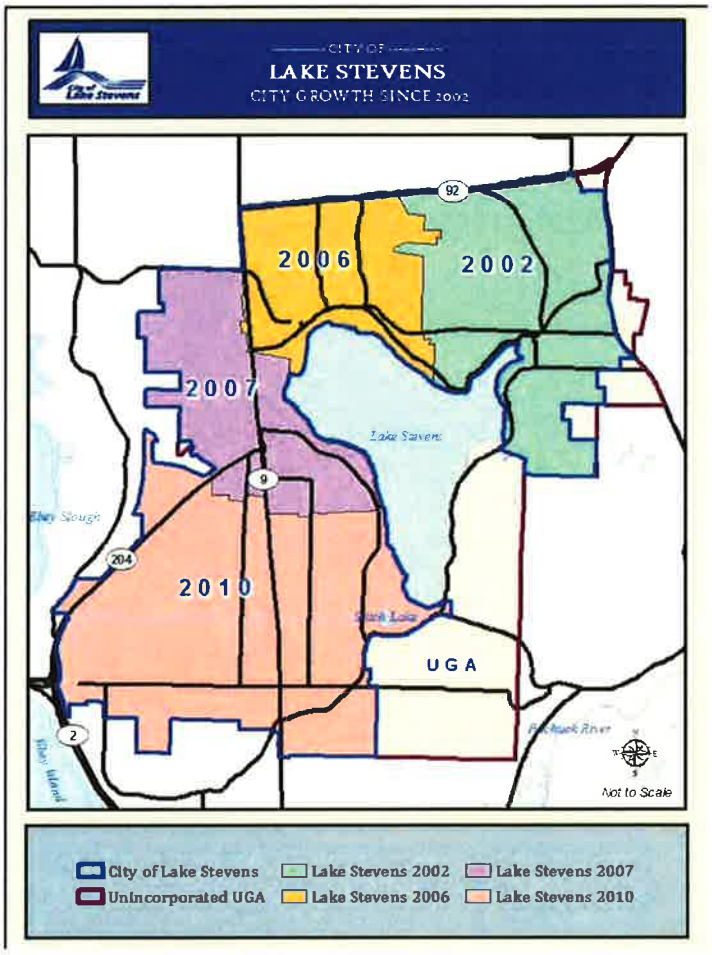


The Introduction describes the planning context for the Growth Management Act, PSRC VISION 2040 and Snohomish County as these relate to coordinated local planning; it provides a basic description of the planning area including the UGA and Rural Transition Area (RUTA); and describe the city's vision statement and individual element visions. This chapter also describes the public process and environmental review for this update and contains revised goals and policies for administering the annual Comprehensive Plan process.

Land Use Element

A Vision for Land Use – *As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community.*

The city's Land Use Element considers anticipated land use forecasts and growth targets for the next 20 years. The largest single change to the Land Use Element is accounting for areas annexed into the city since 2006. Through a series of annexations the city population grew from 6,361 to 26,670 in 2010. The current city boundaries encompass an area of approximately 5,760 acres (8.9 square miles). Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA) with an area of 2,192 acres (3.4 square miles) including the lake.



Major changes to the Land Use Element include an enhanced discussion of state, regional and countywide planning policies and updated statistical data and analysis, along with revised goals and policies. This section includes significant updates to the building lands data between 2007 and 2012. The *2012 Buildable Lands Report* (BLR) and the Snohomish County Growth Monitoring Report set the tone for evaluating the Land Use Element. Significant land use trends are highlighted below.

- The *Snohomish County Growth Monitoring Report* indicates the Lake Stevens population grew by over 341% between 2000 and 2010.
    - Since 2010, the city population has grown annually by approximately 4%.
- The 2014 city population is 29,170.
- The Growth Monitoring Report establishes a 2035 population target of 46,380 for the UGA.
    - The city's portion would be 39,340 or an increase of 11,130 people by 2035.
    - There will be an estimated 509 person surplus.
- The Growth Monitoring Report establishes a 2035 jobs target of 7,821 for the UGA

- The city's portion would be 7,412 or an increase of 3,818 jobs by 2035.

Through a review of recent permit data, remaining buildable land supply has been identified for employment and population growth based on growth from mid-2012 to present.

- Remaining buildable acreage is estimated to be 161 acres for commercial development (218 for the entire UGA) and 716 acres for residential development (1,212 for the entire UGA).
- Based on the previous buildable acres the city housing capacity is 3,784 new units (5,465 for the entire UGA) and employment capacity is 1,954 new jobs (2,410 for the entire UGA).

At the present rate of development the city remains on track to meet growth targets.

The Land Use Element provides updates to the city's growth center strategy with discussions of progress and next steps. The city's ultimate goal for each center, based on the economic and demographic assessments, is to develop a unique subarea plan with distinguishing characteristics that serve slightly different markets, thus ensuring economic diversity and vitality. As noted the city adopted subarea plans for the Lake Stevens Center and 20th Street SE Corridor in 2012. The city has developed a framework plan for Downtown Lake Stevens, which will transform into a subarea plan.

In addition, this chapter continues to emphasize the city's interest in coordinated planning of transitional areas including unincorporated portions of the UGA and RUTA where future annexations and development will occur over the next 20 years. The city will annex the remaining unincorporated UGA throughout the 2035 planning horizon. Additionally, the city of Lake Stevens remains interested in development outside its borders given the impact that is felt on the entire Lake Stevens community, in preparation for future UGA expansions following build out.

Housing Element

> ***A Vision for Housing*** *–The city will provide a regulatory framework that supports the creation of high-quality housing (e.g., single-family houses, townhomes and apartments) with a range of densities, which implement community design preferences and are affordable to all community members across the city.*

The Housing Element includes updated statistical and demographic information based on the *2013 Housing Characteristics and Needs in Snohomish County Report*, prepared by the Planning Advisory Committee of Snohomish County Tomorrow and the *Affordable Housing Profile* for the city of Lake Stevens, prepared by the Alliance for Housing Affordability. This information is used to describe current population and housing trends in the city. Specific attention is given to discussion of housing distribution, household makeup and affordability. City information is compared to trends in Snohomish County and the other larger cities in the county. Significant population and housing trends are highlighted below.

- Since 2000, larger cities manifest the greatest population growth in Snohomish County, with Lake Stevens experiencing one the highest population increases since the last census.

  - The current city population of 29,170 represents an increase of 350% over the 2000 population, which was 6,361.
- Lake Stevens has the youngest median age at 32.1, while the median age in Snohomish County is 37.3.
- About 7% (1,951 people) of the Lake Stevens population is over 65 which is projected to increase over the next decade.
- There are currently 9,550 households in the city – approximately 74% of those are family households.
  - The combined, average household size in Lake Stevens is 2.87 persons, while the average county household size is 2.65 persons.
- The Growth Monitoring Report establishes a 2035 new housing unit target of 4,413 for Lake Stevens.
- In 2012, there were an estimated 10,414 dwelling units in Lake Stevens and 237,899 dwelling units in Snohomish County.
  - Lake Stevens ranked fourth (80%) for the highest ratio of single-family dwellings in the county.
  - The average house size for new construction between May 2013 and May 2015 was just under 2,400 square feet.
- The 2011 area median income (AMI) in Lake Stevens is $73,000, which is slightly higher than the AMI for other larger cities at $72,000 and Snohomish County, which is nearly $68,000.
- Approximately 47% of the occupied housing units in the Lake Stevens and Snohomish County are cost-burdened.
- The 2011 unemployment rate in the city was 5.5% compared to 5.7% for the county.
- The 2013 median home price in Lake Stevens is $246,900.
  - Owner occupancy increased from 75% in 2000 to 78.2% in 2010.
- The average monthly rent in 2000 was $716 while in 2010 the average monthly rent increased to $1,254
  - Rental unit vacancy increased from 5.4% in 2001 to 9.1% in 2010.
- In 2011 the special needs population within the county was over 110,000.
  - 43,600 residing in the unincorporated areas
  - 32,000 in larger cities
  - 3,009 in Lake Stevens

- In Lake Stevens, approximately 3% of households received some sort of assistance; while in Snohomish County 3.8% of households received assistance.
- 97,000 additional housing units would need to be constructed in the county by 2035
    - Larger and small cities have about 60% of the available residential capacity for single-family and 40% for multifamily.
    - Lake Stevens needs to accommodate an additional 4,469 housing units.
    - The projected city share of affordable units would be 984 affordable housing units for households making less than 50% of AMI.



Other changes to this section include an updated discussion of state, regional and countywide planning policies and updated strategies to promote housing affordability, along with updated goals and policies.

Environment and Natural Resources



A Vision for the Environment and Natural Resources *– the city of Lake Stevens will provide effective and ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas and open space corridors; conserving land, air, water and energy resources; and integrating the shoreline management of Lake Stevens into land use decisions.*

The city is committed to providing ongoing environmental stewardship of our shared shorelines, open spaces, critical areas, and wildlife habitats. Updates to the Environment and Natural Resources chapter of the Comprehensive Plan include the integration of the state, regional, county and local planning contexts, providing a description of local geology, soil profiles, drainage, and surface and ground water resources, a discussion of the city's coordination with other state and regional agencies to improve air quality and mitigate the effects of climate change by encouraging sustainable development, and a consolidation and reorganization of the Goals and Policies section to eliminate redundancy, contradictory policies and reflect updated code requirements.

Parks Element

> ***A Vision for Parks and Recreation*** *– the city of Lake Stevens will create diverse recreational opportunities for all ages to enjoy parks, trails and activities, and local events throughout the community and with expanded access to Lake Stevens.*

The Parks Element includes an inventory of parks, recreation and opens spaces, describes the unique park classifications, establishes levels of service for each park type, and provides a needs assessment and capital facilities plan. Only minor changes are proposed to the Parks Element including an updated vision statement and updated references in the capital projects list to include a discussion of the Cavelaro Park Master Plan, Frontier Heights Park and Trail Connections, as a major update was completed in 2013.

Economic Development



A Vision for Economic Development – *Lake Stevens will embrace a sustainable local economy by supporting a varied job sector for residents, promoting excellent shopping and service options, providing a stable and predictable permitting process and fostering accountable government oversight of public funds.*

The Economic Development Element describes the city's economic development strategy in terms of growth patterns and fiscal conditions. Changes to the Economic Development Element include updated goals and policies to reflect the city's focus, efforts and progress toward the economic strategy plan adopted by the city in 2010. Updates also include market and demographic data used as economic indicators that will guide further emphasis on specific strategies supporting economic growth in the areas of job sector diversification, retail and personal services industry growth to serve the community's needs. This data is ever changing and will be used as a "snap shot" in time.

Therefore the Chapter further provides for updating, monitoring data and analyzing results as an on-going activity to ensure city resources are used for the best possible yield and in a responsible manner. The changes are supported in the Land Use Element and other Comprehensive Plan elements by directing retail and employment growth into the city's growth centers.

Public Services and Utilities Element

> ***A Vision for Public Utilities and Services*** *– Lake Stevens will strive to provide excellent public utilities & services to meet the health and safety needs of the community in proportion to future population growth and will continue to coordinate with local service providers such as the Lake Stevens Sewer District, Lake Stevens Fire, and the Lake Stevens School District to ensure service continuity as the community grows.*

This element provides a descriptive inventory of, and considers the general location and capacity of, all existing and proposed public utilities, facilities and services in the city of Lake Stevens in relation to levels of service for current and future residents and businesses. In the preparation of this element, city staff met with other departments, public agencies and special purpose districts (e.g., Lake Stevens School District, the Snohomish County Public Utilities District (PUD), Lake Stevens Sewer District, Lake Stevens Fire District and Lake Stevens Police Department) to identify the current status of facilities and services provided by these agencies to incorporate. Significant trends are highlighted below.

- The Lake Stevens Police Department continues to provide a variety of services including marine and road patrol, crime and accident investigation, traffic enforcement, crime prevention, School Resource Officer Program, concealed weapons permits, passports, records and evidence keeping and animal control.
- Within the city's stormwater system there are approximately 68 city-owned or operated facilities, 4,562 catch basins, 13.5 miles of road side ditches, 66.2 miles of pipe and 22,942 feet of culverts
- The sewer system includes a network of trunk and collector lines, a flow telemetry system, manholes, and pump/lift stations and a treatment plant operated by the Lake Stevens Sewer District.
    - Since the last update the new Sunnyside Treatment Plant and Southwest Interceptor have been completed, providing additional capacity for development.
    - The Sewer District will complete an update to their Sanitary Sewer Comprehensive Plan in 2015
- Lake Stevens Fire serves an area of about 46 square miles with 3 stations and 1 administration building.
    - The Fire District performs fire code compliance activities, inspects commercial and public buildings for the city of Lake Stevens (381 in 2013) and reviews land use and building permits through the Fire Marshal's office.

- In 2013, Lake Stevens Fire responded to 4,659 calls.
- Over the past 5 years, the Fire District has experienced an annual increase in call volume of 1.5%.
- The Fire District plans to increase the daily staffing level to 14 firefighters by year 2017 and build a new station by 2022.

- The Lake Stevens School District covers approximately 37 square miles
  - The School District operates 6 elementary schools, 2 middle schools, 1 mid-high school and 1 high school, along with alternative education programs.
  - The School District anticipates that the populations within its boundary will grow to 61,000 by 2035.
  - The city has adopted the most recent School District Capital Facilities Plan.
- The city coordinates with the Snohomish County Health District for public health services, specifically the review of septic systems and food service inspections.
- Waste Management Northwest, Incorporated and Republic Services provide solid waste services within the city under contract for a 3-year period.
- Puget Sound Energy provides natural gas service through a city franchise.
- The Public Utility District No. 1 of Snohomish County (PUD), serves the city of Lake Stevens
  - 80% of its power comes from the Bonneville Power Administration, with the remainder provided from a mix of renewable resources.
  - The PUD operates 3 distribution substations within the city and multiple transmission lines.
- The PUD also manages the city's water system, which includes 8 reservoirs and 330 miles of pipe.
  - The primary water supply to the Lake Stevens Water System comes from Spada Lake and is purchased from the city of Everett.
  - Former emergency wells, in the northeast corner of the city, have been converted to full-time use to supplement the water supply.

Transportation

A Vision for Transportation *– the city will develop an effective multimodal transportation system that emphasizes access, direct circulation and safety for vehicles, freight, public transportation, cyclists and pedestrians locally and to the region.*

The Transportation Element contains updated information related to road classifications, level of service standards, street inventory, multi-modal planning, and mass transit. The chapter includes required GMA, PSRC and county-required goals and policies. Analysis of future roadway, safety and

pedestrian and bicycle needs have also been reviewed and updated. The goals and policies have been revised as needed to ensure required elements are included for consistency with other plan elements.

Capital Facilities

> ***A Vision for Capital Facilities*** – *The city will develop a realistic and achievable capital facilities plan that ensures an effective use of taxpayer and ratepayer dollars that prioritizes capital investments to maintain adopted levels of service, responds to project urgency and feasibility, is consistent with the city's growth strategy, and provides a clear community benefit.*

The Capital Facilities Element was substantially changed in 2012 and 2013 as a result of the newly adopted Subarea Plans for Lake Stevens Center and 20th Street SE Corridor. The primary modifications to the Capital Facilities Element in 2015 contain updates of financial data, inventory, funding mechanisms and clarification of the 6-year Capital Improvement Plan. The Goals and Policies are updated to reflect the city's desire to be a sustainable community around the Lake with unsurpassed infrastructure supporting an exceptional quality of life. The city expects to accomplish these goals by ensuring good fiscal stewardship, using smart growth principles to understand how the city's planned growth pattern affects the investments that will be needed and investing in where new growth should occur. The changes in this Element also provide for the short and long term cost planning to support infrastructure expenditures.

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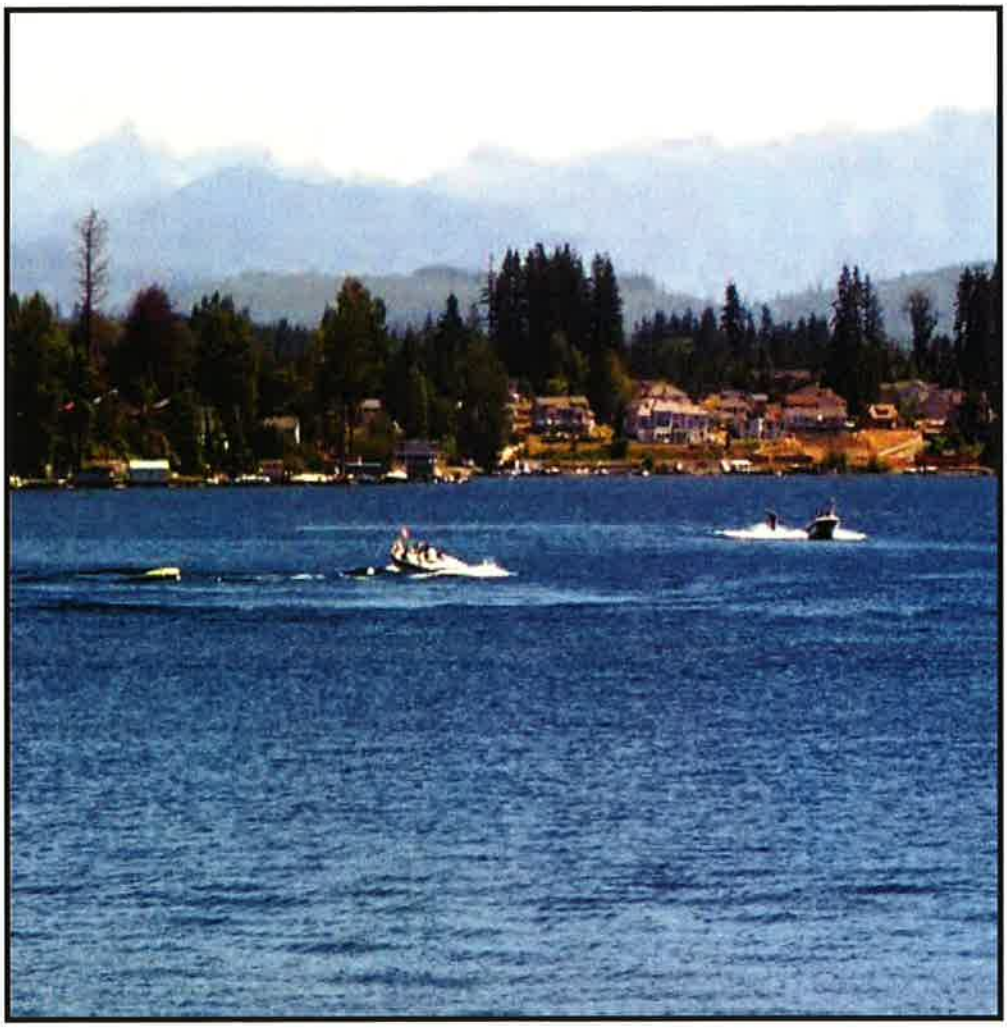
Chapter 1: Introduction



CHAPTER 1: INTRODUCTION

A VISION FOR PLANNING

The city will integrate the Growth Management Act (GMA), defined in Chapter 36.70A of the Revised Code of Washington (RCW), as an essential planning framework for the Lake Stevens Comprehensive Plan. The GMA principles will help direct community, regional, and statewide efforts to enhance the quality of life, environmental protection and economic vitality for the city, its residents and its interests in and around the Lake Stevens Urban Growth Area and Rural Transition Area as a unique lakeside community.

INTRODUCTION

The city of Lake Stevens is a rapidly growing community located around the northern, western and northeastern banks of Lake Stevens in central Snohomish County and situated on a gently sloping terrace rising east from the flood plain of the Snohomish River to the foothills of the Cascade Mountains. The current city boundaries, established in December 2009 following a series of annexations between 2000 and 2009, encompass an area of approximately 5,760 acres (8.9 square miles). Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA) with an area of 2,192 acres (3.4 square miles), including the lake. The current Lake Stevens UGA provides sufficient capacity to accommodate population and employment forecasts considering environmental constraints, existing development, infrastructure and services, existing and/or planned transportation corridors and areas where urban services could be extended logically. Beyond the UGA, the city and Snohomish County have established a Rural Urban Transition Area (RUTA) as a future planning area to accommodate growth beyond the 20-year planning horizon.

The population of the Lake Stevens area, both inside and outside of the city has been steadily increasing since the city incorporated in 1960, when the city's population was 900, through development and annexation. The housing stock is relatively new, with significant portions of the housing inventory built in each subsequent decade since incorporation. In 2014, the estimated population was 29,170. Snohomish County predicts the Lake Stevens UGA population will grow by 5.5 percent through 2035 to a population of 46,380. A clear community vision, consistent with state and local planning polices will be essential to ensure population and employment growth occurs successfully over the next 20 years. The city also

recognizes that is must anticipate growth in the UGA and RUTA and plan jointly with Snohomish County to ensure that these transitional areas can responsibly accommodate future urban capacities in the future. Therefore, the city's vision should encompass the lands bordering the city and consider these areas in future planning studies.

The city's primary development pattern is that of residential suburban community, which belies its roots as an early 20th century logging and mill town. Amidst the newer subdivisions, shopping centers, schools and state highways, there are a few clues remaining of its earlier form. At the south end of downtown where the Rucker Mill was located in the first half of the 20th century are the remaining pilings that once supported the mill over the lake. Lakefront homes and public open space now cluster where the heavy industrial activity once occurred. Most of the historic downtown is now gone, although a few of the buildings remain and are used for commercial and civic purposes.

There are a few significant areas where single-family residences do not predominate including the downtown business district, the Hartford Industrial area and the Lake Stevens Center (AKA Frontier Village). Over the next few years, the 20th Street SE Subarea will also experience commercial and industrial growth. This dynamic will continue to evolve as the city's growth centers grow and develop.

PLANNING CONTEXT

State Planning

In 1991, the Washington State Legislature enacted the GMA to guide local planning. The GMA recognizes the diversity of challenges facing jurisdictions depending upon population and growth rates. Within comprehensive plans, jurisdictions develop goals and policies to guide local decision-making for growth, development and necessary public services and facilities. The GMA directs local jurisdictions to consider specific planning goals (RCW 36.70A.020) to guide policy development and the implementation of development regulations:

1. Guide urban growth to areas where urban services can be adequately provided.
2. Reduction of urban sprawl.
3. Encourage efficient multi-modal transportation systems.
4. Encourage the availability of affordable housing to all economic segments of the population.
5. Encourage economic development throughout the state.
6. Assure private property is not taken for public use without just compensation.
7. Encourage predictable and timely permit processing.
8. Maintain and enhance natural resource-based industries.
9. Encourage retention of open space and development of recreational opportunities.

10. Protect the environment and enhance the state's quality of life.
11. Encourage the participation of citizens in the planning process.
12. Ensure adequate public facilities and services necessary to support development.
13. Identify and preserve lands and sites of historic and archaeological significance.
14. Support the goals and policies of the Shoreline Management Act as set forth in RCW 36.70A.020.

These planning goals have been the basis of the city's comprehensive planning process and development regulations, as articulated through inclusion of the following mandatory planning elements (RCW 36.70A.070) into the city's plan:

1.	Land Use	5.	Rural Element (counties)
2.	Housing	6.	Transportation
3.	Capital Facilities	7.	Economic Development
4.	Utilities	8.	Parks and Recreation

The Lake Stevens Comprehensive Plan addresses the applicable elements as specific chapters. The GMA also allows jurisdictions to consider optional elements (RCW 36.70.A.070) related to conservation, solar energy, recreation and the adoption of specific subarea plans that affect the physical development within its jurisdiction. The city will consider optional conservation and sustainability goals within specific chapters. Recreation goals and policies are provided within the Parks and Recreation chapter. Finally, the city has adopted two subarea plans and may consider additional subarea plans for defined growth centers. The city believes that its updated Comprehensive Plan, as amended, meets the consistency requirements under GMA. Future decision-making and interpretations of its policies will adhere to these consistency requirements.

Another requirement of the GMA is to coordinate planning efforts with other jurisdictions and agencies. This is an important step for the city of Lake Stevens because within the city and its UGA there are many special purpose districts, and as mentioned previously, several unincorporated pockets and transitional areas remain under Snohomish County authority, and Lake Stevens has neighboring cities to the northwest and south. Long-term planning for the city is coordinated with Snohomish County, the Lake Stevens School District, Lake Stevens Fire, the Lake Stevens Sewer District, Snohomish County PUD, neighboring cities and others.

Regional Planning

The Puget Sound Regional Council (PSRC) is an association of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making decisions about regional growth and transportation issues in the four-county central Puget Sound region.

PSRC administers distribution of transportation funds, develops a regional transportation plan, coordinates economic development activities, provides data and forecasting information, helps ensure coordination between jurisdictions' land use and transportation plans, and provides technical assistance to its members.

The primary coordination tool PSRC uses as endorsed by local governments, public agencies, interest groups, and individuals to implement the GMA in the Puget Sound is the regional planning document, VISION 2040. VISION 2040 establishes the regional vision for the Puget Sound to augment GMA goals related to environmental protection, focused development patterns, housing affordability, sustainable regional economy, integrated transportation systems and adequate public services. VISION 2040 emphasizes growth centers as areas to concentrate future employment and population growth, linking regional and local centers with efficient multi-modal transportation systems, promoting sustainability in decision-making and allocating population and employment growth within regional geographies based on community size. The PSRC strategy reinforces GMA goals to contain sprawl and encourage development where public facilities and services exist or can be provided efficiently.

Countywide Planning

The GMA requires counties to adopt countywide planning policies in cooperation with affected cities (RCW36.70A.210). Countywide planning policies provide a local planning framework to ensure consistency among cities and a regional vision. Snohomish County facilitates collaborative countywide planning through Snohomish County Tomorrow (SCT), which is comprised of staff, local citizens and elected officials from every jurisdiction. The cities, towns, tribes, and county have worked together through SCT since 1989 to address local planning issues. SCT provides a forum in which jurisdictions can address growth management issues best suited for multi-jurisdictional coordination in such functional areas as transportation, utilities, housing and population and employment distribution.

The GMA requires each local comprehensive plan to demonstrate consistency with the countywide planning policies. The SCT Planning Advisory Committee (PAC) forwarded amendments to the countywide planning policies to the SCT Steering Committee, comprised of elected officials, in 2013 to recommend approval to the County Council. The Snohomish County Council subsequently adopted these policies. The Snohomish County countywide planning policies provide guidance in the planning process for local jurisdictions.

The county's plan addresses many issues in the Lake Stevens Urban Growth Area that are similar to those addressed in the city's updated plan.

Lake Stevens Planning

Under the GMA, jurisdictions are required to develop comprehensive plans as a framework to manage localized growth over the next 20 years. All of the planning mandatory elements must be integrated into a single, internally consistent plan, which balances the goals in each element and considers regional and countywide planning strategies and policies. Done correctly, the Comprehensive Plan should be an effective tool in implementing state, regional and countywide regulations and goals while achieving the community's vision.

The city of Lake Stevens adopted its initial GMA Comprehensive Plan in 1994 to address growth in the city and its UGA. In the initial adoption of this plan in the mid 1990's, the city held numerous public "visioning" exercises within the city and the UGA for the purpose of obtaining input from the community, public meetings, resident mail-in survey and public hearings. Local jurisdictions in Snohomish County are required to update their plans every eight years after June 2015. 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. This plan introduced and described specific growth centers as the focus for the plan following workshops and meetings by the Planning Commission and direct contact with affected property owners. The 2006 plan recommended developing subarea plans for the defined growth centers including the Downtown, South Lake (AKA 20th Street SE Corridor), Frontier Village (AKA Lake Stevens Center) and the Hartford Road Industrial Area. Each subarea plan will focus on a mix of uses to enhance the character and economic quality of those areas. In 2012, the city adopted two subarea plans that identify specific preferred development strategies for two of the city's growth centers. This process went through significant outreach culminating in the adoption of two Planned Action subareas.

The GMA recognizes that cities should be the primary providers of urban services. It also establishes a necessity for providing adequate land to support 20 year growth targets, including the city and the UGA, which acts as a future annexation area. As mentioned previously, the RUTA is a future planning area outside of the UGA to accommodate growth beyond the 20-year planning horizon. The Countywide Planning Policies establish provisions for joint planning in these transitional areas. Snohomish County remains the controlling agency until annexation into the city is complete. The city and county executed a Master Interlocal Agreement in 2005 setting the terms for future annexation of unincorporated areas into the city. 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 UGA. Figure 1.1 shows the city's proposed Annexation Plan. On December 31, 2009, all of the UGA west and southwest of the lake was annexed. Only the areas southeast of the lake, small areas east of downtown and one parcel west of Lundeen Parkway are still located in the unincorporated UGA. The intent of the future annexation efforts will be to ensure practical boundaries to provide public services in a logical, effective and efficient manner. It has become apparent that the city and adjacent unincorporated areas function as a larger community and should work toward common goals to maintain and improve the quality of life as a single entity.

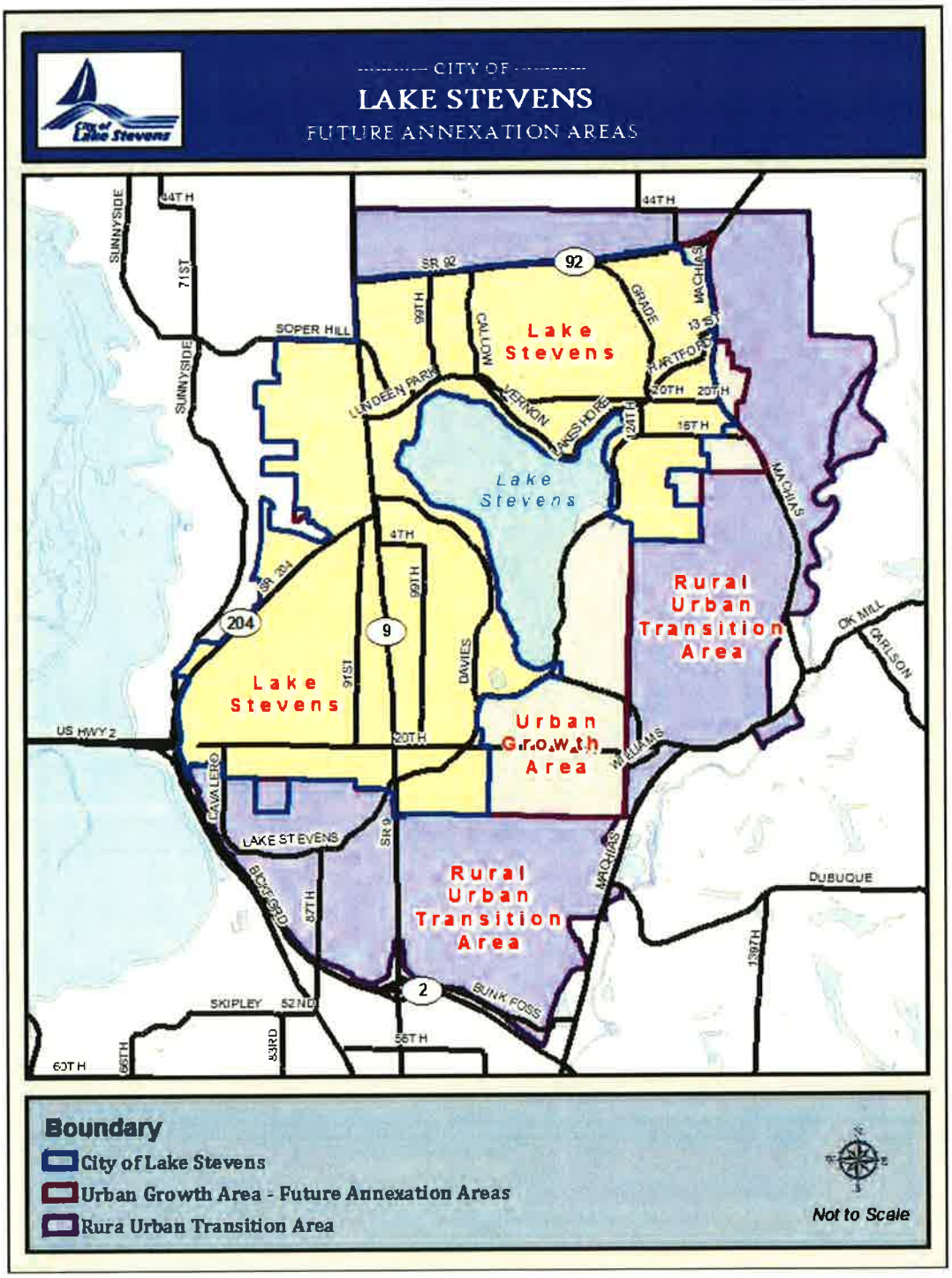


Figure 1.1 – Future Annexation Areas

To keep pace with growth and to respond to changing conditions the city has incorporated annual changes into the plan. Annual updates address specific concerns, clarify inconsistencies identified during the previous year, review the adequacy of the adopted level of service standards, and update any environmental information and capital facilities lists. Annual updates to the plan include public involvement through a variety of advertised public meetings and public hearings.

This update constitutes the second significant GMA plan update for the city. This planning cycle focuses on significant accomplishments since implementation of the last plan, changes in land use status and patterns, and updated vision and revised goals and policies.

After adoption, a process will begin of specific city code updates to meet the plan's goals and policies.

The overall objectives of this update effort for the Comprehensive Plan follow:

1. Staying current with the state law and planning strategies – Integrate revised state regulations and updates to regional and countywide strategies and polices into the city's plan.
2. Implementing the Growth Management Act – Through its plan, the city of Lake Stevens establishes a vision for the community; prioritizes goals and policies to achieve this vision; and defines clear policy to administer local regulations based on defined GMA plan elements and planning goals.
3. Maintaining local decision-making – The city of Lake Stevens continues to experience growth within and around its boundaries, which results in increasing demand for public facilities such as sewer, roads, police and fire protection. The Comprehensive Plan and implementing regulations allow the city to assert local control over regional issues with the assurance that state agencies will respect their decisions and will direct growth in a manner, which will reinforce the existing character, scale and identity of the city. A clearly articulated plan will define a clear direction for future development, ensure demands for infrastructure and services are met in an economically responsible and timely manner and inform city residents and elected officials about the implications of its policy decisions.
4. Promoting desired change – Specific development regulations and standards will enable the city to guide development and make consistent land use decisions, throughout the community to meet its vision. These regulations include zoning, subdivision, building and environmental codes, historic preservation and design review guidelines and standards. The city will strive to provide a predictable, efficient and expeditious review process to attract development that meets the community's design, land use and environmental standards.
5. Addressing changes in the community – Regular updates to the Comprehensive Plan enable the city to keep pace with the changing nature of the community, remain

current and ensure that the positive elements of growth outweigh any negatives. Changes come in many forms such as land use patterns, population growth, household characteristics, environmental concerns, economic needs and fiscal considerations.

6. Involving Citizens and Stakeholders – The GMA requires significant opportunity for public involvement in developing a comprehensive plan. The city continues to solicit public input into its planning efforts. As part of the current review cycle a community preference survey was widely distributed, and public open houses and hearings have been held with the Planning Commission and City Council. The city will make every effort to continue involving citizens in the processes to develop and update the comprehensive plan. Broad community support for the plan is crucial for effective implementation. Following any amendments to the plan, city staff will review the city's development regulations for consistency with the plan and updated state regulations and revise as necessary.

ENVIRONMENTAL REVIEW

This Comprehensive Plan integrates GMA and State Environmental Policy Act (SEPA). SEPA (Chapter 197-11 of the Washington Administrative Code) defines the environmental review policy for projects and agency regulations. SEPA requires all state and local agencies to use an interdisciplinary, integrated approach to include environmental factors (natural and built) in both planning and decision-making. Conducting the environmental review at the planning stage allows the city of Lake Stevens to effectively integrate the goals and requirements of SEPA and GMA, while contributing to public knowledge, environmental protection, and the fiscal efficiency of local government.

In accordance with SEPA, an environmental impact statement (EIS) must be prepared when it is determined that a proposal, such as a comprehensive plan, is likely to have significant adverse environmental impacts. An EIS provides an impartial discussion of significant environmental impacts, reasonable alternatives, and mitigation measures designed to avoid or minimize adverse impacts. As part of the 2006 update, the city issued an EIS and considered a range of alternatives for the plan. Subsequent to the adoption of this EIS, the city has adopted specific addenda to this document as changes occur through annual amendments.

The SEPA review of the Plan is also a "planning level" analysis as opposed to a "project level" analysis. The latter is done for specific projects on specific sites and is much more detailed. A planning-level analysis is more general in nature. SEPA requires that analysis be as specific as the information available. Because the Comprehensive Plan is more general in its discussion of topics, the analysis will be more general than what might be found in a project-level SEPA review. It is assumed that as specific projects or decisions are made in the future, more detailed information will be provided, and that the policies of this Plan will be considered in decision making.

A. Integration Principles

The integration of SEPA and GMA results in improved planning and project decisions from the environmental prospective. Just as GMA goals cannot be addressed without consideration of environmental factors, the goals of SEPA are benefited by the examination of the "big picture" and identification of mitigation to address cumulative impacts of development that occur during GMA planning.

While planning under GMA, the city of Lake Stevens used the following principles:

1. Consider environmental quality as each community charts its future by involving diverse sectors of the public and incorporating early and informal environmental analysis into GMA planning and decision-making.
2. Utilize SEPA review in conjunction with other analyses and public involvement to produce better planning decisions.
3. Combine to the fullest extent possible the processes, analyses, and documents required under GMA and SEPA, so that GMA planning decisions and subsequent implementation will incorporate measures to promote the goals of GMA and SEPA.
4. Recognize that different questions will need to be answered and different levels of detail will be required at each phase of GMA planning, from the initial development of plan concepts or elements to the creation of implementation programs.
5. Focus environmental review and the level of detail needed for different stages of plan and project decisions on the environmental choices most relevant to that stage of the process, while not duplicating review that occurred for previous decisions.
6. Use environmental review on projects to help: 1) review and document consistency with GMA plans and regulations; 2) identify any impacts and mitigation needs that had not been considered and addressed at the plan level; and 3) provide the opportunity for review by agencies, tribes, and the public.
7. Continue to maintain or improve the quality of environmental analyses for both plan and project decisions, while integrating these analyses with improved state and local planning and permitting processes.

Appendix A includes a complete environmental review of the Comprehensive Plan, amendments, and addenda.

PUBLIC PARTICIPATION

The city has engaged the public throughout the plan update. This has included public open houses, surveys, social media, outreach to service groups, and meetings with the Planning Commission and City Council. The first public open house was a visioning meeting. At this workshop, city staff and Planning Commissioners had breakout sessions with the public in attendance to discuss the mandatory comprehensive plan elements. Based on the public comments received, staff developed vision statements for the plan and each element included in the following section. The next important avenue to receive public outreach was an opinion survey. The survey was posted electronically on the city's website and administered at city events. Through this survey, community members were asked a series of questions to determine public concerns and preferences for growth over the next 20 years. In total 300 respondents took the comprehensive plan survey, which represents approximately a one percent return. Some of the notable responses are included.

- When asked what types of housing, other than traditional single-family housing, community members indicated they would prefer cottage housing and townhomes.
- When asked where residential growth should go, the preference was first for southwest Lake Stevens followed by Northeast Lake Stevens and the Soper Hill area.
- When asked where commercial growth should go the preference was the 20th Street SE Corridor followed by Lake Stevens Center – two of the local growth centers.
- Retail followed by high-tech industry and professional offices were identified as the preferred employment industries.
- Increased traffic was the biggest concern for the community over the next 20 years.
- Community members believed the city's sense of community and residential opportunities are the most positive changes that have occurred over the last 10 years. The greatest strengths were identified as the city's schools and neighborhoods.
- When asked what attracted residents to other cities, community members stated restaurants and shopping.
- Economic development and public services were described as the most important areas for the city to address over the next 20 years. As a follow up, respondents stated shopping and jobs could improve over the next planning period.
- Sidewalks were identified as the most important transportation facility to be improved followed by increased vehicle capacity and expanded public transportation.
- Finally, sidewalks and parks were identified as the most important public facilities.

The second open house focused on significant changes made to the comprehensive plan since 2005, including updates to community demographics and statistics, fresh visions statements and revised goals and policies for each element. The community had an opportunity to

discuss these changes directly with city staff, the Planning Commission and Councilmembers in attendance or provide written comments. The second open house also provided a recap of public participation to date and next steps for completion.

ELEMENT VISIONS

The city of Lake Stevens is a dynamic community blessed with a defining feature – a central lake. There are other lakeside communities in the Puget Sound; however, Lake Stevens is unique because the city and its Urban Growth Area encompass the entire perimeter of the lake. The community remains affordable to families and the lake is an accessible amenity to all residents. The presence of Lake Stevens unifies and directly affects the identity of the community and its residents, which contributes to a positive reputation regionally for its excellent schools and neighborhoods, and provides an attraction for community development. The lake, eastern lowlands and the western plateau have largely influenced land development patterns within the city. In addition to these physical features, three major highways that frame the city also influence development and act as corridors for commuters, commerce and visitors between the city and greater region.

2035 Lake Stevens Vision

As the city contemplates the next 20 years, it must embrace its position as a unified growing city. Lake Stevens will be a vibrant sustainable community that provides a positive development atmosphere and maintains a strong community image with excellent schools and neighborhoods. Sustainability will be manifest through environmental protection, conscientious community development and sound economic policy. The city will continue emphasizing the role of local growth centers and subarea planning as the primary locations for new development – specifically as essential pockets for economic development and focal points for new neighborhood and commercial areas. The city will ensure that the city's infrastructure and public services will meet the demands of the community as it grows in an economically feasible manner. Development will be sensitive to the lake, environment and existing neighborhoods. The community will become a balanced community with sufficient and affordable housing, family-wage jobs and a variety of shopping and service options to meet the needs of Lake Stevens' residents.

The principal theme of the Vision Statement is that the city of Lake Stevens will embrace its changing identity and work towards an environmentally sustainable community with balanced and quality jobs and housing. The objectives, goals, and policies of the 20th Street SE Corridor Subarea Plan and Lake Stevens Center Subarea Plan echo the overall vision to ensure that future development is sensitive to the natural environment, considers sustainable approaches to development and mitigates related impacts. These central themes carry through the Element Vision Statements as follows:

Planning – The city will integrate the Growth Management Act principles as an essential planning framework to help direct community, regional, and statewide efforts to enhance quality of life, environmental protection, and economic vitality for the city, its residents and its interests in and around the Lake Stevens Urban Growth Area and Rural Transition Area as a unique lakeside community.

Environment and Natural Resources – The city of Lake Stevens will provide effective and ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas and open space corridors; conserving land, air, water and energy resources; and integrating the shoreline management of Lake Stevens into land use decisions.

Land Use – As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community.

Housing – The city will provide a regulatory framework that supports the creation of high-quality housing (e.g., single-family houses, townhomes and apartments) with a range of densities, which implement community design preferences and are affordable to all community members across the city.

Parks and Recreation – The city of Lake Stevens will create diverse recreational opportunities for all ages to enjoy parks, trails and activities and local events throughout the community and with expanded access to Lake Stevens.

Capital Facilities – The city will develop a realistic and achievable capital facilities plan that ensures an effective use of taxpayer and ratepayer dollars that prioritizes capital investments to maintain adopted levels of service; responds to project urgency and feasibility; is consistent with the city's growth strategy; and, provides a clear community benefit.

Public Utilities and Services – Lake Stevens will strive to provide excellent public utilities & services to meet the health and safety needs of the community in proportion to future population growth and will continue to coordinate with local service providers such as the Lake Steven Sewer District, Lake Stevens Fire, and the Lake Stevens School District to ensure service continuity as the community grows.

Transportation – The city will develop an effective multimodal transportation system that emphasizes access, direct circulation and safety for vehicles, freight, public transportation, cyclists and pedestrians locally and to the region.

Economic Development – Lake Stevens will embrace a sustainable local economy by supporting a varied job sector for residents, promoting excellent shopping and service options, providing a stable and predictable permitting process and fostering accountable government oversight of public funds.

PLAN IMPLEMENTATION AND AMENDMENTS

Planning is an on-going process; improved data or changing circumstances will require amendments to the Comprehensive Plan. In particular, the city will continue to review its plan annually to address minor changes, to adjust to changes in the city's population counts and to add projects listed in the Capital Facilities Plan. The annual update can also address specific concerns, clarify inconsistencies identified during the previous year, review the adequacy of the adopted level of service standards, and update any environmental information. It is the city's intent to use the annual review to keep the data up to date and address relatively minor policy issues, so that when the five year review comes due, the community can focus its' attention on policy issues.

The GMA requires cities within Snohomish County to update their comprehensive plans every eight years, after June 2015, to ensure their plans and policies are current. While the review must be comprehensive, the extent of changes depends on the circumstances involved.

GOALS AND POLICIES

GOAL 1.1 PROVIDE FOR A CONSISTENT REVIEW AND REVISION OF THE COMPREHENSIVE PLAN

Policies

1.1.1 Periodically review the Comprehensive Plan to determine if it is effectively implementing the vision of the community.

1.1.2 Changes to the Comprehensive Plan should be carefully considered, responsive to the changing needs of the community, and in the best long-term interest of the entire community.

GOAL 1.2 ENSURE THAT THE CITY'S COMPREHENSIVE PLAN IS CONSISTENT WITH STATE, REGIONAL AND COUNTYWIDE PLANNING POLICIES AND ENSURE EACH ELEMENT IS INTERNALLY CONSISTENT.

Policies

1.2.1 Periodically review the Comprehensive Plan to ensure that it reflects changes to state, regional and countywide planning policies and requirements.

1.2.1 Discourage piecemeal amendments to the Comprehensive Plan by considering amendments in context with each other to ensure continued internal consistency.

1.2.3 Update functional plans and any applicable code provisions in a timely manner following amendments to the Comprehensive Plan to ensure consistency between the Comprehensive Plan and other planning documents.

GOAL 1.3 ENSURE THAT THE CITY'S DEVELOPMENT REVIEW PROCESS PROVIDES CERTAINTY AND CLARITY IN TIMELINES AND STANDARDS THAT RESULTS IN A TIMELY AND PREDICTABLE DECISION MAKING PROCESS FOR ALL DEVELOPMENT APPLICATIONS.

Policies

1.3.1 Ensure development regulations implement the Comprehensive Plan and describe all significant development requirements and standards.

1.3.2 Ensure that the development regulations are clearly written, avoid duplicative or inconsistent requirements, and can be efficiently and effectively carried out.

1.3.3 Ensure that appropriate public involvement opportunities and clearly presented information are available during the development review process.

REVISIONS AND AMENDMENTS TO THE COMPREHENSIVE PLAN

A. General

Although the Comprehensive Plan is intended to be a guide for the public, elected officials, Planning Commission, and city staff in making decisions concerning community growth, land use and development decisions, capital improvements, and other programs, it is not so rigid as to be inflexible or unresponsive to changing circumstances. The policies of the plan should be reviewed from time to time to ensure the plan keeps up with legal requirements, community needs and changing circumstances.

The city of Lake Stevens is committed to following its adopted Comprehensive Plan and will allow for an adequate period of time for policies and actions to take effect prior to considering changes to it. The city is also committed to working with the county and other relevant jurisdictions to coordinate and resolve regional issues. The policies and financial plans demonstrate how the city intends to resolve problems, and thus can be used to inform residents and businesses.

The community's vision and quality of life goals provide long-range guidance for the city. To maintain consistency and allow sufficient time for decisions to take effect these general

guidelines should not be changed except during the five-year UGA boundary review or the ten-year Comprehensive Plan review allowed by the Growth Management Act.

B. Annual Amendment and Update of the Comprehensive Plan

The Comprehensive Plan is a document which guides the nature and intensity of development in the city. An amendment to the Plan is a mechanism by which the city may modify its land use, development or growth policies. Any amendment of this Plan is a legislative act requiring City Council approval and must be done in compliance with the statutory requirements of the Growth Management Act for amending plans (RCW 36.70A.130). As such, except where allowed by the GMA, amendments of the Plan may not be considered more frequently than once per year and must be done so according to the procedure outlined below. The revisions will be reviewed as a comprehensive package of amendments so the cumulative effect of all proposed amendments is fully understood.

Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7); rather, they are intended to address the following:

- Major or minor land use and road classification changes
- Amendments to Plan text including support data and implementation
- Changes to Element maps
- Minor changes to policies or clarification
- Other minor text changes

C. Exceptions to the Annual Plan Amendment Process

The city may consider amendments to the Comprehensive Plan outside of the annual amendment process under one or more of the following circumstances:

- The initial adoption of a subarea plan that clarifies, supplements, or implements jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under Chapter 43.21C RCW;
- The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;
- The adoption or amendment of a shoreline master program under the procedures set forth in Chapter 90.58 RCW;
- The amendment of the capital facilities element of the Plan that occurs concurrently with the adoption or amendment of the city's budget; or

- The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031(2), provided that amendments are considered in accordance with the public participation program established by the city under RCW 36.70A.130(2)(a) and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment.

D. Who May Initiate Amendments to the Comprehensive Plan?

Amendments to the Comprehensive Plan can be requested by the City Council, Planning Commission, city staff member, or by any private party including any Lake Stevens resident, property owner or other person with an interest in the city's Comprehensive Plan. Because the Plan may not be amended more than once a year, multiple requests for amendment must be consolidated into a single review process or Docket. The Docket is a compilation of proposed changes to the Comprehensive Plan.

E. Application Deadline

All applications for Comprehensive Plan amendments must be received by Planning and Community Development by January 31st of any calendar year to be considered during the next amendment cycle.

The various types of applications for amendments to the Comprehensive Plan are subject to the following time considerations:

- Amendments shall be considered annually. In addition, the city shall undertake a comprehensive review of land use, densities, urban growth areas, and potential annexation areas at least every 10 years after the date of adoption (1996).
- Major changes to the Comprehensive Plan's goals and policies may only be considered every five years after the date of adoption (1996).
- Changes to any other text of the Comprehensive Plan may be made annually as necessary to reflect changes to population growth, other State laws, errors, or refinement of community goals and needs.
- The addition or deletion of a new or old element or subarea plan shall be considered annually.

F. Process

Proposals to amend the Comprehensive Plan undergo a two-step review: a threshold review and a final review, as described below:

1. **Threshold Review.** The threshold review process will determine those proposals that will be included in the Annual Comprehensive Plan Amendment Work Program and will determine their geographic scope.

a. **Planning Commission Review.** Complete applications to propose an amendment to the Comprehensive Plan submitted during the time period set forth in subsection E of this section will be reviewed by the Planning Commission. The Planning Commission will hold a public hearing and make a recommendation to the City Council, using the criteria set forth in subsections G and H, as to which amendment proposals initiated by the public should be included in the Annual Comprehensive Plan Amendment Work Program.

b. **Consideration of Geographic Scope.** Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics. If expansion is recommended, the notice for the public hearing shall describe the geographic scope of the proposed amendments and notice shall be expanded to include each owner of real property within 500 feet of any boundary of the originally proposed area and of the recommended expansion.

c. **City Council Review.** The City Council will review the Planning Commission recommendations and the criteria set forth in subsections G and H. and determine which amendment proposals will be included in the Annual Comprehensive Plan Docket and their geographic scope. Those proposals included in the Annual Comprehensive Plan Docket will then be referred back to the Planning Commission for further proceedings.

d. **Alternative Disposition.** Proposals not included in the Annual Comprehensive Plan Docket may, at the city's discretion, be considered as part of the Department's ongoing work program or a Comprehensive Plan Update.

2. **Final Review.** The final review process will evaluate the proposed amendments included in the Annual Comprehensive Plan Docket and culminate in Council action on the proposed amendments.

   a. **Planning Commission Review.** The Planning Commission will review the proposed amendments included in the Annual Comprehensive Plan Docket, hold a public hearing, and make a recommendation to the City Council as to each proposed amendment, using the criteria set forth in subsection I.

   b. **City Council Action.** The City Council will review the Planning Commission recommendations and the criteria set forth in subsection I and take action on each proposed amendment in the Annual Comprehensive Plan Docket.

All amendments shall require a public hearing by the Planning Commission, who shall make recommendations to the City Council. In addition to the Commission's recommendations, the Council shall also solicit input through a public hearing prior to amending the Plan.

All privately-initiated rezones related to a requested plan revision are considered a quasi-judicial action allowing for only one open-record hearing. The rezone request will not be discussed during the authorization hearing process, but will be noted in the staff reports and hearing records. The open-record hearing may be held by the Planning Commission or the City Council in a separate rezone public hearing held after the associated adoption hearing by either body.

G. Submittal Requirements

Any complete application for an amendment to the Comprehensive Plan shall contain all the information as required by the Planning & Community Development Director in the Comprehensive Plan amendment submittal requirement checklist and responses to the appropriate questions and issues listed below. The burden of proof is upon the proponent to demonstrate the long-term benefit to the city.

All applicants for Plan amendments are responsible for providing any environmental information necessary to process the request per the State Environmental Policy Act (SEPA) and the Comprehensive Plan Master Environmental Document.

Reasonable fees and deposits for processing Plan amendments shall be charged to the applicant. Such fees and deposits are specified in the city's Fee Schedule Resolution.

The factors listed below should be considered in reviewing map amendment requests.

- How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the city.
- How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.
- What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?
- Comments received from affected property owners and residents.

The foundation for the Plan policies should be grounded in legal requirements, such as the Growth Management Act, sound planning and land use principles, the community's vision and values, and the community's anticipated future growth needs. Policy amendments should include a discussion of how the proposal is related to:

- Changing laws, economic conditions or social values,
- Changed socioeconomic conditions,
- Shifts in land use needs due to growth trends,
- Shifts in community opinion and priorities, or
- Significant changes to the amount and characteristics of anticipated future growth.

H. Ratification of Docket and Authorization Hearing

All amendment requests will require an authorization hearing before the City Planning Commission and a recommendation shall be forwarded to the City Council for consideration before a docket is ratified by the City Council. The purpose of the authorization hearing is to determine whether or not a proposal merits consideration.

The city shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances that support a plan or regulation change at this time.
4. Does the city have the resources, including staff and budget, necessary to review the proposed amendment?
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan OR
6. All of the following:
    a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and
    b. The public interest would best be served by considering the proposal in the current year rather than delaying consideration to a later subarea plan review or plan amendment process.

I. Granting or Denial of Amendments

For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:

1. The effect upon the physical, natural, economic, and/or social environments.
2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods, including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.
3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.
4. The quantity and location of land planned for the proposed land use type and density.
5. The effect, if any, upon other aspects of the Comprehensive Plan.

The city may amend the Comprehensive Plan only if it finds the amendment meets all of the following:

1. The amendment must be consistent with the Growth Management Act and other applicable State laws;
2. The amendment must be consistent with the applicable County-wide Planning Policies;
3. The amendment must not be in conflict with the Community Vision or other goals, policies and provisions of the Comprehensive Plan;
4. The amendment can be accommodated by all applicable public services and facilities, including transportation;
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents;
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.

J. Public Notice of Hearings

Since public involvement is critical regarding plan amendments, notice of the date, location and time of the Planning Commission's and City Council's hearings must be published in the city's designated newspaper. In addition to publication, notice of hearing date, place and time shall be posted on or near properties proposed for a plan change. Notice of public hearings for properties to be rezoned shall comply with the noticing requirements for Type VI review in Chapter 14.16B LSMC.

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Chapter 2: Land Use Element



CHAPTER 2: LAND USE ELEMENT

A VISION FOR LAND USE

As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community.

INTRODUCTION

The current city boundaries, established in December 2009, following a series of annexations between 2000 and 2009, encompass an area of approximately 5,760 acres (8.9 square miles). Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA) with an area of 2,192 acres (3.4 square miles) including the lake. The current Lake Stevens UGA provides sufficient capacity to accommodate population and employment forecasts considering environmental constraints, existing development, infrastructure and services, existing and/or planned transportation corridors and areas where urban services could be extended logically. The city limits currently surround the northern, northeastern and western banks of Lake Stevens. The city anticipates that the remainder of the Urban Growth Area (UGA) will be annexed over the next planning horizon.

Directly west of the city is the Snohomish River flood plain, which consists of critical habitat areas and agricultural uses. To the east are largely forested lands with limited residential development. The area south of the current city boundaries and an unincorporated portion of the UGA is a patchwork of large-lot residences, small farms, and wooded areas with limited commercial areas.

Beyond the Lake Stevens UGA to the north, east and south the city and Snohomish County have established a Rural Urban Transition Area (RUTA) as a future planning area to accommodate growth beyond the 20-year planning horizon. The city's Comprehensive Plan acknowledges that development policies within the RUTA will have direct and indirect impacts on the Lake Stevens community, and it has an interest in decision-making in these areas as it affects development. The RUTA directly adjacent to the Lake Stevens UGA totals approximately 5,400 acres and is largely rural in character. It contains large lot residences, several sizable tracts of forested land and limited agricultural uses. According to the Snohomish County Comprehensive Plan, RUTAs are intended as areas to set aside for potential supply of land for employment and residential land uses and possible inclusion in a UGA.

PLANNING CONTEXT

The Land Use Element presents a blueprint for growth over the next 20 years. This element considers the general location, intensity and density of land uses, how traffic, drainage, community services, etc. interact with and affect development. The Land Use Element influences how the community develops through the implementation of municipal code. This section provides an overview of the existing land use patterns within the city and its unincorporated UGA, and describes the city's existing strategy for accommodating residential and employment growth within city limits and beyond.

In implementing its growth strategy, the city faces several challenges including development of land within city limits and the unincorporated UGA constrained by topography, critical areas, infrastructure needs, or ability to accommodate larger employment uses. The city and partner agencies also face challenges to fund the infrastructure needs associated with population and employment growth.

State Planning

The Land Use Element is one of the six mandatory elements required by the Growth Management Act, RCW 36.70A.070(1). Within the Land Use Element, the city must:

- Provide a future land use map;
- Consider approaches to promote physical activity;
- Provide a consistent population projection;
- Estimate population densities and building intensities based on future land uses;
- Include provisions for the protection of groundwater;
- Describe lands useful for public purposes, including essential public facilities, airports and military installations as applicable;
- Identify open space corridors;
- Consider review of drainage, flooding and stormwater run-off;
- Designate policies to protect critical areas; and
- Considers transfer of development rights for significant forest or agricultural lands.

These specific state requirements are discussed in subsequent sections or as specific goals and policies as applicable.

Regional Planning

VISION 2040 supports using the urban lands efficiently and sustainably to accommodate population and employment growth across the central Puget Sound. Some specific land use concerns mirror those found in the GMA, such as establishing consistent planning targets for housing and employment. The city's plan identifies housing and employment targets that are consistent with the 2012 Buildable Lands Report within the Land Use and Housing elements. Many 2040 provisions cross over into different elements, such as Environment, Development Patterns, Housing, Economic Development, Public Services and Transportation. Another important aspect of the regional strategy is to promote centers and compact urban development, which is a central theme of the city's plan, which focuses on local growth centers implemented as subarea plans. The city's subarea plans present an integrated planning approach based on incorporating economic development, environmental protection, sustainability, social justice and well-being, compact and mixed-use development and multimodal transportation. In addition, the city's municipal code provides several effective mechanisms supporting compact infill development. Another PSRC provision is healthy and active living. The city's plan promotes this ideal in the Parks, Recreation and Open Space, Land Use and Transportation elements. Finally, the city has considered the role of adjacent rural areas as they relate to the city beyond the planning horizon.

Countywide Planning

Snohomish County has adopted Countywide Planning Policies that provide a consistent framework for each jurisdiction to develop its comprehensive plans adopted.

The Development Patterns Goal found in the Countywide Planning Policies states,

> **"The cities, towns, and Snohomish County will promote and guide well-designed growth into designated urban areas to create more vibrant urban places while preserving our valued rural and resource lands."**

Specific policies relevant to the Land Use Element include the role of Urban Growth Areas in land use planning including future expansions or modifications, inter-jurisdictional coordination, utilities, and location of employment and housing in relation to infrastructure and transit. Another theme relevant to this element previously identified in the state and regional planning strategies is designating local centers, promoting compact urban developments and transit-oriented developments that encourage higher residential density and infill while integrating new development into existing neighborhoods. Finally, the land use element should consider annexation polices for the unincorporated UGA.

The city recognizes the importance of efficient planning and use of land within the entire UGA in order to meet the population, employment, environmental and other objectives of the GMA and established countywide planning policies. The city's Comprehensive Plan and

existing growth strategy is reflective of the policies and vision within the County's Comprehensive Plan and Countywide Planning Policies.

Lake Stevens Planning

The city's Land Use Element considers the themes expressed in the state, regional and countywide plans. Specifically the Land Use Element describes anticipated land use assumptions and growth targets over the current planning period. This information is the basis for current land use designations and zoning districts as well as the city's local growth strategy.

In order to meet projected growth targets, the Lake Stevens UGA must accommodate a population of **46,380** and **7,821** jobs by 2035 (Source: Appendix A Table 1 Snohomish County 2035 Population Growth Targets). The city's portion would include a population of 39,340 or an increase of 11,130 people over the planning period. The current employment target for the city is 7,412 or an increase of 3,818 jobs by 2035. (Source: Appendix D, Table 1 - 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area). Figure 2.1 illustrates the total number and percent of both the city's and the unincorporated UGA's 2035 population and employment growth targets.

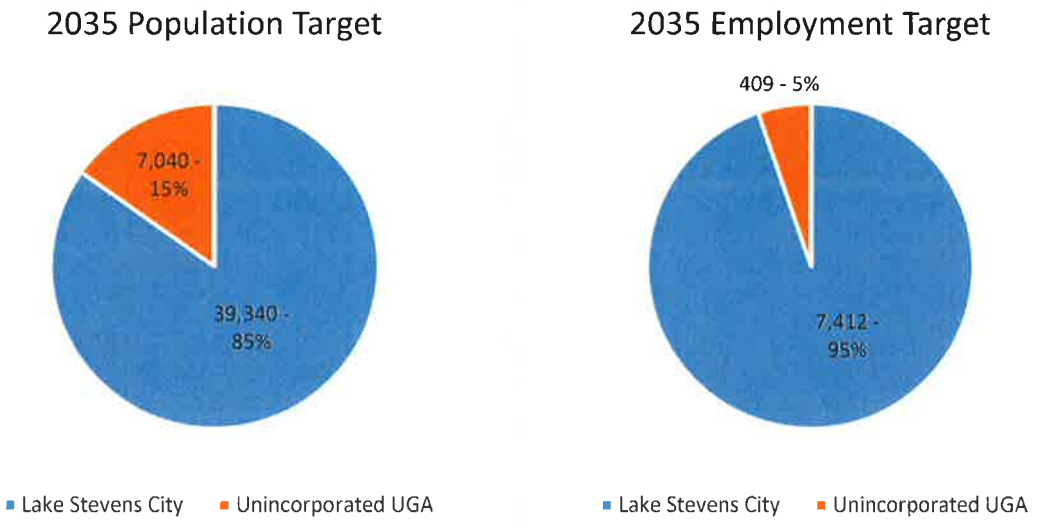


Figure 2.1 – 2035 Growth Targets

LAKE STEVENS GROWTH STRATEGY

The Snohomish County Growth Monitoring Report indicates the population of the city grew by over 341 percent between 2000 and 2010 adding 21,708 people. Annexation and steady residential development fueled this rapid growth. Since 2010, the city population has continued to grow annually by approximately 3.9 percent.

The city's growth strategy directs the majority of residential and employment growth into concentrated centers readily available for development. It is the city's vision to accommodate and attract new businesses that provide family-wage jobs by growing a range of employment sectors near Growth Centers in proximity to housing. Downtown Lake Stevens, Lake Stevens Center, and the 20th Street SE Corridor are identified as Community Growth Centers, while the Hartford Industrial area is an Industrial Center. Figure 2.2 illustrates the location of the four primary centers. A summary of development potential for each growth center is summarized in Table 2.1.

Each defined Growth Center has varying suitability and potential for future employment uses due to location, access to the transportation network, overall size, development potential, and range of parcel sizes. This growth center strategy implements countywide, regional and statewide goals by focusing development where infrastructure and services are or will be available and preserving the natural characteristics of the city. The city's growth center strategy is consistent with the public vision expressed during the community outreach for this project and others.

To complement its growth strategy, the city began developing an economic development approach. In 2010, the city completed an Economic Development Assessment. The main findings suggested residents were spending retail dollars outside the city and leaving the city to work. This document was followed by a demographic assessment and economic profile of the city. These documents laid the foundation for future economic development and complemented the evolving growth strategy.

The city's ultimate goal for each center, based on the economic and demographic assessments, is to develop a unique subarea plan with distinguishing characteristics that serve slightly different markets ensuring economic diversity and vitality. The first big achievement in the city's strategy was the adoption of two Subarea Plans in 2012 (e.g., Lake Stevens Center and the 20th Street SE Corridor). As a development incentive, the city adopted a Planned Action Ordinance for each subarea to satisfy State Environmental Policy Act review requirements. Adoption of the plans resulted in area-specific design guidelines, development regulations and zoning districts. In addition, a framework plan has been completed for Downtown Lake Stevens as a precursor to a future subarea plan. City Council has authorized a subarea plan to be completed by the end of 2016.

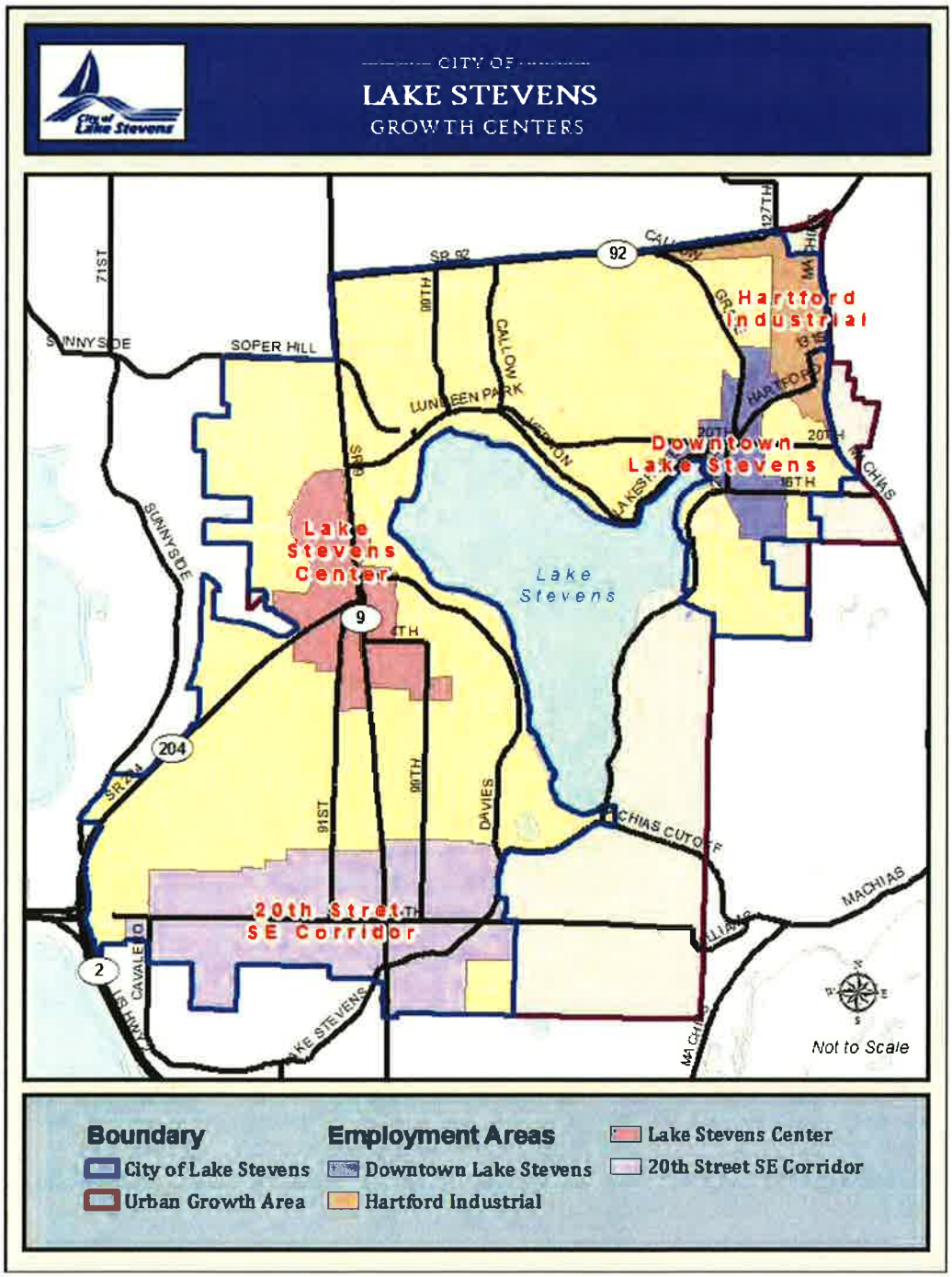


Figure 2.2 – Growth Centers Map

Table 2.1 - Growth and Development Potential of Existing Growth Centers

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	HARTFORD CENTER	20TH STREET SE CORRIDOR
Size (Acres)	239	359	267	845
Subarea Planning	• Framework plan completed in 2012 • Subarea plan proposed for 2016	• Subarea Plan adopted 2012 • Planned Action Ordinance adopted 2012	• None	• Subarea Plan adopted 2012 • Planned Action Ordinance adopted 2012
Relation to Transportation System	• Local access via 20th St NE • Indirect access to SR 92 via Grade Rd	• Direct access to SR 9 and SR 204 • Indirect access to US 2 via SR 204	• Indirect access to SR 92 via Machias Rd., Old Hartford Dr. • Indirect access to US 2 via Machias Road • Limited internal network of roads	• Indirect access to SR 9 via 20th St SE, S Lake Stevens Rd.
Existing Land Use Pattern	• Small to medium parcels (0.2-3.0 acres) in Historic Town Center • Existing residential uses on commercially zoned parcels • Significant amount of multi-family residential uses and zoning in southeast portion of center with small to large parcels (0.3-10 acres) • Medium to large parcels (1-10 acres) in Grade Rd. area, largely undeveloped	• Auto-oriented commercial uses primarily on large parcels (>10acres) with smaller parcels (<0.5 acres) carved out along street frontage • Primarily multi-family residential uses and zoning at edges of center with some single family residential uses in eastern portion of center • Significant portion of government-owned property on eastside of SR 9 @ Market Pl.	• Primarily medium to large parcels (3-30 acres) • Cluster of smaller parcels (< 1 acre) in middle of center • Largely undeveloped	• Primarily medium to large parcels (1-10 acres) with several irregular parcels due to diagonal intersection • Limited existing commercial uses and zoning at intersection of 20th St SE and S Lake Stevens Rd. in eastern portion of center • Primarily mix of multi-family and single-family residential uses • Several large parcels (> 10 acres) zoned multi-family

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	HARTFORD CENTER	20TH STREET SE CORRIDOR
Environmental Constraints	• Wetlands and flood prone areas within Grade Rd. area • Category 2 wetlands east of historic town center area where zoned multi-family residential. • Catherine Creek bisects the Grade Rd. area and downtown	• Wetlands between SR 9 and 91st Ave SE, near SR 204	• Small amount of wetlands just north of Hartford Dr. NE and just north of 36th St NE	• Wetlands at northeast corner of S Lake Stevens Rd and 20th St SE, north of S Lake Stevens Rd
Amenities	• Lake Stevens shoreline access • Catherine Creek • View potential	• View potential	• View potential	• View potential
Potential Land Use Issues	• Center has lower intensity single-family uses to the north, west, and south and higher intensity industrial uses to the east	• Center is surrounded by lower-intensity single-family and multi-family residential uses	• Center is surrounded by lower intensity residential uses • Lack of Utilities & Infrastructure	• Center is surrounded by lower-intensity single-family residential uses
Conclusion	• Limited potential for larger employment uses due to transportation access and small parcel sizes • More suitable for local-serving retail and small commercial uses • Potential as a Mixed-Use Town Center consisting of civic and local-serving retail uses, limited office and residential uses	• Some potential for larger employment uses given transportation access and large parcels, but contingent upon redevelopment potential • Potential for Main Street center on 91st Street NE between Market Place/SR204 • Potential as a Commercial Mixed-Use Center consisting primarily of regional retail commercial uses with multi-family residential uses towards the edges of the center	• Potential to accommodate larger employment uses, but limited by location and transportation access • Potential as an Industrial Center consisting primarily of industrial uses and limited office uses	• Potential for larger employment uses including business parks and retail centers • Potential for Mixed-Use Centers consisting primarily of residential uses with some office and local-serving retail commercial uses

DOWNTOWN LAKE STEVENS

Downtown Lake Stevens includes an area of more than 200acres near 20th St NE, Main St and Hartford Drive NE, and consists of the historic town center adjacent to the northwestern tip of the lake, the Grade Road Planned Business District, and associated residential areas. This area has been characterized primarily by low-intensity commercial and residential development on small to medium-sized parcels.

The historic town center has several key attributes to support its revitalization including its lake front setting, strong projected population growth and the potential for higher density residential development. Development of an effective plan and an active marketing campaign for this area is a high priority for the city. In 2005, the city developed a conceptual plan for downtown Lake Stevens. In 2012, the city proposed a framework plan for the area that identified preferred land uses and potential infrastructure improvements to facilitate desired growth patterns. This framework will lead to a full subarea plan, scheduled for completion in 2016, to identify uses, development intensity, parking requirements, public improvements, program development, etc.

Downtown Lake Stevens will have some challenges, specifically access and infrastructure. Several road improvements are proposed to improve access throughout downtown and to the Hartford Industrial Center, and to the to the regional highway system. The city continues to work with utility providers to assess needed infrastructure improvements.

In 2007, the city purchased a 40-acre site off Grade Road that includes a collection of medium to large parcels, located directly north of Downton Lake Stevens. It is one of the two areas in the city zoned Planned Business District (PBD). The Grade Road PBD Master Plan, prepared in 2006, proposes to establish the city's future Municipal Campus at this location. The plan also envisions complimentary residential and commercial uses. Wetlands and streams encumber parts of the Grade Road site. Portions of the area are prone to local flooding. Limited roadway frontage currently restricts access to the Grade Road site. At the same time, the potential for constructing new residential development at greater densities in this area is seen as a catalyst for downtown revitalization efforts.

LAKE STEVENS CENTER SUBAREA (FORMERLY FRONTIER VILLAGE GROWTH CENTER)

Lake Stevens Center is comprised of approximately 360 acres of land centered on the State Route 9/State Route 204 intersection. In September 2012, the 803ity Council adopted the Lake Stevens Center Subarea Plan to revitalize the center, emphasizing retail and office growth. The plan also amended the Land Use Map for many parcels within the subarea. Future residential development would be primarily high-density residential. The general land use pattern would consist of a commercial core, smaller commercial and mixed-use areas, a main street area, and transit-oriented development. The plan assumes future

growth of 140,000-150,000 gross square feet of retail, 140,000-150,000 gross square feet of office, and 180 to 200 additional dwelling units. A Planned Action Ordinance, capital facilities plan, development regulations, and design guidelines were also adopted.

20TH STREET SE CORRIDOR (FORMERLY SOUTH LAKE GROWTH CENTER)

The 20th Street SE Corridor is comprised of approximately 850 acres of land crossing the southern portion of the city from approximately South Lake Stevens Road in the east to Cavalero Road in the west. In September 2012, the City Council adopted the 20th Street SE Corridor Subarea Plan to create an employment center emphasizing business parks and commercial development. Future residential development would be primarily higher-density development including townhomes, row houses, cottage housing, and live/work units. The general land use pattern would consist of at least one large business park, a regional retail center, and commercial or mixed-use nodes with higher-density residential growth in transitional areas between existing single-family developments and higher intensity development. The plan assumes future growth of 400,000-450,000 gross square feet of retail, 1-1.25 million gross square feet of office, and 900 to 1,000 additional dwelling units. A Planned Action Ordinance, capital facilities plan, development regulations, and design guidelines were also adopted.

HARTFORD INDUSTRIAL CENTER

The Hartford Industrial Center is an area of approximately 267 acres located in the northeast portion of the city, between Downtown Lake Stevens and unincorporated Snohomish County. The Hartford Center is adjacent to industrially zoned properties outside the city limits. The area is zoned General Industrial (GI) and Light Industrial (LI), which allow a wide range of industrial uses. The area currently has a mix of low-intensity industrial uses, some retail and older single-family residential pockets. The Hartford Industrial Center currently has additional employment capacity available for redevelopment. It is the city's intention to promote and develop the Hartford Industrial Center as a local employment center. The Hartford Industrial Center's potential to accommodate larger employment uses are currently limited by location, limited visibility, lack of extensive public infrastructure and transportation access. The city will conduct a market study of the area to determine any need for expansion, infrastructure improvements, and marketing strategies to attract appropriate industries.

NEIGHBORHOOD SERVICE CENTERS

In addition to the defined growth centers, the city has several small Neighborhood Service Centers located throughout the city zoned Local Business (LB) or Mixed Use. Small neighborhood service centers serve the immediate shopping and service needs for the surrounding residential areas. These neighborhood service centers augment economic

development activity citywide and balance the commercial uses found in larger growth centers.

ANNEXATION AND RURAL URBAN TRANSITION AREA (RUTA)

The city will continue to coordinate annexation of the remaining unincorporated UGA throughout the 2035 planning horizon. Additionally, the city of Lake Stevens is looking outside its borders given the impact that planning efforts have on the entire Lake Stevens community in preparation for future UGA expansions after build-out.

For the purposes of defining a Framework Plan that includes the Rural Urban Transition Area (RUTA) as an area for long-term employment growth, the city's existing strategy for growth within the UGA has been reviewed and analyzed. Related documents such as County plans and Buildable Lands Report are discussed further below, together with summaries of information related to public services and utilities. The city completed a project report for the Lake Stevens South Rural Urban Transition Area in August 2008. The city recognizes the importance of review and analysis of all adjacent RUTA areas for future comprehensive planning and benefit.

The city of Lake Stevens recognizes that the UGA is bordered by areas labeled by the County as "transitional". The city also recognizes that development policies within these areas and beyond will have direct and indirect impacts on the Lake Stevens community, its quality of life, infrastructure, transportation, services, finance and the stewardship of land and lake water quality. Therefore the city's vision requires its involvement in the decision-making in these areas as they affect development and its impacts.

LAND USES AND ZONING

Lake Stevens includes a mix of residential, commercial, industrial and public/semi-public land use designations. Residential designations are spread throughout the city and include both high-density and single-family oriented land uses. There are several commercial designations that vary in intensity by location. For example, the highest intensity commercial land uses are located along highways and arterials, while neighborhood level commercial use may be congregated at the intersections of arterials and collectors. The city's industrial land uses are primarily located in the northeastern corner of the city, with the exception of one area in the northwestern corner, subject to a development agreement. Public/Semi-public land uses are spread across the city. Most public/semi-public areas include school sites, municipal services and parks. Figure 2.3, the current Comprehensive Plan Land Use Map, illustrates the distribution of land use throughout the city.

Residential Land Uses – Residential land uses include all single-family development and multifamily uses including, apartments, condominiums, manufactured housing, foster care facilities, group quarters, and cooperative housing.

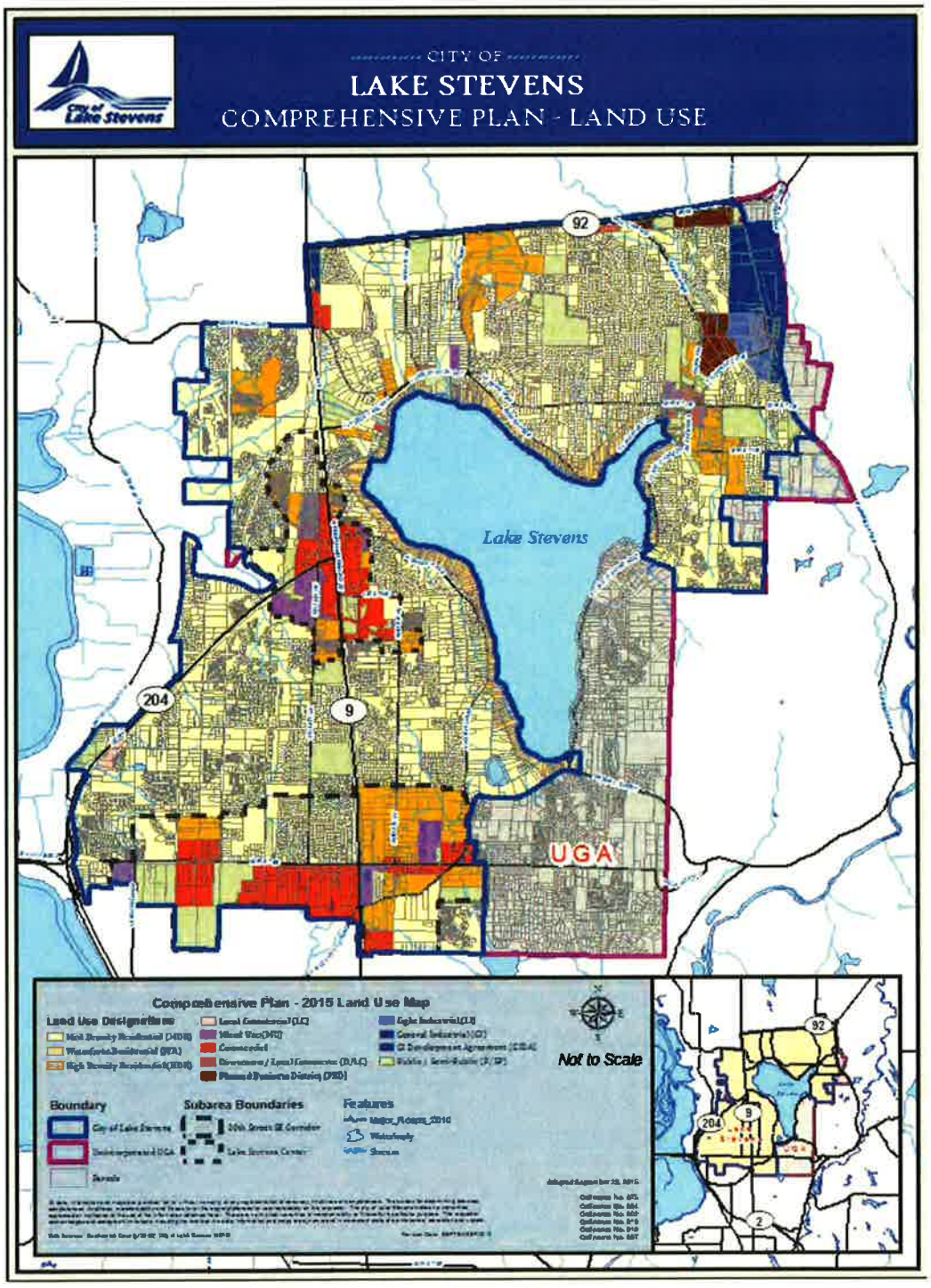


Figure 2.3 – City Land Use Map

- High Density Residential allows any form of single-family, two-family, and multifamily residential uses with no density limits. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.
- Medium Density Residential allows single-family, two-family and some multifamily residential development with a gross density between four (4) to 12 units per acre based on zoning. This designation includes detached and attached units, accessory units, townhouses, condominiums, duplexes, tourist homes, special service homes and manufactured/mobile structures. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between high density designations and rural areas where infrastructure is readily available.
- Waterfront Residential allows single-family (1 du/lot) residential uses with a gross density of four (4) units per acre. It includes detached, tourist homes, and special service homes. It also allows limited public/semi-public, community, and recreational uses. This designation is located in residential neighborhoods within the shoreline jurisdiction.

Through implementation of zoning regulations, the city will consider innovative and flexible residential options, in appropriate zoning districts, to allow a variety of housing. For example, the High Urban Residential Zone (HUR) allows higher-density residential uses such as townhouses and small-lot, single-family residential units, and innovative housing options such as cottage housing. In all residential zones, cluster subdivisions and planned residential developments allow variations in housing styles and increases in housing density as a means of encouraging good design, specifically on challenging sites where natural characteristics (slopes, wetlands, streams, etc.) require careful design and development.

Commercial Land Uses – Commercial land uses include all commercial and mixed-use configurations including, small scale/neighborhood commercial, large scale retail, and employment designations.

- Downtown/Local Commercial: This designation permits moderate to higher intensity land uses including the Central Business District and other dense arrangements of professional offices and retail stores. This designation discourages uses that are land consumptive (i.e., warehouses) or that generate high-traffic volumes (e.g., drive-through businesses or gas stations). It allows mixed-use development.
- Mixed-Use Commercial: This designation permits moderate to higher intensity land use that includes both commercial and residential elements and encourages mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or as a transition between high and low intensity zones.

- Planned Business District: The Planned Business District allows moderate intensity commercial or mixed-use development through a Master Development Plan. It is intended that this land use designation be placed on lands between high and low intensity uses to act as a buffer; or on sites containing sensitive resources; or other sites where, due to property specific circumstances, detailed planning would benefit all property owners involved as well as the public by allowing transfer of densities among parcels in order to avoid impacts to critical areas or local infrastructure. It also allows limited public/semi-public, community, and recreational uses.
- Commercial: This is a high intensity land use that includes both high-intensity retail and employment uses including community and regional retail centers, offices, business parks, and associated uses. Multifamily residential uses could be included above or behind commercial uses. It should be located in areas with direct access to highways and arterials in addition to transit facilities, adequate public services and traffic capacity.

Industrial Land Uses – Industrial uses include a mix of light and general industrial trades geared toward manufacturing, resource extraction, agriculture, warehousing and other intensive types of land uses.

- General Industrial – This designation allows a full range of industrial uses which may impact surrounding properties. This category also allows retail sales, public/semi-public, community and recreational uses. It should be located in areas with direct access to truck routes, adequate public services, infrastructure and traffic capacity.
- Light Industrial – This designation allows a full range of industrial uses with less impact to surrounding properties than general industrial properties. The city looks to this designation as accommodating the future high-tech industries and family-wage jobs. This category also allows retail sales, public/semi-public, community and recreational uses. It should be located in areas with direct access to truck routes, adequate public services, infrastructure and traffic capacity, and be transitional to commercial/mixed-use areas.

Public/Semi-Public – This category includes public buildings, public services, and transportation facilities to support operations of the city, the school district, fire district and miscellaneous other governmental functions. These services require land throughout the city.

EXISTING ZONING IN CITY AND UGA

The city establishes zoning for areas within the city limits while Snohomish County establishes zoning for areas within the unincorporated portions of the Lake Stevens UGA. Existing zoning within the city and its UGA allows a range of residential and employment uses.

Commercial/Industrial Zoning Districts

The city's zoning districts that allow employment uses primarily occur within growth centers and subareas. These zones vary in type of permitted uses and requirements for special or conditional use permits. Residential uses above and/or behind permitted non-residential uses are allowed in PBD, LB, CBD, MU, BD, CD, MS and MUN. There remains untapped capacity for new commercial development in the two Planned Business District zones, and in the Central Business District (CBD) and Mixed Use (MU) zones, where existing houses have not yet converted to commercial uses. Table 2.2 shows a summary of employment zones by acres within the city and its UGA, which is followed by a brief description of the various employment zoning districts.

TABLE 2.2 - EMPLOYMENT ZONING IN LAKE STEVENS UGA

EMPLOYMENT ZONE	ACRES	PERCENT OF CITY	PERCENT OF UNINCORPORATED UGA[1]
General Industrial	93.85	1.63%	1.18%
General Industrial w/Development Agreement	7.02	0.12%	.09%
Light Industrial	40.19	0.70%	0.51%
Central Business District	21.78	0.38%	0.27%
Planned Business District	64.75	1.12%	0.81%
Local Business	18.88	0.33%	0.24%
Mixed Use	14.98	0.26%	0.19%
Business District	104.11	1.81%	1.31%
Commercial District	196.96	3.42%	2.48%
Main Street District	32.78	0.57%	0.41%
Neighborhood Business	37.75	0.65%	0.47%
Mixed-Use Neighborhood	71.27	1.24%	0.90%
Heavy Industrial (Snohomish County Code)	62.35	0%	0.90%
Business Park (Snohomish County Code)	23.62	0%	0.47%
TOTAL	**790.06**	**12.23%**	**10.23%**

[1] Combined UGA (city and unincorporated UGA) total approximately 7,952 acres, city portion is 5,760 acres.

The three industrial zones – General Industrial (GI), Light Industrial (LI) and General Industrial with Development Agreement (GIDA), permit a range of uses including manufacturing, processing and equipment repair uses, as well as allowing indoor recreational uses, restaurants, storage, motor vehicle sales, and home occupations.

Other employment zones include Planned Business District (PBD), Local Business (LB), Central Business District (CBD), Mixed Use (MU), and Public/Semi-Public (P/SP). These zones allow a wide range of employment uses including sales and rental of goods, office, some manufacturing uses, and retail uses. The CBD zone allows two-family and multifamily residences.

New employment zones since adoption of the subarea plans include Business District (BD), Commercial District (CD), Neighborhood Business (NB), Main Street District (MS), and Mixed-Use Neighborhood (MUN). The BD zone is geared toward high-tech and other professional occupations. The CD zone allows the most intensive retail uses in the city, while the BD zone is geared toward retail needs of adjacent neighborhoods. The MS and MUN zones are mixed-use zones. With adoption of the Lake Stevens Center and 20th Street SE Corridor subarea plans, approximately 12 percent of the land within the city, or 10 percent of total UGA (city plus UGA) is zoned for commercial and employment uses.

Employment zones in the unincorporated UGA are found in the northeast portion of the city adjacent to the Hartford Industrial Center. It is assumed that similar city zoning would be applied once these areas are annexed into the city.

Residential Zoning Districts

Table 2.3 shows a summary of residential zones by acres within the city and in the unincorporated UGA. Single-family zones include Suburban Residential, Urban Residential, and Waterfront Residential. The higher-density residential zones include High-Urban Residential, Multi-family Residential, and MF Development Agreement.

TABLE 2.3 - RESIDENTIAL ZONING

	CITY ONLY		UNINCORPORATED UGA	
	Acres	Percent	Acres	Percent
Higher-Density Zoning	805.06	13.97%	9.8	0.12%
Single-family Zoning	3,733.36	64.82%	1,165.7	14.65%

Approximately 14 percent of the city is zoned for higher-density residences while approximately 65 percent is zoned for single-family residential uses. Areas zoned for higher-density residential development are found within designated growth centers, subareas and

several areas outside of these centers, along SR 9 and Callow Road in the northern portion of the city. A smaller area zoned for multifamily residential uses occurs along Lundeen Parkway, approximate to the northwest tip of the lake. Snohomish County zoning applies to unincorporated areas within the Lake Stevens UGA. Approximately 0.12 percent of the unincorporated UGA is zoned for multifamily residential uses while approximately 15 percent of the area is zoned for single-family residential.

BUILDABLE LANDS ANALYSIS / GROWTH TARGETS

The annexation of lands through 2009 increased the amount of buildable land in the city. The city recognizes the importance of efficient planning and use of remaining lands to meet the population, employment, environmental and other objectives of growth management. The amount of land that is fully developable within the city limits is limited, with large portions of remaining land constrained by topography, critical areas and infrastructure needs. A vital community must find a balance between inevitable growth, a quality environment, good service to citizens and fiscal responsibility. The Land Use Plan is a key factor in developing this balance. Coordination between the Land Use Element and the Capital Facilities Element is essential to produce a Plan that can realistically be implemented. The Comprehensive Plan must ensure that infrastructure can support existing and new development.

Under the GMA, Snohomish County and its cities review and evaluate the adequacy of suitable residential, commercial and industrial land supplies inside the UGA for accommodating projected population and employment growth every five years. Regular updates to the buildable lands report ensure that communities continue to meet growth targets for the remaining portion of its current planning horizon.

Going into the 2007 buildable lands update, the Lake Stevens UGA had a population surplus and employment deficit of 264 jobs. These findings were generally consistent between Snohomish County's analysis and the city's independent analysis. The city's independent study was designed to reflect a more accurate picture of the growth potential and/or limitations in the city limits and the UGA given the city's annexation goals and schedule. The county and cities worked diligently to reach consensus on the methodologies used to calculate land capacity; all major differences were reconciled at the UGA level.

Since 2007, as the city limits grew through annexation, the city identified reasonable measures to address capacity deficiencies and inconsistencies within the UGA. A detailed list of reasonable measures are found later in this section. As discussed previously, through the city's growth center strategy it has developed two subarea plans, which directly address employment deficiencies. Moving into the 2012 BLR, the Lake Stevens UGA has reconciled its forecasted employment deficit. Overall, there is an adequate land capacity to accommodate the adopted 2035 population and employment growth targets.

Table 2.4 compares the 2012 buildable lands capacity estimates and adopted 2035 growth targets for population and employment for the Lake Stevens UGA. The city's portion of the 2035 growth targets for employment would be 7,412 jobs and 39,340 population respectively.

Table 2.4 Buildable Lands / 2035 Growth Target Comparison

	2035 GROWTH TARGETS	2025 POPULATION CAPACITY	DIFFERENCE
Population	46,380	46,634 (BLR)	254
Employment	7,821	7,988 (BLR)	167

Tables 2.5 summarizes the 2012 buildable lands capacity for residential zoning districts within the city of Lake Stevens. Each total includes the remaining acreage.

Table 2.5 - Buildable Lands Analysis – Residential Capacity[2] (2012)

ZONING DISTRICT – RESIDENTIAL	TOTAL ACRES[3]	BUILDABLE ACRES[4]	ADDITIONAL HOUSING CAPACITY	ADDITIONAL POPULATION CAPACITY
Commercial District	197.07	0.165	1	3
Main Street	32.78	9.248	178	327
Mixed-Use Neighborhood	71.27	31.939	297	585
Mixed-Use	14.98	1.636	3	5
Multifamily Development Agreement	80.03	29.881	288	802
Multifamily Residential	136.93	10.346	163	300
High Urban Residential	588.09	205.271	1,198	2,278
Suburban Residential	1,500.54	144.852	531	1,481
Urban Residential	1,976.72	268.448	1,082	3,009
Waterfront Residential	256.11	14.844	43	119
City Totals		**716.63**	**3,784**	**8,909**
Unincorporated UGA Residential		**385.923**	**1,211**	**3,372**
Lake Stevens UGA Total		**1,212.016**	**5,465**	**13,416**

[2] Adapted from the Lake Stevens UGA - Additional Population Capacity Table Snohomish County Tomorrow 2012 Buildable Lands Report, June 2013

[3] Approximate zone area that includes rights-of-way.

[4] This column represents estimates the amount of buildable land that is not constrained by critical areas or other limiting factors and includes pending, vacant, partially-used and redevelopable parcels from the 2012 Buildable Lands Report. The estimate is not a precise inventory. Site-specific studies are necessary at the time of development to identify location and size of potentially unbuildable lands precisely.

Of the estimated 3,784 city units, 3,145 would be single-family and 639 would be multifamily. The 2035 housing unit target is 4,413, which is less than assumed buildable lands capacity. The 2012 BLR did not provide a complete estimate for potential mixed-use residential developments in the commercial and mixed-use zones. By comparison, the unincorporated UGA has approximately 385 buildable acres. After reductions, the estimated buildable housing capacity in the unincorporated UGA would be 1,211 new single-family units.

Tables 2.6 summarizes the 2012 buildable lands capacity for employment zoning districts within the city of Lake Stevens. Each total includes the remaining acreage.

Table 2.6 - Buildable Lands Analysis– Employment Capacity[5] (2012)

ZONING DISTRICT - EMPLOYMENT	TOTAL ACRES	BUILDABLE ACRES	ADDITIONAL EMPLOYMENT CAPACITY
High Urban Residential	588.09	33.86	75
Mixed-Use Neighborhood	71.27	25.36	53
Mixed-Use	14.98	1.64	19
Main Street	71.27	5.86	49
Commercial District	197.07	32.61	477
Neighborhood Business	37.75	8.04	67
Local Business	18.88	4.36	32
Business District	104.11	47.53	1,167
General Industrial	93.85	2.18	15
City Totals		**161.43**	**1,954**
Unincorporated UGA Employment		**56.74**	**455**
Lake Stevens UGA Total		**218.17**	**2,410**

DEVELOPMENT TRENDS

A look at development trends inside city limits is helpful to understand how current zoning affects future development potential inside the city and shapes the city's growth strategy. A review of development trends also provides insight into growth potential outside city limits as the city contemplates annexation of unincorporated portions of the UGA. Figure 2.4 shows residential development activity in the city since 2012.

[5] Adapted from the Lake Stevens UGA - Additional Population Capacity Table Snohomish County Tomorrow 2012 Buildable Lands Report, June 2013

Residential

The current population target for the Lake Stevens UGA is 46,380. Under current zoning the city and unincorporated UGA should have a surplus population of nearly 509 people based on the buildable lands report. Large portions of the city have developed within the past several decades resulting in a relatively new housing stock. Much of the development within recently annexed areas of the city occurred while these areas were part of unincorporated Snohomish County. The present-day land use pattern within the city and its surrounding UGA remains predominantly single-family residential:

- Approximately 64 percent of land within city (not including HUR zoning district), and
- 61 percent of the entire UGA is zoned for single-family use.

Multifamily residential zones are located near the perimeter of the downtown Central Business District, along Grade Road to the north, along 16th Street NE to the south, and in and around Lake Stevens Center.

- The city has designated nearly 800 acres for high-density single-family and multifamily residential land uses, most of which is High Urban Residential.

The city has also designated several commercial and mixed-use zones that allow multifamily development associated with the underlying commercial use.

Since 2006, Lake Stevens has experienced a steady stream of residential construction, as reflected in the 2012 Buildable Lands Report.

- Between 2012 and early 2015 – 83 properties identified in the buildable lands report have had a change in development status resulting in the construction/completion of over 600 new single-family dwellings.
- Another 85 – 100 units should be completed by the end of 2015.
- Approximately 500 new lots are pending through subdivision.

These growth numbers equate to the city achieving approximately 30 percent of its 2035 housing capacity. As the trend for steady residential construction continues approximately 200 acres of vacant land remains inside the city with another 900 acres of partially-used/redevelopable land available for infill development as of early 2015.

As mentioned, the buildable lands study did not assign a large amount of residential capacity to commercially zoned and mixed-use properties, which allow apartments above the ground floor. It is difficult to predict how many dwellings these zones would accommodate because of a lack of past development history in the city. The potential for accommodating additional dwellings in mixed-use projects is increasing as the city continues to become more urban and with the focus on growth centers through the adoption of distinct subarea plans.

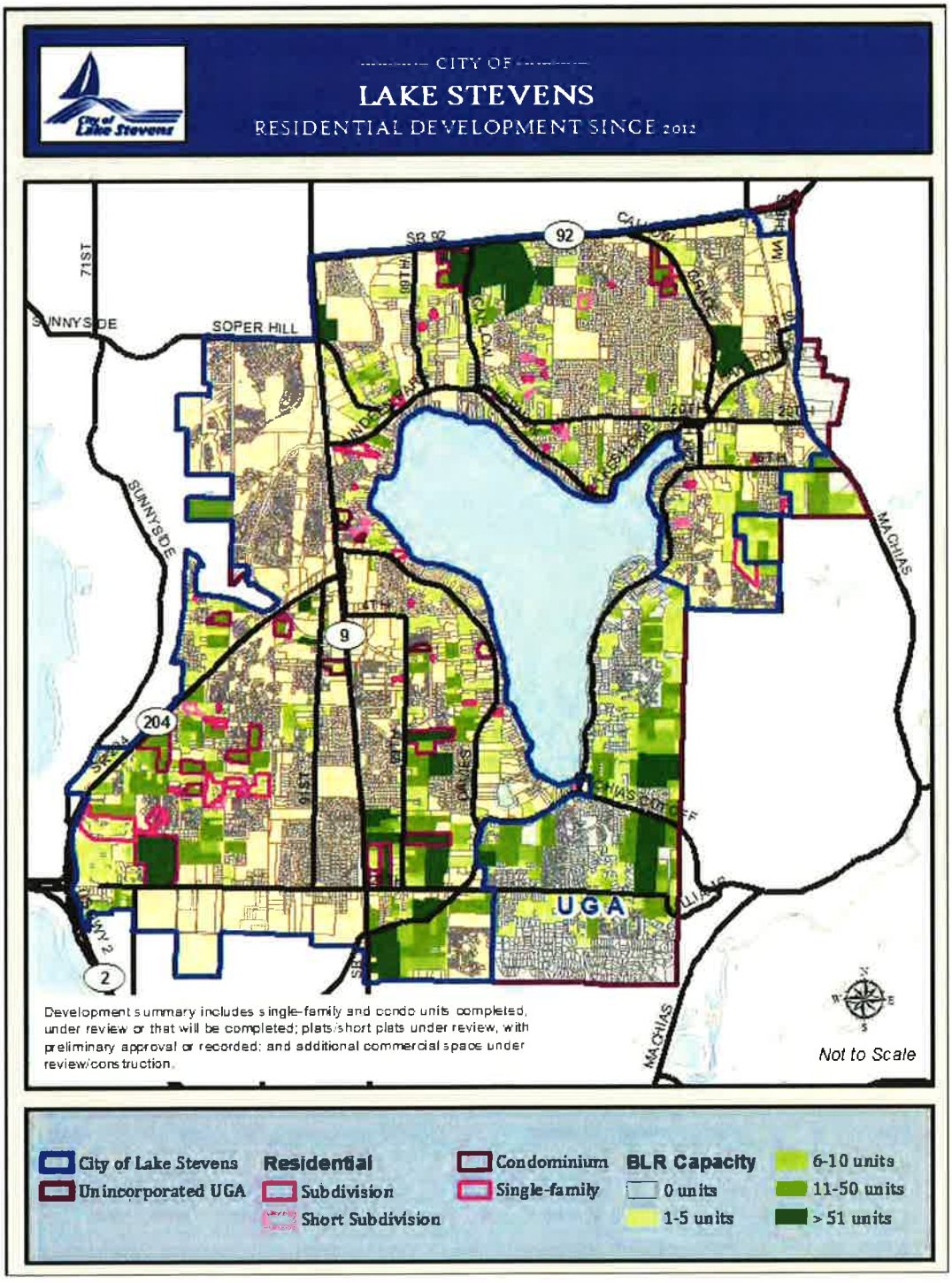


Figure 2.4 – Development Trends Map

Commercial

Lake Stevens has historically had one of the lowest job to household ratios compared to other Snohomish County cities. The city desired to increase the number of employment opportunities given the increasing size of its population and the need to maintain a sustainable and economically healthy community. The city continues to work to improve its house-to-employment ratio through the implementation of reasonable measures, development of subarea plans and its growth strategy. At present, the entire UGA has an employment growth target of 7,821 jobs by 2035. The 2012 BLR estimates a surplus of 1,373 jobs at build out based on a capacity of 7,988 jobs, which exceeds the growth target.

Commercial development has been modest in the city's commercially zoned districts. Downtown Lake Stevens and Lake Stevens Center continue to redevelop.

- Between 2012 and mid-2015, the city has approved approximately 29,000 square feet of new commercial space with identified tenants.
- The city has also approved four new mixed-use building pads off 20th Street SE that will accommodate at lease 47,000 square feet of ground floor commercial and residential uses.

There remains untapped capacity for new commercial development throughout the city, notably in the two Planned Business Districts, undeveloped or underdeveloped downtown properties, and properties located in the Lake Stevens Center and 20th Street SE Corridor.

Industrial

The industrial zones remain largely underdeveloped. Much of the industrial activity has occurred on the individual sites or within existing buildings. New construction has been in the form of small additions or low-employment activities (e.g. self-storage, etc.).

- Since the 2012 Buildable Lands Report, the city has approved two industrial projects adding 13 buildings and approximately 108,000 square feet of storage space.
- At present, just over 68 acres of buildable industrial land remains. Most of this land is in the Hartford Road industrial area in the northeastern part of the city.

The city added approximately 100 acres of employment-oriented zoning, as part of the subarea plans which remain available for development. For example, the new Business District is geared toward high-tech employment, manufacturing and professional offices and medical as principal uses. This zone should attract employers as the city continues to grow because of its central locations and availability of infrastructure.

REASONABLE MEASURES

The Growth Management Act requires that cities consider "reasonable measures" to allow growth to meet the adopted population and employment targets. The following table (Table 4-3) lists the reasonable measures included in the Countywide Planning Policies (part of the 2005 County Comprehensive Plan update), identifies those in effect in Lake Stevens, and comments on their effectiveness or potential.

The reasonable measures with the greatest potential to increase employment in suitable locations include establishment of an economic development strategy and then, encouraging development in centers through subarea planning.

As the city moves forward with the implementation of its Comprehensive Plan, these reasonable measures will be reviewed, revised or added to the city's regulations and development programs.

Table 2.7 – Reasonable Measures Included in Countywide Planning Policies

MEASURES TO INCREASE RESIDENTIAL CAPACITY			
MEASURE	**ADOPTED?**	**APPLICABILITY**	**EFFECTIVENESS/POTENTIAL**
Permit Accessory Dwelling Units (ADUs) in single family zones	Yes	Allows small accessory units	Good tool for providing affordable housing. The city currently allows accessory apartments in all residential zones on lots having at least 150 percent of the minimum square footage.
Multi-family Housing Tax Credits to Developers	No		
Transfer of Development Rights	Yes	Properties with critical areas	The city has adopted provision in its subdivision code and critical areas codes to allow reduced lots size and development transfers.
Clustered Residential Development	Yes	PRDs and Cluster Subdivisions	The city has adopted provision in its subdivision code and critical areas codes to allow reduced lots size and development transfers.
Allow Co-Housing	Yes	Shared housing by non-family members	The zoning code allows boarding houses and other congregate living arrangements in specified zones.
Increased Residential Densities	Yes	Single-family zones.	The city allows a range of single-family densities ranging from 4 -12 gross units per acre.
Maximum Lot Sizes	No		
Minimum Residential Densities	Yes	Discourages residential sprawl	The city allows a range of single-family densities ranging from 4 -12 gross units per acre.

Reduce Street Width	Yes	Reduced street standards in residential areas	The city allows a variety of standard and reduced road profiles in its Engineering Design & Development Standards
Allow Small Residential Lots	Yes	Smaller lots in compact neighborhoods	The city allows a range of single-family lot sizes ranging from 3,600 to 9,600 square feet.
Encourage Infill and Redevelopment	Yes	New or redevelopment in urban areas	The zoning code allows innovative housing and small lots housing options for infill development.
Inclusionary Zoning	No		Subarea plans encourage as an optional development incentive
Manufactured Housing	Yes	Manufactured homes allowed under the same rules as other housing types	Lake Stevens allows manufactured housing in all residential zoning districts.
MEASURES TO INCREASE EMPLOYMENT CAPACITY			
MEASURE	**ADOPTED?**	**APPLICABILITY**	**EFFECTIVENESS/POTENTIAL**
Economic Development Strategy	Yes	Lake Stevens Center and 20th Street SE Corridor Subareas	In 2012, two subareas were adopted with planned actions to create areas for employment and additional commercial development. An Economic Development Strategy began as part of the subarea planning and will continue in the future. The Downtown subarea plan anticipated for 2016.
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation.
Zone by building type, not use	Yes, some	Current city zoning is based on use; adopted subarea plans include some regulation by building type	Minimal potential for implementation to significantly alter the growth strategy except within subareas.
Brownfields Programs	No	No known brownfields within the city	
Urban Centers/Villages	Yes	City adopted two subareas that permit a higher density mix of residential and non-residential uses	Implementation through subarea planning with rezoning to increase intensity and density with transition areas between existing residential areas and planning for multi-model transportation system
Allow Mixed Uses	Yes	CBD, PBD and MU zones and within the subareas	City allows mixed-use in MU zones and most commercial zones.
Transit Oriented Design	Yes	Currently there is limited transit service within the Lake Stevens area	Included within subarea plans and Community Transit has identified 20th Street SE as a transit emphasis corridor for future frequent service.

Downtown Revitalization	Yes	A plan has been developed for the Grade Road portion of the historic town area.	Began historic town center planning in 2006. Downtown framework plan approved in 2013. The Downtown subarea plan anticipated for 2016.
Adequate Public Facilities	Yes	Concurrency standards for infrastructure.	The city has adopted concurrency standards and GMA-based traffic impact, school and park mitigation fees.
Transportation Efficient Land Use	Yes	Mixed-use zoning	No specific measures for transit oriented development.
Urban Growth Management Agreements	Yes		Annexation interlocal agreement with Snohomish County; Traffic interlocal agreement with Snohomish County.
Annexation plans	Yes		Annexation plan adopted for eventual "One Community Around the Lake" in the future.
Reduce off-street surface	Yes	Reduced minimum standard required for office uses	Subarea plans include use of low impact development and building height incentives for reducing surface coverage. Also added use of Floor Area Ratios (FARs) within subareas.
Identify and redevelop vacant buildings	No	Few vacant buildings within city and UGA	Minimal potential for additional implementation to significantly alter the growth strategy. Due to market conditions, some of the few vacant buildings have been redeveloped.
Concentrate critical services near homes, jobs and transit	Yes	Subareas	Subarea plans should bring much needed services to the city at Lake Stevens Center and along 20th Street SE and additional planning to Downtown.
Locate civic buildings in existing communities rather than in greenfield areas	Yes		City campus, library and post office are located in historic downtown. Plans for new Civic Center north of historic downtown.
Implement permit expedition	Yes	Processing Code and Planned Actions	Although permit review times are not currently extensive, the new processing code adopted in 2010, planned actions adopted in 2012 and a new permit tracking system in 2012 should provide specific requirements for submittal and minimize necessary review times.

MEASURES TO MITIGATE IMPACTS OF DENSITY			
MEASURE	**ADOPTED?**	**APPLICABILITY**	**EFFECTIVENESS/POTENTIAL**
Design Standards	Yes	Applies to commercial and high-density residential development	Community design quality and expectations have increased as a result of the adopted standards. Creating new design standards for cottage housing. City has a Design Review Board. Subarea Design Guidelines were adopted for development within the subareas using the Design Review Board and administrative review.
Urban Amenities for Increased Densities	Yes	PRDs and subareas	PRD plats are required to provide additional amenity. Subarea plans allow for increased floor area ratios with a menu of amenity options.
Community Visioning	Yes		Provided basis of land use policies. Updated in 2006 Plan. Important part of subarea planning, downtown framework planning and shoreline planning.
OTHER MEASURES			
MEASURE	**ADOPTED?**	**APPLICABILITY**	**EFFECTIVENESS/POTENTIAL**
Low Densities in Rural and Resource Lands	N/A		
Urban Holding Zones	Yes	Does not apply to areas within the city	None
Capital Facilities Investment	Yes	Subarea Plans and GMA Traffic Impact Fees	Subarea planning included adoption of a subarea capital facilities plan and GMA traffic impact fees adopted. Expectation is that investment will spur development.
Environmental review and mitigation built into subarea planning process	Yes		Planned actions adopted for the subareas include required mitigation measures. In addition, a GMA-base traffic impact mitigation fee code was adopted with specific fees identified.
Partner with non-governmental organizations to preserve natural resource lands	In Process		City in discussions with various organizations.

LAND USE GOALS AND POLICIES

GOAL 2.1 PROVIDE SUFFICIENT LAND AREA TO MEET THE PROJECTED NEEDS FOR HOUSING, EMPLOYMENT AND PUBLIC FACILITIES WITHIN THE CITY OF LAKE STEVENS.

Policies

2.1.1 Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, Regional Growth Strategy and the Countywide Planning Policies.

2.1.2 Review cumulative changes to residential, commercial, industrial and public land use designations during the annual comprehensive plan cycle to ensure employment and population capacity estimates are being met.

2.1.3 Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends.

2.1.4 Direct new growth to areas where infrastructure and services are available or planned to ensure growth occurs in a fiscally responsible manner to support a variety of land uses.

2.1.5 Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools.

GOAL 2.2 ACHIEVE A WELL BALANCED AND WELL-ORGANIZED COMBINATION OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OPEN SPACE, RECREATION AND PUBLIC USES.

Policies

2.2.1 Allow the following residential land use designations as described.

1. High Density Residential – Encourage a variety of residential forms of residential structures containing three or more dwellings. Multiple structures may be located on a single parcel, and there are no density limits, provided the project meets the zoning district requirements and other pertinent codes, standards and adopted development guidelines. This land use category also allows limited public/semi-public, community, recreational, and commercial uses.

2. Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and some multifamily housing with a gross density between 4 and 12 units per acre. This designation allows detached, attached, conversion, accessory apartments, townhouses, condominiums, duplexes, tourist homes, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses.

3. Low Density Residential – Allows for single-family homes on large lots, with fewer than four units per acre. Buildings usually have fewer stories and are spaced farther apart with large setbacks to side boundaries and the street, and have large areas of private open space.

2. Waterfront Residential – Provides single-family (1 du/lot) residential uses with a gross density of 4 units per acre on residential properties located adjacent to Lake Stevens subject to the regulations of the shoreline master program. This designation includes detached, tourist homes, special service homes, limited public/semi-public, community, and recreational uses.

2.2.2 Allow the following commercial land use designations as described.

1. Downtown/Local Commercial – Encourages medium to high intensity commercial uses and other dense arrangements of professional offices and retail stores. This designation allows mixed-use development. This land use designation may be placed on lands between higher-intensity commercial areas and residential areas to act as a buffer. This designation also allows limited public/semi-public, community and recreational uses.

2. Mixed-Use – Allows medium to high intensity mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or on lands between higher and lower intensity uses to buffer commercial and residential areas. This designation also allows limited public/semi-public, community and recreational uses.

3. Planned Business District – The Planned Business District allows moderate intensity commercial or mixed-use development. It is intended that this land use designation be placed on lands between higher and lower intensity uses as a buffer or on sites containing sensitive resources. The intent of this designation is to provide detailed planning that would benefit all property owners involved, as well as the public, by allowing transfer of densities among parcels in order to avoid impacts to sensitive resources. It achieves this by requiring that a Master Development Plan be developed for all similarly zoned contiguous parcels before any one parcel can be developed, and that any parcel developed is developed according to that plan. This designation encourages high floor area ratios by allowing a minimum of 2:1, with a 3:1 ratio allowed in designated density receiving areas when excess density is

transferred from a designated sending area. This designation also allows limited public/semi-public, community, and recreational uses.

4. Commercial District – The Commercial District allows for high-intensity commercial and employment with some mixed-use. Principal uses include community and regional retail centers, offices, business parks, civic, cultural, recreational, and associated uses. Multi-family residential uses could be included above or behind commercial uses. This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity, in addition to transit facilities.

2.2.3 Allow the following industrial land use designations as described

1. General Industrial – This category allows a full range of industrial and employment uses which traditionally can cause impacts to surrounding properties because of the high intensity uses. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity.

2. Light Industrial – This category includes only those types of industrial, sale, or service uses, which have minimal externalities, but can cause impacts to surrounding properties because of the high intensity uses. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity.

2.2.4 Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned. It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses.

GOAL 2.3 APPLY THE COMPREHENSIVE PLAN AS A GUIDE FOR COMMUNITY DEVELOPMENT IMPLEMENTED THROUGH THE CITY'S DEVELOPMENT REGULATIONS TO ENSURE PREFERRED COMMUNITY GROWTH PATTERNS ARE ACHIEVED.

Policies

2.3.1 Review development standards and regulations to ensure that they possess an appropriate level of flexibility to promote efficient use of buildable land, balanced with the need for predictable decision-making.

2.3.2 Preserve and promote the character of existing neighborhoods through thoughtful development regulations and design standards.

2.3.3 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.

2.3.4 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.

2.3.5 Promote architecture that is pedestrian friendly and conducive to human interaction (e.g., front porches, garages behind houses, small front yard setbacks, no "walled" neighborhoods).

2.3.6 Ensure that subdivisions are pedestrian friendly and include ample street trees, adequate sidewalks, walkways and paths connecting plats.

2.3.7 Review Development and Design Guidelines for Multifamily Residential, Planned Residential Developments, Commercial and Mixed-Use development outside of subareas.

2.3.8 Promote neighborhood commercial uses in appropriate places where the property:

a. is located at an intersection with at least one arterial street;

b. is at least one-half mile distance from other similarly designated properties; and

c. results in no more than two acres of land being designated for neighborhood commercial uses at the same intersection.

2.3.9 Promote commercial uses catering to day to day needs of neighbors in locations that are easily reached by foot or local commuters. Proposed uses shall clearly reflect this intent.

2.3.10 Encourage nodal development through adoption of zoning designations, specific design guidelines and development regulations.

2.3.11 The Planning Commission shall continue to welcome citizen input from all citizens within the incorporated city and unincorporated Urban Growth Area when making planning decisions that affect the city and future annexation areas.

GOAL 2.4 ENCOURAGE THE CONTINUED PLANNING OF LOCAL GROWTH CENTERS TO DEVELOP A BALANCED AND SUSTAINABLE COMMUNITY THAT PROVIDES A FOCUS FOR EMPLOYMENT, PUBLIC AND RESIDENTIAL DEVELOPMENT.

Policies

2.4.1 Prior to the adoption of a subarea plan, the city should develop a thorough economic analysis for each growth center that considers investments and expenditures to provide a full range of services and infrastructure in relation to project revenue.

2.4.2 Each growth center should consider impacts on existing commercial properties, and residential areas to ensure the compatibility and synergy between existing and new development as a subarea plan is developed.

2.4.3 Future subarea planning of growth centers shall include substantial public involvement through multiple meetings, updates in the media and on city-owned modes of communication. The city shall provide clear information as to the benefits, costs, and risks so that the community can provide informed opinions to the Planning Commission and City Council.

2.4.4 Ensure that adequate connections are made to link growth centers, subareas and adjacent residential areas.

GOAL 2.5 DEVELOP A SUBAREA PLAN FOR DOWNTOWN LAKE STEVENS THAT ENCOURAGES A COMPACT COMMERCIAL DISTRICT THAT FACILITATES EASY PEDESTRIAN ACCESS BETWEEN SHOPS AND BUILDINGS, ALLOWS MIXED-USE DEVELOPMENT, PROMOTES ECONOMIC DEVELOPMENT COMPATIBLE WITH THE CHARACTER OF LAKE STEVENS AND STIMULATES A DIVERSE ARRAY OF BUSINESS TYPES TO ATTRACT VISITORS AND MEET THE NEEDS OF RESIDENTS.

Policies

2.5.1 The lakefront property owned by the city is a valuable community asset under public ownership and with public access. The subarea plan shall ensure that significant lakeside non-commercial public access is maintained for informal and formal recreational opportunities, and is balanced with the desire to develop a vibrant mixed-use downtown

2.5.2 Develop or revise specific design guidelines for Downtown Lake Stevens that emphasize a high-quality design and pedestrian orientation and integrated

flexibility in the downtown design concept, within certain parameters such as building location, building massing and circulation.

2.5.3 Encourage a design standard that accentuates historic commercial elements and storefronts in Lake Stevens, as documented in Lake Stevens' Historical Museum photography collection and avoids trendy and artificial themes which may be quickly out dated. The architecture should incorporate strong traditional downtown elements and the design concept shall be stable enough to survive the life of the buildings.

GOAL 2.6 PROMOTE AN ACTIVE, HEALTHY AND DIVERSE HARTFORD ROAD INDUSTRIAL DISTRICT.

Policies

2.6.1 Pursue and implement incentive programs that would encourage industrial uses which result in high employment densities.

2.6.2 Aggressively market the Hartford Industrial Center and aggressively pursue family-wage employers to that revitalized area.

2.6.3 Review development regulations to ensure that impacts are kept to a minimum, especially those that affect adjoining, non-industrially zoned areas.

2.6.4 Conduct a market study as part of the Hartford Road Industrial Area study to determine any need for expansion, infrastructure needs and marketing strategies.

2.6.5 Consider developing a framework plan for the Hartford Industrial Center based on market study.

2.6.6 Pursue local improvement districts and grant funding for infrastructure development.

GOAL 2.7 PROVIDE APPROPRIATE BUFFERS BETWEEN LAND USES ADJACENT TO MACHIAS ROAD AND SR-92.

2.7.1 Require retention of all trees within a 30' visual/noise buffer along SR-92, SR-9, and the Hartford/Machias Road (as measured from the edge of ultimate right-of-way). Where trees need to be removed because of instability, require replanting of 5-gallon (minimum) conifers at a 3:1 ratio within the 30' buffer.

2.7.2 Ensure that design of highway accessible/visible commercial uses along SR-92, SR-9, and the Hartford/Machias Road is aesthetically pleasing from both the roadway and the local roads.

GOAL 2.8 COORDINATE GROWTH AND DEVELOPMENT WITH ADJACENT JURISDICTIONS TO PROMOTE AND PROTECT INTERJURISDICTIONAL INTERESTS.

Policies

2.8.1 Participate in the Snohomish County Tomorrow Planning Advisory Committee (PAC) to improve inter-jurisdictional coordination of land use planning activities in the adopted urban growth area.

2.8.2 Coordinate planning efforts among jurisdictions, agencies, and federally recognized Indian tribes, where there are common borders or related regional issues, to facilitate a common vision.

2.8.3 Promote cooperation and coordination among transportation providers, local governments and developers to ensure that developments are designed to promote and improve physical, mental and social health, and reduce the impacts of climate change on the natural and built environments.

GOAL 2.9 PROMOTE ANNEXATIONS OF LANDS INTO THE CITY IN A MANNER THAT IS FISCALLY RESPONSIBLE TO ENSURE THE CITY IS ABLE TO PROVIDE A HIGH LEVEL OF URBAN SERVICES.

Policies

2.91 Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation.

2.9.2 It is the city's intent to annex the entire Lake Stevens Urban Growth Area over the planning horizon to become one city, considering the following:

a. To manage growth in the UGA it is important to note that elected officials who reside within, and represent the Lake Stevens community make the best land use and Comprehensive Plan decisions for the Lake Stevens area.

b. To keep locally generated sales tax revenues within the community to meet local needs rather than allowing those revenues to be distributed throughout the entire county.

c. To provide an accessible and open forum in which citizens may participate in their own governance.

d. To create a larger city which can have greater influence on regional and state policy decisions and can be more competitive for grants.

e. To stabilize the development environment, striving to bring land use predictability to residents and property owners.

d. To ensure that urban infrastructure is provided at the time development occurs to minimize the need to retrofit substandard improvements in the future.

2.9.3 To the degree reasonably possible, annexations should serve to regularize city boundaries, and not divide lots. The intent is to ensure practical boundaries in which services can be provided in a logical, effective and efficient manner.

2.9.4 Prior to any annexation, the city should consider the effects on special purpose districts and County services within the Urban Growth Area, considering the following:

a. Outstanding special bonds or other debt,

b. Absorbing the district's or county's service provision responsibilities and acquiring the necessary assets at the appropriate stage (set by state law); and

c. Impacts on the district's or county's operations and personnel.

2.9.5 The city's intent is to minimize disruption to residents, businesses and property owners in annexed areas, considering the following:

a. Annexed property should be designated in the Comprehensive Plan and zoning ordinance in a manner that most closely reflects the pre-annexation designations adopted by Snohomish County. The City Council will consider alternative designations proposed by those properties included in the annexation. Council may adopt alternative designations if it finds the proposal protects the general health, safety, and welfare of the community and it meets the requirements of the Growth Management Act.

b. Uses that are either previously established legal non-conforming, or are made non-conforming with the annexation, will be allowed to continue in a manner consistent with the rights established in the city's land use code.

c. Annexed areas shall be accorded equal accommodation in the distribution of capital improvements, maintenance of roads and other facilities, police and other services.

d. For annexed areas, the city shall strive to ensure annexed areas are fairly represented by the Mayor and city Council, with extra care during the initial two years in which the annexed area may have not had a chance to vote for their local officials.

2.9.6 At such time an annexation proposal is made, the city shall make every reasonable effort to provide accurate, timely and useful information to community members so that they may make reasoned and well-informed decisions.

GOAL 2.10 ENSURE THAT LAND USES OPTIMIZE ECONOMIC BENEFIT AND THE ENJOYMENT AND PROTECTION OF NATURAL RESOURCES WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE.

Policies

2.10.1 Preserve and accentuate the lake as the centerpiece of Lake Stevens in compliance with the shoreline master program.

2.10.2 Preserve and promote a safe, clean living environment.

2.10.3 Prohibit storage of soil, yard waste, refuse, machines and other equipment in front yard setbacks.

2.10.4 Where a sight distance or safety problem is created, prohibit storage of vehicles in front and side yard setbacks, except on driveways (and then no more than three) or in parking lots.

2.10.5 Protect and preserve wetlands and riparian corridors associated with Shorelines of the State and open space corridors within and between urban growth areas useful for recreation, wildlife habitat, trails, and connection of critical areas.

2.10.6 Encourage growth that is responsive to environmental concerns and that enhances the natural environment of the lake drainage basin and the area watersheds.

GOAL 2.11 WHERE POSSIBLE, USE ELEMENTS OF THE NATURAL DRAINAGE SYSTEM TO MINIMIZE STORM WATER RUNOFF IMPACTS.

Policies

2.11.1 Encourage new developments to use natural drainage patterns and incorporate means to contain storm water pollutants.

2.11.2 Encourage new developments to implement "low impact development" techniques which can better manage stormwater while providing cost savings in terms of land and improvements.

2.11.3 Recognize that storm drainage problems cross jurisdictional lines and therefore create the need to work with the Drainage Improvement District and residents to address those problems.

2.11.4 Adopt and keep current a stormwater control ordinance requiring best management practices for stormwater control, addressing such issues as detention, release, erosion and siltation, etc.

GOAL 2.12 ENCOURAGE ENERGY-SAVING METHODS IN TRANSPORTATION, LAND USE AND BUILDING CONSTRUCTION.

Policies

2.12.1 Encourage the development of paths and easements for non-motorized transportation to facilitate pedestrian and bicycle use throughout the city.

2.12.2 Encourage new developments to compliment and improve development of a grid system to reduce public and private utility and transportation costs.

2.12.3 Encourage energy-saving construction and building operation practices and the use of energy-conserving materials in all new construction and rehabilitation of buildings.

2.12.4 Encourage small scale, neighborhood compatible, commercial uses to be distributed throughout the community, thus reducing the need to drive to the nearest "big-box" retailer to pick up day-to-day convenience items. This also provides the opportunity for pedestrian access to stores along with the health and social benefits related to pedestrian activity.

GOAL 2.13 PROMOTE THE IDENTIFICATION, MAINTENANCE, AND PRESERVATION OF SPECIAL HISTORIC, GEOGRAPHIC, ARCHITECTURAL, AESTHETIC OR CULTURAL RESOURCES OR STRUCTURES WHICH HAVE SPECIAL SIGNIFICANCE BECAUSE OF HISTORICAL, ARCHAEOLOGICAL, ARCHITECTURAL, RECREATIONAL, SOCIAL, CULTURAL, AND/OR SCENIC IMPORTANCE THROUGH THE DESIGNATION OF HISTORIC LANDMARKS AND DISTRICTS AND THE ADOPTION OF APPROPRIATE INCENTIVES

Policies

2.13.1 Work with other public agencies and/or a local historical society to determine priorities and establish methods for public and private funding to achieve this goal.

2.13.2 Encourage the development of written narratives and maps for self-guided tours of significant areas and the provision for site markers to identify significant sites.

2.13.3 Encourage additions and alterations to significant architectural buildings to conform to the style and period of the initial construction as much as possible.

GOAL 2.14 DESIGN AND BUILD A HEALTHY COMMUNITY TO IMPROVE THE QUALITY OF LIFE FOR ALL PEOPLE WHO LIVE, WORK, LEARN, AND PLAY WITHIN THE CITY.

Policies

2.14.1 Encourage mixed land use and greater land density to shorten distances between homes, workplaces, schools and recreation so people can walk or bike more easily to them.

2.14.2 Provide good mass transit to reduce the dependence upon automobiles.

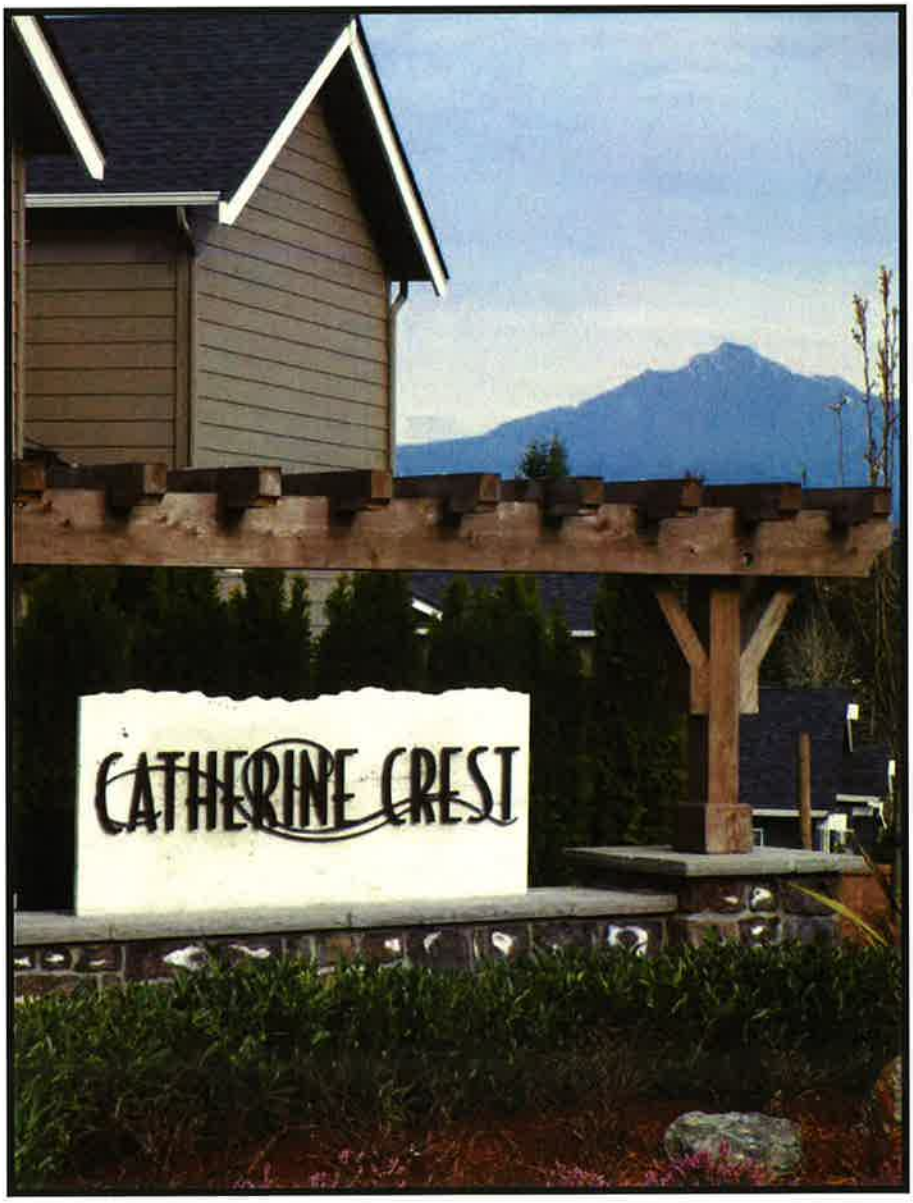
2.14.3 Decreases dependence on the automobile by building good pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic as well as good right of way laws and clear, easy-to-follow signage in proximity to homes, businesses, schools, churches and parks closer to each other so that people can more easily walk or bike between them.

2.14.4 Provide opportunities for people to be physically active and socially engaged as part of their daily routine, improving the physical and mental health of citizens by promoting community centers , public/semi-public areas and by offering access to green space and parks where people can gather and mingle as part of their daily activities.

2.14.5 Allow persons, if they choose, to age in place and remain all their lives in a community that reflects their changing lifestyles and changing physical capabilities.

2.14.6 Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

Chapter 3: Housing Element



CHAPTER 3: HOUSING ELEMENT

A VISION FOR HOUSING

The city will provide a regulatory framework that supports the creation of high-quality housing (e.g., single-family houses, townhomes and apartments) with a range of densities, which implement community design preferences and are affordable to all community members across the city.

INTRODUCTION

The Housing Element includes:

- A description of the local, regional and state context;
- An inventory and analysis of existing and projected housing needs;
- Goals, policies and objectives;
- Provisions for the preservation, improvement and development of housing;
- Identification of sufficient land for housing; and
- Provisions for existing and projected needs of all economic segments of the community.

Housing includes the entire range of single-family and multifamily dwellings. It also, includes government-assisted housing, housing for low-income families, manufactured housing, group homes and foster care facilities. This element summarizes general countywide housing data and specific trends for Lake Stevens. Readers must remember housing facts and trends are continuously changing. The primary information for this element comes from three main sources:

1. *2010 Census (2011 American Community Survey (ACS) 5-year estimates),*
2. *2014 Housing Characteristics and Needs Report for Snohomish County*, and the
3. *2014 Affordable Housing Profile,* prepared by the Alliance for Housing Affordability.

Providing for all housing needs is a regional issue. Housing demand remains high and gaps exist between what people want and what they can afford. The city of Lake Stevens cooperates with Snohomish County as it maintains on-going housing analysis as a basis for land use and other growth policies. Given the degree of personal mobility and the

dispersion of job opportunities throughout Snohomish County and the region, we have long since passed the time when the majority of people live and work in the same city. The objective of this section is to describe housing trends and outline policies and strategies that will facilitate the long-term housing needs for the projected 46,380 people who will live in Lake Stevens UGA in 2035.

The Land Use Element (Chapter 2) shows that there are sufficient buildable lands within the Lake Stevens UGA to accommodate the projected population through 2035, provided the land is used efficiently and a diversity of housing types is provided. A major challenge for growing communities is to provide a range of housing that meets the desires of those wishing to live there and that meets the housing needs of those who work here.

PLANNING CONTEXT

State Planning

Washington's Growth Management Act (GMA) encourages a full range of housing types to meet the needs of all segments of the population and to encourage the preservation of the existing housing stock. Specifically, it requires the housing element of local comprehensive plans:

- Include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- Include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- Identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- Make adequate provisions for existing and projected needs of all economic segments of the community.

Regional Planning

The VISION 2040 plan provides a regional strategy for housing planning in the Puget Sound. A primary goal would be to, "preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices for every resident." VISION 2040's policies promote establishing local housing targets based on population projections and local housing and employment capacity, particularly for each designated regional growth center. The VISION 2040 housing policies emphasize locating housing near growth and employment centers and along transportation corridors.

Key housing-related elements of this strategy include:

- Providing for diversity and choice in housing and employment options by creating a system of central places within corridors and a regional urban form characterized by compact, well defined communities in coordination with the larger Puget Sound region while respecting unique community characteristics.
- Promoting a balance of jobs to housing within agreed upon service areas to provide the opportunity for more residents to live nearer to jobs and urban activities.
- Providing for higher-density residential areas of new single-family and multiple family homes in urban locations within walking distance of either jobs or transit services.
- Providing enough urban land to allow private enterprise to create the urban structures for housing and employment effectively.
- Preserving existing affordable housing and serve it with transit. Provide affordable housing near all urban centers.

Countywide Planning

> **"Snohomish County and its cities will promote an affordable lifestyle where residents have access to safe, affordable, and diverse housing options near their jobs and transportation options."**

The countywide planning policies chapter suggests Snohomish County and its cities face the following housing challenges:

1. Adequate supply of affordable housing for all economic segments and all persons in each community.
2. Adequate supply of quality housing options in proximity or satisfactory access to places of employment.
3. Infill housing development and community concerns about density and design.
4. Adequate resources for, and equitable distribution of, low-income and special needs housing across the county.
5. Housing types suitable for changing household demographics and an aging population.
6. Maintenance of existing affordable housing stock, including mobile home and manufactured housing.

To meet these objectives, the countywide planning policies recommend the county and cities support fair and equal access to housing for all persons; make provisions to accommodate existing and projected housing needs, include goals to accommodate affordable housing throughout the County consistent with Vision 2040; participate in a multi-jurisdictional affordable housing program to promote adequate and diversified housing countywide; collaborate to report housing characteristics and assess countywide progress; implement policies that encourage maintenance of existing neighborhoods and

the preservation of existing affordable housing; use consistent housing terminology; respect established residential neighborhoods with the need to site essential public residential facilities for special needs populations; improve the jobs-to-housing balance in Snohomish County; encourage the use of environmentally sensitive development practices; consider the economic implications of regulations; minimize housing production costs by considering the use of a variety of infrastructure funding methods; ensure that their impact fee programs are proportionate to the cost of providing new public facilities to accommodate growth; and consider development incentives for providing affordable housing.

The city has participated with the county and other jurisdictions to develop the countywide housing goals. The city has also collaborated with Alliance for Housing Affordability to consider regional housing issues. The Housing Element incorporates the objectives described in the countywide planning policies as goals and policies.

Lake Stevens Planning

As the demographic patterns in the county change, housing demand and desires will also change. This section highlights some current trends identified in the *Housing Needs and Characteristics Report for Snohomish County* and *The City of Lake Stevens Affordable Housing Profile*, which use the 2011 American Community Survey (ACS) 5-year estimates for census data as a primary resource as the response to GMA requirements and PSRC goals.

The 2014 Housing Characteristics and Needs Report for Snohomish County provides a framework for understanding housing issues in Snohomish County. The report uses generally recognized thresholds for affordability. A low to moderate income household (rental or with mortgage) is "cost-burdened" when it spends 30 percent or more of its gross income on housing costs. A severe cost burden occurs when a household pays more than 50 percent of income on housing and utilities.

Separately, the Alliance for Affordable Housing, which is comprised of a coalition of Snohomish County jurisdictions and the Housing Authority, prepared housing profiles for the county's cities and towns. *The City of Lake Stevens Affordable Housing Profile* (Housing Profile) provides specific information on the status of affordable housing in the city. The Housing Profile looks at the household demographics of the city and highlights data concerning the housing burden experienced by some residents. In addition, data is provided on housing units outlining the current inventory of subsidized, workforce and market rate rental units. Finally, the Housing Profile discusses the current challenges and opportunities in providing adequate affordable housing to city residents.

INVENTORY AND ANALYSIS

Population Data

The ACS estimates the 2010 Snohomish County population to be 713,335, which is a gain of approximately 17 percent or 107,311 people since the last census. Since 2000, larger cities generally experienced the greatest population growth in Snohomish County. Lake Stevens has experienced one the highest increases in population in the county since the last census. Over the past decade, the city has been steadily annexing lands within the Urban Growth Area surrounding the Lake. The current city population of 29,170 represents an increase of 350 percent over the 2000 population, which was 6,361. Steady growth is projected to continue over the next several years as the city considers annexing additional land within the UGA.

The median age for Washington residents is 37.3, which is similar to the Snohomish County median age of 36.9. Larger cities had the lowest median age of 33. Lake Stevens has the youngest median age, 32.1. Despite the relatively young populations, nearly 45 percent of the county's population will be over 50 in the next decade. The unincorporated areas of the county have the largest population of elderly at over 25,000, and the larger cities are a close second with approximately 24,700. About seven percent (1,951 people) of the Lake Stevens population is over 65. This means the county and cities will need to plan for additional multifamily, senior housing, assisted living facilities or group homes to accommodate an aging population.

JURISDICTION / REGIONAL GEOGRAPHY	NUMBER OF FAMILY HOUSEHOLDS IN COUNTY
Snohomish County	182,282
Larger Cities	57,000
Lake Stevens	9,550

Table 3.1 – Family Households in Snohomish County

The household make up is also changing across the county. The number of "family households" in Snohomish County is 182,282 or approximately 70 percent with 32 percent of those households having children. Larger cities comprise 31.2 percent or nearly 57,000 of the total family households in the county. There are currently 9,550 households in the city as shown in Table 3.1. Approximately 74 percent of those are family households with two or more individuals. Fifty-four percent of the households have children. The average household size for all of Snohomish County is approximately 2.65. The average household size combining owner-occupied and renter-occupied households in Lake Stevens is 2.88, which remains above the county average. Family households with children are substantially higher in the city creating demand for housing suitable for families.

The city's population profile can be used to predict current housing needs and how these may change overtime. In 2010, births appear to be staying strong rather than dropping as in other communities. However, the fact the two largest segments around the child and middle age cohorts are relatively even in size suggests that the birth rate is not exceeding replacement levels. Therefore, the population will likely remain steady with any significant growth coming from migration or future change in birth rates.

Housing Stock

In 2012, there were an estimated 10,414 dwelling units in Lake Stevens and 237,899 dwelling units in Snohomish County. The countywide single-family average is 74.4 percent. Of the 20 Snohomish County cities, Lake Stevens ranked fourth for the highest ratio of single-family dwellings. Nearly 80 percent of the housing stock are single-family homes. Owner occupancy increased slightly from 75 percent in 2000 to 78.2 percent in 2010 (the state average was 64.4 percent). The remaining 20 percent were in duplexes, apartments, condominiums and mobile homes. Table 3.2 shows a comparison for dwelling units and the percent that are single-family between the county and city.

JURISDICTION	NUMBER OF DWELLING UNITS	PERCENT SINGLE-FAMILY
Snohomish County	237,899	74.4 %
Lake Stevens	10,414	80%

Table 3.2 – 2 Dwelling Unit Summary

Overall vacancy rates increased to 6.4 percent in 2010 from 4.3 percent in 2000. Rental unit vacancy increased from 5.4 percent in 2001 to 9.1 percent in 2010. The homeowner vacancy rates in 2010 were 3.5 percent.

For unincorporated Snohomish County, 60 percent of its housing was built prior to 1989. For cities such as Lake Stevens, Monroe and Gold Bar, approximately 50 percent of their housing stock was constructed during the same period. The city of Lake Stevens has experienced rapid growth in its housing stock over the last two decades, during which almost three quarters of the total number of dwellings were built. This in turn has resulted in a decline in the average age of its dwellings.

The average lot size in Lake Stevens varies by zone. Historically most homes were on lots with 9,600 square feet or more. Through the 1990s and early 2000s, several planned residential developments (PRDs) were constructed with smaller lots, with average lots sizes between 4,000 and 6,000 square feet. Many of the areas annexed into the city between 2000 and 2009 contained small-lot subdivisions. Even though lot sizes have decreased, home sizes have increased during the same time. Based on review of permit data, between May 2013 and May 2015, for 281 new single-family homes, house sizes

ranged from 1,336 square feet to 5,560 square feet. The average house size for new construction during this period was just under 2,400 square feet.

Household Income and Housing Costs

The 2011 ACS suggests the median household income (gross) for Snohomish County is nearly $68,000 (28% increase from 2000). The mean income has also increased from $61,291 in 2000 to $81,073. The median income in Lake Stevens is $73,000 for the same period, which is slightly higher than other larger cities ($72,000 in Snohomish County).

The 2011 unemployment rate in the city was 5.5 percent compared to 5.7 percent for the county. Thirty-three percent of Lake Stevens' employed population works in occupations such as management, business, science and the arts followed by sales and office with 26.5 percent of the employed population. The two most dominant industries employing city residents are education, healthcare at 17.5 percent and manufacturing at 14 percent. According to PSRC, Lake Stevens is home to 4,056 jobs. Most of these are in the services and education sectors.

Despite this higher median income in Lake Stevens, there are economic segments of the city's population where housing remains a significant cost burden. Approximately 24 percent of all households in the city earn less than 50 percent of area median income (AMI). Since 2000, households with an income of less than $10,000 per year have decreased countywide by nearly two percent. Figure 3.1 shows household income levels between 2007 and 2011.

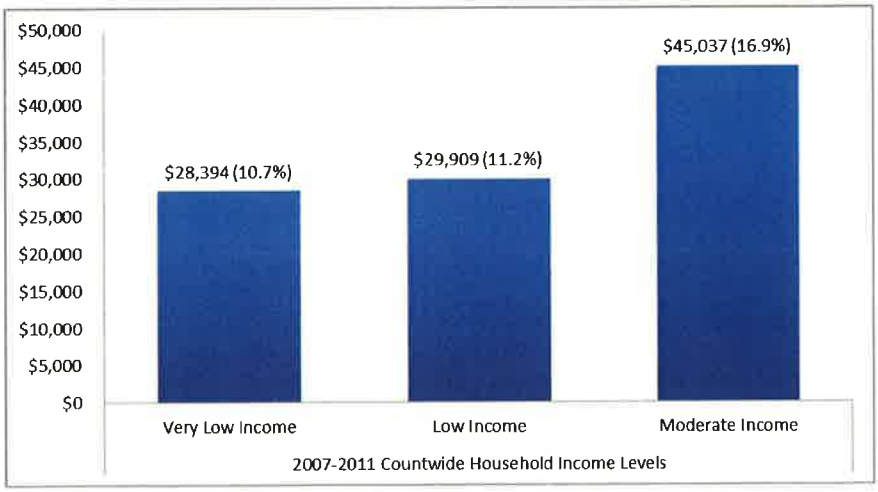


Figure 3.1 – Countywide Household Income Levels[1]

[1] Household income data from the American Community Survey (ACS) 5-year ACS estimate for 2007-2011

However, the adjusted family household poverty rate has increased by the same amount during that time. Currently, 6.5 percent of the family households in Snohomish County are in poverty.

Looking at home ownership in the city, the 2012 median sale price was $224,000 (2013 median price is $246,900). Between 2007 and 2012, 88 percent of home sales were either three or four bedrooms homes. In order to afford the 2012 median home price without being cost burdened, a family would require an annual income of $43,040, which is below both the Snohomish County and Seattle-Bellevue median incomes. $43,040 is considered low income for a three or four person household, and very low income for a five person household.

The average monthly rent in 2000 was $716, while in 2010 the average monthly rent increased to $1,254. The median rent for a three bedroom single-family being $1,714. In terms of market rate multifamily rental units, the 2014 average rents not including utilities are:

- 1 bedroom units: $755 (affordable to household earning $14.52 an hour)
- 2 bedroom units: $990 (affordable to household earning $19.04 an hour)
- 3 bedroom units: $1,481 (affordable to household earning $28.48)
- 4 bedroom units: $1,934 (affordable to household earning $37.19)

The stock of larger rental units being single-family homes means that rents on larger units will tend to be higher. Smaller units are more difficult to find in Lake Stevens. Only 21 percent of units are one or two bedrooms with 47 percent of households made up of two individuals or less. This indicates a need for more one and two bedroom units in the city to meet the needs of the large number of smaller households.

In Snohomish County, 106,600 out of 225,257 households are cost-burdened (rental and with mortgages). This means that 47 percent of the occupied housing units in the county are not affordable. There are 65,305 cost-burdened households with mortgages and 41,343 cost-burdened rental households. There are nearly 83,000 occupied rental units in Snohomish County, of these over 41,000 or 50 percent of households pay more than 30 percent of their income in rent. In the larger cities there are 12,000 renter households paying 30 percent or more of their income on rent. The above percentages do not take into account household size, which means large families would be more cost burdened than individual households would be.

Table 3.3 summarizes housing affordability for mortgaged and rental units in Snohomish County and Lake Stevens.

JURISDICTION	TOTAL RENTAL UNITS	51-80% AMI UNITS/%	31-50% AMI UNITS/%	30% AMI UNITS/%
Lake Stevens	2,029	607 (30%)	508 (25%)	215 (11%)
County (Total)	82,980	35,670 (43%)	17,912 (22%)	5,255 (6%)
JURISDICTION	**TOTAL MORTGAGED UNITS**	**51-80% AMI UNITS/%**	**31-50% AMI UNITS/%**	**30% AMI UNITS/%**
Lake Stevens	6,367	727 (11%)	116 (2%)	0 (0%)
Snohomish County	143,315	21,427 (15%)	5,970 (4%)	1,181 (1%)

Table 3.3 – Snohomish County & Lake Stevens Housing Affordability Estimates

Overall, 47 percent of households (renters and owner combined) in Lake Stevens are cost burdened meaning they spend more than 30 percent of their income on housing. In Lake Stevens of the 2,018 renter households 879 are cost burdened or 36.7 percent. Extremely low-income renters are less likely to be cost burdened in the city than in Snohomish County overall. As income rises, renters become more likely to be cost burdened compared to the county. Homeowners in the city across all income levels are more likely to be cost burdened than are county homeowners. Based on 2011 census data and comparing the city against income levels for the Seattle-Bellevue Housing Mortgage Finance Authority (HMFA):

- 1,135 households or 12 percent of Lake Steven's total, are considered to be extremely low income, earning less than 30 percent of AMI;
- 1,141 households or 12 percent are considered very low income earning between 31 and 50 percent of AMI;
- 2,160 households or 23 percent are considered low income earning between 51 and 80 percent of AMI; and
- 1,068 households or 11 percent are considered moderate income earning between 81 and 90 percent of AMI.

The 2011 ACS predicts a special needs population of over 110,000 within the county with approximately 43,600 residing in the unincorporated areas and approximately 32,000 in larger cities. Special needs populations may include people with developmental or physical disabilities, substance abusers, seniors and other groups who may require some degree of support. The Lake Stevens special needs population for the same time is 3,009 or 2.7 percent of the county special needs population.

Housing Subsidies

For purposes of the Housing Profile report, the Lake Stevens housing stock was divided into subsidized units, workforce units, market rate units, rental units and home ownership. Subsidized rental units are targeted toward households with the lowest incomes, typically less than 30 percent AMI. In Lake Stevens, approximately three percent of households received some sort of assistance; while in Snohomish County 3.8 percent or 9,065 households received assistance. There are currently 155 subsidized units in Lake Stevens with an additional 271 units of other dedicated subsidized housing on several properties. There are also approximately 121 units specifically targeted for the low-income senior or disabled population. Workforce rental units are targeted to working households that cannot afford market rate units. There are approximately 131 workforce units in the city.

Future Housing Needs

The Snohomish County Council-adopted a 2035 population target of 955,280, which means approximately 97,000 additional housing units would need to be constructed in the county. The information in the 2012 BLR generally reflects 2011 land use and development data. It concludes that the residential capacity of the county's total aggregated urban growth area exceeds the total 2035 population growth target for that area by about 20 percent. Significant residential land is available for additional residential development in Marysville, Lake Stevens, Granite Falls, Arlington, Monroe, Stanwood and the unincorporated areas. "Larger" and "small" cities collectively have about 60 percent of their available residential capacity in single-family units and 40 percent in multifamily units. Among the larger cities, the share of total capacity for multifamily ranges from about 25 percent in Monroe to about 42 percent in Lake Stevens. The 2035 housing unit target for Lake Stevens is 4,413, which is less than assumed buildable lands capacity.

Table 3.4 identifies projected total housing need by income level for the county, larger cities and Lake Stevens – the combined overall housing need ranges from approximately 37 to 40 percent. Table 3.5 shows the projected housing need for additional housing units by income level, and indicates approximately 22 percent of additional housing units should accommodate households less than 50 percent AMI.

JURISDICTION / AREA	2035 POPULATION TARGETS	2035 HOUSING NEED	ADDITIONAL HOUSING UNITS
Snohomish County	955,280	383,787	97,128
Lake Stevens	39,340	14,883	4,469
Larger Cities	286,293	114,003	25,541

Table 3.4 – Projected Housing Need

AREA	TOTAL HOUSING UNIT NEED	UNDER 30% AMI	31-50% AMI	51-80% AMI
Lake Stevens	4,469	492	492	760
Larger Cities	25,541	2,810	2,810	4,342
Snohomish County	21,969	2,417	2,417	3,735
Countywide Totals	97,128	10,684	10,684	16,512

Table 3.5 – Estimated Low-Moderate Income Housing Needs / 2010-35 Growth

Land Use

The Land Use Element identifies sufficient land area for single-family, multifamily and mixed-use housing opportunities. In addition the city has identified a number of strategies to achieve affordable housing and address preferences for different types of housing. Increased housing choices, will help ensure the city's housing supply meets the needs of a diverse population. Through allowing additional mixed-use neighborhoods, Lake Stevens has taken strides to allow a wider variety of housing. In addition, the city has embraced small lot development as a standard for subdivisions. As new and innovative housing patterns emerge to provide increased housing affordability, the city will evaluate how these are compatible with existing neighborhoods. Having diverse housing options will encourage economic viability and community stability for people of all ages and backgrounds.

STRATEGIES TO ACHIEVE AFFORDABLE HOUSING

Just as Lake Stevens will strive to provide job opportunities for its citizens, it is also dedicated to creating policies that provide options for affordable housing to all who desire it. Affordable housing is a function of land availability, density of development, local household income and quality of housing. This is in line with the city's desire to be a sustainable community. Encouraging higher density developments, planned developments, mixed-use developments and density bonuses in exchange for providing affordable units and similar mechanisms provide tools to produce affordable housing. With the residential design guidelines, careful site planning, open space and environmental review standards, these types of developments can successfully be integrated into the Lake Stevens community. The following section includes a description of specific land use strategies that support a sustainable and affordable community for all residents.

The following section includes many land use strategies that implement affordable housing goals and policies. For example:

- The city has adopted a variety of zones including high-density residential and mixed-use to increase development efficiency;

- The city allows innovative housing options, such as cottage and small lot developments;
- The city has adopted cluster subdivision and planned residential subdivision regulations;
- The city permits accessory dwelling units and manufactured homes;
- The city has created density bonus provisions within its subareas; and
- Current city regulations support mixed-use development and home occupations.

As the city updates its procedural and development regulations, it will look for implementation opportunities to develop codes that support increased access to affordable housing. The city will also continue to be an active participant with the Alliance for Affordable Housing, Housing Authority and Snohomish County on housing topics.

Land Use Strategies

- ***Upzoning:*** One of the most direct methods to reduce per unit land costs is upzoning properties and reducing minimum lot sizes to allow uses with greater density. Before upzoning properties, the city should consider compatibility with existing residences, availability or planned expansion of utilities, service providers and infrastructure and long-range population forecasts.
- ***Lot Size Averaging:*** Lot size averaging within new subdivisions may allow varied lot sizes to facilitate minimum densities on sites encumbered by critical areas and associated buffers and setbacks.
- ***Innovative Housing Options:*** Innovative housing encourages diversity in housing choices ranging from the large-lot single-family residences to small-lot developments or cottage/compact housing. Innovative housing options are meant to expand options for a different segment of the population, including singles, single-parent households, starter families, and seniors.
- ***Small Lot:*** Small lot zoning districts such as the High Urban Residential zone and alternative subdivision methods including Planned Residential Developments and Cluster Subdivisions allow denser housing options, with specific design review and controls to integrate these developments into existing neighborhoods.
- ***Infill Housing:*** As large tracts of vacant land are developed, a trend of "urban in-fill" is emerging. Infill development may include short subdivisions on large lots or the redevelopment of existing parcels. Infill development may include attached and detached single-family housing, small multifamily complexes (e.g., triplexes and fourplexes) and accessory dwelling units to meet density and affordability goals.
- ***Minimum Densities:*** Jurisdictions may require that new subdivisions or multifamily developments achieve minimum densities as opposed to a maximum

land use density. This approach can help discourage sprawl, reduce the unit cost of land and improve the cost-effectiveness of capital finance plans.

- ***Density Bonuses:*** Providing density bonuses in exchange for the construction of affordable housing can create the necessary incentive for a developer to provide such housing. Alternatively, the city could adopt policies to reduce development standards for projects that provide affordable housing, including but not limited to reduced setbacks, street standards, parking, sidewalks and utilities.
- ***Inclusionary Zoning:*** Inclusionary zoning programs typically require that a percentage of lots in a new subdivision or residential units in a new apartment project be set aside for low cost housing. Density bonuses are often provided to offset the cost of the inclusionary requirement.
- ***Cluster Subdivisions:*** Cluster subdivisions offer a means of keeping housing development costs down by reducing minimum lot sizes and confining development to the most suitable portion of a building site. Cluster housing may entail the use of shared driveways and parking areas, reduced, but more usable yard space, and architectural "techniques" to maintain privacy and sense of space.
- ***Planned Residential Development (PRD):*** The city also encourages PRDs which offer incentives to projects that integrate mixed-income housing, mixed types of housing (detached, duplex and apartments), and encourage clustering to achieve desired densities while protecting environmentally sensitive areas. PRDs do not directly provide affordable housing, but they do make more efficient use of land and capital facilities to keep the costs lower.
- ***Shared Housing:*** With the steady trend of larger houses for fewer people, there is greater opportunity for shared housing arrangements, whereby non-related persons live together and share the housing costs.
- ***Cottage Housing Developments (CHD):*** Cottage housing developments have been proposed as one means of providing smaller detached housing in single-family neighborhoods.
- ***Cluster Housing:*** Cluster housing is an architectural/design technique used in urban settings to obtain high-density single-family units on small lots. This may include cluster housing around joint community areas.
- ***Manufactured Housing:*** Manufactured (mobile and modular) housing provides an established record of successfully addressing affordable housing needs. Manufactured homes may occur throughout the city in standard residential neighborhoods or in dedicated parks.
- ***Mixed-Use Development:*** Mixed-use developments integrate various land uses into a single development or district, such as office, commercial and residential buildings grouped together in a single building or around a single site. Mixed-use developments may offer more acceptable sites for higher density housing than

established single-family neighborhoods. Mixed-use developments situated along transportation routes can help reduce reliance on private vehicles, provide housing opportunities for persons who require public transportation and may produce an income stream from commercial rents that help subsidize low-cost housing.

- ***Home Occupation/Live Work*:** Another innovative housing concept is allowing expanded home occupations or live/work arrangements, where the homeowner could maintain a business inside or separate from the home. Traditional home occupation rules require that all activity occur inside the home with strict limits on signing, appearance, etc. The newer concept would have a more mixed-use appearance where a professional office could occur on a first floor, with a residence occupying the balance of the building.

Administrative Procedures

- ***Streamlined Approval Processing:*** Holding costs are one of the hidden expenses in a housing development budget. They include the variety of costs involved in carrying a project through the development phase, such as insurance, office and staff, equipment, security patrols, landscape maintenance, the financing of land and construction, etc. Shorter approval periods translate into less expensive development costs. Many jurisdictions in Snohomish County are studying or have adopted a permit streamlining model developed by the Economic Development Council. It has proven successful in reducing the processing time for projects while ensuring compliance with development codes.
- ***Priority Permit Processing:*** Priority permit processing can reduce housing costs by minimizing the amount of time and expense involved in permit and approval processing. The more permits that receive priority attention however, the less valuable the incentive may become if the priority waiting line is as long as the normal waiting line. Priority processing is most effective when used selectively, such as an inducement to develop a particular type of housing the market is not currently producing. If priority processing is offered as an incentive to develop low-cost housing, the city should establish a means of ensuring the housing is actually occupied by persons in need of low-cost housing and the housing remains affordable for an extended period.
- ***Impact Mitigation Payment Deferral:*** Jurisdictions can minimize the effect of impact fees on market rate housing by deferring the collection of impact mitigation payments from the permit approval stage of development to either final project approval or occupancy. In Lake Stevens, for instance, school mitigation fees are deferred to the building permit stage, rather than at the subdivision phase. Deferring the collection of impact fees can reduce the developer's finance costs.

Housing Production & Preservation Programs

- ***Housing Preservation:*** Existing housing often provides the best source of affordable housing. As such, preservation and enhancement of the existing stock must be a key element in a program for assuring affordable housing.
- ***Public Housing Authority:*** While the city has not created its own housing authority, the Snohomish County Housing Authority, created pursuant to the enactment of the Housing Authorities Law in 1939, provides housing assistance within the city limits. The city is also member of the Alliance for Affordable Housing.

  The Housing Authority is able to underwrite the cost of low-income housing development by a variety of means, including eligibility to administer HUD housing assistance programs and payment contracts, exemption from property taxes on housing authority facilities, and authority to issue tax-exempt bonds and low interest bond anticipation notes. Under state statute bonds and other obligations of a housing authority are neither a debt of its respective city nor are cities liable for housing authority obligations.
- ***Public Development Authority (PDA):*** Jurisdictions interested in coordinating their initiatives in the areas of economic development, community revitalization, and low income housing may consider creating a public development authority (PDA) to achieve these ends. Under RCW 35.21.730-757, cities or towns to "improve general living conditions in the urban areas of the state" and "to perform all manner and type of community services" may create PDAs.

  PDAs may exercise many of the powers of housing authorities, such as own and sell property, contract for services, loan and borrow funds, and issue bonds and other debt instruments. Any property owned or operated by a PDA that is used primarily for low income housing receives the same exemption from taxation as the municipality that created it. By statute, all PDA liabilities must be satisfied exclusively from PDA assets and PDA creditors are denied any right of action against the municipality that created it.
- ***Public and Nonprofit Housing Developers:*** A less direct mode of involvement may be to establish cooperative arrangements with public or nonprofit housing developers to ensure adequate levels of low income or special needs housing is available in the community. In addition to the Everett and County housing authorities, there are ranges of practical housing development experiences that extend from the production of homeless shelters to special needs housing to low-rent senior housing and first-time homebuyer programs.

  The city may encourage the production of these types of housing by committing land use incentives, modified development standards, surplus land or financial resources to housing authority or nonprofit sponsored projects targeted for their jurisdiction.

- ***Market Housing:*** By far, private market housing provides the greatest number of dwelling units. The trends in new home prices have consistently demonstrated that the market housing more often than not is not attainable to many households. There is probably some legitimacy to the "trickle down" theory that while new homes are not affordable to many, those that move into them are likely to vacate a more affordable dwelling, therefore putting it on the market.

GOALS AND POLICIES

GOAL 3.1 PROVIDE FAIR AND EQUAL ACCESS TO A RANGE OF HOUSING TYPES AND CHOICES TO MEET THE EXISTING AND PROJECTED HOUSING NEEDS OF ALL LAKE STEVENS RESIDENTIS REGARDLESS OF INCOME LEVEL OR DEMOGRAPHIC STATUS.

Policies

3.1.1 Zone sufficient buildable lands to accommodate various types and densities of housing including single-family, manufactured housing, multifamily, mixed-use and accessory dwellings equitably and rationally distributed throughout the city.

3.1.2 Consider the cumulative impact of rezones and land use policy decisions that may affect housing supply, affordability and changes to employment or residential capacity.

3.1.3 Allow diverse subdivision methods including short subdivisions, formal subdivisions, cluster subdivisions, planned residential developments and unit lot subdivisions to create buildable lots throughout the city.

3.1.4 Encourage the distribution of multifamily housing including but not limited to apartments, condominiums, townhomes and small multiplexes throughout the city in appropriate zoning districts and in mixed-use and commercial developments.

3.1.5 Permit manufactured homes in all residential zoning districts in the city.

3.1.6 Allow accessory dwelling units in all residential zones so long as the unit maintains an appropriate residential character and provides a quality living environment.

GOAL 3.2 INCREASE THE OPPORTUNITY FOR ALL RESIDENTS AND SPECIAL NEEDS POPULATIONS TO HAVE ACCESS TO AFFORDABLE, SAFE, AND SANITARY HOUSING.

Policies

3.2.1 Avoid concentration of special needs and affordable housing throughout the city. Some clustering of special needs and affordable housing may be appropriate within proximity to public transportation, medical facilities or other essential services.

3.2.2 Support land uses and development regulations designed to increase housing opportunities for current and future residents, seniors, disabled, or other special-needs populations in proximity to shopping, health care, services, recreation facilities and public transportation.

3.2.3 Encourage a range of independent living, assisted living and skilled care facilities affordable to seniors and other special-needs residents at a variety of income levels throughout the city.

3.2.4 Balance the impacts to established neighborhoods when identifying and locating essential public facilities for special needs populations as identified in RCW36.70A.200.

GOAL 3.3 ENCOURAGE THE USE OF INNOVATIVE TECHNIQUES TO PROVIDE A BROAD RANGE OF INFILL HOUSING TYPES FOR ALL INCOME LEVELS AND HOUSING NEEDS.

Policies

3.3.1 Allow innovative zoning regulations to encourage infill development, including small multiplexes, small lot single-family subdivisions, compact/cottage housing, manufactured housing, etc., with specific design considerations to ensure compatibility with the existing neighborhoods.

3.3.2 Consider innovative zoning regulations that allow flexibility in setback, lot coverage, parking and unit size standards, along with density bonuses and tax incentives, to promote the construction of affordable housing for low- and moderate-income households that do not adversely affect the general health, safety and welfare of the public.

3.3.3 Consider incentives for new housing developments that include a percentage of accessory dwelling units as part of the project.

3.3.4 Review the appropriateness of allowing innovative techniques that facilitate the creation of affordable housing, including but not limited to, a housing trust fund, inclusionary zoning, design/regulation flexibility, impact fee waivers, and streamlined processing.

3.3.5 Encourage voluntary efforts to provide affordable housing within new multifamily and single-family housing developments.

GOAL 3.4 PROMOTE AN EFFECTIVE STREAMLINED PERMIT PROCESS THAT INCLUDES MEANINGFUL ENGAGEMENT AND NOTIFICATION WITH THE PUBLIC THROUGHOUT THE PROCESS.

Policies

3.4.1 Implement regulations and procedures that provide predictability to applicants, and minimize review times for residential permit applications, while maintaining opportunities for meaningful public involvement and comment.

3.4.2 Implement streamlined approval processing procedures, such as centralized counter services, continuing pre-application conferences, printed information summarizing building permit and approval requirements, area-wide environmental assessments, reducing the number of residential zoning districts, reducing complicated administrative procedures, concurrent permit and approval processing, fast-tracking routine applications, keeping permit and approval deadlines, and elimination of multiple hearings for a single project.

3.4.3 Encourage continuous review of existing and new development regulations to ensure a continued public benefit, adequate flexibility and minimization of housing costs.

3.4.4 Evaluate the use of various infrastructure funding methods including existing revenue sources, impact fees, local improvement districts and general obligation bonds to minimize housing productions costs.

3.4.5 Ensure impact fees for new housing reflect the proportionate share necessary to build infrastructure to support growth per Chapter 82.02 RCW.

GOAL 3.5 PROVIDE A BALANCED DEVELOPMENT PATTERN, WHICH PROMOTES PEDESTRIAN ACTIVITIES, A SENSE OF COMMUNITY AND SAFETY.

Policies

3.5.1 Promote residential development in areas that allows pedestrian access to commercial areas, employment, public transportation routes, schools and park or recreational areas.

3.5.2 Develop and provide a range of housing options for workers, at all income levels which promote accessibility to jobs and provide opportunities to live in proximity to work.

3.5.3 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to, sustainable site standards, landscaping requirements, building design guidelines and affordability, to ensure new and existing neighborhoods are attractive and safe places to live.

3.5.4 Prioritize funding transportation facilities, infrastructure and services that explicitly advance the development of housing in designated growth centers.

3.5.5 Expand the supply and range of housing options, including affordable units, in designated growth centers.

3.5.6 Strive to provide housing in good condition with high-quality designs, protections from noise, odors, and other environmental stresses.

3.5.7 Encourage the development of efficient and environmentally sensitive housing practices to minimize impacts to infrastructure and natural resources.

GOAL 3.6 PROMOTE MEASURES THAT WILL PROLONG THE USEFUL LIFE OF STRUCTURES.

Policies

3.6.1 Invest in infrastructure (storm drainage, street paving, and recreation) to support desired growth patterns and prevent depreciation of property values.

3.6.2 Implement an active code enforcement program to help motivate owners to repair and improve maintenance of their structures and avoid extensive deterioration of housing units.

3.6.3 Promote public and private home improvement grants and loans, available from the utility companies, charitable organizations and public agencies, for housing repair and maintenance.

3.6.4 Support the preservation of existing subsidized, lower-cost and affordable housing.

3.6.5 Coordinate with neighborhood-based groups and volunteer organizations to promote rehabilitation and community revitalization efforts.

GOAL 3.7 ENCOURAGE INTERJURISDICTIONAL EFFORTS AND PUBLIC-PRIVATE PARTNERSHIPS TO ADVANCE THE PROVISION OF AFFORDABLE AND SPECIAL NEEDS HOUSING THROUGHOUT THE CITY AND REGION.

Policies

3.7.1 Promote housing strategies that address housing needs identified in the Snohomish County Countywide Planning Policies for creating affordable residences for all households.

3.7.2 Cooperate with Snohomish County, the Affordable Housing Alliance and other jurisdictions and housing agencies to coordinate a regional approach to funding and meeting the housing needs of Snohomish County.

3.7.3 Support housing legislation at the city, county, state and federal levels which promotes the goals and policies of the Housing Element.

3.7.4 Consider developing a comprehensive evaluation that measures the effectiveness of housing policies and regulations in meeting the housing needs for Lake Stevens.

3.7.5 Coordinate with Snohomish County on monitoring housing characteristics, needs and available buildable lands capacity.

3.7.5 Support housing goals that are consistent with Vision 2040 to accommodate needed housing and facilitate an equitable distribution of affordable housing.

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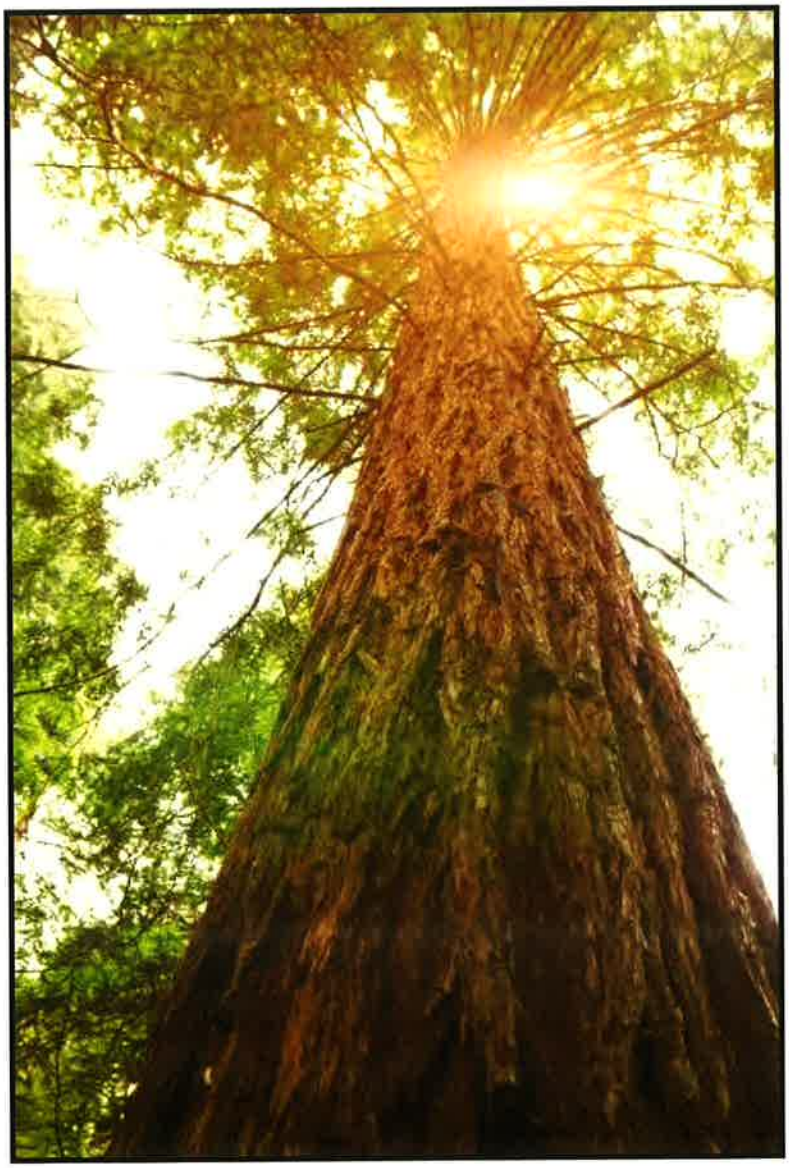
Chapter 4: Environment and Natural Resources



CHAPTER 4: ENVIRONMENT AND NATURAL RESOURCES

A VISION FOR THE ENVIRONMENT AND NATURAL RESOURCES

The city of Lake Stevens will provide effective and ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas and open space corridors; conserving land, air, water and energy resources; and integrating the shoreline management of Lake Stevens into land use decisions.

INTRODUCTION

This chapter contains a basic description of the city of Lake Stevens' natural environment, its current condition, and recommendations for its protection and enhancement. This chapter also discusses policies and regulations currently in effect to protect the local environment, including but not limited to critical areas regulations, best available science, shoreline management, tree retention and stormwater management. As part of the integrated SEPA/GMA approach to this update, this section also discusses how critical areas protection factors into the other elements of the Comprehensive Plan. Finally, this section provides a discussion related to reducing the impacts of climate change by encouraging sustainable development.

Significant habitat and green spaces remain within the city. Most recent housing developments have been required to dedicate Native Growth Protection Areas (NGPA) and other buffers around critical areas to assist in preserving their quality. The city also has tree retention regulations and innovative subdivision design regulations to protect these areas. The city also maintains a Shoreline Master Program that requires land use and environmental protections along the vast shoreline areas (Lake Stevens and portions of Catherine Creek and Little Pilchuck Creek and associated wetlands) within the city of Lake Stevens. Critical areas within shoreline jurisdiction are regulated under the Shoreline Master Program critical areas regulations.

The city adopted an updated Critical Areas Ordinance in 2008 that contains provisions for "Best Available Science" (BAS). BAS is a requirement of the GMA, and the city is using the

Best Available Science Document prepared for the city by URS Consultants that reflects the unique environmental conditions in Lake Stevens.

PLANNING CONTEXT

State Planning

Under the Growth Management Act (GMA), jurisdictions must adopt policies to protect and enhance the environment and the quality of life. This includes protecting the quality of air and water and availability of water. This goal includes all actions made within urban and rural areas and affects all land use decisions made by the city, specifically those related to the preservation of critical areas and shoreline. The GMA also sets requirements to ensure the maintenance and enhancement of natural resource-based industries, such as fishing, forestry and agriculture. This requirement primarily affects regional and rural areas, but the city supports the position that natural resource industries should be maintained throughout Snohomish County through active stewardship and protection of resources.

Regional Planning

In addition to the GMA goals for environmental protection, enhancement and quality of life, Vision 2040 supports the protection and preservation of open spaces, natural resources, critical areas and endangered species through the implementation of regional and interdisciplinary strategies among local jurisdictions. It emphasizes establishing best management practices to preserve long-term integrity and productivity of resource lands, including maintaining currently designated resources lands and ensuring compatibility with development on adjacent non-resource lands, as well protecting habitats and open spaces for ecological functions. Vision 2040 also encourages the private, public, and nonprofit sectors to incorporate environmental and social responsibility into their practices, highlighting the need for a clean and pollution free environment for all residents regardless of social or economic status. Finally, Vision 2040 sets goals for reducing climate change by promoting efficient land uses and transportation systems, and reducing energy consumption through conservation or efficiency. As noted above, the city does not have active resource-based uses within its city limits, but does consider the effects of land use actions on open space and critical areas within the city limits through its development regulations. The city also coordinates with other jurisdictions and special interest groups on environmental issues, facilities planning and transportation planning.

Countywide Planning

The Countywide Planning Policies (CPPs) for Snohomish County established a countywide framework for developing both county and city comprehensive plans. The role of the CPPs is to coordinate comprehensive plans of jurisdictions in the same county for issues affecting common borders. RCW 36.70A.100 requires that city and county comprehensive

plans are consistent with each other, while also respecting the autonomy of cities to exercise their land use powers. The city will act as a steward of the natural environment by protecting natural systems, conserving habitat, improving air quality, reducing greenhouse gas emissions and addressing climate change impacts. This environmental stewardship is balanced with a care for the economic and social needs of the community through the integration of PSRC and Commerce goals into policies designed to protect, enhance and restore the environment.

Lake Stevens Planning

The city's Environment and Natural Resources Element considers the themes expressed in state, regional, and countywide plans. Specifically, the Environment and Natural Resources Element creates a balance between active environmental stewardship and the goals of addressing economic growth and providing a positive and vibrant development atmosphere. This balance has been achieved pursuant to a consolidation and update of the Goals and Policies section to ensure that the city is adequately protecting critical areas, implementing current NPDES regulations, protecting wildlife habitat, administering the Shoreline Master Program consistently and providing residents of all social and economic statuses a healthy environment with minimal exposure to pollution.

DESCRIPTION OF PLANNING AREA AND NATURAL RESOURCES

The city of Lake Stevens UGA occupies a Pleistocene glacial terrace, rising east from the floodplain of the Snohomish River in the foothills of the Cascades. Plateaus, steep ravines, wetlands, stream corridors, three drainage basins and Lake Stevens characterize the physical environment of the city. The city is located on a relatively level plateau, with minor variations in topography along the lakefront and other drainage basins. The city's central lake is the most prominent environmental feature in the community and is sensitive to the effects of urban development.

The Soils Survey conducted by the U.S. Soil Conservation Service includes detailed soils maps (Figure 4.2). Generally the resident soils in the area are suitable for urban development. Site-specific soils studies indicate many areas have relatively shallow soils above hardpan. While this may be helpful to provide a solid foundation for buildings, it limits infiltration of urban runoff.

The Lake Stevens UGA encompasses three major drainage basins: the Lake Stevens Drainage Basin, the Sunnyside Drainage Basin and the Pilchuck Drainage Basin. All waters within the UGA eventually drain into Puget Sound, draining either directly into Ebey Slough or through the Pilchuck and Snohomish Rivers. The Lake Stevens Basin includes several streams: Kokanee (Mitchell) Creek, Stevens Creek, Lundeen Creek and the Lake Outflow Channel. Catherine Creek and the Little Pilchuck are the primary streams flowing into the

Pilchuck system. Lands on the western side of Lake Stevens drain toward the Sunnyside system.

Surface Water – Lake Stevens, encompassing approximately 1,040 acres, is the most dominant physical feature within the city and its UGA. The lake provides an obvious social, recreational and aesthetic focal point for the community. It shapes the local microclimate and it is an important regional habitat for several fish, mammal, reptile, amphibian, and bird species. The Lake and portions of Catherine Creek and the Little Pilchuck are subject to the Shoreline Management Act (SMA) and considered flood hazard zones.

Ground Water - the Snohomish County Public Utilities District No. 1 (PUD) provides drinking water to the UGA mostly from Spada Lake, however, the PUD operates a public well within the city to augment the water supply. A few residents use wells as their main source of drinking water. The aquifer for these wells is found in the northeastern corner of the city, generally under the industrially zoned area. The depth of the aquifer is approximately 35-120 feet deep and most uses should not affect the water quality. The water quality is good if not overdrawn (whereupon iron may become a problem) and for most of the year does not require chlorination.

Fauna

Although much natural habitat has been lost to urbanization, the Lake Stevens area supports a variety of species of fish (salmon, trout, bass, catfish, perch, etc.), birds (waterfowl, songbirds, raptors and others), amphibians, reptiles, and insects and other invertebrates.

The state and federal governments list numerous species in the region as endangered, threatened or a candidate species including most notably different salmon species

Flora

The area supports deciduous and coniferous trees (Douglas fir, spruce, hemlock, cedar, alder, cottonwood, and maple) as well as native shrubs, herbs, grasses, and wetland plants.

Most of the habitats are disjointed and greatly impacted by urbanization, logging and agricultural activities. The city currently has a Tree Retention regulation that requires replacement trees lost to urban development at a 3:1 ratio. It also has regulations for critical areas and encourages innovative subdivision design (e.g., planned residential developments, cluster subdivisions, etc.) to protect environmental resources.

There are no areas within the city designated for resource extraction or cultivation.

Climate and Weather

Summers in Lake Stevens are mild and warm (average daytime temperature in the 70's) and winters are comparatively mild (average daytime temperature in the mid-40's). The frost-free period for the city generally begins in April and ends near the first of October. Precipitation is in the form of rain and snow, averaging 39 inches annually (average low of 1.1 inches in August to an average high of 5.9 inches during the winter months of November through December). Relative humidity is high due to the water influences. The prevailing wind is westerly or northwesterly most of the year.

Air Quality

The city of Lake Stevens coordinates with the Puget Sound Clean Air Agency (PSCAA) to ensure compliance with the Environmental Protection Agency's (EPA) Clean Air Act. The city requires PSCAA review of all demolition permit applications in an effort to reduce levels of fine particulates and air toxins from construction site activity. The city also coordinates commercial building permit applications that propose emissions with PSCAA as a fellow project reviewer and (when applicable) as a SEPA lead. This public agency coordination moves the city towards its goal of improving air quality and playing an active role in reducing the impacts of climate change in the Puget Sound region.

Sustainability and Climate Change

Climate change is a global challenge, and the impacts of greenhouse gases affect every community. Many U.S. cities have adopted climate change policies in response to often inadequate federal-level action (Bushman, Peterman and Wolfram: 2007). The city of Lake Stevens is committed to addressing the central Puget Sound region's contribution to climate change by, at a minimum, complying with state initiative and directives regarding climate change and the reduction of greenhouse gases. The city will, in addition to consistent implementation of the Shoreline Master Program, the Critical Area's code in Chapter 14 LSMC and inter-agency partnership, enact goals and policies that encourage a reduction in the use of pesticides and chemical fertilizers to improve both water and air quality. The city will take an active stewardship role in identifying and addressing the impacts of climate change by promoting the use of innovative, sustainable, and environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance

Aquifer Recharge

Aquifer recharge is the movement of water from the ground surface (the unsaturated zone) to the saturated zone, and is vital for both effective water resource management and the continued functioning of the hydrologic cycle (Nimmo et. al.: 2005). Many land use actions have potential to affect both the quantity and quality of groundwater, including the

application of fertilizers and pesticides, the addition of impervious surfaces, and demand for water from new residential and commercial development. A few residents in Lake Stevens draw water from wells whose aquifers are located in the northeastern corner of the city, and the quality is generally good if not overdrawn. The city will continue to prioritize the protection of aquifer recharge areas pursuant to application of impervious surface limitations for development, the requirement for stormwater systems that meet Department of Ecology standards, and robust protection of wetlands and other critical areas that provide invaluable functions in groundwater storage and recharge.

CRITICAL AREAS

In the city of Lake Stevens critical areas, as defined by the Growth Management Act (GMA: RCW 36.70A), include wetlands, fish and wildlife habitat conservation areas (including streams), frequently flooded areas and geologically hazardous areas. The GMA requires the city to adopt policies and implement development regulations to protect the functions and values of all identified critical areas. The city administers these regulations through Chapter 14.88 of the Lake Stevens Municipal Code (LSMC) and is charged with the responsibility to designate, classify and protect critical areas within the community.

Fish & Wildlife Conservation Areas (streams and other water bodies)

Lake Stevens is the most visible and treasured water body within the city of Lake Stevens. The lake encompasses 1,040 acres and provides not only recreational enjoyment, but serves as an important regional habitat for several fish, mammal, reptile, amphibian and bird species. Stitch Lake is located in the southern part of the city and encompasses approximately 9 acres. Lake Stevens and Stitch Lake and their shoreline-associated wetlands are subject to the Shoreline Management Act (SMA) and considered flood hazard zones. The Lake Stevens drainage basin encompasses a number of streams and creeks, including the Kokanee (Mitchell) Creek, Stevens Creek, Lundeen Creek, Catherine Creek, and the Little Pilchuck. These areas are home to priority habitats and species including Chinook, Coho Salmon, Bull Trout, Steelhead, the Northern Spotted Owl, and Marbled Murrelet.

Flood Hazard Areas

According to the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA), areas prone to floods from a 100-year storm are limited to properties mostly fronting Catherine Creek and the lake. These areas are designated as Zone A flood hazard areas. Flooding in the downtown area has been observed when area wetlands, streams and ditches have more water than they can hold.

Geologically Hazardous Areas

The geologically-recent retreat of glaciers from the Snohomish County landscape has left many steep hillsides that are susceptible to naturally occurring landslides, earthquakes, erosion, and other geological events. Steep slopes are present within the community adjacent to the western boundary of Lake Stevens, and within the northwestern portion of the city. Proposed developments within 200 feet of any area that is designated as geologically hazardous are subject to the requirement for a geological assessment that analyzes the potential impacts of said development on or off site.

Wetlands

Wetlands are fragile ecosystems which assist in the reduction of erosion, flooding and ground and surface water pollution. Wetlands also provide an important habitat for wildlife, plants, and fisheries. Wetlands also provide invaluable functions in aquifer recharge and groundwater storage. Numerous wetlands have been identified in Lake Stevens and the UGA – some on a very general basis from aerial mapping. Others have been precisely mapped where development has occurred over the past few years. Generally, as properties develop the wetlands are more accurately delineated and mapped. The city's local regulations must comply with both federal and state standards to encourage development that avoids or mitigates wetland impact, and discourages the alteration of land that results in significant degradation of wetlands.

Transfer of Development Rights

The city of Lake Stevens has conceptualized a Transfer of Development Rights (TDR) program to encourage density in key locations and limit development in environmentally critical areas. This program is expressed through the allowance of cluster subdivisions pursuant to Chapter 14.48 LSMC, allowing developers to take advantage of smaller lot sizes and retaining the environmentally sensitive portion of the subject parcel as a protected tract with no further development rights. LSMC 14.88.920 contains provisions for designating critical areas as sending and receiving districts.

SHORELINE MASTER PROGRAM

The city of Lake Stevens manages the shoreline environment through implementation of the Shoreline Master Program. The Washington State Shoreline Management Act (SMA), passed in 1971, provides guidance and prescribes the requirements for locally-adopted Shoreline Master Programs. The SMA establishes a broad policy giving preferences to uses that:

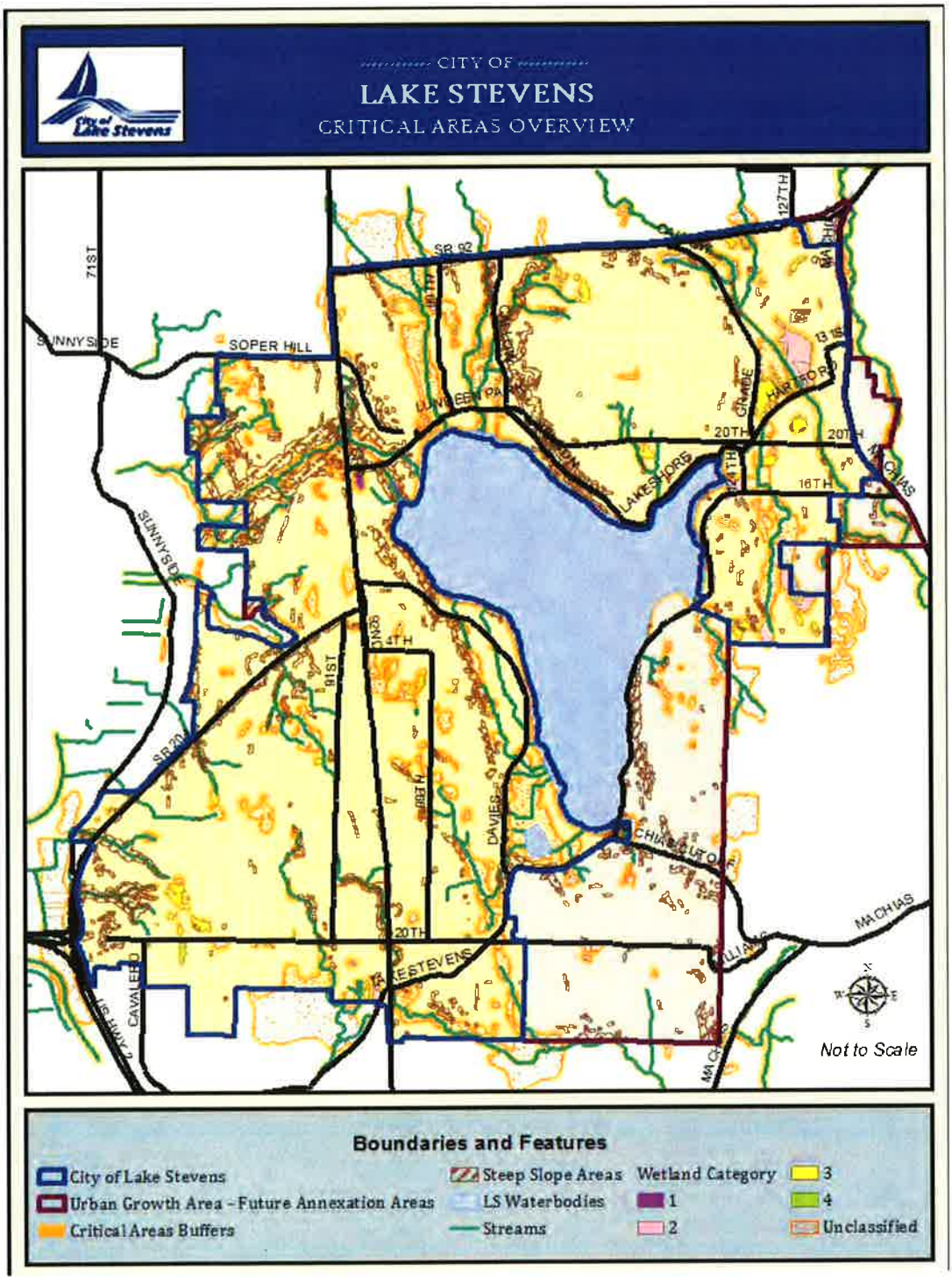


Figure 4.1 Critical Areas Overview

- Protect shoreline natural resources, including water quality, vegetation and fish and wildlife habitat;
- Depend on the proximity to the shoreline (i.e., "water-dependent uses); and
- Preserve and enhance public access or increased recreational opportunities for the public along shorelines.

The SMA establishes a balance of authority between local and state government. Under the SMA, Lake Stevens adopted a Shoreline Master Program that is based on state guidelines but tailored to the specific needs of the community. The program represents a comprehensive vision of how shoreline areas will be used and developed over time.

The city of Lake Stevens' identity is strongly influenced and defined by its setting around the lake. The lake provides varied recreational opportunities for residents and visitors. Therefore, the utilization, protection, restoration and preservation of the shoreline must be considered for all development within shoreline areas.

The city and Snohomish County share jurisdiction of Lake Stevens with the city regulating within city boundaries, and the County within the southeast portion of the lake that is still within the Urban Growth Area. The city adopted Snohomish County's Shoreline Master Program in 1974. Over the almost four decades since the original adoption of a Shoreline Master Program, the lake-front environment has substantially changed with additional single-family homes and subdivided lots, additional docks and bulkheads and the loss of habitat along the shoreline. Impervious surfaces have increased both within the shoreline area and in adjacent watersheds, thus increasing surface water flows and impacting water quality and habitat for fish and other animals.

To address these changes, comply with the mandates of the Shoreline Management Act and enable the city to plan for emerging issues, the city initiated an extensive update of its Shoreline Master Program in 2009 with final adoption in 2014. The Program will preserve the public's opportunity to enjoy the physical and aesthetic qualities of Lake Stevens, Catherine Creek and Little Pilchuck Creek while protecting the functions of the shorelines so that at a minimum, the city achieves a "no net loss" of ecological functions as required for shorelines of the State.

GOALS AND POLICIES

GOAL 4.1: SUSTAIN ENVIRONMENTAL QUALITY THROUGH THE PRESERVATION AND CONSERVATION OF THE NATURAL ENVIRONMENT AND RESOURCES, AND REQUIRE DEVELOPMENT TO BE SENSITIVE TO SITE CHARACTERISTICS AND PROTECT NATURAL AND CULTURAL RESOURCES.

Policies

4.1.1 The city will continue to prioritize the protection of wetlands, streams and creeks, lakes and ponds, aquifer recharge areas, geologically hazardous areas (e.g., steep slopes and erosion areas), significant trees, fish and wildlife habitat areas and corridors, cultural resources, and frequently flooded areas through land use policies, regulations and decisions based on best available information and in coordination with state and regional priorities.

4.1.2 Promote the retention of significant trees during development.

4.1.3 Preserve existing vegetation as much as possible due to its vital role in maintaining wildlife habitat and preventing additional storm water runoff or soil erosion from new developments.

4.1.4 Protect salmonid streams and natural drainage ways from adverse impacts of land development in order to maintain the stream flow regime necessary for continued life cycle activities, avoid unnatural bank or bed erosion and increased turbidity.

4.1.5 Allow density transfers as part of subdivisions on properties with critical areas from the critical areas to the non-sensitive portions of the site.

4.1.6 Promote and encourage sustainable development through efficient land use, green building design, flexibility of design (Low Impact Development, cluster development) and water conservation.

4.1.7 Require all phases of conversion of forest lands to comply with the GMA, an issued Forest Practice Permit and be consistent with adopted critical areas regulations.

4.1.8 Adopt the 2012 DOE Stormwater Manual to comply with new stormwater NPDES regulations.

4.1.9 Use best management practices to ensure protection of water resources during and after construction, including bank stabilization techniques, site design,

construction timing and practices, use of bio-engineering and current erosion and drainage control methods.

4.1.10 Protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

4.1.11 Encourage and support local community programs to enhance natural resources.

4.1.12 Minimize land clearing, soil disturbance, and non-point runoff affecting water quality, erosion and sedimentation.

4.1.13 Promote retention of stormwater and encourage regional stormwater treatment solutions to maintain hydrological functions and water quality within ecosystems and watersheds.

4.1.14 Minimize adverse stormwater impacts generated by the removal of vegetation and alteration of landforms.

4.1.15 Encourage and support the retention of natural open spaces or land uses which maintain hydrologic function and are at low risk to property damage from floodwaters within frequently flooded areas.

GOAL 4.2: IMPLEMENT THE STATE SHORELINES MANAGEMENT ACT ALONG SHORELINES OF STATEWIDE SIGNIFICANCE IN THE CURRENT OR ULTIMATE CITY LIMITS OF LAKE STEVENS. PROTECT AND ENHANCE SHORELINE VISUAL AND PHYSICAL ACCESS CONSISTENT WITH PUBLIC TRUST DOCTRINE PRINCIPLES.

Policies

4.2.1 New development within the shorelines jurisdiction shall meet the procedural, building and development land use requirements as consistent with the adopted Shoreline Master Program.

4.2.2 Promote development of convenient recreational opportunities, activities and public access to public shorelines as consistent with the adopted Shoreline Master Program.

4.2.3 Extend appropriate shorelines designations to areas within shorelines jurisdictions as they annex into the city.

4.2.5 Educate property owners within shorelines jurisdictions on the proper maintenance of docks and decks, grass and gardens and driveways or cars to reduce the types of pollutants potentially reaching the lake or creeks as consistent with the adopted Shoreline Master Program

4.2.6 Recognize that the vast majority of shoreline property is in private ownership, and encourage the creation of easements to allow public access through donation or purchase, particularly in areas adjacent to publicly owned shorelines.

4.2.7 Acquire land for permanent public access to the water, and protect open space as consistent with the adopted Shoreline Master Program.

4.2.8 Consider the compatibility of proposed upland uses with those allowed in each adjacent shoreline environment as consider in RCW 90.58.340.

4.2.9 Consider potential shorelines impacts from cumulative development actions of upland properties.

4.2.10 Provide for adequate access, utilities and public services to meet current and future needs for uses along the shoreline as consistent with the adopted Shoreline Master Program.

GOAL 4.3: PROTECT THE NATURAL ENVIRONMENT, SURFACE WATER AND GROUND WATER AND AQUIFER RECHARGE AREAS, CONSERVE ALL CRITICAL AREAS INCLUDING WETLANDS, SHORELINES, CREEKS/STREAMS, GEOLOGICAL HAZARD AREAS AND WILDLIFE HABITATS BY LOCATING DEVELOPMENT WITHIN GEOGRPAHPICALLY SUITABLE AND GEOLOGICALLY STABLE AREAS, AND COORDINATE LOCAL DEVELOPMENT REGULATIONS WITH STATE AND FEDERAL POLICIES.

Policies

4.3.1 Review critical areas regulations which reflect the Best Available Science (BAS) pursuant to the GMA. These regulations must protect the functions and values of these areas and not unduly reduce property rights by requiring greater protection measures which offer diminishing beneficial returns.

4.3.2 Ensure compatibility of land uses with topography, geology, soil suitability, surface water, ground water, frequently flooded areas, wetlands, climate and vegetation and wildlife.

4.3.3 Identify and protect wildlife corridors both inside and outside the UGA through critical areas avoidance, protection and mitigation.

4.3.4 Permit development, fill, or encroachments in floodways, frequently flooded areas, highly erodible areas and other critical areas using Best Management Practices (BMP's) and Best Available Science (BAS).

4.3.5 Support wetlands protection through non-regulatory approaches such as the adopt-a-wetland conservation program and low impact development.

4.3.6 Work with the Land Trust and other similar organizations to protect wetlands and other critical areas.

4.3.7 Support the restoration of degraded shorelines and other critical areas to help minimize erosion, sedimentation and flooding.

4.3.8 Protect natural drainage systems and courses associated with floodways, floodplains, or other areas subject to flooding.

GOAL 4.8: WORK WITH PUBLIC AGENCIES AND PRIVATE PARTNERS TO DEVELOP STRATEGIES TO PREPARE FOR AND MITIGATE POTENTIAL IMPACTS OF CLIMATE CHANGE, BOTH ON CITY GOVERNMENT OPERATIONS AND THE GENERAL LAKE STEVENS COMMUNITY.

Policies

4.8.1 Develop adaptive mitigation strategies that can be used by both the public and private sectors to help mitigate the potential impacts of new and ongoing development and operations.

4.8.2 Review comprehensive, strategic and specific plans to determine if city policies are appropriately targeted to prepare for and mitigate potential impacts of climate change.

4.9.2 Make energy efficiency a priority through retrofitting city facilities.

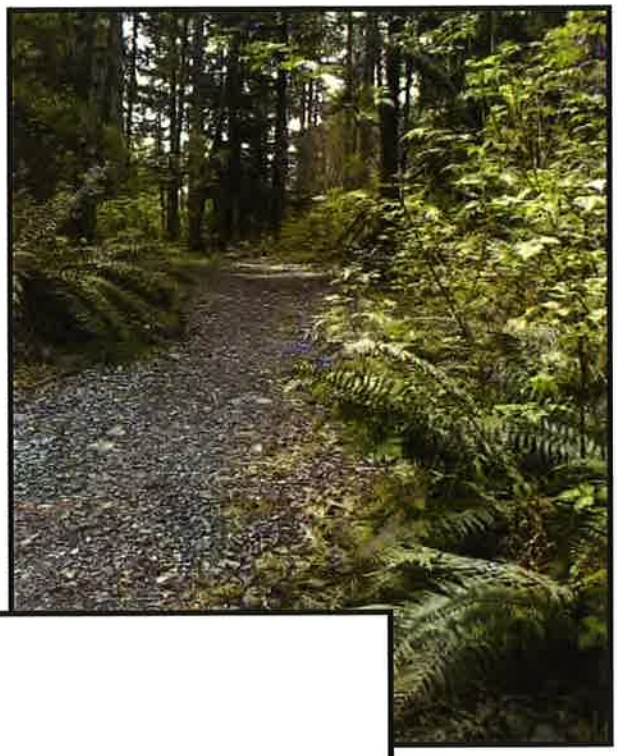
4.9.4 Conserve fossil fuels and support federal and state policies and legislation that will lead to the reduction of greenhouse gas emissions.

4.9.5 Develop adaptive land use and development policies that result in reduced greenhouse gas emissions for new development and redevelopment.

4.9.4 Monitor and evaluate opportunities to utilize state tools and resources to stay compliant with state environmental and energy strategies.

Chapter 5:
Parks, Recreation & Open Space Element









CHAPTER 5: PARKS, RECREATION, AND OPEN SPACE ELEMENT

A VISION FOR PARKS

The city of Lake Stevens will create diverse recreational opportunities for all ages to enjoy parks, trails and activities and local events throughout the community and with expanded access to Lake Stevens.

INTRODUCTION

Public parks, recreational facilities and open spaces improve the quality of life for community residents by providing areas for families and friends to socialize. Parks and open spaces create natural buffers between neighborhoods and create functional corridors for humans and wildlife throughout the urban environment.

The Parks, Recreation and Open Space Element of the Comprehensive Plan ("Park Plan") establishes specific goals and policies that will help guide decision-making related to acquisition, development and improvement of facilities and lands. The Park Plan contains an inventory of the city's current parks, recreation facilities and open spaces; analyzes the city's ability to provide adequate parks, open space and recreation services; sets service standards and guidelines; and identifies implementation strategies.

PLANNING CONTEXT

State Planning

The Park Plan conforms to the Growth Management Act (GMA) (Chapter 36.70A RCW) and considers the planning criteria developed by the Washington State Recreation and Conservation Office (RCO).

The GMA includes several sections relating to parks, recreation, and open spaces:

- RCW 36.70A.020(9) establishes a planning goal to "Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities." Capital improvements are included within the definition of "Public Facilities."

- RCW 36.70A.030 (Mandatory Element). Cities may impose impact fees for the provision of Public Facilities (including publicly owned parks, open space and recreation facilities) (RCW 36.70A.040, RCW 82.02.050). Impact fees must be based on demands on existing facilities by new development, and additional improvements required to serve new development (RCW 82.02.090).
- RCW 36.70A.070(8) requires a park and recreation element, which is consistent with the capital facilities plan element as it relates to park and recreation facilities. Furthermore, this section states, "The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand."
- RCW 36.70A.150 states jurisdictions shall identify lands useful for public purposes and that includes recreation.
- RCW 36.70A.160 requires jurisdictions to "identify open space corridors within and between urban growth areas. They shall include lands useful for recreation, wildlife habitat, trails and connection of critical areas as defined in RCW 36.70A.030."

Regional Planning

The regional perspective for parks and recreation emphasizes identifying availability of lands and opportunities for parks and co-location of facilities, such as schools and parks, in support of its growth strategy including links between open space and neighborhoods.

Countywide Planning

In its General Policy Plan, Snohomish County sets goals and policies for countywide parks and recreation facilities. The county's plan empasizes the implementation of state and regional standards and gudiance. Some of the primary goals include providing access to diverse, sustainable, effective and efficient services, programs and facilities, maintaining a level of service tied to growth, preserving cultrual and historic resources, and coordination with other agencies.

Lake Stevens Planning

The Park Plan incorporates the state, regional and countywide perspectives and includes the planning elements (listed below) as recommended by the RCO, which ensures continued eligibility for grant funds administered by that agency:

- Inventory,
- Public Involvement,
- Demand & Need Analysis,
- Goals & Objectives,
- Capital Improvement Program (six year plan for acquisition, development, renovation, & restoration projects), and
- Plan Adoption.

FACILITY CLASSIFICATIONS, CHARACTERISTICS AND INVENTORY

There are many reasons for governments to provide parks, open space, recreational opportunities, cultural amenities, and trails for their citizens. Parks offer innumerable physical and psychological benefits by providing safe places for the community to exercise, recreate, meditate, and generally escape daily pressures. The city of Lake Stevens has a variety of parks ranging from small mini-parks serving a block or two to community parks designed to provide recreational opportunities to the city and beyond. In addition, special use and school parks, open spaces, and trails expand the variety of recreation areas available to the community. The inventory of parks, open spaces, and trails includes a mix of city and county facilities. Table 5.1 provides a brief description of the facilities, within or adjacent to the city of Lake Stevens, and describes the various park classifications; provides descriptions for each classification; and lists typical sizes, amenities and community service areas.

Inventory of Facilities

The following section includes an inventory of the parks, open space tracts, recreational facilities, and cultural programs and facilities found within or near the city. The city has approximately 146 acres of public parks, 10 acres devoted to special uses, 122 acres of open space and approximately seven miles of the Centennial trail (adjacent to or within city limits) in addition to approximately five miles of park trails. The numbers include city and county facilities (mini-parks, neighborhood parks and community parks), special use parks, trails and open space (undeveloped property and Native Growth Protection Areas). In addition to the public facilities described, there are approximately 145 acres of private parks and open spaces and an additional three miles of private trails that complement the city's inventory. Different homeowner's associations are responsible for these facilities created during the subdivision process for specific neighborhoods.

Community Parks

Community parks have the largest service area and attract citizens from across the community. A large size and variety of amenities characterize community parks. These parks provide a mix of informal, active, and passive recreation areas with permanent facilities. Community Parks are generally at least 10 acres, but must be large enough to provide room for multiple uses such as sports fields, a recreation center and group-use shelters alongside large open areas and playgrounds.

Table 5.1 – Park, Recreation & Open Space Classifications and Characteristics

TYPE	TYPICAL SIZE	DESCRIPTION & TYPICAL AMENITIES	TYPICAL AREA SERVED
Community Park	> 10 acres	Informal, formal, active, & passive recreation parks that serve a community with a mix of features (e.g., playgrounds, landscaping, picnic areas, trails, sports fields, structures, parking, special features, permanent restrooms, etc.)	Within 2.5 miles of residential areas
Neighborhood Park	≤ 10 acres	Informal, active, & passive recreation areas that serve adjacent residential neighborhoods that provide multi-use areas with a mix of playgrounds, landscaping, picnicking, trails, single or small sports fields, parking, restrooms, etc.	Within 1 mile of residential areas
Mini-Park	≤ 1 acre	Small public/private areas including playgrounds, landscaping, plazas, and picnic benches that serve the needs of the immediate neighborhood or commercial district	Within 1/2 mile of residential or commercial areas
School Parks	Varies	Playfields, playgrounds, sports & recreation facilities located at schools, distributed throughout the City, that may substitute for other park types and compliment the City's inventory	Varies
Special Use Parks & Facilities	Varies	Any public or private park or facility providing a unique experience or specific recreation need and/or commercial purpose distributed throughout the city	Varies
Trails & Pedestrian Facilities	Varies	Soft surface or paved trails, walking paths, sidewalks or multi-use trails for walking, hiking, and bicycling distributed throughout the city	1 multi-use trail w/in 1 mile of residential areas
Open Space	Varies	Low intensity and passive recreation areas such as Native Growth Protection Areas, greenbelts, or undeveloped areas distributed throughout the city	Varies, based on resource availability

Community parks should provide easy vehicular and pedestrian access to park users from the street network, sidewalks and bike lanes with dedicated parking areas. Community parks may benefit from multijurisdictional cooperation for facility planning, development and maintenance.

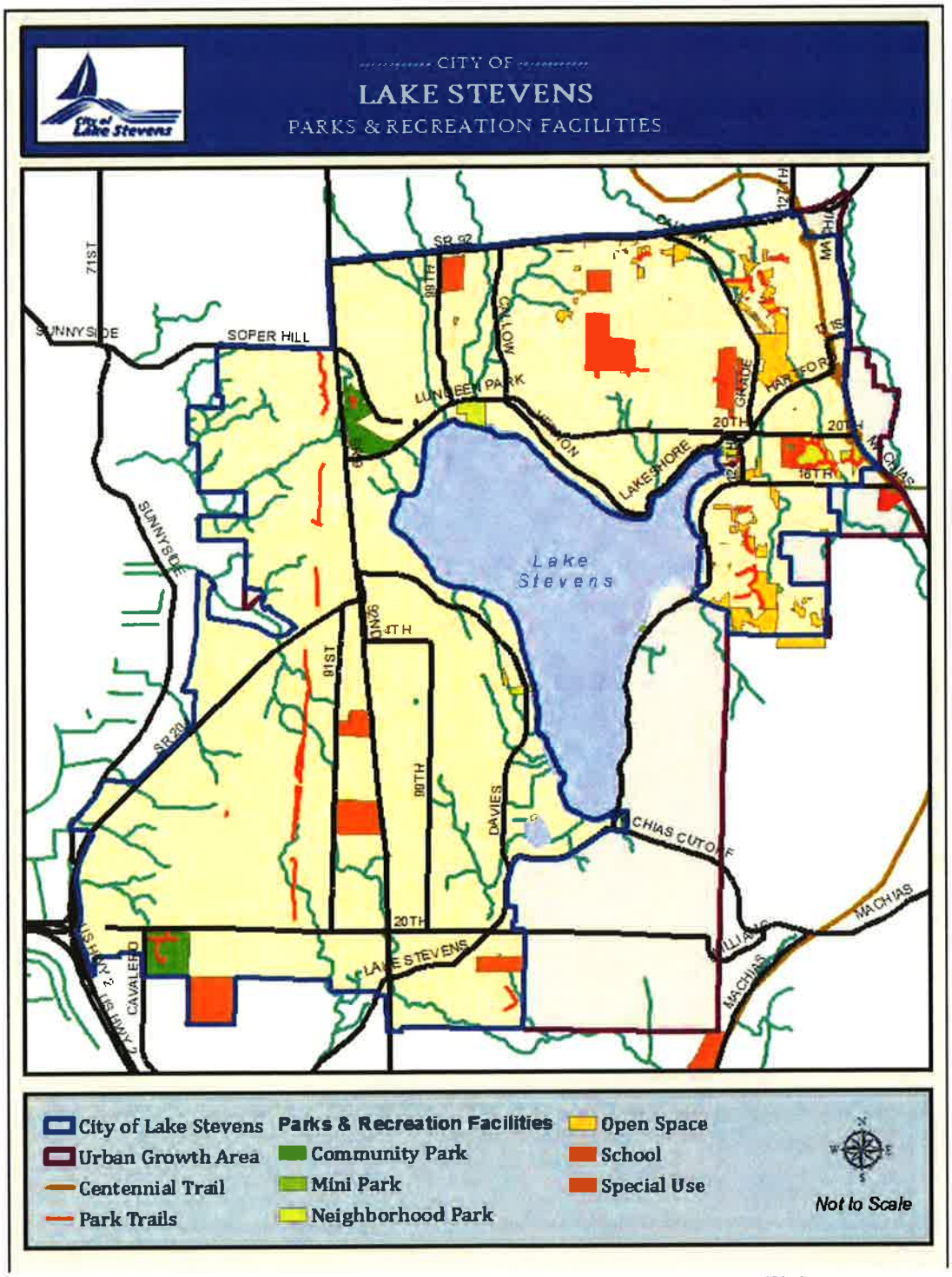


Figure 5.1 – Lake Stevens Parks & Recreation Facilities

Cavalero Community Park – The park is located off 20th Street SE, in the southwestern part of the city. Because the park has a large undeveloped area and is located within the city of Lake Stevens, the city and Snohomish County are preparing to revise the master plan for this facility through a joint planning effort in the near future. Currently Cavalero has an off-leash dog area and undeveloped open space.



Eagle Ridge Park — City Council adopted the Eagle Ridge Park Master Plan in 2010. The plan includes a capital cost estimate and a schedule to implement the Master Plan in three phases over a 10-15 year period. The master plan includes details for park development and proposed amenities and recreational opportunities. The overall vision for the park is that of an 'outdoor classroom' with both passive and active recreational activities that embrace and enhance the natural beauty of this park. Eagle Ridge currently houses the Lake Stevens Senior Center, soft trails, and open spaces. This park is notable for its eagle habitat. The master plan for this park envisions picnic shelters; a community garden; amphitheater; interconnected trails and educational features such as an interpretive center, outdoor classrooms and interpretive signage. The plan promotes the use of Low Impact Development in design and construction.





Lake Stevens Community Athletic Park

LSC Park, east of the city limits, is a 43-acre Snohomish County park. This park provides the largest athletic complex near Lake Stevens with baseball/softball fields, soccer fields and basketball courts. LSC Park also includes a picnic shelter, playground, walking path, permanent restrooms and landscaping.



Table 5.2 – Community Park Inventory

FACILITY	LOCATION	OWNER	ACRES	PICNIC SHELTER/BENCHES	PLAYGROUND	TRAIL/PATHWAY	BASKETBALL	FOOTBALL/SOCCER FIELDS	SOFTBALL/BASEBALL	VIEW CORRIDOR	RESTROOMS	COMMUNITY CENTER	OPEN SPACE	LANDSCAPING	OTHER
Cavalero Community Park	2032 79th Ave SE	Snohomish County	32.93			X				X			X		X
Eagle Ridge	2424 Soper Hill Road	City of Lake Stevens	28.20			X				X		X	X		X
Lake Stevens Community Park	1601 North Machias Rd	Snohomish County	43.24	X	X	X	X	X	X		X		X	X	
		Total Acres	*104.37*												

As shown in Table 5.2, Lake Stevens Community Park provides the widest variety of recreational and active amenities. However, once Eagle Ridge and Cavalero parks are completed, each park will diversify the overall profile for community-level parks and contribute a unique set of amenities.

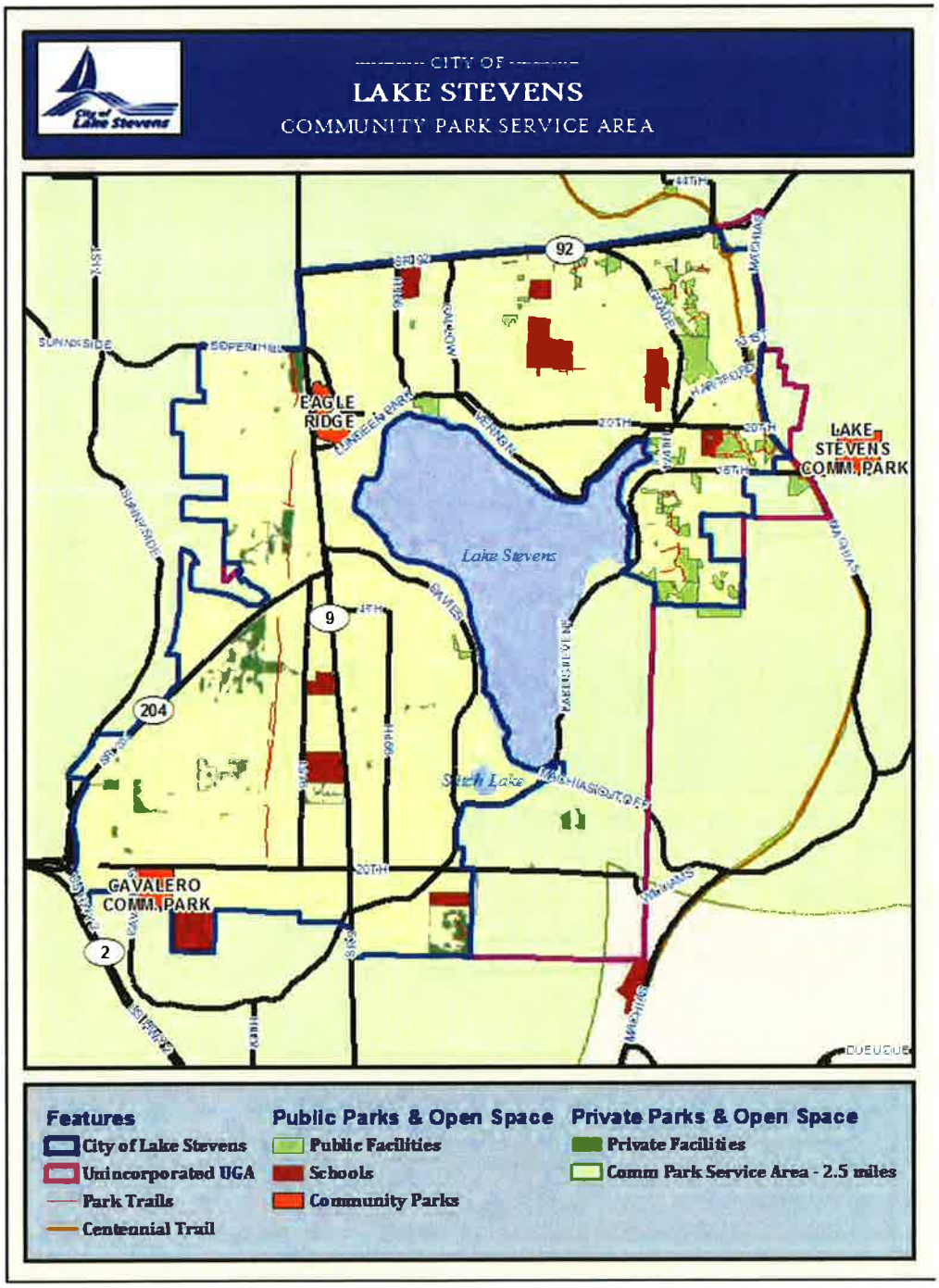


Figure 5.2 – Community Park Distribution

Planning efforts for these parks should build on the unique characteristics of the site and address underrepresented or community preferred recreational uses. Figure 5.2 illustrates the distribution of community parks within and adjacent to Lake Stevens. As shown, there is a small gap, in the service area, located in the southeastern border of the Urban Growth Area. This small gap creates a minor divergence from the service standard for community parks. This gap may need to be addressed in the future if opportunities arise to provide additional meaningful recreation lands in the vicinity. It is more important to assure that Eagle Ridge and Cavalero parks provide a mix of high-quality recreational amenities, as they develop.

Neighborhood parks

Neighborhood parks are the "backbone" of the city's parks inventory. These parks offer common gathering sites for social interaction, physical activity and play to residents from contiguous neighborhoods or a larger service area depending on amenities provided. Neighborhood parks should be located in highly visible and centralized locations that provide convenient and safe access for vehicles, pedestrians and bicyclists.

This park type often incorporates passive and active recreational opportunities as well as providing multi-purpose facilities. Neighborhood parks should include permanent restrooms and parking areas.

Catherine Creek Park – An eight-acre community park, which the city leases from the Lake Stevens School District. This park is located adjacent to Mount Pilchuck Elementary School, between 20th Street NE and 16th Street NE. The park is maintained primarily as a "natural" park with a network of trails, access to Catherine Creek, and picnic facilities. It also includes a unique disc golf course, installed and maintained by the community in 2000.





Centennial Woods Park — A 6.3 acre passive recreation park purchased in 1997 through the Snohomish County Conservation Futures grant program. This park includes trails through the site, which connect the Centennial Trail to Catherine Creek Park (with an eye on an eventual connection to downtown).

Lundeen Park – A nine-acre multi-use park located south of Lundeen Parkway at 99th Avenue NE. Facilities include a public pier, 500 feet of shoreline, swimming area, two basketball courts, a children's playground and a tot lot (Sarita's Playground), interpretive stations along a salmon-spawning creek, a caretaker's residence, public restrooms, a rinse-off shower, a covered picnic area and 98 parking spaces. The Lake Stevens Chamber of Commerce has a Visitor Center at the park.





North Cove Park – A four-acre waterfront park located at the extreme northeast end of the lake. Access is available to downtown Lake Stevens, next to the City Hall complex. The park has a 250-foot municipal boardwalk/pier (interpretation, fishing & picnicking, but no boat access), picnic tables, and two horseshoe pits. Parking facilities are shared with the City Hall complex. The city is currently planning for future expansion and development of the park.





Wyatt County Park – A three-acre regional park, formerly known as Davies Beach, located four miles from downtown, across the lake, on Davies Road. Facilities include a public boat launch, a dock (for boats), a fishing pier, a swimming area, restrooms, picnic tables, and 80 parking spaces. This park is especially busy during summer weekends.

As shown in Table 5.3, Lundeen Park provides the widest variety of amenities, notably beach access, picnic facilities and playgrounds. Both Centennial Woods and Catherine Creek provide good locations to expand nature trails and add permanent restrooms and parking areas. Many people consider North Cove Park the "heart of downtown". This Park should undergo a master planning effort to complement the "Downtown Plan" when completed. All of the neighborhood parks could expand playground facilities and add small athletic components. North Cove and Lundeen parks should continue to promote and develop water-related activities.

Table 5.3 – Neighborhood Park Inventory

FACILITY	LOCATION	OWNER	ACRES	PICNIC SHELTER / BENCHES	PLAYGROUND	TRAIL / PATHWAY	BASKETBALL	BEACH / SWIMMING	DOCK	BOAT LAUNCH	VIEW CORRIDOR	RESTROOMS	OPEN SPACE	LANDSCAPING	OTHER
Catherine Creek	12708 20th St NE	Lake Stevens School District	16.55	X		X							X		X
Centennial Woods	131st Dr NE	City of Lake Stevens	6.02			X							X		
Lundeen Park	10108 Lundeen Parkway	City of Lake Stevens	10.05	X	X		X	X	X		X	X		X	X
North Cove	Main St & North Lane	City of Lake Stevens	2.28	X		X			X		X			X	X
Wyatt Park	20 South Davies Rd	Snohomish County	2.48	X				X	X	X	X	X		X	X
Neighborhood Parks Total Acres			*37.37*												

Figure 5.3 illustrates the distribution of neighborhood-level parks within Lake Stevens. As shown, there are gaps in the services area in the southern and western part of the city. To provide equity of distribution, the city should concentrate on acquiring lands in the southern part of the city for additional neighborhood parks as opportunities arise. The gap in the western part of the city is smaller and not as crucial, as two large private parks and an informal trail network provides some recreational outlets for the neighborhoods west of SR-9.

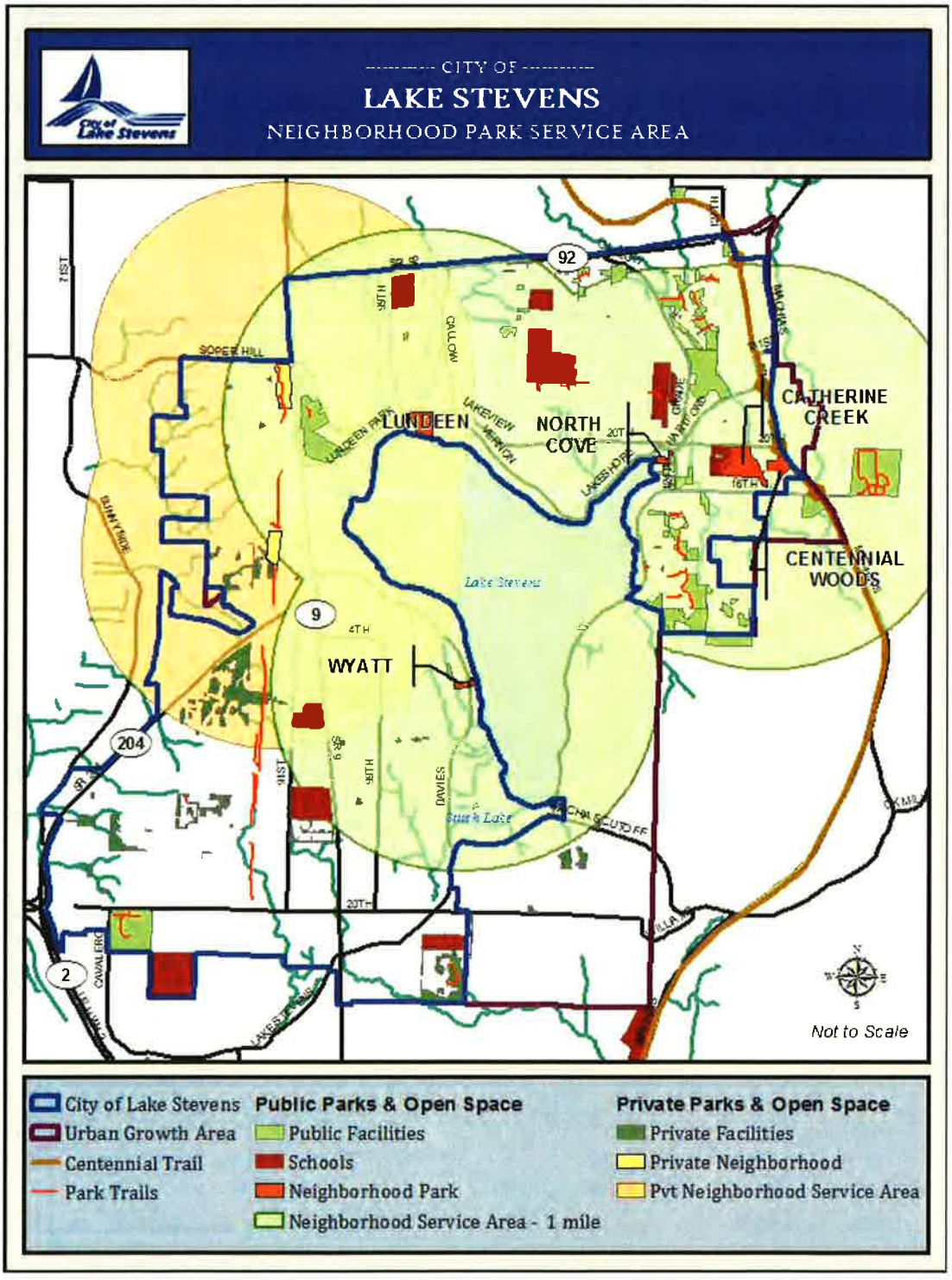


Figure 5.3 – Neighborhood Park Distribution

Mini-Parks

Mini-parks often referred to as "pocket parks" or "tot lots" are the smallest recreation sites within the park inventory. Mini-parks may be public or private. Many were created with neighborhood subdivisions. Mini-parks should be easily accessible to surrounding neighborhoods or within commercial centers. Ideally, mini-parks connect neighborhoods or commercial centers by paths, trails, sidewalks, bikeways or greenways.

Kid's Oasis Playground – A 0.5-acre playground located on the grounds of Mt. Pilchuck Elementary School. This park was built in 1992 as a community volunteer project, with help from individuals, businesses, the city and the Lake Stevens School District. The playground is a "fantasy-style" wooden castle. Parking is available in the school parking lot. Children and parents use the playground throughout the year.

North Lakeshore Swim Beach – A popular 0.5-acre waterfront park providing lake access for summertime swimmers on North Cove. This park is located approximately 0.2 miles west of downtown on North Lakeshore Drive. Facilities include 560 square feet of useable beach, a 600 square foot municipal swimming dock, a portable restroom, and 10 parking spaces.





Sunset Beach – This is a 0.25-acre, County-owned, waterfront park whose primary use is water access and picnicking. It is located 0.3 mile south of downtown on East Lake Stevens Road. Facilities include a public dock, picnic tables, and six parking spaces. This park is especially busy during the summer season.

North Lakeshore Swim Beach and Sunset Park provide parallel amenities, while Kids Oasis provides the largest community playground, as shown in Table 5.4. In addition to the public mini-parks there are approximately 18 acres of private mini-parks.

Table 5.4 – Mini-Park Inventory

FACILITY	LOCATION	OWNER	ACRES	PICNIC SHELTER/BENCHES	PLAYGROUND	TRAIL/PATHWAY	BEACH/SWIMMING	SOFTBALL/BASEBALL	DOCK	VIEW CORRIDOR	OPEN SPACE	LANDSCAPING
Mini-Park – Public												
Kids Oasis	12708 20th St NE	Lake Stevens School District	0.36		X							
North Lakeshore Swim Beach	North Lakeshore Dr	City of Lake Stevens	0.71				X		X	X		
Sunset Park	410 E Lake Stevens Rd	Snohomish County	0.60	X			X		X	X		X
Mini-Park – Created w/ Subdivisions Dedicated to the Public												
Semi-Public Mini-Parks			3.26		X	X					X	X
		Mini-Park Parks Total Acres	***4.93***									

The city will continue to promote mini-parks in new neighborhoods and commercial areas as they develop, especially where gaps exist in the city, as shown in Figure 5.4.

School Parks

School parks constitute ancillary facilities, complementing the community's inventory. School parks often provide recreational needs not available at other parks, or provide similar functions as other park types. For example, elementary playgrounds provide a similar benefit to residential areas commonly met by mini-parks or neighborhood parks; whereas, middle schools and high schools may provide community-level or special-use park functions depending on available amenities. Because schools are typically located within residential neighborhoods, they are easily accessible and evenly distributed throughout the community. Additionally, school campuses provide areas for sports activities, informal recreation uses, and potentially special activities.

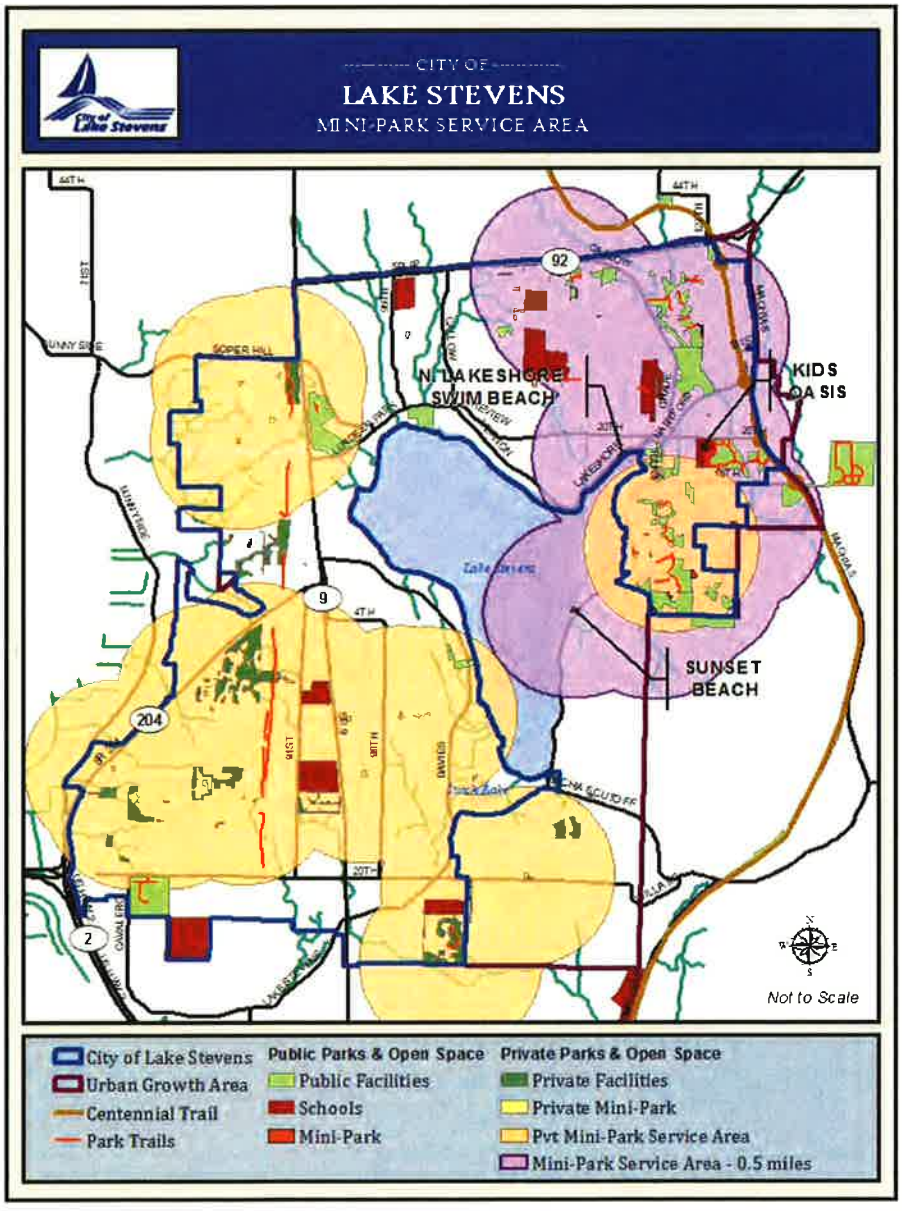


Figure 5.4 – Mini-Park Distribution

The Lake Stevens School District (LSSD) owns the largest percentage of formal recreational/athletic facilities in the city. Many of the facilities are open to the public on a regular basis. The Park Plan promotes policies, which will allow the city to participate in jointly developing and managing parks and recreational facilities with the LSSD and other providers of leisure services to ensure efficient and effective use of the community's resources, avoiding redundant services and facilities.

As described in Table 5.5, the LSSD has six elementary schools – each has playground facilities and a mix of other amenities. There are three middle schools, one mid-high school and a single high school. Each school contains a different mix of athletic fields and play courts. The high school also houses a swimming pool, open to the public, which functions as a special use site.

Table 5.5 – School Parks Inventory (LSSD)

FACILITY	LOCATION	PLAYGROUND	TRAIL/PATHWAY	BASKETBALL	TRACK	TENNIS	FOOTBALL/SOCCER FIELDS	SOFTBALL/BASEBALL	SWIMMING POOL	GYMNASIUM	OPEN SPACE
Cavelero Mid-High	8220 24th St SE		X		X	X	X	X		X	X
Centennial Middle	3000 S Machias Rd			X	X	X		X		X	X
Glenwood Elementary	2221 103rd Ave SE	X					X	X		X	X
Highland Elementary	3220 113th Ave NE	X					X	X		X	X
Hillcrest Elementary	9315 4th St SE	X		X	X			X		X	X
Lake Stevens High	2602 115th Ave NE				X	X	X	X	X	X	
Lake Stevens Middle/ Skyline Elementary	1031 91st Ave SE	X	X	X	X			X		X	X
North Lake Middle	2226 123rd Ave NE		X		X		X	X		X	X
Pilchuck Elementary	12708 20th St NE	X	X				X	X		X	X
Sunnycrest Elementary	3411 99th Ave NE	X	X	X						X	X

Open Spaces and Natural Resources

Open spaces consist of undeveloped lands, passive recreation areas or Native Growth Protection Areas, both public and private. Open spaces allow residents to engage in low-intensity and passive recreation activities such as hiking and bird/wildlife watching, while protecting natural areas and resources. Typical amenities include soft trails, boardwalks, interpretive signage and scenic views. Open space may provide habitat corridors for wildlife and links between neighborhoods for humans. Open spaces frequently buffer potentially incompatible land uses. Open space should be distributed throughout the city.

Currently, the land use code requires dedication of Native Growth Protection Areas on lands with critical areas such as wetlands, streams, and steep slopes during development. The city also requires the dedication or creation of open space as a condition of approval for some subdivisions and attached housing developments. These set asides form a large portion of the open space inventory for the city that must be managed cooperatively between the city, homeowners, homeowners' associations, other agencies and even non-profit land trusts.

The city has many natural resources with the primary resource being Lake Stevens, a 1,040-acre lake and its tributaries, which provide migration, spawning, and rearing habitat for resident and anadromous fish species. The city provides a variety of habitat niches for terrestrial and aquatic wildlife and birds; notably there are many Bald Eagles that live around the lake. Public agencies own many of these open spaces; others are dedicated through the development process or as gifts from property owners. Generally, open spaces are located in critical areas and are retained in a natural state to protect the resource. In total, the city of Lake Stevens includes nearly 124 acres of public and semi-public open space and an additional 111 acres of privately held open space. Together these areas equal approximately four percent of the city. As previously noted, much of this property is within dedicated Native Growth Protection Areas. Open spaces with the potential for passive recreation uses are listed below.

Downtown Open Spaces – Approximately five acres of open space exist between 16th Street NE and 18th Street NE, in downtown Lake Stevens. This area could be developed into a natural classroom with interpretive information, and connected by trails, sidewalks, and boardwalks.



Mill Cove Reserve Park – A one-acre passive recreation park purchased in 1997 though the Snohomish County Conservation Futures grant program. The wooded site is at the location of the historic Rucker Mill and contains wetlands and shore lands. From the site, one can see the pilings that supported the old mill over the lake. The city will continue to seek grant opportunities to finance trails, signage and other passive recreation amenities.

Grade Road/Hartford Open Space – A 25-acre open space originally purchased as a potential municipal campus site located between Grade Road and Hartford Drive. The city has not officially incorporated this site into the open space inventory. However, this site has the potential for an additional natural area for fish and wildlife habitat protection and passive recreation. Appropriate development could include boardwalks and interpretive signage. Additionally, this site could be linked to other natural sites near downtown Lake Stevens.

Trails and Pedestrian Facilities

Soft surface and paved trails, walking paths, sidewalks and multi-use trails for walking, hiking and bicycling make up the category of trails and pedestrian facilities. Paths and trails enhance connectivity between neighborhoods, parks, schools, transit facilities and commercial areas throughout the community and provide opportunities for alternative transportation. Recreational paths and trails can meander away from the road network, creating a focus on interacting with the natural or built environment. Sidewalks provide safe, direct routes between points along a road network.

Approximately five miles of public or semi-public trails exist in the city. Many of the shorter trails link road segments. Some of the newer subdivisions include soft trails within the outer portions of critical area buffers or as paths between different areas. One trail circumscribes the western and southern borders of the high school property. Two miles of trails meander through Catherine Creek Park. Gravel trails leading through Centennial Woods Park connect Catherine Creek Park to the Centennial Trail. There is also a network of informal trails in the power line corridor, located in the western portion of the city. Over time, the city should look for opportunities to enhance and connect these trails into an organized network throughout the city.

The Snohomish County Centennial Trail skirts the eastern city limits, 1.7 miles of which are within the city. Nearly seven miles of the Centennial Trails is adjacent to the city between Centennial Middle School and the Rhododendron Trail Head.

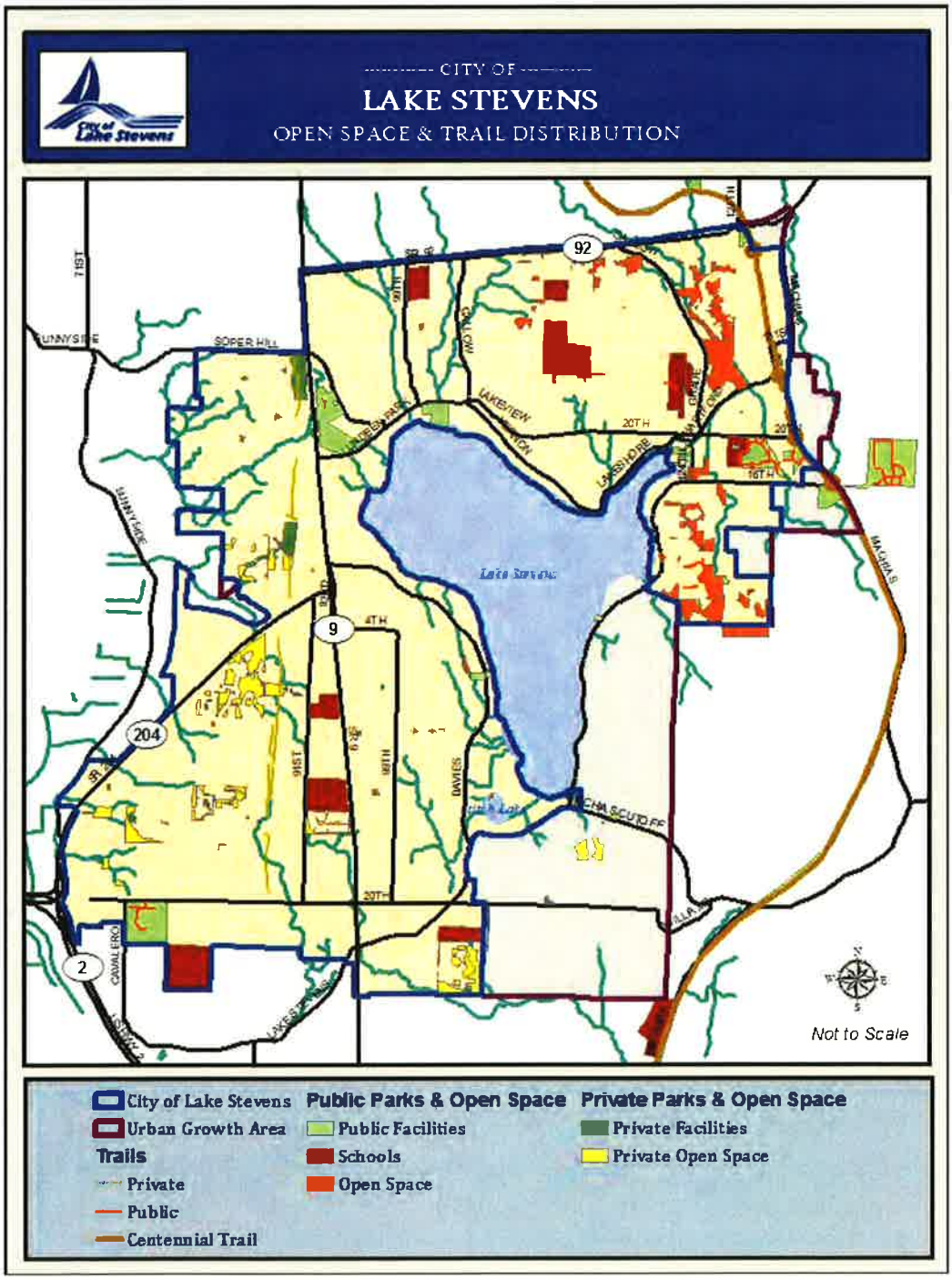


Figure 5.5 – Open Space and Trail Distribution

The trail stretches between the city of Arlington to the north and the city of Snohomish to the south. The trail is planned to extend from the southern Snohomish/King County line to the northern Snohomish/ Skagit County line. The trail serves pedestrians, bicyclists, skaters, and equestrians.

Figure 5.5 provides an overview of public and private open spaces and trail locations within or near the city.

Special Use Parks & Facilities

Special use parks may be any park type or facility (private or public) with a specialized amenity that provides a unique experience, a particular sport or activity, and may provide a revenue income. Special use parks may include boat launches, cultural facilities, community centers, recreation centers/facilities or public art. Commercial enterprises geared toward the lake such as non-motorized uses or the Centennial Trail could compliment the city's inventory of special use facilities. The size of these facilities varies depending on the proposed use and available amenities. Special use parks should be distributed throughout the city. Because demand for special use facilities is generated from within and outside the city limits, the city, county, and other recreation providers should cooperate on locating special use sites.

Bonneville Field Ball Park – A three-acre baseball field, which also provides informal trailhead parking for the Centennial Trail, is located at the intersection of 16th Street NE and Hartford-Machias Road. The Lake Stevens Junior Athletic Association operates this site. Facilities include a baseball diamond and approximately 35 parking spaces. The park is used primarily by organized little league teams during the summer.

City Boat Launch – A one-acre public boat launch and parking lot, with 30 spaces, is located on the eastern shore of North Cove. Access is from 17th Place NE, off Main Street. The Washington State Department of Fish and Wildlife owns this site and leases it to the city. Most users are boaters, anglers, and jet-skiers launching their watercraft. Use is heaviest on summer weekends.



Community Center – Within the City Hall complex is a 1,800 square foot meeting/activity hall with a small (<150 square foot) kitchen. The Center is used for public meetings, activities and classes. The Center is available for rent by the public for specific activities.

Grimm House – The historic Grimm House, associated with the Rucker Mill, is located next to the Historical Museum and serves as an adjunct to the museum. Through volunteer efforts, the house has been relocated and renovated.

Historic Sites – The potential for historic sites in Lake Stevens is excellent because of the city's rich past linked to logging and railroads, evident in remains around the lake. For example, the concrete footing of the water tower serving the Rucker Brothers' Saw Mill is still located in North Cove Park. There are also trestle remains from the mill operations, in the lake, dating back to the turn of the century.

Lake Stevens Historical Museum – Adjacent to the Lake Stevens branch of the Sno-Isle Regional Library is the 1,600 square foot Lake Stevens Historical museum. The museum houses permanent and rotating exhibits illuminating the town's history, the Society's office, and a 1,000-piece historical photograph collection. The Lake Stevens Historical Society, formed in 1982, operates this museum. The Lake Stevens Historical Society is a group of about 150 individuals dedicated to preserving community history through the collecting of information and artifacts and educating the public.

Lake Stevens Senior Center – The Lake Stevens Senior Center, located at Eagle Ridge Park, welcomes all older adults to share in fellowship, classes and social events in the Lake Stevens area. The Senior Center is in a 2,800 square feet building with a commercial kitchen, dining/multi-purpose room, barrier-free bathrooms, office space and additional class and meeting rooms.

Lochsloy Field – The Lake Stevens School District owns this 15-acre site, located north of SR-92, between Lake Stevens and Granite Falls. Facilities include a baseball diamond, numerous soccer fields and a large parking area. Organized league teams use the park primarily during the summer.

Sno-Isle Regional Library, Lake Stevens Branch – The city owns a 2,500 square foot building at 1804 Main Street that serves as a library. The Sno-Isle Libraries provide library services to the community here. The building's size limits the possibility of increasing the collection, adding computer access and increasing programming. Based on current activity levels and 2025 population projections for the Lake Stevens area, Sno-Isle Libraries estimates a need for a 15,000 square foot facility.



Table 5.6 lists some well-known and popular special use sites and facilities.

Table 5.6 – Special Use Inventory

FACILITY	LOCATION	OWNER	ACRES	FOOTBALL/SOCCER FIELDS	SOFTBALL/BASEBALL	DOCK	BOAT LAUNCH	SWIMMING POOL	VIEW CORRIDOR	OTHER
Bonneville Field	1530 N Machias Road	Snohomish County	7.32		X					X
City Boat Launch	North Drive	WA Dept of Fish & Wildlife	0.89			X	X		X	X
Community Center/City Hall	1805 Main Street	City of Lake Stevens	0.58							X
Grimm House	1804 Main Street	City of Lake Stevens	0.60							X
Library / Historic Society	1804 Main Street	City of Lake Stevens	0.25							X
Lochsloy Field	6710 147th Ave NE	Lake Stevens School District	15.17	X	X					
Special Use Parks Total Acres			*24.81*							

Recreation Programs, Events and Special Providers

Aquafest – Lake Stevens' annual city celebration is usually held in July. It includes an aqua-run, children's activities, fireworks, vendor booths and several parades.

Ironman Triathlon – Lake Stevens hosts an annual World Qualifying Triathlon event with competitors swimming, running and bicycling through Lake Stevens.

Lake Stevens Boys and Girls Club – A one-acre property located at the intersection of 16th Street NE and Main streets. Clubs, Inc., a non-profit organization composed of representatives of the Lake Stevens Lions Club and the Lake Stevens Junior Athletic Association (LSJAA), owns this property. The Boys and Girls Club includes a recently remodeled building, gymnasium and a small meeting room (50-60 person occupancy) available for rent. This room is available at no cost to service clubs and scout troops. The

property also includes a baseball diamond (Bond field), used for youth team sports, and storage/concession area, operated and maintained by LSJAA, behind the gymnasium. Approximately 75 parking spaces are available on the property.

Lake Stevens Junior Athletic Association (LSJAA) – A non-profit youth organization, the LSJAA organizes seasonal teams for baseball, softball, soccer, football, and basketball. User fees fund LSJAA programs.

Lake Stevens School District – The LSSD offers evening and weekend classes in sports, hobbies, job skills, continuing education and other recreational classes. The LSSD operates the indoor swimming pool. The LSSD Community Education program currently provides recreation and leisure service programming, such as summer youth recreation programs and adult programs, in the fall, winter and spring.

Rowing Clubs – Different rowing clubs use Lake Stevens frequently, hosting several large regattas on the lake, including the Washington State Games, as well as offering competitive rowing opportunities for juniors and adults.

Scouting, 4-H, Church Youth Programs, Other Special Interest Groups – All the scouting organizations are represented in Lake Stevens, as well as 4-H. Additionally, many of the churches have youth programs.

FUTURE NEEDS AND LEVELS OF SERVICE

Methodology and Public Process

The city has traditionally based its level of service for parks and recreation facilities on an overall population ratio. Under this model, using the 2012 population estimate of 29,104, the city provides approximately five acres of developed or planned parkland per 1,000 residents. Comparatively, this is within the level of service ranges provided by neighboring communities. As a first step to providing an adequate land supply, setting a broad population-based goal is acceptable. However, there are inherent problems with this method. The city and its UGA have a limited amount of large usable lands remaining. As the city's population grows, it is not likely that it can continue to acquire a larger inventory of new parkland. Secondly, a population-based model ignores access to different types of parks, special features and an equitable distribution throughout the community. Finally, this older method does not inform a jurisdiction on the city's satisfaction with individual facilities, the inventory as a whole or identify preferences for specific types of amenities.

The current needs assessment and proposed service standards seek to address the deficiencies of the previous model. First, the city developed a park classification system previously described in Table 5.1. Second, the city completed an updated inventory of public and private facilities. The inventory categorized the facility by its classification, included

current acreage and identified specific amenities available at each location. Third, the city proposed new level of service standards and mapped the distribution of different park facilities throughout the community based on the defined levels of service. The maps include an overall park distribution and individual distribution of different park types to determine access to residential areas. Fourth, the city developed and distributed a parks and recreation survey. The survey contained questions related to demographics, access to facilities, facility use and preferences, community desires, satisfaction and potential funding sources. Staff distributed the survey by direct mailing to a random sample population, posted it on the city's website and circulated it at city events and meetings during the summer of 2013. Fifth, the Park and Recreation Planning Board held several regular meetings throughout the year and hosted two open houses, at different venues, to reach different city residents. The first open house included a presentation focusing on the current facility inventory and proposed changes to the level of service. The second open house was an informal "meet and greet" allowing Park Board members and staff to discuss parks and recreation issues directly with the public. Staff also briefed the Planning Commission and City Council about the project throughout 2013 at open public meetings. Finally, staff refined the earlier elements based on survey responses and comments from the community and city officials to develop the proposed model.

Level of Service Standards and Goals

The level of service standard (LOS) for park facilities are based on residential access and equitable distribution of facilities to different park types and trails community wide. The LOS standard for community parks is one park within 2.5 miles of residential areas. The LOS standard for neighborhood parks is one park within one mile of residential areas. The service goal for mini-parks (public and private) is one mini-park within 0.5 miles of residential areas. The LOS standard for multi-use trails is one trail within one mile of residential areas. The LOS standard for open space is five percent of the community. Within each facility, the city will strive to maintain a mix of amenities that reflect community use preferences as defined in the most current Lake Stevens Parks and Recreation Survey.

Needs Assessment

Survey respondents suggested that community and neighborhood level parks should receive the highest priorities. Some of the most popular uses included walking/hiking, picnicking, beach/dock use, and swimming. Some of the most desired improvements include walking, hiking and multi-use trails, picnic areas, public docks, a community garden, playgrounds, a skate park, and improved restrooms. Overall respondents claim to be somewhat satisfied with the facilities and amenities. The most common complaint was a perceived lack of amenities. Respondents identified the cost of park maintenance and land for additional access as major issues to be resolved. Popular funding sources include public and private partnerships and user fees.

Through a process of applying the adopted parks and open space LOS standards, reviewing the current inventory and analyzing the 2013 Community Survey, a clear picture of the city's needs for public park and recreation facilities emerges. Four main categories comprise the current needs assessment: Planning, Acquisition, Site Development and Improvements & Maintenance. Each element provides the basis for developing a capital improvement plan. Decision-makers should prioritize the selection of capital projects based on gaps in the service for different park types, distribution of amenities throughout the park network, community preferences, opportunities, and likelihood of partnerships with other jurisdictions or private groups.

Park Planning

To improve existing recreational facilities and design new facilities, the city needs to develop master plans for specific uses in existing parks, in addition to new facilities added to the inventory. Master plans should consider the distribution of existing inventoried facilities and identify locations for improving and developing preferred uses and amenities from the community survey. Specifically, new master plans should consider opportunities to add playgrounds, picnic areas, permanent restrooms and active recreation areas including the location of a permanent skate/BMX park. Additionally master plans should identify potential locations for additional trails and shoreline acquisition and development.

The following list includes a series of proposed planning efforts, based on responses from the community survey, to implement the Park Plan.

1. Coordinate with Snohomish County to plan park facilities jointly within or adjacent to the city. A specific example for a capital project would be developing a coordinated master plan for Cavalero Community Park. This project would meet the identified preference for development of community level parks. This site should include a more formal trail network and could continue to include an off-leash dog area. A master plan for Cavalero should provide a formal parking area, restrooms, playgrounds, scenic views, picnic areas, and consider the inclusion of some type of active recreation amenity.
2. Craft a master plan for trails emphasizing formalizing the power line trail system into a multi-use trail, developing a lakefront path within the public right-of-way along Lake Stevens that provides pedestrian access to the waterfront at various locations and creating trail links between the western and eastern portions of the city, ultimately linking to downtown and the Centennial trail. Survey respondents identified walking paths and multi-use trails as preferred uses consistently throughout the community survey.
3. Develop a master plan to improve North Cove Park that addresses the need for additional beach access, playgrounds, picnicking, restrooms, etc. – all of which are community-preferred improvements. A master plan for North Cove Park should parallel downtown planning efforts.

4. Develop a master plan for non-motorized uses of the waterfront including swimming areas, beach use, rowing/paddling and public docks/piers. Improved shoreline access and a variety of water-related activities are important identified issues by residents. This project should be coordinated with a variety of user groups and stakeholders.
5. Prepare an open space plan for the various downtown shorelines, wetlands and riparian open spaces (e.g., Mill Cove Reserve, 16th and 18th Street wetlands and Grade Road open space) with an emphasis on low impact development, interpretative education and linkages. The community identified habitat protection and development of interpretive sites as an important goal for the community parks, recreation and open space system.
6. Produce a park wayfinding program, to identify the locations of parks and recreational facilities throughout the community. A wayfinding program would be crucial to providing a uniform image and highlighting existing and proposed site improvements.

Acquisition

Based on the distribution of park facilities and survey responses, the city should identify opportunities to acquire the following lands to meet the recreational needs of city residents. Decision-makers should include one or more of these potential acquisitions as placeholders on the capital program list to act on as opportunities are identified.

1. The city should identify locations for two new public neighborhood level parks in the southern part of the city, near 20th Street SE. Acquisitions should include one park on each side of SR-9 to ensure equity of distribution. It is advisable to provide one park on the northern side of 20th Street SE that can be accessed on foot from the numerous developments occurring in this area.
2. The city should identify a location for a public neighborhood level park in the central part of city - west of SR-9. As noted earlier, acquisition of public property in this vicinity is important, but is secondary to acquiring lands in the southern part of the city because of the two large private parks in this area.
3. The city should identify locations for additional shoreline properties on Lake Stevens. Shoreline acquisition should consider expansion of current properties, a balanced distribution of access points on all sides of the lake, lands that can provide a mix of active and passive recreation activities and linear access tracts for trails, paths and view corridors.
4. Rights-of-way/easements for multi-use trails, pedestrian paths and sidewalks throughout the city with an emphasis on lakefront locations, the power line corridor in the western part of the city and east/west connections to the Centennial Trail and downtown.

Site Development

Some projects are ready for immediate implementation and construction. Decision-makers should give these projects a high-priority for inclusion on the capital project list. As the city completes other master plans, Council should consider adding these as future capital projects.

1. Complete construction of Eagle Ridge Master Plan's Phase 1 improvements (e.g., roofing garage and barn, vegetation maintenance, landscaping, community garden, trail development, interpretive signs, interpretation center, etc.) and start construction of Phase 2 improvements (e.g., restroom facilities and trailhead parking area, etc.) and Phase 3 improvements (e.g. playgrounds, parking lot, picnic shelter, amphitheater, etc.
2. After acquisition of right-of-way/easements, the city should begin constructing the power line trail in phases.

Park Improvements / Maintenance

Several projects do not need significant planning, but will help implement community desires and preferences and should be included on the capital project list. Such projects involve maintenance and repairs or improvements to existing facilities. Many of these projects could be completed through cooperative efforts between the city and stakeholder groups. Specific examples for consideration as a capital project follow.

1. Repair existing soft trails at Catherine Creek Park and Centennial Woods. This may include clearing brush and installing new surface materials on trails. The city should endeavor to define trailheads and install location and wayfinding signage between the two sites. As appropriate, city staff could install additional amenities at these sites including formal seating areas and picnic facilities along with restroom facilities.
2. Coordinate with user groups to repair and improve the disc golf course in Catherine Creek Park.
3. Construct a pedestrian pathway between Downtown Lake Stevens and the Centennial Trail along Hartford Drive NE terminating at land dedicated to the city for creating a new trail connection. The project would include improvements along Hartford Drive NE such as directional signage, striping and other safety features. The new trailhead should include landscaping, a paved trail connection, signage and possibly a seating area. If space is available, the site could include parking spaces for one or two cars.
4. Coordinate with the Washington Department of Fish and Wildlife on necessary repairs and improvements to the city boat launch. Improvements may include repairs to the boat launch, parking area, and the addition of a non-motorized launch.

Capital Projects

An analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for Lake Stevens. The Capital Facilities Element contains a strategy for achievement of the city's goals in light of the existing conditions in the city and identified needs. Capital projects will be prioritized based on the survey result preferences, needs assessment, levels of service and relationship to economic development opportunities. The following list of different project types should be considered for inclusion in the Capital Facilities Element.

Planning Project No.1 – Cavalero Community Park Master Plan Joint Planning

Total Cost: $10,000

Start Date: 2014

Description: Coordinate with Snohomish County on its planning efforts for Cavalero Community Park to ensure it provides city preferred recreation amenities. Park master planning to be completed in 2015. Development of initial phases to begin in 2016.

Proposed Funding Sources: State, Local Contributions, Impact fees

Location: 20th Street SE and 79th Ave SE

Justification: This project would meet the identified preference for developing community level parks.

Planning Project No.2 Wayfinding Plan

Total Cost: $20,000

Target Start Date: 2015

Description: Produce a park wayfinding program in conjunction with economic development efforts to create a standard package for locating parks and recreational facilities and identifying amenities throughout the community.

Proposed Funding Sources: Impact fees

Location: Citywide

Justification: A wayfinding program would be crucial to providing a uniform image and highlighting existing and proposed site improvements to support economic development.

Planning Project No.3 Trails, Paths and Pedestrian Facilities Master Plan

Total Cost: $15,000

Target Start Date: 2015

Description: Master plan for trails, paths, and pedestrian facilities identifying appropriate connections and engineered details for various trail types with an emphasis on trail connections, the power line trail, and a path around the lake.

Proposed Funding Sources: Impact fees, Development

Location: Citywide

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Planning Project No.4 Downtown Open Space Master Plan

Total Cost: $30,000

Target Start Date: 2015

Description: Open space plan for various downtown open spaces including shoreline, wetland, and riparian areas. The plan would include environmental analysis, identify appropriate connections between areas, develop interpretive information and provide engineered details for boardwalks, viewing areas and signage.

Proposed Funding Sources: Impact fees, Grants

Location: Mill Cove Reserve, Grade Road Open Space, Wetlands between 16th Ave NE and 18th Ave NE

Justification: This project would meet the identified preference for balanced habitat protection and development of interpretive sites as an important component in the community parks, recreation and open space system.

Acquisition Project No.1 Lakeside Path Right-of-Way/Easement Acquisition

Total Cost: $1,610,066

Phase 1 (Northern Section approximately 3,800 linear feet) – $237,382

Phase 2 (Eastern Section approximately 3,600 linear feet) – $222,684

Phase 3 (Western/Southern approximately 18,000 linear feet) – $1,150,000

Target Start Date: 2015-2034

Description: Purchase rights-of-way/easements for walking paths around the lake.

Proposed Funding Sources: Local Contributions, Impact fees, Grants

Location: Road network around Lake Stevens

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Acquisition Project No.2 Neighborhood Park Acquisition

Total Cost: $317,671

Phase 1 (Southwest Lake Stevens between 5 – 10 acres) – $158,835

Phase 2 (Southeast Lake Stevens between 5 – 10 acres) – $158,835

Target Start Date: 2019 - 2024

Description: Identify locations for and acquire lands for two neighborhood level parks in the southern part of the city. Acquisitions should include one park on each side of SR-9 to ensure equity of distribution.

Proposed Funding Sources: Impact fees

Location: Southern part of the city, near 20th Street SE

Justification: This project would meet the Level of Service standard for access and distribution of neighborhood level parks.

Acquisition Project No.3 Shoreline Acquisition

Total Cost: $1 – 1.5 million

Target Start Date: 2014-2019

Description: Identify locations for and acquire shoreline property that can provide a balance mix of water related activities around Lake Stevens.

Proposed Funding Sources: Impact fees, Grants

Location: Lake Stevens

Justification: This project would meet the identified preference for acquisition and development of additional shoreline properties as an important part of the community parks, recreation and open space system.

Acquisition Project No.4 – Power Line Trail Right-of-Way/Easement Acquisition

Total Cost: $838,200

Phase 1 (Northern Portion approximately 6,350 linear feet) – $419,100

Phase 2 (Southern Portion approximately 6,350 linear feet) – $419,100

Target Start Date: 2020-2025

Description: Purchase rights-of-way/easements for multi-use trails in the power line corridor.

Proposed Funding Sources: Impact fees, Grants

Location: Power line corridor in the western part of Lake Stevens

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Development Project No.1 – Complete Phases 1 and 2 of the Eagle Ridge Master Plan

Total Cost: $911,922

Phase 1 – $80,712

Phase 2 – $271,205

Phase 3 – $560,005

Target Start Date: 2015-2020

Description: Construct remaining improvements identified as Phase 1 improvements and then begin construction of Phase 2 and Phase 3 improvements identified in the Eagle Ridge Master Plan.

Proposed Funding Sources: Impact fees, Development

Location: Eagle Ridge Park

Justification: This project would meet the identified preference for developing community level parks.

Development Project No.2 Power Line Trail Construction

Total Cost: $1,341,660

Phase 1 (Northern Segment construct approximately 6,350 linear feet) – $699,960

Phase 2 (Southern Segment construct approximately 6,350 linear feet) – $641,700

Target Start Date: 2025-2034

Description: Construct multi-use trail along utility corridor.

Proposed Funding Sources: Impact fees

Location: Power line corridor in the western part of Lake Stevens

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Improvement Project No.1 Hartford Road Walking Path/Trail Head

Total Cost: $41,173

Target Start Date: 2014

Description: Improve the pedestrian pathway between Downtown Lake Stevens and the Centennial Trail along Hartford Drive NE and construct a new trailhead at the intersection of Hartford Road and 131st Ave NE.

Proposed Funding Sources: Mitigation, Grants

Location: Hartford Drive NE between 20th Street NE and 131st Ave NE

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Improvement Project No.2 – Catherine Creek and Centennial Woods Trail Improvements

Total Cost: $15,206

Phase 1 (Catherine Creek approximately 4,460 linear feet**)** – $11,097

Phase 2 (Centennial Woods approximately 1,127 linear feet) – $4,110

Target Start Date: 2020

Description: Improve existing soft trails at Catherine Creek and Centennial Woods.

Proposed Funding Sources: Impact fees, Local Contribution

Location: Catherine Creek and Centennial Woods Parks

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Improvement Project No.3 – City Boat Launch Improvement

Total Cost: $527,000

Target Start Date: 2016

Description: Construction of a fully renovated boat launch along with development of associated amenities to modernize the site, improve public safety and enhance access for all users.

Proposed Funding Sources: Washington State Recreation and Conservation Office Grant and park mitigation

Location: Lake Stevens Town Center on the lake's North Cove off 17th Place NE

Justification: This project would meet the identified preference for improved boat launching facilities and increased site usability and safety for all boaters.

Financing

Parks and recreation facilities users do not necessarily recognize political boundaries; therefore, it is imperative that jurisdictions plan for and provide recreation facilities to meet the needs of the community jointly. Recognizing this fact also allows a more efficient system to be established using scarce tax dollars to provide for the recreational needs of regional populations. For example, it is more efficient to build a swimming pool between two jurisdictions where demand exists than to build two separate pools three blocks from each other simply because each city feels that tax dollars should be spent in individual communities. The city should continue to place emphasis on a balanced, cooperative approach to parks and recreation planning.

In accordance with the Revised Code of Washington Sections 82.02.050 and 82.02.060, the city is to provide a balance between impact fees and other sources of public funds to meet its capital project needs. Revenues from property taxes, user fees (if imposed), sales taxes, real estate taxes, grants and other revenue sources need to be used to pay the proportionate

share of the growth-generated capital facilities costs. Therefore, the city's commitment to improving the parks system is not solely reliant on impact fees.

Impact Fees

Once a LOS is adopted, impact fees may be assessed under GMA to ensure that levels of services are maintained as the population grows. It is required that impact fees be based on the LOS in place at the time of development. It is in the city's interest to ensure impact fees are current as allowed under GMA based upon the level of service established in this element. The amount that could be charged new development would be determined through a separate fee study.

General Revenues

Unlimited general obligation bonds may be submitted to voters for park and recreation purposes. These bonds require approval by at least 60% of the resident voters during an election that has a turnout of at least 40% of those who voted in the last state general election. The bond must be repaid from a special levy which is not governed by the six percent statutory limitation on the property tax growth rate.

Grants

While the city has been successful in obtaining grants for parks, the lack of match has proved to be a constraint on obtaining even more grants. With a larger community, it is anticipated that the city's resources could be better leveraged with more and larger grants.

Special Revenue Funds

Conservation Futures: By state law, counties can elect to levy up to $0.065 per $1,000 of assessed valuation for all county properties to acquire shoreline or other open space lands. In 1997, the city obtained conservation future funds to purchase about 21 acres of open space lands contained in three parks.

Real Estate Excise Tax (REET): State law allows counties the option of imposing excise taxes on the sale of real estate. The tax may be imposed up to $0.25 per $1,000 in sale value to be used to finance capital facility developments, including the acquisition and development of park and recreational facilities.

Foundations

As another source of revenue the Parks Board and Arts Commission have established a non-profit 501C Foundation that provides the ability for people to make tax-exempt contributions that directly support parks and art activities.

GOALS AND POLICIES

An analysis of existing park, recreation and open space facilities along with community input provide the basis for establishing goals and policies within the Park Plan. The goals and policies provide guidelines and actions for achieving that Plan. Goals are broad intent statements that describe a desired outcome. Policies provide the framework for developing specific measurable actions.

GOAL 5.1 PROVIDE A HIGH-QUALITY, DIVERSIFIED PARKS, RECREATION AND OPEN SPACE SYSTEM THAT PROVIDES RECREATIONAL AND CULTURAL OPPORTUNITIES FOR ALL AGES AND INTEREST GROUPS.

Policies

5.1.1 Provide a system of multi-purpose neighborhood and community parks, throughout the community, accessible to all residents that meet the following levels of service:

a. Neighborhood Parks – one park within a one-mile radius of all residential areas and
b. Community Parks – one park within a 2.5-mile radius of all residential areas.

5.1.2 Provide a park, recreation and open space system with activities for all age groups and abilities, equally distributed throughout the community, with an emphasis on youth-oriented activities.

5.1.3 Provide a balanced mix of active recreational facilities including but not limited to court and field activities, skateboard/BMX areas, and multi-use trails and passive recreation facilities, including but not limited to, hiking/walking, shoreline access and picnicking accessible to the largest number of participants.

5.1.4 Promote balanced lake access for pedestrians and motorized and non-motorized watercraft so all segments of the population can enjoy the lake and have access to its recreational opportunities.

5.1.5 Encourage the inclusion of performing arts facilities in public parks and recreation areas and incorporate visual arts into the design of park features, such as railings, benches, buildings and other amenities.

5.1.6 Support the use of indoor community spaces for arts and crafts, music, video, classroom instruction, meeting facilities and other spaces for all age groups on a year-round basis.

5.1.7 When appropriate and economically feasible, participate in the development of special interest recreational facilities.

5.1.8 Continue to participate in the annual Aquafest community celebration.

5.1.9 Identify recreational and cultural needs opportunities for special needs populations.

5.1.10 Support the Lake Stevens Historical Society in their efforts to inventory significant historical and archaeological resources and to provide information to the community on its history.

GOAL 5.2 PROVIDE AN INTERCONNECTED SYSTEM OF HIGH-QUALITY, ACCESSIBLE TRAILS AND GREENWAY CORRIDORS THAT OFFER DIVERSE, HEALTHY OUTDOOR EXPERIENCES WITHIN A VARIETY OF LANDSCAPES AND NATURAL HABITATS, PUBLIC FACILITIES, LOCAL NEIGHBORHOODS, BUSINESS DISTRICTS AND REGIONAL TRAILS.

Policies

5.2.1 Provide a comprehensive network of multi-use trails for pedestrians, bicycles and skating using alignments along the public rights-of-way, through public landholdings as well as across cooperating private properties, which link residential neighborhoods to community facilities, parks, special use areas, commercial areas and the waterfront that meets the following level of service: one trail within one mile of residential areas.

5.2.2 Provide for a comprehensive city trail system linking the downtown area, schools, parks, and the Centennial Trail.

5.2.3 Establish a multi-use trail around the lake, choosing a route that best provides lake access and/or views.

5.2.4 Establish a north/south trail under the power lines as identified in the Lake Stevens Center and 20th Street SE Corridor subarea plans.

5.2.5 Establish an east/west sidewalk trail along 24th Street SE and South Lake Stevens Road that will eventually connect to the Centennial Trail as identified in the 20th Street SE Corridor subarea plan.

5.2.6 Establish, expand and/or improve nature trails and boardwalks through open spaces with an emphasis on Eagle Ridge Park, Catherine Creek Park, Centennial Woods, Mill Cove Reserve, and the Grade Road Open Space.

GOAL 5.3 PRESERVE AND ENHANCE OPEN SPACE AND NATURAL RESOURCES AREAS INCLUDING FISH AND WILDLIFE HABITAT, MIGRATION CORRIDORS, NATURAL MEADOWS AND WATER RESOURCES.

Policies

5.3.1 Preserve open space corridors and buffers to provide separation between natural areas and urban land uses with a goal of maintaining five percent of city as open space.

5.3.2 Plan, locate and manage park and recreation facilities so that they enhance wildlife habitat, minimize erosion, complement natural site features and create linkages within the developed area.

5.3.3 Balance the desire for public access and interpretive education with preservation of environmentally sensitive areas and other natural sites

5.3.4 Maintain and enforce leash laws and animal at-large laws to stem wildlife predation.

5.3.5 Preserve lake and other scenic views for the public when considering land use decisions and when siting park and recreation facilities.

5.3.6 Plan for an open space system that may include:

a. Natural or scenic areas,
b. Water bodies and drainage easements,
c. Public/private passive park and recreation sites,
d. Cultural, archaeological, geological and historical sites,
e. Large reserve tracts, private parks, common ground, and buffer areas from residential development,
f. Utility corridors, and
g. Trail corridors that may function as wildlife corridors.

GOAL 5.4 MAXIMIZE PARK FACILITIES BY LEVERAGING, SHARING AND EFFICIENTLY USING RESOURCES.

Policies

5.4.1 Cooperatively plan for joint-use facilities, meeting and classrooms, athletic fields, and other facilities with the Lake Stevens School District, Lake Stevens Junior Athletic Association, Snohomish County Parks Department and other public or private providers of recreation services and facilities that are of mutual benefit to each agency and the users/participants in the city and its Urban Growth Area.

5.4.2 Create a comprehensive, balanced park, recreation and open space system that integrates city facilities and services with resources available from the Lake Stevens School District, Snohomish County and other state, federal and private park and recreational lands and facilities in a manner that will best serve and provide for area residents' interests.

5.4.3 Support continued cooperation between the city, non-profit organizations, the Lake Stevens School District and other agencies for continuation and development of recreation programming for youths, senior citizens and other segments of the population to avoid duplication, improve facility quality and availability, which reduces costs and represents area residents' interests through joint planning and development efforts.

5.4.4 Establish inter-local agreements between the city, county, school district and private non-profit organizations and other agencies to provide for athletic facilities to serve the needs of the city and the Urban Growth Area.

GOAL 5.5 MAINTAIN PARK FACILITIES TO MAXIMIZE LIFE OF THE FACILITIES AND TO PROVIDE AN ATTRACTIVE AND PLEASING ENVIRONMENT FOR USERS.

Policies

5.5.1 Design and develop facilities, which reduce overall facility maintenance and operations requirements and costs. Where appropriate, use low maintenance materials, settings or other value engineering considerations that reduce care and security requirements and retain natural conditions and experiences.

5.5.2 Develop a maintenance management system to estimate and plan for life cycle maintenance in addition to replacement costs.

5.53 Provide operation and maintenance to insure safe, serviceable, and functional parks and facilities. Provide adequate funding to operate and maintain existing and new special use sites.

5.5.4 The city shall establish creative methods to efficiently expand park and trail maintenance services such as encouraging volunteer efforts, continued use of the State Department of Corrections crews and mutual coordination with other local agencies.

5.5.5 Where appropriate, the city should initiate joint planning and operating programs with other public and private agencies to provide for special activities like shoreline access, aquatic facilities, marinas and community festivals.

5.5.6 In the design of parks, encourage the use of materials and designs to reduce the occurrence and impacts of vandalism. Parks design which provides for easy surveillance of facilities by residents and by police can reduce vandalism. Use of materials such as graffiti resistant coatings can reduce these impacts.

5.5.7 Repair acts of vandalism immediately to discourage park property and city recreation facilities from becoming targets for further such acts.

5.5.8 Ensure that all park and recreation facilities owned and operated by the city comply with ADA accessibility requirements.

5.5.9 Establish a formal volunteer network as volunteerism is a significant source of energy and ideas. The city must continue to tap and improve existing opportunities to involve the community in its own programs. The city shall formalize a volunteer program that includes "adopt a park," and "adopt a trail," and similar programs.

GOAL 5.6 THE CITY RECOGNIZES THAT LAND IS IN HIGH DEMAND AND THAT ACQUISITIONS MUST BE PURSUED AS QUICKLY AS POSSIBLE TO IMPLEMENT THE COMMUNITY'S VISION CONCURRENTLY WITH DEVELOPING AND IMPROVING EXISTING FACILITES TO ACHIEVE A HIGH-QUALITY AND BALANCED PARK AND RECREATION SYSTEM.

Policies

5.6.1 Add capacity at existing parks by expanding or improving facilities to accommodate current and future populations and desired uses including walking/hiking trails, active recreation and passive recreation.

5.6.2 Acquire additional shoreline lands for trails, public docks, waterfront fishing, wading, swimming, boating and other water related recreational activities.

5.6.3 Cooperate with public and private agencies and with private landowners to set aside land and resources necessary to provide high-quality, convenient park and recreation facilities before the most suitable sites are lost to development.

5.6.4 Work with developers to identify additional parks, recreation and open space opportunities in redeveloping areas.

5.6.5 Prioritization for new park and recreation facilities shall take into consideration areas within the community that are under-represented by parks, types of desired facilities not presently available, availability of properties appropriate for a particular type of park and availability and opportunities for grants and other funding sources.

5.6.6 With a developer requirement of paying GMA-based park mitigation fees, developers are still encouraged to install mini-parks voluntarily for the benefit of their developments; however, such mini-parks shall not be credited against meeting the developer's mitigation obligation. The city has not defined a LOS for mini-parks, but encourages one park within a half-mile radius of all residential areas

GOAL 5.7 DEVELOP PARK AND TRAIL DESIGN STANDARDS.

Policies

5.7.1 Standardize facility design to ensure consistency and quality in the Lake Stevens park system, and establish a standard for trail signage including interpretive, safety and regulatory signs.

5.7.2 Develop trail improvements to a design and development standard that facilitates maintenance, security and other appropriate personnel, equipment and vehicles and includes:

a. Trail systems with appropriate supporting trailhead improvements that include interpretive, directory and mileage signage as well as rules and regulations for trail use.

b. Provide site furnishings such as benches, bike racks, dog waste stations and trash containers.

c. Locate trails in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and to take advantage of access to existing restrooms and drinking water, thereby reducing duplication of supporting improvements.

d. Design outdoor picnic areas, trails, playgrounds, courts, fields, parking lots, restrooms, and other active and supporting facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income and activity interests.

5.7.4 Implement the provisions and requirements of the Americans with Disabilities Act (ADA) and other design and development standards that will improve park facility safety and security features for park users, department personnel, and the public-at-large.

5.7.5 Promote sustainable landscapes to increase the ecological functions of natural areas and utilize native vegetation in planted areas, where possible.

5.7.6 Choose durable products to promote human health in a safe environment and consider life-cycle analysis of materials options. Incorporate green building technology including nontoxic materials and sustainable development practices. Select local products where feasible. Consider environmental as well as economic impacts

GOAL 5.8 INCREASE AWARENESS OF PARK AND RECREATION ACTIVITIES.

Policies

5.8.1 Promote the use of local parks through the media, Aquafest, other festivals and by providing information as to their availability such as publishing maps showing park locations and their available facilities.

5.8.2 Promote and provide volunteer opportunities.

5.8.3 Facilitate community involvement and stewardship.

a. Continue and expand the volunteer work party program.

b. Continue and expand the Adopt-a-Trail program.

c. Develop interlocal management agreements.

d. Encourage participation in community trail events.

e. Expand on existing relationships with schools, business and non-profit organizations.

5.8.4 Promote environmental protection as part of providing a successful park and recreation program by establishing a permanent celebration promoting Earth Day activities

5.8.5 Where appropriate, use adopt-a-park programs, neighborhood park watches, park police patrols and other innovative programs that will increase safety and security awareness and visibility.

5.8.6 Provide historic and natural interpretation opportunities throughout the city's park system.

5.8.7 Promote commercial recreation opportunities along the Centennial Trail and on and near the lake.

5.8.8 Utilize interpretive materials to highlight features such as native flora and historic points of interest

GOAL 5.9 CREATE EFFECTIVE AND EFFICIENT METHODS OF ACQUIRING, DEVELOPING, OPERATING AND MAINTAINING FACILITIES AND PROGRAMS THAT ACCURATELY DISTRIBUTE COSTS AND BENEFITS TO PUBLIC AND PRIVATE INTERESTS.

Policies

5.9.1 Establish financing mechanisms to ensure that adequate parks, open space and recreation facilities are available to the community.

5.9.2 Investigate innovative available methods or the financing of maintenance and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests and increase facility services.

5.9.3 The city shall explore, and where appropriate, adopt a creative funding strategy which takes advantage of traditional sources such as capital budgeting, grants, and developer contributions, but also non-traditional sources including, but not limited to, volunteers, interlocal agreements, donations, foundations, interjurisdictional partnerships and other appropriate mechanisms.

5.9.4 In developing the park system, encourage donations and dedications, conservation easements, innovative land use contractual agreements and other methods involving foundations, organizations, associations, trusts, developers, landowners, others from the private sector and neighboring and regional governments.

5.9.5 Allow fee stewardship programs to be established in conjunction with recognized land conservancies to maintain dedicated natural areas in lieu of permitting homeowner associations to assume such responsibilities (assuming the city does not wish to assume such responsibility).

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Chapter 6:
Economic Development Element



CHAPTER 6: ECONOMIC DEVELOPMENT

A VISION FOR ECONOMIC DEVELOPMENT

Lake Stevens will embrace a sustainable local economy by supporting a varied job sector for residents, promoting excellent shopping and service options, providing a stable and predictable permitting process and fostering accountable government oversight of public funds.

INTRODUCTION

Prior to 2006, the Lake Stevens city limits contained only the downtown commercial area and the Hartford industrial area as its retail service and employment centers. Implementation of the annexation strategy afforded the city with greater economic opportunities including the addition of the Lake Stevens Center along SR-9 and the 20th Street SE regional transportation corridor. After annexation, the city adopted subarea plans and planned actions for these two new areas increasing retail, service, and employment opportunities while supporting the city's financial sustainability.

The city monitors its long-term financial position using a 6-year forecast to ensure fiscal responsibility. Economic Development is a priority and budget decisions are made based on benefit and viability. In 2015 the city created a staff position solely devoted to business recruitment, tourism and strategy analysis.

The city's economic strengths and attractions are the beautiful lake and the special events that take place because of the unique venue, a family-friendly environment, a school district with a great reputation and a community grounded in civic involvement.

PLANNING CONTEXT

State Planning

In accordance with RCW 36.70A.070, each comprehensive plan shall include a plan, scheme or design for an economic development element establishing local goals, policies, objectives and provisions for economic growth and vitality and a high quality of life. The element shall include: (a) a summary of the local economy such as population, employment, payroll, sectors, businesses, sales and other information as appropriate; (b) a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors, and supporting factors such as land use, transportation, utilities, education,

workforce, housing and natural/cultural resources; and (c) an identification of policies, programs, and projects to foster economic growth and development and to address future needs. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.

Regional Planning

Puget Sound Regional Council houses an Economic Development Board that addresses Economic Development on a regional scale. The city of Lake Stevens has a smaller role to play in the region as it relates to large-scale employment; however, the city provides other unique opportunities that will support the region and Snohomish County economic condition. Multi-County Planning Policies directly relate to economic development and recognize the need of each jurisdiction to attain fiscal responsibility in Washington State and in the PSRC four county regional context.

County Planning

Countywide planning policies support economic development while balancing other land use and growth objectives. Often because jurisdictions are directly adjacent to each other there is competition for retail and employment recruitment. Each jurisdiction, including Lake Stevens, has a vital role to fill to support Snohomish county economic growth. The city is engaged with organizations such as Economic Alliance of Snohomish County to ensure it fulfills its economic role.

Lake Stevens Planning

Over the past five years, the city of Lake Stevens has invested in strategies and programs to support economic growth, including the subarea planning and planned actions, and will continue these planning efforts. The city has also taken on a leadership role in efforts to coordinate utility and other service provider investment so that public dollars are spent judiciously and wisely for the benefit of the community.

ECONOMIC DEVELOPMENT STRATEGY

In 2010, the city completed a Citywide Economic Development Plan. The plan assessed the entire city (including the urban growth area) to better understand the economic conditions, characteristics, qualities and drivers affecting the city and each of its major commercial and mixed-use subareas (Downtown, 20th Street SE Corridor, Lake Stevens Center, Hartford Industrial District), also referred to as Growth Centers. The plan provided a base of economic information and collected the visions for the Growth Centers. The plan analyzed the fiscal realities of the city in order to help prioritize where the biggest effect would likely be found in terms of stabilizing and enhancing revenues. The plan also assessed the strategic value of each Growth Center and how they interrelate to each other and the city as a whole. The

reports include a retail forecast, fiscal outlook, market profiles, an economic assessment and action plan.

Fiscal Conditions and Relation to Land Use

The city commissioned an Economic Development Strategy, and a market trends report described the level of employment and residential growth that would be expected in the Lake Stevens area based on current trends. Because it is based on existing data and trends, it addressed a market area that includes Lake Stevens and made some comparisons to surrounding communities. Residential forecasts by the Puget Sound Regional Council (PSRC) suggest 11,585 households will be added to the market area by 2035. Demand for single-family residential growth in the area is strong; however, this type of land use provides limited fiscal benefit. Employment forecasts by the PSRC suggest that this market area will add 7,300 more jobs by 2035.

The Memo on Strategic Considerations of Local Economic and Fiscal Growth provided analysis of the city's fiscal needs (based on fiscal information provided by the city). The analysis examined the potential for new revenue sources, including from new land uses, which could offset the expected deficit.

Current Conditions

Lake Stevens is currently one of the many "bedroom communities" in the central Puget Sound region. In 2006, the most recent year for which local employment data is available, the city had just over 1,500 jobs and 3,500 housing units, for a jobs-to-housing unit ratio of less than 0.5. Since then, annexations have added more housing units than jobs, and in 2007 the city's jobs-to-housing unit ratio was probably closer to 0.3.

The jobs-to-housing ratio for Snohomish County was 0.9 in 2006, and the regional average was closer to 1.2 jobs for every housing unit in the central Puget Sound region overall (King, Kitsap, Pierce and Snohomish counties). A community like Lake Stevens, with a jobs-to-housing ratio less than 1.0, typically sees labor exported to other cities where greater employment opportunities exist. The ratio demonstrates that the city has a local labor force that new or growing businesses in the city could tap into for expansion.

Annexations have added a significant number of housing units to the city, totaling more than 1,000 in 2005, nearly 1,500 housing units in 2006, and approximately 470 in 2007. The 2009 annexation added 4,110 new housing units - the largest increase in new housing units through annexation. Housing construction continues to contribute to housing growth bringing the current number of housing units in the city up to 10,784 in 2012, with a total population of 29,170 as of 2014. The number of jobs located in city limits continues to grow as well. Current employment estimates indicate the city has 3,594 jobs.

Need for Economic Diversification

Employment in Lake Stevens is less diversified across job sectors than in neighboring communities of similar size, such as Snohomish, Arlington, or Monroe. Lake Stevens has a high concentration of education-sector jobs, comprising nearly half (45%) of the city's employment base. Services comprise 20 percent of the job base and Construction/Resource jobs 16 percent. Each of the remaining five sectors average around four percent of the total. The city's current concentration of jobs in Construction and Education reflects the city's residential orientation. If Lake Stevens grows into more of an employment center, then jobs would be expected to increase among Services and Manufacturing jobs.

Employment Uses Associated with Fiscal Benefit

Specific employment land uses that should be considered for their fiscal benefit are discussed below. A diversity of housing types should also be considered.

- **Offices and flex-space**, particularly larger uses. Office businesses contribute sales and utility taxes through their operation and B&O taxes, and generate spillover sales or other activity driven by their employees. In addition offices typically impose lower demands on city infrastructure and services than other use types. Smaller office-type businesses serving local needs will typically generate relatively lower net fiscal benefits than would larger companies. Large companies generally look for large blocks of office space that can allow employees to be in close proximity and can be reconfigured to suit changing needs. Buildings with large floor plans are the most common approach to this need.

- **Retail and general commercial, particularly retailers focusing on high-value items, unique items, or high volumes.** Retailers that sell high-value items can produce large sales tax revenues while requiring relatively less service costs. Similarly, businesses that sell more unique products can attract customers from a broader region, effectively expanding the tax base the city is able to draw upon. Certain larger businesses, such as big-box stores, can generate significant levels of sales as well. However such volume-oriented retailers involve higher numbers of trips, with commensurately higher infrastructure and city service costs per dollar of tax revenue generated. Large retailers prefer locations with high visibility and high traffic volumes. Large retail businesses require large land areas with good access and visibility from major roads and traditionally demand extensive parking, generally making them incompatible with denser, walkable mixed-use environments. Pedestrian access is of primary importance.

- **Entertainment-oriented commercial uses.** Entertainment-oriented commercial uses, such as restaurants, theaters, and the like can generate substantial direct revenue for the city and also spur greater visitation and activity in the area, producing a synergistic effect that benefits other nearby businesses as well. A well-designed and well-planned entertainment or mixed-use center can maximize this potential for such positive spillover effects. Entertainment-oriented commercial developments require relatively large areas within which to arrange a mix of complementary uses and activities that give such areas their energy.

- **Educational Facilities .** Higher education facilities, such as community colleges or small, local four-year colleges, can have spillover effects that generate fiscal benefits. The siting of higher education facilities is typically not market driven. Rather, sites tend to be selected based on criteria specific to the educational facilities' needs. Small campuses tend to support on-site multi-family housing and a small amount of retail, such as a campus bookstore and student-based food service. Depending on the size of the campus and the number of students, additional off-site multi-family housing may be necessary to fill demand. The amount that students and faculty contribute to the local economy depends on the number and type of amenities provided on campus as well as existing shopping facilities within a short drive. Technical colleges are one alternative that may leverage nearby technical business needs and may work well within a light-industrial development as a supportive use. The city should coordinate with higher education providers to collaborate on mutually beneficial actions.

- **To some extent, industrial uses.** Industrial businesses typically generate lower direct fiscal benefits than do residential and retail uses that provide property and sales taxes. In addition, to the extent that industrial businesses "export" products beyond the city itself, the shift to a destination-based sales tax system will reduce local sales tax revenues. However industrial businesses can bring countervailing advantages: for example, value-adding manufacturing companies may pay relatively high wages that spill over into other areas of the city such as higher retail spending or higher residential property values. The ultimate net fiscal impact of industrial development thus depends on the specifics of what businesses can be grown or induced to locate in the city. Light industrial users will need larger plots with good transportation connectivity. Common to all industrial uses is a need for good transportation access and a need to be somewhat remote from residential and even other commercial users who may complain about the noise and traffic impacts industrial businesses may generate. Because of this, industrial users often cluster together where they not only do not experience such potential complaints but can also benefit from potential synergies among different companies. These characteristics can make industrial uses well suited for locations located on the fringe

of an urban core and adjacent to major transportation corridors. Medical facilities often cluster together in a campus-like setting, providing a benefit by sharing specialized resources and equipment. Medical facilities can also provide a wide range of high quality employment and educational opportunities.

Feasibility of Development with Fiscal Benefit

Four basic conditions must be satisfied for development to occur in a city:

- Available, suitable land for development – is there space where development can happen?
- Market demand for that development – do people or businesses want to locate there?
- Fiscal capacity of the host city to serve new developments and necessary infrastructure.
- Land use regulations – do local regulations allow the development?

Available, suitable land is the key issue limiting the potential for the city to meet its fiscal needs through land in the existing UGA. Based on the locational requirements of the land use types discussed above and the city's growth strategy, only limited land within city limits is available or well positioned to accommodate the types of growth in new land uses needed to achieve the city's fiscal objectives. The Lake Stevens Center and the 20th Street SE Retail and Business Corridor provide the greatest opportunity.

Based on the analysis of the city's existing growth, the city may need to look to land outside its UGA sometime in the future to generate revenues needed to meet its fiscal goals. Two attributes that increase the potential attractiveness and efficacy as a location for economically-stimulating development, to make Lake Stevens a contender for needed commercial and employment opportunities already enjoyed by its neighboring jurisdictions are:

- Good highway access with convenient connections to Interstate 5 as well as to US Highway 2 across the Cascades to eastern Washington.
- Potential for large contiguous parcels. Large land parcels greatly simplify the development of uses for which land is a significant required resource.

GOALS AND POLICIES

GOAL 6.1: IMPROVE THE CITY'S ECONOMIC CONDITIONS FOR A HEALTHY VIBRANT, AND SUSTAINABLE COMMUNITY WITH A HIGH QUALITY OF LIFE.

Policies

6.1.1 Maintain responsible financial stewardship.

6.1.2 Invest in and promote public infrastructure and services that are cost effective and efficient that support Economic Development goals.

6.1.3 Preserve and protect the natural beauty including the lake and the spectacular mountain and scenic views.

6.1.4 Seek grant opportunities when possible.

GOAL 6.2: MANAGE COMMERCIAL GROWTH IN CENTERS.

Policies

6.2.1 Direct non-residential growth to the city's centers: Downtown, 20th Street SE Business Corridor, Lake Stevens Center, and Hartford Industrial.

6.2.2 Establish a vision and implementation plan for each of the centers through subarea planning.

6.2.3 Identify the role each center has in the city's economic balance.

GOAL 6.3: ENHANCE RETAIL AND PERSONAL SERVICES GROWTH TO ADDRESS THE COMMUNITY'S NEEDS AND EXPAND THE CITY'S RETAIL SALES TAX BASE.

Policies

6.3.1 Focus business recruitment efforts toward the needs of the Lake Stevens community demographic.

6.3.2 Use available retail recapture data for advancing recruitment targets.

6.3.3 Develop a Business Retention and Expansion program to foster and grow local business.

6.3.4 Create destination shopping experiences where feasible, such as downtown, that take advantage of the community assets.

6.3.5 Develop incentives to entice businesses to locate in Lake Stevens

GOAL 6.4: SUPPORT EMPLOYMENT GROWTH IN THE CITY.

Policies

6.4.1 Develop zoning for employment/business areas that is flexible to support employment growth and large employers.

6.4.2 Cultivate relationships with executives living in the community who may be looking to move business into the area.

6.4.3 Allow for an appropriate amount of industrial/business zoned land capacity to improve the city's jobs-to-household balance

GOAL 6.5: ENHANCE AND SUPPORT TOURISM IN LAKE STEVENS.

Policies

6.5.1 Grow the city's tourism through special events that are consistent with the community's values.

6.5.2 Promote tourism using multiple media outlets and highlight the community assets.

GOAL 6.6: PARTICIPATE AND FOSTER PUBLIC AND PRIVATE PARTNERSHIPS.

Policies

6.6.1 Engage with other public agencies to partner in projects that would benefit the public and support.

6.6.2 Allow for opportunities to create public/private partnerships when feasible.

GOAL 6.7: PROVIDE A PREDICTABLE DEVELOPMENT ATMOSHPHERE.

6.7.1 Create streamlined process for development projects that meet the city's land use goals.

Goal 6.8 SUPPORT BUSINESSES AND JOB CREATION, INVESTING IN ALL PEOPLE, SUSTAINING ENVIRONMENTAL QUALITY, AND CREATING GREAT CENTRAL PLACES, DIVERSE COMMUNITIES AND HIGH QUALITY OF LIFE.

Policies

6.8.1 Promote economic activity and employment growth that creates widely shared prosperity and sustains a diversity of family-wage jobs for the city's residents.

6.8.2 Support business startups, small businesses and locally owned businesses to help them continue to prosper.

6.8.2 Address unique obstacles and special needs – as well as recognize the special assets – of disadvantaged populations in improving the region's shared economic future.

6.8.3 Foster appropriate and targeted economic growth in distressed areas to create economic opportunity for residents of these areas.

Chapter 7: Public Services and Utilities Element





CHAPTER 7: PUBLIC SERVICES AND UTILITIES ELEMENT

A VISION FOR PUBLIC SERVICES AND UTILITIES

Lake Stevens will strive to provide excellent public utilities and services to meet the health and safety needs of the community in proportion to future population growth, and will continue to coordinate with local service providers such as the Lake Steven Sewer District, Lake Stevens Fire and the Lake Stevens School District to ensure service continuity as the community grows.

INTRODUCTION.

This element addresses public utilities and services available in the city of Lake Stevens. It specifically considers the general location, proposed location, and capacity of all existing and proposed utilities and public facilities, including public structures and utility lines. It also discusses levels of services for current and future residents and businesses. The discussion in this section relates to other elements including Parks, Transportation and Capital Financing.

Much of the planning for utilities in the Urban Growth Area (UGA) is the responsibility of various service providers and special purpose districts. The city and utility plans are often interrelated, as the utilities provide service to the city and activities in the city affect the demands upon the utilities.

The city cooperates with other cities and service providers in the joint delivery of utilities and services. The city is open to all opportunities to coordinate and cooperate with neighboring service providers.

The Planned Action EIS documents for the 20th Street SE Corridor and Lake Stevens Center subarea plans included updated information on utilities and public services and facilities. The city met with service and utility providers to determine the availability of service for future development within the subareas. The EIS documents provide details for each subarea plan including mitigation measures, if required.

PLANNING CONTEXT.

State Planning

Following the Growth Management Act (GMA), local jurisdictions must plan for the public service and facility needs in their communities based on projected growth. Planning for public services and utility facilities is imperative to guarantee sufficient local amenities for current and future residents within a defined level of service. Local public services and facilities range from municipal services, police, sewer and water infrastructure, schools, parks, etc. Regional services and facilities may include fire protection, telecommunications, transportation and electrical infrastructure. Communities must also incorporate policies to consider the location of essential public facilities such as education facilities, transportation facilities, correctional facilities, solid waste facilities and mental health/substance abuse facilities. Local jurisdictions must also develop a financing plan for public services and facilities, which is described in the Capital Facilities Plan.

The Washington Utilities and Transportation Commission (WUTC) regulate utilities and transportation. The WUTC is empowered to regulate utilities such as electrical, gas, irrigation, telecommunication and water companies. The WUTC has jurisdiction over rates and charges, services, facilities and practices of utilities. Any change in customer charges or service provision policy requires WUTC approval. The WUTC also requires gas providers to demonstrate that existing ratepayers will not subsidize new customers.

Regional Planning

The Puget Sound Regional Council (PSRC) Vision 2040 plan reiterates GMA goals and emphasizes providing adequate public services and facilities in a coordinated and cost-effective manner to support development. Vision 2040 also promotes a central theme of efficient use and conservation of resources and facilities across the region. In Lake Stevens, most utility providers are independent local or regional providers. The city will continue to coordinate with utility providers and special purpose districts for local and regional delivery of services and facilities.

Countywide Planning

The Snohomish County Countywide Goal for Public Services and Facilities states,

> **"Snohomish County and its cities will coordinate and strive to develop and provide adequate and efficient public facilities and services to ensure the health, safety, conservation of resources, and economic vitality of our communities."**

The specific policies draw distinctions between services and facilities in urban and rural areas. Of note, the policies identify cities as the preferred urban service providers. As such, cities determine appropriate levels of service in incorporated areas or coordinate with the

county through interlocal agreements for unincorporated areas to address services and facilities. Countywide, the cities and county should coordinate together and with service providers to determine the location and extent of public services and facilities to support jobs and housing. The countywide goals also emphasize conservation of public services, resources and facilities. Countywide planning policies identify standards for establishing and mitigating local, regional, statewide, and federal essential public facilities. It also recommends the cities and county collaborate with public agencies and special districts to identify opportunities for the co-location of local essential public facilities.

Lake Stevens Planning

The city provides the majority of municipal services, including governance, administration, planning and community development, building permits, public works and projects, governmental financing, grant development and management, fire inspection, and police services. Planning and provision of other services and utilities in the UGA is the responsibility of special purpose districts and utility providers. Future staffing levels are directly related to the degree to which annexations occur. With the present size of the city, existing 2015 staffing levels are found generally to be adequate. When annexations occur, staffing levels will need to be re-evaluated.

The city does not currently have a central municipal campus. Services are spread out at different locations in the downtown area including City Hall, the Permit Center, Public Works Maintenance and Equipment yard, Shop and Police Station. The city desires to create a centralized municipal campus in the future to combine many city services in one location.

The city cooperates with other cities and service providers in the joint planning and delivery of services within its UGA based on current and future growth projections, adopted levels of service and concurrency requirements. The Comprehensive Plan provides policy guidance on how utilities and services shall be planned and provided to ensure consistency between city and county planning documents. Services provided directly by special purpose districts include health, school, fire, power, judicial and library services. Lake Stevens Fire (Fire District) provides fire protection services within the city and UGA.

The city asserts its interest to participate in the planning of rural areas outside of the UGA where future UGA expansions could occur. Utility and service planning requires that the city be involved in the planning and decision-making of these areas both to comment on future service impacts and to do its own service planning.

The following section provides specific descriptions of public services and utilities within the city and its UGA.

INVENTORY AND DESCRIPTION OF PUBLIC SERVICES AND UTILITIES.

Police Services

The Lake Stevens Police Department (Police Department) currently provides a variety of services to its citizens. These services include marine and road patrol, crime and accident investigation, traffic enforcement, crime prevention, School Resource Officer Program, concealed weapons permits, passports, records and evidence keeping and animal control. The Police Department also contracts some of its services, including dispatch, jail, court services and vehicle maintenance. The Police Department currently responds to approximately 25,000 incidents annually. The average response time for the Police Department is three to four minutes for emergency calls and six to 10 minutes for all other calls.

Stormwater

The city of Lake Stevens provides stormwater services for the entire city. The system consists of surface runoff from roadways, inlets, pipes and ditch conveyance, water quality devices, storm ponds and outfalls. Within the system are two lakes, Stitch Lake and Lake Stevens. The stormwater system covers an area of approximately 5,700 acres (8.9 square miles) and is broken into 18 basins. Within the stormwater system there are approximately 68 city-owned or operated facilities, 4,562 catch basins, 13.5 miles of roads side ditches, 66.2 miles of pipe and 22,942 feet of culverts.

The city has numerous older developments approved and constructed to rural standards. In some cases, stormwater detention/retention, water quality and conveyance and storm drainage facilities may not have been required at the time of construction. While new projects provide facilities to urban standards, the older developments continually affect neighborhoods, streets and the lake by conveying runoff that is not channeled and not treated. As part of a citywide stormwater inventory, opportunities for regional stormwater treatment systems should be developed.

Some of the detention systems and ditches within subdivisions and commercial developments are privately owned and maintenance is the responsibility of the individual property owner/s, which is often under a homeowners' association or property management service. As the city approves new projects, they must meet the requirements of the Department of Ecology (DOE) stormwater manual and include maintenance provisions for the owner(s).

Lake Stevens is the largest stormwater feature in the city. The lake has multiple inflow areas and one outfall monitored by the city. A weir system located at the outfall of the lake controls the lake level. In 2010, the city adopted a Lake Level Management Plan to provide guidance and policy to perform this service.

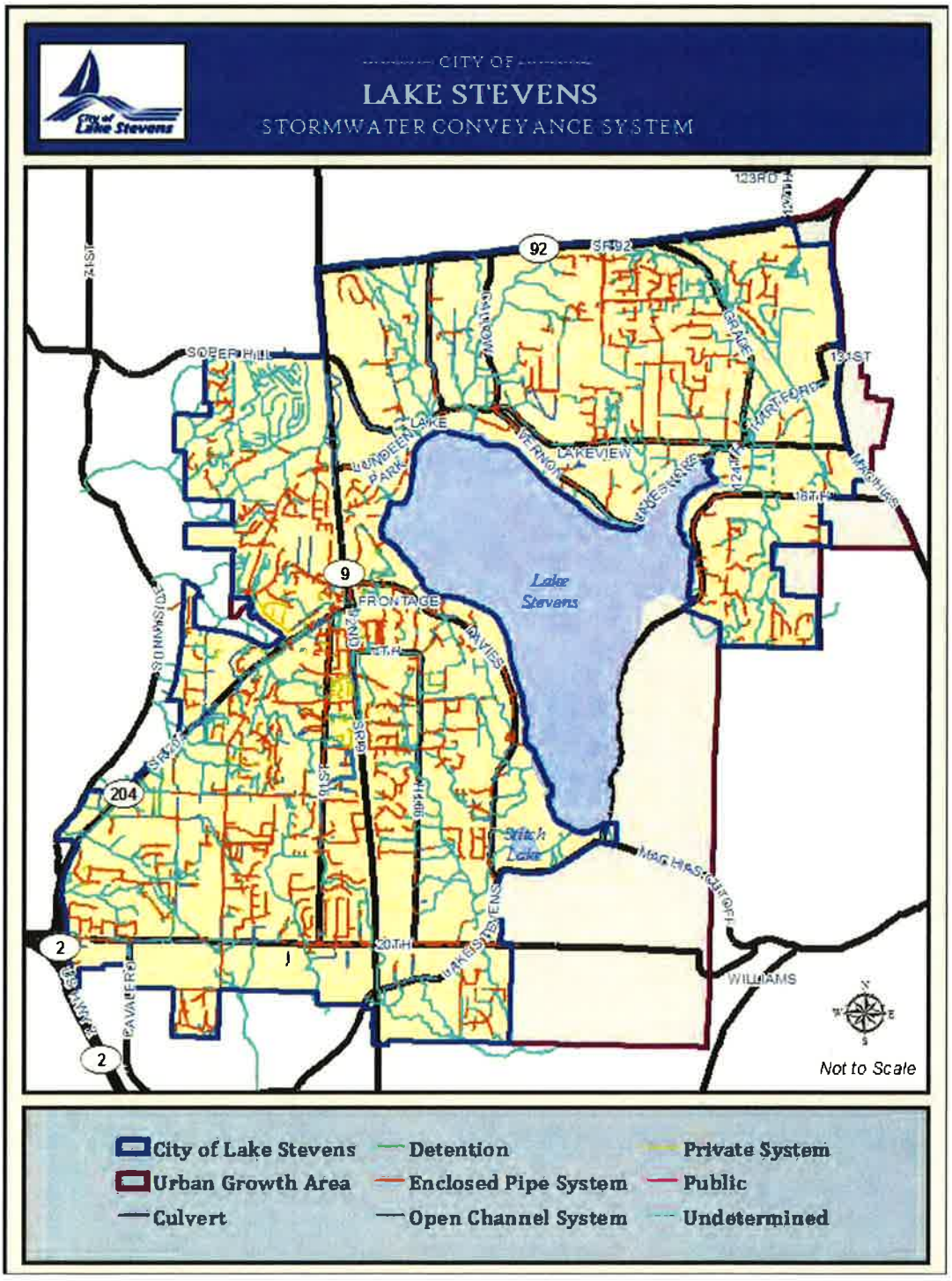

Figure 7.1 - Lake Stevens Stormwater Conveyance System

Between April and through September the city manages the level of the lake. This serves three purposes:

1) Maintain the lake at a level to sustain downstream channel flows for aquatic habitat;
2) Protect downstream channel/flood from flash surges during heavy rainfall events; and
3) Maintain recreational usage of the lake in the historical shallow areas on the northwest side of the lake.

In January of 2007, the Washington State Department of Ecology (DOE) issued two new "NPDES Phase II" municipal stormwater permits that affect Lake Stevens. These permits were issued under the authority delegated to Ecology to implement requirements of the Federal Clean Water Act. The stormwater permits cover municipal storm sewer systems that discharge to surface waters that are not part of a combined sewer system. The city is currently operating under the requirements of this permit. The city updates it Stormwater Management plan yearly per the requirement of it National Pollutant Discharge Elimination System (NPDES) permit. The NPDES program regulates discharges of water to ensure pollutants do not enter waters of the United States. The service area and drainage basins of the city are shown on Figure 7.1.

Sewer Service

In May of 2005, the city of Lake Stevens and the Lake Stevens Sewer District (Sewer District) entered into an interlocal agreement (ILA) entitled "Unified Sewer Services and Annexation Agreement." Under the ILA, the Sewer District provides, maintains and operates sewer facilities throughout its district boundaries. The service area includes the current city limits, Lake Stevens UGA and a small area of overlap into the Marysville UGA. The entire boundary is shown in Figure 7.2. The agreement also lays the groundwork for the eventual assumption of the Sewer District and its facilities, by the city, which will occur no sooner than 20 years from the District's assumption of sewer responsibilities, unless both parties agree sooner to an amended schedule as part of continuing coordination between both agencies. The Sewer District will continue collecting and treating wastewater in the city and its UGA until this responsibility is transferred to the city per provisions of the ILA. As of the end of 2014, the District provided sewer service to 11,026 residential connections with an estimated population of 31,645 people. These connections are largely in the Lake Stevens UGA, with about 108 connections in plats either in the rural area or in the Marysville UGA. The District served an additional 162 commercial connections, representing approximately 854 equivalent residential units (ERUs).

The Lake Stevens Sewer District sewer system consists of a new wastewater treatment facility (WWTF, membrane bioreactor process, 2012), a former wastewater treatment plant site, 29 lift stations, over nine miles of force mains (4" to 19" diameter), over 112 miles of gravity sewer collection, trunk and interceptor pipes (6" to 36" diameter) and one gravity sewer dosing station. The collection system is a "separate" sewer system, designed to receive domestic, commercial and industrial pre-treated wastewater. The Sunnyside WWTF has a current permitted maximum month average daily flow capacity of 5.01 million gallons per day.

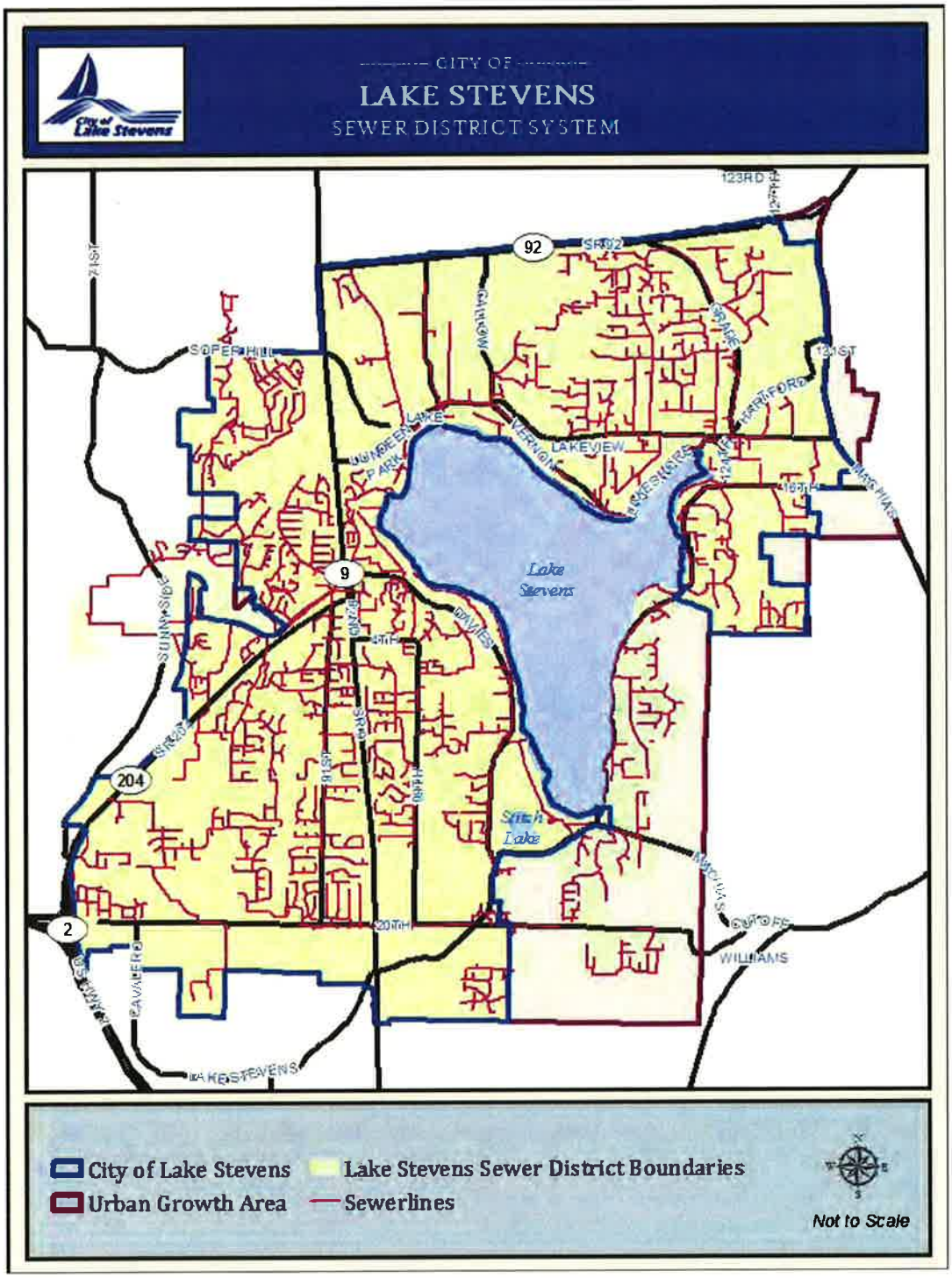

Figure 7.2 - Lake Stevens Sewer District Boundary Map

The existing plant is in the process of decommissioning, with some work planned for 2015 (equipment and biosolids removal). The final disposition of the site is yet to be determined.

On October 24, 2007, the Lake Stevens Sewer District adopted a new Sanitary Sewer Comprehensive Plan. In 2010, the Lake Stevens Sewer District adopted Amendment No. 1-2010 to the 2007 Sanitary Sewer Comprehensive Plan. The city has adopted these plans by reference into city of Lake Stevens Comprehensive Plan. The District is preparing a 2015 Sanitary Sewer Comprehensive Plan, based on the current planning work by Snohomish County and the city of Lake Stevens. The 2015 Sewer Plan will consider capacity needs for the current service area and consider the potential sewer system needs if service were extended to the rural urban transition area around the Lake Stevens UGA. The sewer service and planning area is the Lake Stevens UGA and the two presently served plats referenced above. The main planning criteria is 70 gallons per capita per day of wastewater flow, and an average of 2.87 persons per dwelling unit or ERU. Additional allowances are made for extraneous flows in the wastewater system due to inflow and infiltration. ERUs for commercial connections are determined based on water consumption of 900 cubic feet per month, per ERU.

Additionally, the city and the Sewer District coordinate on capital facilities planning to benefit the community and its economic development. During the environmental impact process for the 20th Street SE Corridor and Lake Stevens Center subarea plans in 2012, the city and Sewer District reviewed projects and capital improvements required for development of the two subareas over the next 20 years. The city and Sewer District continue to plan jointly for the city's Growth Centers, including Downtown Lake Stevens.

This plan asserts a goal of eliminating all septic systems over time as the sewer system and the city limits expand. New developments, re-built structures, new industrial development in the Hartford Road and other non-residential areas would all be required to provide sewers to the extent the existing system is available or can be extended.

Lake Stevens Fire District

Lake Stevens Fire serves an area of about 46 square miles (Figure 7.3). To the city it provides fire prevention and suppression services, emergency medical services (EMS) including Advanced Life Support (ALS), technical rescue and fire marshal services. The District has three fire stations, administrative offices and conference center:

- Station 81 (12409 21st Street NE, Lake Stevens 98258)
- Station 82 (9811 Chapel Hill Road, Lake Stevens 98258)
- Station 83 (13717 Division Street, Snohomish 98290)
- Administration Office and Conference Center (1825 S. Lake Stevens Rd, Lake Stevens)

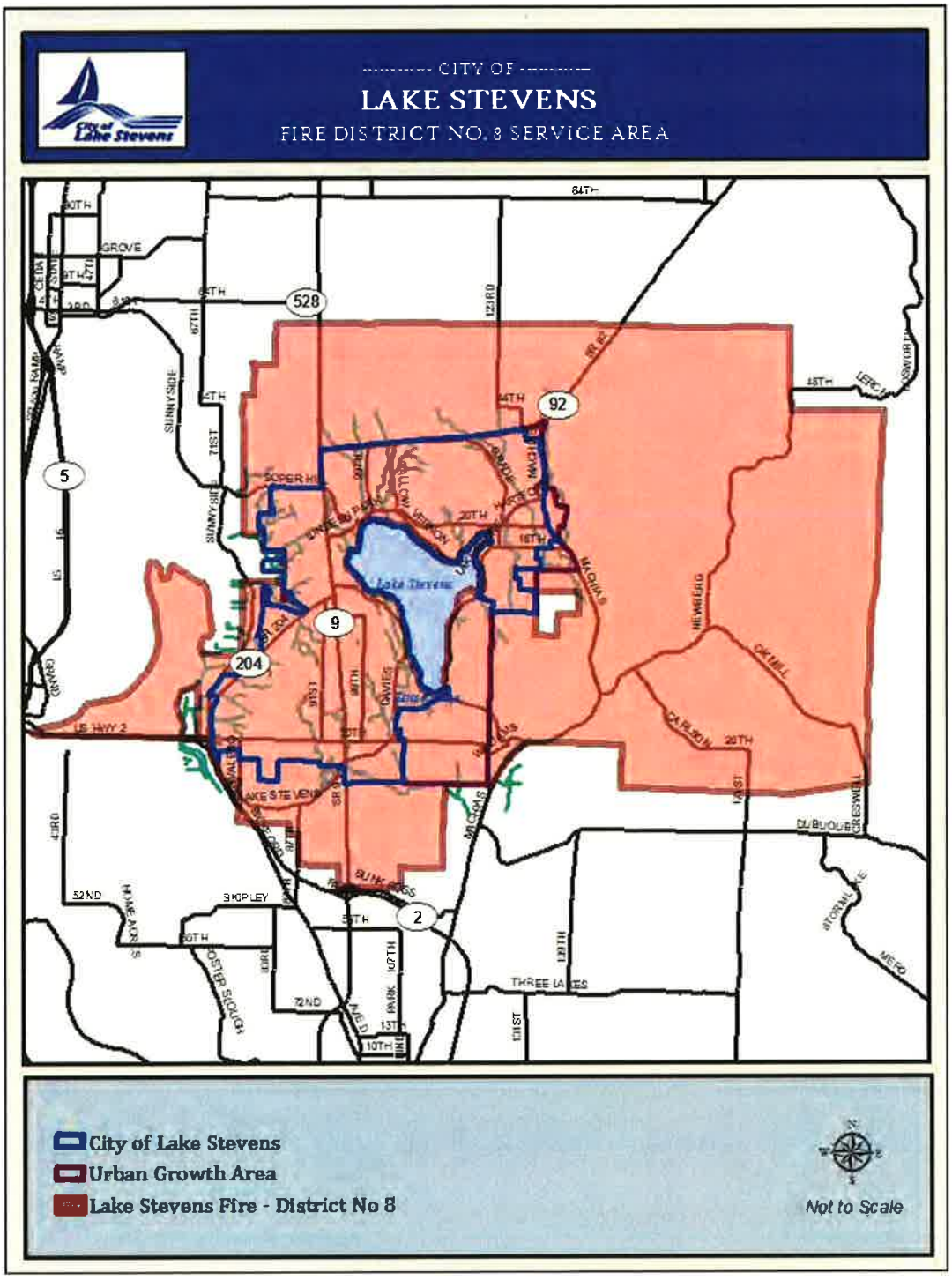

Figure 7.3 – Lake Stevens Fire District #8 Service Area

The conference center provides a venue for conferences, retreats, and meetings for local government. It is also available as a rental for the public.

Lake Stevens Fire is the seventh busiest fire department in Snohomish County. In 2013, Lake Stevens Fire responded to 4,659 calls. Over the past five years, the Fire District has experienced an average annual increase in call volume of 1.5 percent. The Fire District currently maintains a minimum on-duty staffing of 11 firefighters 24 hours a day-365 days a year.

Through strategic planning the fire department is on course to increase the daily staffing level to 14 firefighters by year 2017. Lake Stevens Fire plans to construct an additional fire station for the year 2022.

In 2013, the Washington Surveying and Rating Bureau completed its evaluation of the fire protection capabilities for the city of Lake Stevens. This evaluation resulted in an improved protection class rating from Protection Class 5 to Protection Class 4.

Annually the Fire District performs fire code compliance activities, inspects commercial and public buildings for the city of Lake Stevens (381 in 2013) and reviews land use and building permits through the Fire Marshal's office.

Lake Stevens Fire and the city will continue to partner together to meet the fire protection and emergency medical services needs of the community. The city has adopted by reference the Lake Stevens Fire Capital Facilities Plan.

Lake Stevens School District

The Lake Stevens School District covers approximately 37 square miles, roughly following the boundaries of the Urban Growth Area, as well as areas outside the UGA and a small portion of the city of Marysville (see Figure 7.4).

Within the Lake Stevens School District there are six elementary schools grades K-5 (Mt. Pilchuck, Hillcrest, Sunnycrest, Glenwood, Highland and Skyline), two middle schools grades 6-7 (Lake Stevens and North Lake), one mid-high school grades 8-9 (Cavelero), one high school grades 10-12 (Lake Stevens) and an alternative K-12 school (HomeLink). It also owns approximately 76 acres of vacant land.

The Lake Stevens School District has experienced steady upward growth in enrollment for the past four decades. Student enrollment in the School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between October 2008 and October 2013, student enrollment increased by seven percent.

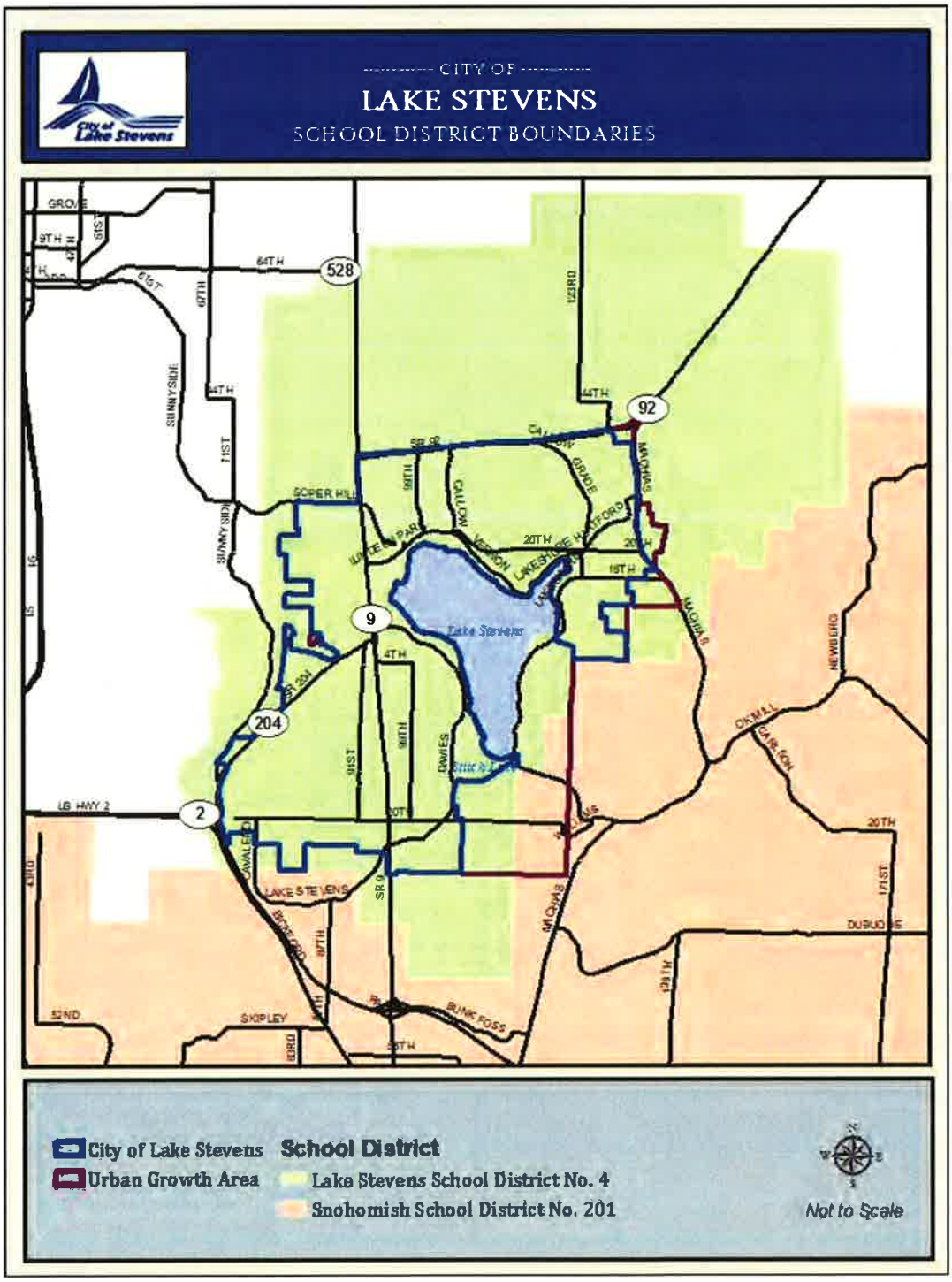

Figure 7.4 - School District Boundary

Overall, there was a two percent decline countywide during this period. The School District's October 2013 enrollment was 7,759 students, an increase of 1.6 percent over October of 2011. The School District has been, and is projected to continue to be, one of the fastest growing districts in Snohomish County, based on the Office of Financial Management population forecast. Population forecasts estimate the Lake Stevens UGA population will increase to 46,380 people in 2035. Likewise, the population within the Lake Stevens School District boundaries will rise from 41,238 in 2013 to over 61,000 in 2035.

The city has adopted by reference the current Lake Stevens School District No. 4 2014-2019 Capital Facilities Plan. This Plan provides the basis for charging GMA-based impact fees as implemented in the city's Land Use Code. The District participates in the school impact mitigation fee program and issues an updated Capital Facilities Plan every two years. The city applies a discount to the calculated rate, as do most other cities in Snohomish County.

Snohomish School District.

The Snohomish School District covers a small corner of the southeastern portion of the UGA, south of 4th Street NE and east of 115th Avenue SE, and serves residents south of the Lake Stevens School District. No Snohomish School District schools are currently located within the Lake Stevens UGA. The city will adopt the Snohomish School District's Capital Facilities Plan by reference into the Comprehensive Plan when the area served by the Snohomish School District is annexed into the city.

Snohomish County Health District

The city contracts with the Snohomish County Health District for public health services. The most common task the Health District performs in the Lake Stevens area is approving septic systems. Other responsibilities include food service inspections and issuing state permits for certain (potentially noxious) activities (e.g., septic sludge recycling, soil processing, etc.).

Solid Waste

Waste Management Northwest, Incorporated and Republic Services provide solid waste services within the city. Solid waste service is contracted out for a three-year period. Recycling is provided by East Snohomish County Association of Recycling Cities (ESCARC), contracting with Fiber International. ESCARC members are Monroe, Snohomish, Lake Stevens, Sultan, Granite Falls and Gold Bar. These cities pool resources to provide the capital facilities for lower cost recycling. The city receives curbside service from Bill's Disposal service, which is a division of Fiber International.

Natural Gas

Puget Sound Energy (PSE) provides natural gas service through a city franchise. PSE is the largest natural gas company in Washington serving approximately 770,000 customers in six

counties and 64 cities. It is a demand-driven utility, meaning that no service is initiated until requested by a specific customer. As natural gas is a competitive energy source, it can be assumed that the demand for it will continue to grow, particularly if substantial savings over other fuels can be effectively demonstrated (Acme, 1993).

The U.S. Department of Energy estimates a 60-year supply of conventional natural gas reserves exists. Unconventional reserves requiring advanced technology are estimated at a 150-200 year supply.

Telecommunications

Telecommunication facilities are private utilities that provide services such as television (broadcast, cable and satellite), phone (direct lines and cellular) and internet. Content is transmitted by a variety of methods that may include cable lines, electrical wires or fiber and optical fibers. Wireless technology includes traditional broadcasting, radio transmission and cellular networks. Telecommunication services often use existing infrastructure along utility corridors and public rights-of-way.

The telecommunications industry is evolving and will continue changing over the next 20 years. Telecommunications services are integral to the modern world and economy. For example, the telecommunications industry is the primary conduit for information exchange between individuals, corporations and public service providers. As this industry changes, there may be unknown impacts on land use planning, existing facilities and regulatory oversight. The city should coordinate with service providers to plan for the construction and reconstruction of facilities and provide feedback on capacity, design and equipment.

Electrical Utilities

The Public Utility District No. 1 of Snohomish County (PUD), which purchases 80 percent of its power from the Bonneville Power Administration (BPA), serves the city of Lake Stevens. The remainder of the PUD's power is provided by a mix of renewable resources that include output from the PUD's Jackson, Youngs Creek and Woods Creek hydroelectric projects, and several long-term contracts for wind, landfill gas, biogas, and biomass.

The PUD uses an 115,000-volt transmission system to distribute electricity from three major BPA delivery points in Snohomish County to distribution substations. These substations transform the transmission voltage to 12,500-volt distribution voltage. PUD electrical facilities of less than 55,000 volts (55 kV) are referred to as distribution facilities. Facilities of more than 55,000 volts (55 kV) are referred to as transmission facilities.

There are three distribution substations, Hartford, Lake Stevens and Frontier, within the city limits of city of Lake Stevens. The city is fully served by these substations with distribution lines that extend service to all residential, commercial and public customers. According to

the PUD, there is ample capacity to meet existing demand for both the incorporated city limits as well as the UGA.

In addition to PUD facilities, there are Bonneville Power Administration and Seattle City Light Transmission lines that pass through the city that constitute regional power transmission facilities.

Water Utilities

Except for a few homes on wells, the Public Utility District No. 1 of Snohomish County (PUD) provides water service. The PUD currently owns and operates nine water systems. PUD's Lake Stevens Water System serves the city. The service area is bounded on the west by Ebey Slough and the Snohomish River; on the north by Marysville and Arlington; on the east by the Snohomish County Commercial Forest-Forest Transition Area (CF-FTA); and on the south by the boundaries of other water systems.

The city of Everett's transmission lines from Spada Lake pass through the water service area, delivering water to Everett and to many water customers. In 2012, PUD converted its emergency wells, in the northeast corner of the city, to full-time use to supplement the water supply purchased from Everett. The PUD's Walker Hill storage reservoirs (4 million gallons capacity) and Hillcrest reservoirs (6 million gallons capacity) serve both the city and the UGA. The distribution system within the city is shown in Figure 7.5. In 2012, PUD constructed water main extensions to merge its Lake Roesiger water system into the Lake Stevens system. In 2014, PUD constructed water main extensions to merge its Dubuque water system into the Lake Stevens system.

The following is an overview of the Lake Stevens water system and its major facilities, including updates provided by the PUD since its *2011 Water System Plan*:

Source – Eleven connections to the city of Everett's Transmission Pipeline Nos. 2, 3 and 5 provide the primary water supply to the Lake Stevens Water System. Water from five of these connections flows by gravity into the water system, while the remaining six have pump stations to deliver the water. Four connections are inside the city limits, including one connection shared with the city of Marysville. As stated earlier, two wells supplement the primary water supply.

Storage – The PUD Lake Stevens water system contains eight storage reservoirs, with a combined capacity of over 14 million gallons. Four of these reservoirs are located in the city at the Walker Hill and Hillcrest tank sites. The water storage capacity in the city is 10 million gallons.

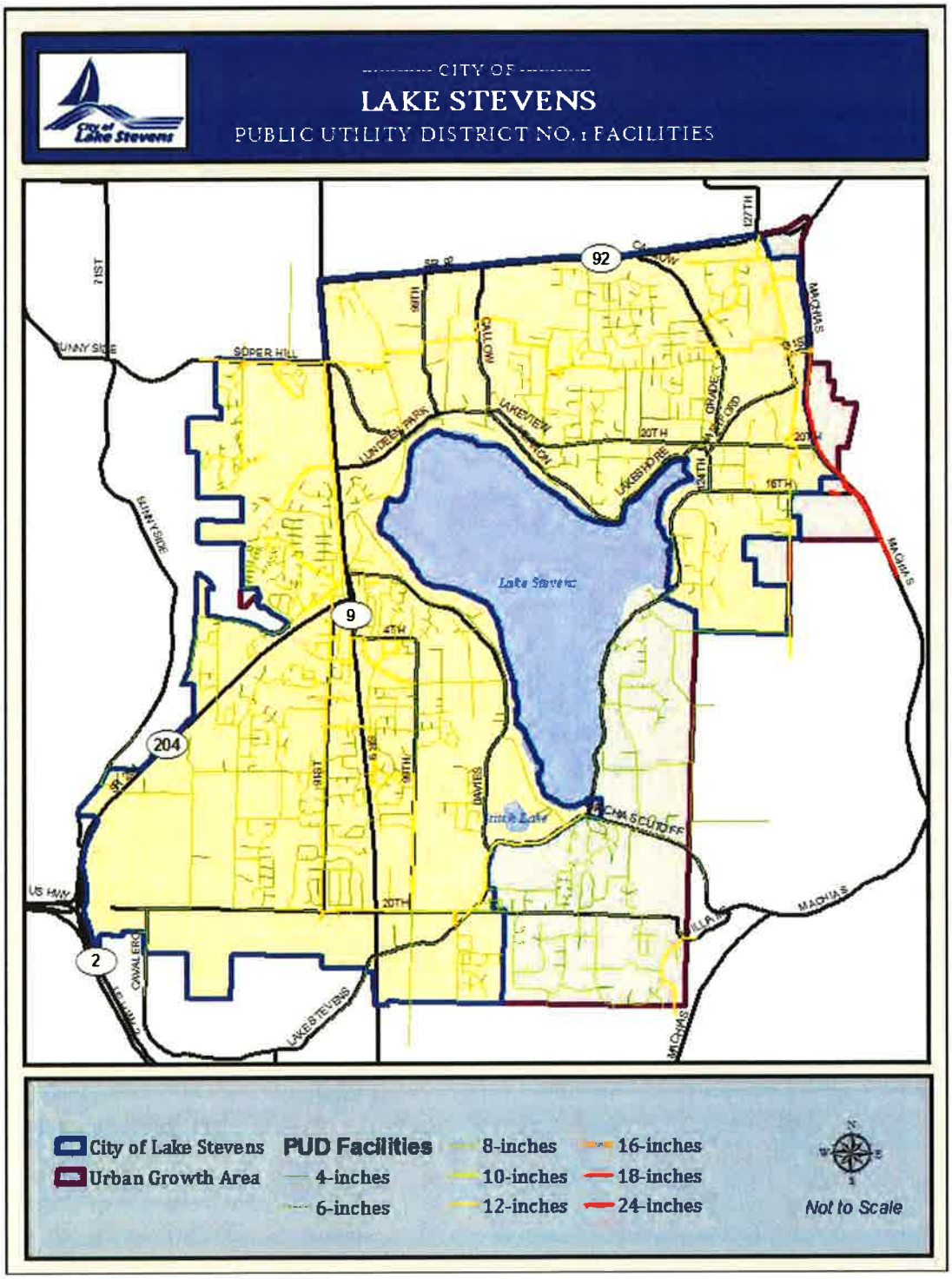

Figure 7.5 – Map of Water Facilities

Transmission and Distribution Pipelines – There are over 330 miles of pipe in the PUD's Lake Stevens water system. Pipeline sizes range from 3/4 to 40 inches and materials include cast iron, asbestos cement, ductile iron, galvanized, and steel

Booster Pump Stations – At higher elevations, booster pump stations provide additional pressure. In the city, there are two booster pump stations serving the Walker Hill and Hillcrest areas.

Pressure Reducing Stations – There are 35 pressure-reducing stations throughout the Lake Stevens Water System that help regulate pressure and define the separate pressure zones. Inside the city limits, there are six pressure zones served by seven pressure-reducing stations, which provide reasonable pressure to all city consumers.

The PUD normally designs its water facilities to provide fire flow capacity of at least 1,000 gallons per minute (gpm). In some areas, flows up to 3,000 gpm are available. Developers must fund and construct any improvements necessary to bring water to their projects and to achieve fire flow required by the Fire Marshal. The PUD's water source and storage are adequate for projected growth within its water service area.

Essential Public Facilities

Under GMA provisions (RCW 36.70A.200) jurisdictions shall include a process for identifying and siting essential public facilities. An essential public facility can be any facility owned or operated by a federal, state or local government, public utility, transportation authority or other entities that provide public services. Essential public facilities are typically difficult to site, such as education facilities, regional transportation facilities (e.g. airports), solid waste-handling facilities, regional transit authority facilities, state or local correctional facilities and in-patient facilities including substance abuse, mental health and group homes. The GMA provides that no comprehensive plan or development regulations may preclude the siting of essential public facilities. However, jurisdictions can impose reasonable conditions or mitigations on essential public facilities through its comprehensive plan or development regulations, provided these do not preclude the siting of the facility. The city has adopted essential public facilities standards within the municipal code.

GOALS AND POLICIES

GOAL 7.1 COORDINATE WITH CITY DEPARTMENTS, SPECIAL PURPOSE DISTRICTS, UTILITY COMPANIES AND OTHER SERVICE PROVIDERS TO ENSURE THE ADEQUATE DISTRIBUTION OF PUBLIC SERVICES AND FACILITIES THROUGHOUT THE CITY AND CONSISTENCY WITH THE LAND USE ELEMENT.

Policies

7.1.1 Coordinate with city departments including Administration, Finance, Planning and Community Development, Police Department and Public Works to ensure public facilities are adequately maintained and distributed to support the community's needs and that each department's planning documents are consistent.

7.1.2 Coordinate with special purpose districts including the Lake Stevens Sewer District and Snohomish County PUD and other utility providers (e.g., gas, electrical, phone, etc.) to ensure public facilities are adequately maintained and distributed to support the community's needs and that each agency's planning documents are consistent.

7.1.2 Coordinate with local and regional service providers including the Lake Stevens School District, Lake Stevens Fire, Sno-Isle Library, etc. to ensure public services are adequately maintained and distributed to support the community's needs and that each agency's' planning documents are consistent.

7.2.1 Prepare and adopt a detailed master storm drainage plan for the city to coordinate storm drainage and detention/retention consistent with the concept plan adopted as part of this element to include cumulative watershed effects.

7.2.2 Prepare and adopt a detailed master sewer plan for the city to coordinate sewer and detention/retention consistent with the concept plan adopted as part of this element.

7.2.3 Protect existing regional transmission facilities for Snohomish County PUD, Lake Stevens Sewer District and Puget Sound Energy from encroachment by incompatible urban development.

GOAL 7.2 PROVIDE THE BEST CITY HALL SERVICE ATTAINABLE WITHIN BUDGET PARAMETERS AND MINIMIZE GOVERNMENTAL EXPENDITURES BY REDUCING DUPLICATION OF SERVICES.

Policies

7.2.1 Strive to maintain efficiency in the provision of city government services through continual evaluation and improvement of administrative, technical and personnel procedures and practices, as well as the Lake Stevens Municipal Code.

7.2.2 Devote adequate funds to ensure quality staffing.

7.2.3 Ensure that elected officials, appointed commissioners and staff maintain and/or improve their levels of expertise through continued education, development and peer consultation.

7.2.4 Take advantage of affordable technological advances where it results in better and more efficient levels of service.

7.2.5 In order to expand services to the citizens of Lake Stevens in a fiscally responsible manner, continue and expand the practice of interagency cooperation by sharing personnel and facilities wherever possible.

7.2.6 Provide adequate public facilities to support the city's administrative and field operations.

7.2.7 Assure private property is not taken for public use without just compensation.

GOAL 7.3 PROVIDE FOR ADEQUATE POLICE AND FIRE PROTECTION SERVICES.

Policies

7.3.1 Periodically review and update police staffing analysis based on national practices using a work-load based model.

7.3.2 Maintain and update the Police Department Strategic Plan including goals to reduce crime and addressing conditions affecting the quality of life of the community.

7.3.3 Coordinate police services with fire protection services and other local, state and federal agencies to develop a disaster preparedness program for Lake Stevens.

7.3.4 Support the Snohomish County Fire Prevention District #8 to maintain its adopted level of service.

7.3.5 Coordinate with the Fire District on review of submitted site and building plans.

7.3.6 Coordinate land use density and intensity with the Fire District's capital budget in order to provide services within the city.

7.3.7 Consider the disaster response implications in prioritizing Fire District capital improvement and public service planning.

GOAL 7.4 PROVIDE ADEQUATE SCHOOL FACILITIES.

Policies

7.4.1 Support the Lake Stevens School District to maintain its adopted level of service.

7.4.2 Coordinate land use density and intensity with the School District's capital budget in order to provide services within the city.

7.4.3 The city will adopt by reference the Lake Stevens School District Capital Facilities Plan. The City Council shall review the CFP every two years to ensure that it is consistent with the requirements of the GMA; the impact fee calculation is consistent with the city's adopted formula and the CFP has been adopted by the District's Board of Directors.

GOAL 7.5 PROVIDE ADEQUATE STORMWATER FACILITIES AND SERVICES.

Policies

7.5.1 Continue to implement programs and projects designed to meet the goals and requirements of Department of Ecology's NPDES permit.

7.5.2 Maintain and enforce land-use plans and ordinances requiring stormwater controls for new development and re-development.

7.5.3 Actively promote and support education efforts focusing on all facets of stormwater management.

7.5.4 Develop and maintain a comprehensive stormwater inventory and identify needs to ensure a functioning stormwater system.

7.5.5 Integrate distributed, small-scale stormwater controls and prevent measurable harm to streams, lakes, wetlands and other natural aquatic systems from

commercial, residential or industrial development sites by maintaining a more hydrologically functional landscape.

7.5.6 Promote education of controlling the release of chemicals from residential fertilizing and weed/insect control on Lake Stevens and its watershed.

GOAL 7.6 STRIVE TO PROVIDE ADEQUATE SEWER SERVICES TO EVERY RESIDENCE AND BUSINESS IN THE CITY.

Policies

7.6.1 Support the Lake Stevens Sewer District to maintain its adopted level of service.

7.6.2 Support the implementation of the Lake Stevens Sewer District capital facilities plan. Coordinate land use density and intensity with the Sewer District's capital planning work and budget in order to provide services within the city.

7.6.3 As needed to further the purposes and goals of the Unified Sewer Service and Annexation Agreement, the city will continue to work with the Lake Stevens Sewer District to review and amend existing regulations to provide commonality, consistency, predictability and concurrent levels of sewer permits and regulation.

7.6.4 Coordinate city-sponsored capital improvements with the Lake Stevens Sewer District, Snohomish County Health District and neighboring jurisdictions to ensure effective and cost efficient provision of sewer service.

7.6.5 Support the Lake Stevens Sewer District in accomplishing sewer expansions in future expanded urban growth boundaries and high priority development areas within the city as well as priority development areas such as Downtown Lake Stevens.

7.6.6 Replace failing septic systems within the urban growth area with sanitary sewers; use innovative and state-of-the-art design and techniques when replacing septic tanks to restore and improve environmental quality.

7.6.7 Support efforts to require new development within the urban growth area to obtain sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.

GOAL 7.7 PROCESS PERMITS FOR UTILITY FACILITIES AND OTHER SERVICE PROVIDERS IN A FAIR AND TIMELY MANNER AND IN ACCORD WITH THE DEVELOPMENT REGULATIONS, WHICH ENCOURAGES PREDICTABILITY.

Policies

7.7.1 Promote co-location of new public and private utility distribution facilities and coordination of construction timing to minimize construction-related disruptions and reduce the cost to the public of utility delivery.

7.7.2 Provide timely and effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.

7.7.3 The city shall encourage provision of an efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines or other utilities.

7.7.4 The city will promote the extension of distribution lines to and within the urban growth area. Coordinate land use and facility planning to allow eventual siting and construction of any utility distribution lines within or adjacent to rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

7.7.5 The city shall encourage system design practices intended to minimize the number and duration of interruptions to customer service.

7.7.6 The city will formulate, interpret, and apply the land development regulations so as to allow the timely development of utility facility additions and improvements.

GOAL 7.8 ENSURE THAT UTILITIES PROVIDE SERVICE IN A MANNER THAT IS ENVIRONMENTALLY SENSITIVE, SAFE, RELIABLE AND COMPATIBLE WITH THE SURROUNDING PROPERTIES.

Policies

7.8.1 Proposals for electricity generation facilities should be scrutinized carefully to avoid impacts on local air and water quality.

7.8.2 The city will consider public utility substations, transmission facilities and other regional facilities as "necessary public facilities" for purposes of permit review, provided that utility providers can prove locational need and significant mitigation of impacts.

GOAL 7.9 PROMOTE CONSERVATION AND ENERGY EFFICIENCY, AND ALLOW FOR ALTERNATIVE DESIGN STANDARDS AND/OR MATERIALS.

Policies

7.9.1 Encourage conservation of resources and reduction of energy consumption to extend the life of existing electrical energy and infrastructure.

7.9.2 Promote the reduction of water consumption through conservation, efficiency, reclamation and reuse to reduce wastewater generation and ensure continued water availability.

7.9.3 Coordinate with water purveyors and local and tribal governments to identify and develop additional water supply sources to meet the region's long-term water needs and growth strategy, recognizing the potential impacts on water supply from climate change and fisheries protection.

7.9.4 Consider the needs for both human consumption and for environmental balance, including potential impacts of climate change on regional water sources.

7.9.5 Support renewable energy resources, energy management technology and the conversion to cost-effective and environmentally sensitive alternative technologies to meet the region's energy needs.

7.9.4 Promote low impact development projects and techniques on non-LID projects to conserve and use existing natural site features

7.9.5 The city should support development of a bio fuel technology to provide more options to reduce vehicular pollution (city fleet to cleaner fuels). The city will move toward bio fuel technology as fleet replacement occurs and as the technology is developed and proven.

7.9.6 Reduce the rate of energy use per capita, both in building use and in transportation activities.

7.9.7 Reduce greenhouse gases by expanding the use of conservation and alternative energy sources and by reducing vehicle miles traveled by increasing alternatives to driving alone.

GOAL 7.10 SUPPORT LESS RESOURCE CONSUMPTION THROUGH PROGRAMS AIMED TOWARD REDUCING, REUSING, AND RECYCLING OF RESOURCES.

Policies

7.10.1 Promote demand management and the conservation of services and facilities prior to developing new facilities.

7.10.2 Maintain and expand reduction, re-use, and recycling programs in the city.

7.10.3 Support local, regional, state, federal, and private programs aimed at reduction, re-use, and recycling of natural resources.

7.10.4 Allow zoning for businesses aimed at recycling materials when it does not pose a threat to the community's health and welfare.

7.10.5 Examine the feasibility of requiring, through zoning or other legislative mechanisms, that distributors of hazardous, noxious or toxic materials accept those materials for recycling.

GOAL 7.11 ESTABLISH A PROCESS AND IMPLEMENT DEVELOPMENT REGULATIONS TO IDENTIFY AND SITE LOCAL ESSENTIAL PUBLIC FACILITIES, CONSISTENT WITH THE PROVISIONS OF THE GMA.

Policies

7.11.1 The city will not preclude the siting of essential public facilities; however, it shall enforce its Comprehensive Plan and development regulations to ensure reasonable compatibility with other land uses when considering location and intensity of development.

7.11.2 Local essential public facilities should be sited to support the countywide land use pattern, support economic activities, reduce environmental impacts, provide amenities or incentives, and minimize public costs. This siting process should include:

a. A definition of these facilities;

b. An inventory of existing and future facilities;

d. A public involvement strategy;

e. Assurance that the environment and public health and safety are protected; and

f. A consideration of alternatives to the facility.

7.11.3 Collaborate with public agencies and special districts to identify opportunities for the co-location of local essential public facilities.

7.11.4 Consider the location of local essential public facilities inside Urban Growth Areas, unless it is demonstrated that a non-urban site is the most appropriate location for such a facility. Local essential public facilities located outside of an Urban Growth Area shall be self-contained or be served by urban governmental services in a manner that shall not promote sprawl.

7.11.5 Develop reasonable conditions, alternatives and/or mitigation requirements to address the potential adverse impacts of siting local, regional, statewide, or federal essential public facilities.

GOAL 7.12 AS THE CITY ANNEXES NEW AREAS STRIVE FOR A SMOOTH TRANSITION OF SERVICE PROVIDERS TO MINIMIZE FINANCIAL AND LOGISTICAL IMPACTS ON CITIZENS.

Policies

7.12.1 Under the Growth Management Act and Lake Stevens Comprehensive Plan the city is likely to be the provider of general government services within the Urban Growth Area. For potential annexation it is the city's policy to have interlocal agreements achieving the orderly transition of services during annexation.

7.12.2 Establish an interlocal agreement model with Snohomish County and other service provider agencies to facilitate the transfer of governance within the city's UGA in an expeditious and consistent manner.

7.12.3 The city asserts its interest in areas outside the UGA where it is possible that future UGA expansions could occur. The city will become involved in these areas' planning and decision making, both to comment on future service impacts and to assist its own service planning.

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Chapter 8: Transportation Element



CHAPTER 8: TRANSPORTATION ELEMENT

A VISION FOR TRANSPORTATION

The city will develop an effective multimodal transportation system that emphasizes access, direct circulation and safety for vehicles, freight, public transportation, cyclists and pedestrians locally and to the region.

INTRODUCTION

The city of Lake Stevens and its UGA connect to the greater region by several regional highways. The local transportation system consists of a dispersed network of roads. This type of road network is reflective of the suburban development pattern within the city and its surrounding area. SR-9 is the major north-south highway that transects the Lake Stevens UGA. It connects to major east-west routes, including US-2, SR-92, SR-204, and 20th St SE/Hewitt Ave. US-2 is a major route that connects Lake Stevens with the I-5 corridor and Everett. SR-92 defines the northern boundary of the city and provides an east-west route that extends from SR-9 eastward to Granite Falls. SR-204 serves as a connector between US-2 and SR-9. Machias Road is a major north-south collector extending north to S-92 and south to US-2, and defines the city's eastern boundary and the eastern boundary of the RUTA south of the city. With the exception of these major routes and a limited number of arterial type streets, the street pattern within the Lake Stevens UGA is largely discontinuous. This street pattern tends to concentrate traffic flows onto collector and arterial roads.

PLANNING CONTEXT

State Planning

The Transportation Element's objective is to guide development of the city's transportation system in a manner that supports the city's vision and goals. The city has developed this chapter in accordance with RCW 36.70A.070(6)(a) to address motorized and non-motorized transportation needs of the city of Lake Stevens. It represents the community's policy plan for the next twenty years. GMA encourages jurisdictions to develop efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. The GMA also directs jurisdictions to incorporate the following items into their local comprehensive plans:

- Level of Service Standards that are consistent with state and regional transportation plans that reflect community goals for multimodal transportation facilities;
- 10-year forecast that reflects capacity needs based on land use assumptions;

- Needs projection consistent with state and local system needs to meet current and future demands;
- Pedestrian and Bicycle component that addresses pedestrian and bicycle facilities and corridors and promotes healthy lifestyles;
- Transportation Demand Management (TDM) strategies including ridesharing, vanpooling, bicycling, walking and use of public transportation, efficient parking and land use policies;
- Future funding analysis for new facilities and maintenance based on projected revenues;
- Multi-year financing plan based on the needs identified in the comprehensive plan;
- Shortfall strategy to fund adopted levels of service; and
- Intergovernmental coordination based on countywide planning policies.

Regional Planning

Vision 2040 provides a structure for consideration of transportation issues for freight, roads, transit, bicycles and walking across the Puget Sound to support the regional growth strategy. A key concept revolves around linking regional and local growth centers into the decision-making process. Vision 2040 also recognizes the environmental and climate challenges created by the state's transportation infrastructure and supports energy-efficient, sustainable and safe transportation options. Finally, it emphasizes a range of funding options to address transportation needs and promote prioritization criteria for funding.

Countywide Planning

The County and cities will work proactively with transportation planning agencies and service providers to plan, finance, and implement an efficient multi-modal transportation system that supports state-level planning, the Regional Growth Strategy, and local comprehensive plans.

The countywide planning policies emphasize a coordinated, efficient transportation system that minimizes impact to the climate and employs adaptive management strategies to meet growth patterns throughout the county. The countywide planning goals also echo the state and regional perspective of establishing multimodal transportation linkages between growth centers and residential areas. Snohomish County suggests the countywide planning policies "are intended to guide transportation planning by the County and cities in Snohomish County and to provide the basis for regional coordination with the Washington State Department of Transportation (WSDOT), the Puget Sound Regional Council (PSRC), and transportation operating agencies." (Source: Countywide Planning Policies: Effective June 24, 2011)

Lake Stevens Planning

The Transportation Element considers the location and condition of the transportation system; the cause, scope and nature of transportation problems; future needs; and addresses Level of Service (LOS) Standards. The type and availability of transportation resources are major factors in development of land use patterns, while conversely, the way land is used greatly influences the need and location for new transportation facilities. The relationship between transportation and land use is one of continuous interaction and must be coordinated. The city's transportation plan integrates the assumptions from the Land Use Element and incorporates the state, regional and countywide principles for an effective transportation system.

Transportation Element information was initially derived from the Lake Stevens' Transportation Plan (July 19, 2005) and Snohomish County's Transportation Element (February 1, 2006) to update the street inventory, roadway classification map and the transportation improvement plan. In 2009, the "Southwest Annexation" was enacted and approximately 2,400 acres were annexed into the city. The annexation was roughly bound by Market Street to the north, by Lake Stevens to the east, by SR-204 to the west, and by 20th Street SE to the south. At the time of annexation, the County had identified 20th Street SE as a regionally significant transportation route and completed engineering design for the remainder of the corridor. Following the annexation, the County continued as the lead agency but the emphasis on the importance had diminished. In August 2011, the Lake Stevens City Council approved an agreement with Snohomish County where the city assumed the lead role.

INVENTORY AND ANALYSIS

The inventory presented in Appendix D provides information useful in the planning process. This Transportation Element addresses all arterial (major and minor) and collector roads located within the city of Lake Stevens and the Lake Stevens Urban Growth Area including those which are the responsibility of the Washington State Department of Transportation (State highway system), the county or the city. The city compiled existing roadway functional classifications, the most recently available traffic volume counts and accident frequency data. The analysis of this information is included in this section.

Traffic Circulation within the City

Roadways are classified by their intended function and desired service. The roadway functional classification is presented in the Roadway Classification section of this Element. The backbone of the city's transportation system is its highway and major arterial system. These streets provide mobility and access for a range of travel modes and users. Lake Stevens' major regional arterials are SR-9, SR-92, SR-204 and 20th Street SE.

Minor arterials generally provide circulation for local traffic movement. These include Lundeen Parkway, 20th Street NE, Grade Road, 91st Avenue NE/SE and Soper Hill Road (west

of SR-9). The traffic circulation system within downtown Lake Stevens is limited to north-south travel along Main Street (East Lake Shore Drive to the south and Grade Road to the north) and east-west on 20th Street NE. With the exception of Lundeen Parkway and Soper Hill Road, these roadways are two lane roads with limited pedestrian facilities and the appearance of a local residential street.

The city's truck routes are along SR-9, SR-204, SR-92 and 20th Street SE. Access to the city's industrial area in the northeast portion of the city is along collector roadways which are not considered truck routes.

Subarea Plans

In September 2012, the city adopted subarea plans for Lake Stevens Center and the 20th Street SE Corridor. As part of the environmental impact statement, the city determined transportation projects required for development of both subareas. The city also adopted a Planned Action Ordinance setting development thresholds for land use, developing available maximum trip thresholds for each subarea and identifying mitigation measures for development. The need to implement any of the identified transportation projects depends upon the pace of development within the two subareas.

As part of the subarea plans, the city modified existing Levels of Service (LOS) from an intersection LOS Standard "C" to a system LOS Standard "E" in each subarea. The system consists of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis provides an accumulative average LOS from intersections within the transportation network, while excluding intersections on State Routes. For the 20th Street SE Corridor Subarea, this includes all intersections within the defined subarea boundaries with the exception of SR-9 intersections. For the Lake Stevens Center Subarea, this includes all intersections within the defined subarea boundaries excluding SR-9 and SR-204 intersections.

The subarea plans include discussion of a layered street network for the subareas that prioritize various types of travel on different roadways to reflect and emphasize the character of the neighborhood. The network includes state highways, boulevards, local streets, school connection streets and trail streets.

SR-9 at SR-204 System – The city identified this system as one of the city's major transportation needs in the Lake Stevens Center Subarea Plan. WSDOT completed a preliminary study and issued a design report in 2012. Lake Stevens is current seeking funding based upon those findings. This system consists of three intersections including:

1. SR-9/SR-204 – An improvement intended to promote safety and increase capacity. The currently proposed solution calls for a roundabout with improved egress from to Lake Stevens Center, a shopping complex, directly onto SR-9 and SR-204. Entering weekday PM Peak volume is 4,000 (2014).

2. SR-9/4th Street NE – An improvement intended to promote safety and support circulation for commercial areas east of SR-9. The project will add a new right turn pocket on SR-9. Entering weekday PM Peak volume is 1,800 (2014).
3. SR-204/91st Avenue NE – An improvement intended to promote safety, increase capacity and support circulation for future development in the area. A roundabout has been proposed as a solution to safety problems at this intersection. Entering weekday PM Peak volume is 2,640 (2014).

SR-9 at 24th Street SE (aka South Lake Stevens) – This project is identified in the Lake Stevens' 20th Street SE Subarea Plan. The city has proposed full intersection improvements to provide ingress/egress to a planned roadway arterial (24th Street SE). The city has coordinated with WSDOT on this intersection to ensure that a full access intersection can be developed when future development occurs to the east and west of SR-9.

SR-92 at Grade Road – Identified in the 2012 draft city of Lake Stevens Downtown Framework Plan. This is proposed to be a roundabout to improvement safety and operations.

Natural Traffic Barriers

The city has three common features that create natural barriers to the traffic circulation system: 1) critical slopes; 2) wetlands and 3) the lake, which is considered the largest natural barrier within the city. The lake is the largest single barrier within city limits.

On-Street Parking Facilities

On-street parking is typically limited with availability found primarily on local access and collector classification roadways. Along older street corridors, such as 20th Street NE, availability of parking is limited and the quality of the available parking spaces is low (typically graveled shoulder).

Generally the demand for on-street parking does not exceed the available parking areas within the city. On-street parking in residential areas is typically sufficient to handle vehicles that cannot be accommodated on private property. The primary exception is during special events and around Lake Stevens High School.

Mass Transit

Community Transit provides regional bus service with routes to Seattle, Granite Falls, Marysville and Everett. The Lake Stevens Transit Center, located at 9600 Market Place in the Lake Stevens Center subarea, provides bus =connections for active Community Transit bus routes. Consideration for a future Park and Ride in the 20th Street SE Corridor Subarea, near the intersection of SR-9 and 20th Street SE, is being discussed with Community Transit and Snohomish County. Community Transit has designated two park and rides for vanpools and carpools at Ebenezer Lutheran Church (2111 - 117th Avenue NE) and Holy Cross Lutheran Church (9613 - 20th Street SE).

Pedestrian/Bicycle Trails

Bicycle and pedestrian routes are discontinuous throughout the city having been constructed in a piecemeal manner over the years and include bicycle lanes, paved shoulders and shared-use paths. The Centennial Trail, a multi-mode (pedestrian, bicycle, horse, etc.) facility was built by Snohomish County and runs along the eastern border of the city. Picnic areas, bicycle racks and other amenities are provided. A trail head has been built in the northeast corner of the city by Snohomish County. Many of the older residential areas are not yet connected by trail to recreational areas, schools, or shopping areas. Chapter 5 presents a discussion of the trail system in Lake Stevens as part of the Parks and Recreation Plan. The Land Use Section discusses how the Centennial Trail can assist in bringing pedestrian and bicycle traffic to the downtown.

In 2000, a pedestrian/bike trail was dedicated along Hartford Road between 20th Street NE and Old Hartford Road. This was made possible by changing Hartford Road to a one-way street. This is a good example of how decisions have been made that blend land use, transportation and recreation. It represents a standard that the city intends to pursue in the future.

As a unifying road feature, bicycle facilities including dedicated lanes and shared lanes (e.g., sharerows), are proposed along several streets connecting the city's growth centers and adjacent neighborhoods.

Curbs, Sidewalks, Landscaping, and Street Lighting

City code requires new development projects to construct frontage improvements, including non-motorized facilities, landscaping and lighting improvements, in public right of way and internally as a part of the development approval. In 2014, the city performed an update to its Sidewalk Connectivity Plan (originally adopted in 2011). The Sidewalk Connectivity Plan is intended to identify gaps in pedestrian facilities for setting project priority needs and long term funding strategy. It estimated the city provides 119 miles of some type of pedestrian feature. The Sidewalk Inventory is shown on Figure 8.1.

The pedestrian features include concrete sidewalk, paved shoulder, asphalt path, and dedicated gravel shoulders. It is estimated that approximately 63 percent of the frontage has some type of walkable pedestrian feature. Funding opportunities are sought in the form of grants from state and federal agencies to augment budget dollars for construction of improvements.

State Routes

The Washington State Department of Transportation (WSDOT) coordinates with the city of Lake Stevens on projects within the UGA and city limits.

SR-9 is a highway of statewide significance (HSS) running north-south parallel to Interstate 5 from Snohomish County/King County to the Arlington area.

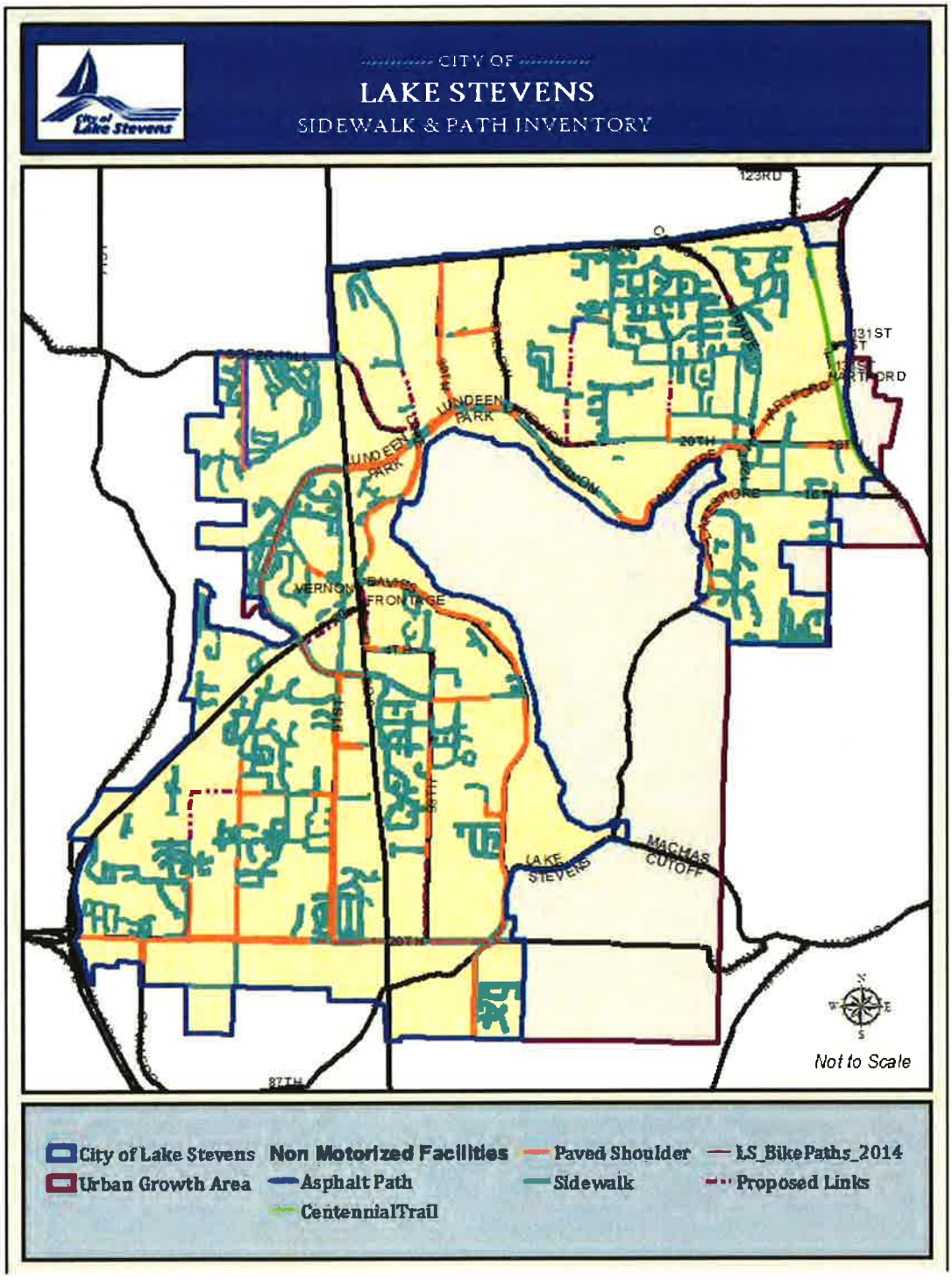


Figure 8.1 Sidewalk & Path Inventory

SR-9 within the city, begins approximately 0.1 miles south of 20th Street SE and ends on the north side of the SR-92 intersection. Approximately 3.6 miles lie within the city limits. This is a limited access roadway. The approximate weekday peak hour traffic volume is 2,900 (north of SR-204).

SR-204 is a regional connector route between US-2 and SR-9. Within the city, SR-204 begins at 71st Avenue SE and ends at SR-9. Approximately 1.8 miles are within the city limits. This is a limited access roadway. The approximate weekday peak hour traffic volume is 1,970 (between Market Street and SR-9).

SR-92 is a regional connector between SR-9 and the city of Granite Falls. Within the city, SR-92 begins at the SR-9 intersection and ends approximately 250 feet east of 127th Drive NE. This is not a limited access roadway and is under the right of way jurisdiction of the city. Approximately 2.4 miles are within the city limits. The approximate weekday peak hour traffic volume is 1,540 (between SR-9 and Lake Drive NE).

ASSESSING ROADWAY CAPACITY

Roadway Functional Classification

Roads in Lake Stevens are classified according to a hierarchy of function as follows:

1. Freeway/Expressway – state designated route, typically with limited access control. Road considered to have regional significance. Speeds range from 35 to 55 mph (typical).
2. Major Arterial – city designated route, typically highways and arterials with limited access and left turn movement is controlled. Roads considered to have regional significance. Speeds range from 30 to 35 mph (typical).
3. Minor Arterial – city designated route, typically connecting to highways, arterials, and collectors. Limited access is preferred. Roads considered to have local with some minor regional significance. Speeds range from 25 to 35 mph (typical).
4. Collector – city designated route, typically connecting neighborhoods to arterial roadways. Collectors may have direct access if no other alternative exists. These roads are considered to have local significance. Speeds range from 25 to 30 mph (typical).
5. +Local Access – city designated route, typically connecting neighborhoods to collectors. There is no access control. Roads considered to provide direct access to residences. Typical speed is 25 mph.

Functional Classification Designation

The city's functional classification designations have been determined based on each route's regional significance and operational characteristics. The functional classification designations are shown on the map in Figure 8.2.

This information is used in determining access control, frontage improvements required for development, guides programming of roadway improvements, and determines maintenance service priority levels for emergency events such as snow and ice control.

For the Lake Stevens UGA, all roadways were classified by Snohomish County using the federal functional classification system. The major classifications of County roadways are principal arterial, minor arterial, collector and local access street.

LEVEL OF SERVICE (LOS) STANDARDS

The following table defines intersection LOS. The time shown is in seconds and is calculated for a specific intersection based on the average delay from all approaches over a one hour P.M. peak hour period.

The city of Lake Stevens has set a citywide standard of LOS E for major and minor arterials and collector roadways. Along the 20th Street SE corridor, LOS is determined as an average of all intersections from South Lake Stevens Roadway to Cavalero Road. On local access roadways the standard is LOS C. Figure 8.3 illustrates the pm peak hour traffic model for the city along major roads and intersections.

LEVEL OF SERVICE	SIGNALIZED INTERSECTION	UNSIGNALIZED INTERSECTION
A	≤10 sec	≤10 sec
B	10–20 sec	10–15 sec
C	20–35 sec	15–25 sec
D	35–55 sec	25–35 sec
E	55–80 sec	35–50 sec
F	≥80 sec	≥50 sec

Table 8.1 Intersection Level of Service

Roadway Design Standards

The city-adopted roadway design standards are depicted in the most current edition of the Engineering Design and Development Standards (EDDS - 2009).

Traffic Calming

Variations in roadway standards are often used for the purpose of calming or slowing traffic. Traffic calming consists of physical design and other measures installed on roadways for the purpose of reducing motor-vehicle traffic speeds as well as to improve safety for pedestrians and cyclists. Possible techniques include traffic circles, mini roundabouts, streetscaping, chicanes (roadway barriers) or road diets (reduction in lanes).

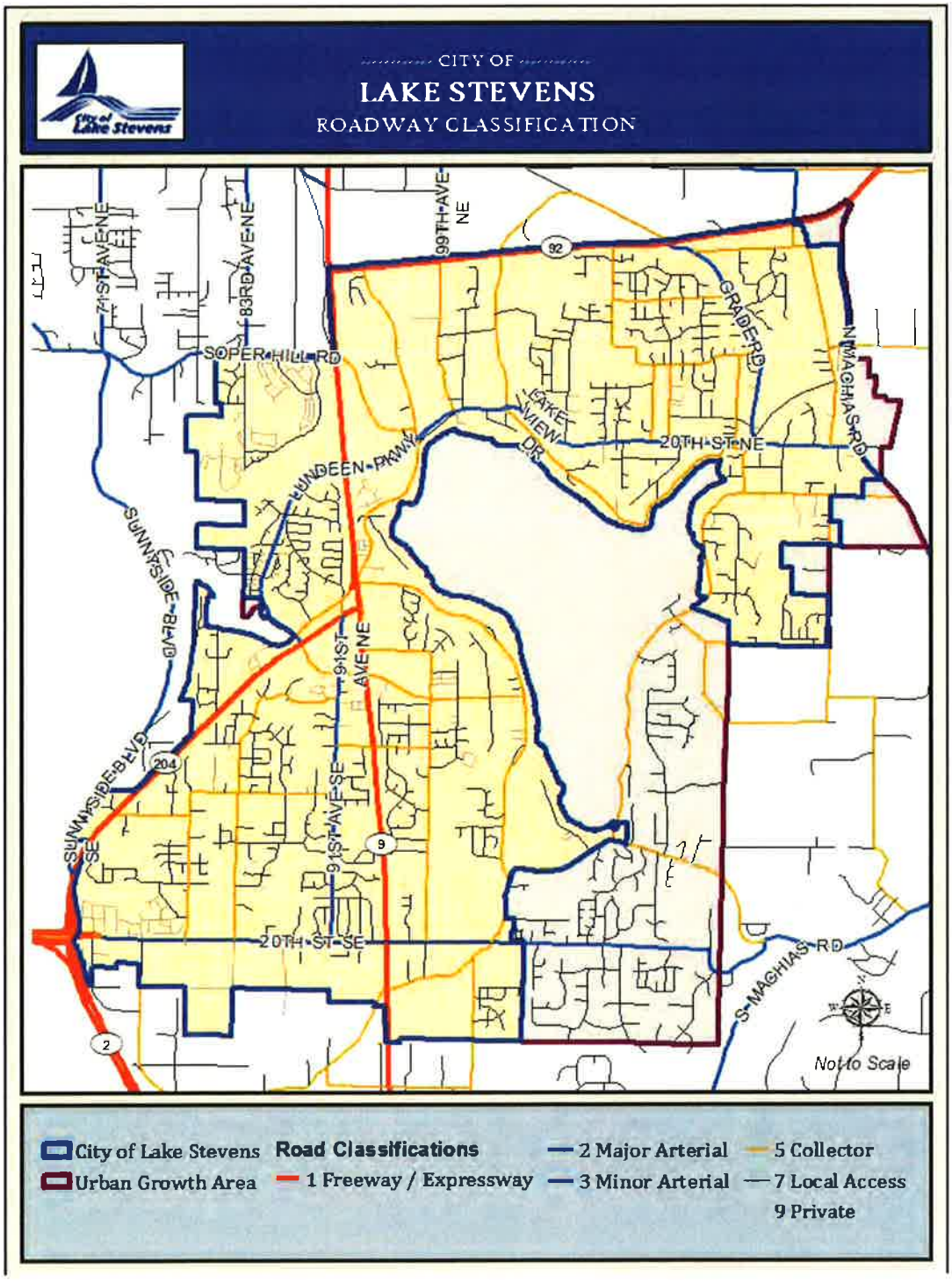


Figure 8.2 - Roadway Classifications

Truck Routes

In 2011, the city adopted, through Ordinance 863, a designated truck route system and established weight limits on all streets. The designated truck routes within the city are:

- State Route 9
- State Route 92
- State Route 204
- 20th Street SE between US 2 and the east city limits.

Truck route exceptions are provided for repair, pickup, delivery and for businesses that operate trucks from within the city. (This does not apply where a residence is also a place of business.)

State Route LOS Standards

SR-9 and US-2 are considered highways of statewide significance, while SR-92 and SR-204 are considered highways of regional significance in the transportation inventory. The city will use the LOS methodology, defined in the *Highway Capacity Manual* to determine concurrency on state routes. WSDOT sets the LOS standards for Highways of Statewide Significance based on a congestion index that is calibrated as LOS D in urban areas and LOS C in rural areas. The Puget Sound Regional Council measures the LOS standards for Regionally Significant State Highways based on a one-hour p.m. peak period. These are further divided into tiers based on proximity to urban areas. The LOS standards for state routes are shown in Table 8.2.

STATE ROUTE	HIGHWAY CATEGORY	LEVEL OF SERVICE
US-2	Highways of Statewide Significance	Urban LOS D
SR-9	Highways of Statewide Significance	Urban LOS D
SR-92	Highways of Regional Significance	Tier 2 LOS D
SR-204	Highways of Regional Significance	Tier 1 LOS E Mitigated

Table 8.2 Level of Service Standards for State Routes

Snohomish County LOS Standards

The city is surrounded by county roads and there are county roads which traverse through the city. The county's LOS standards are based upon travel times on arterial segments, which form corridors throughout unincorporated Snohomish County. The LOS for urban areas is LOS E to maintain an average speed of 10 miles per hour.

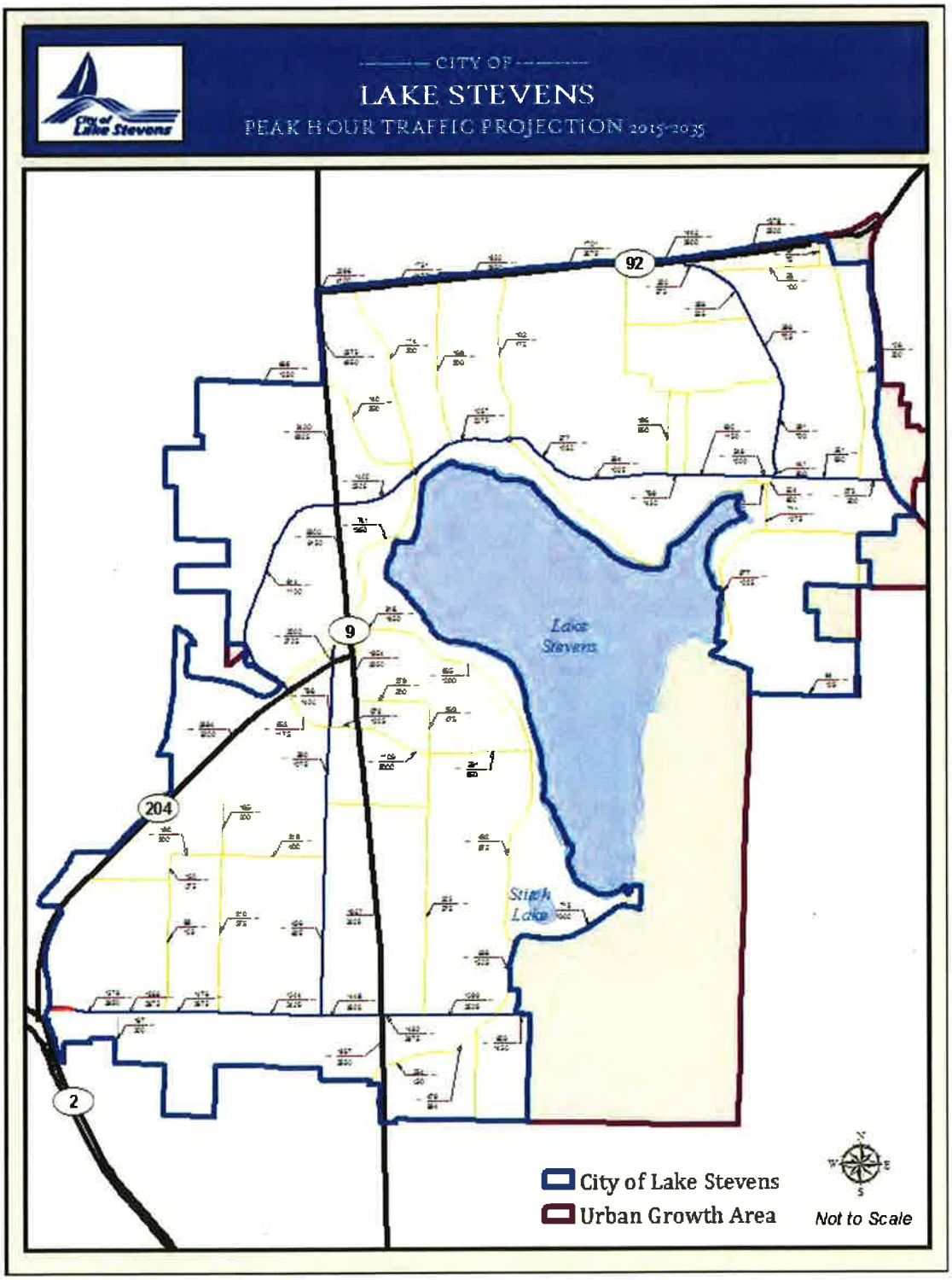


Figure 8.3 – PM Peak Hour Traffic Model

Transit LOS Standards

While the city has not adopted a LOS standard for transit, the city has coordinated land use and transportation goals and policies with Community Transit's standards to ensure that the community can be supplied with adequate transit services. Goals and policies requiring specific design, density and review for transit-friendly development have been included in the Land Use Element Goals and Policies. Community Transit has designated 20th Street SE and State Route 9 as "transit emphasis corridors" in Community Transit's Long Range Transit Plan for consistency with Countywide Planning Policy TR-12. The city is also designating 20th Street SE and State Route 9 through the city as "transit emphasis corridors" for consistency with Community Transit's plan and the Countywide Planning Policies.

Capacity of the Circulation System

Capacity of the roadway network is determined by LOS at collector and higher functional classification intersections.

FUTURE NEEDS AND ALTERNATIVES

Analysis of Needed Roadway Capacity Improvements

A citywide transportation needs analysis was performed in 2011/2012 with traffic volumes and projections updated in August 2015. This original analysis was performed as part of the city's development of its GMA base Traffic Impact Fee program, the Lake Stevens Center, 20th Street SE Corridor Subarea plan and the Downtown Framework plan.
Updates include PM Peak Hour counts conducted between the 2012 study and August 2015 as well as projections of 2012 volumes up to 2015 and 2035 levels. The city used a conservative three percent annual growth rate for future projections. The 20 year Peak Hour Traffic Projection Map is shown on Figure 8.3.

The findings were that the city's transportation system currently meets or exceeds the adopted LOS standards. However, the 20 year projected analysis indicated a need for system improvements to meet future land use growth demands. These projects have been identified and are included in the 20 year Capital Facility Plan.

Analysis of Needed Roadway Safety Improvements

The intersection of SR-9/SR-204 had been identified by WSDOT as the highest accident location in the SR-9 Route Development (Corridor) Plan. The city and WSDOT have worked together on the development of alternatives to improve this condition with system improvements that include the SR-9/SR-204, SR-204/91st Ave NE, and SR-9/4th Street intersections. In 2012, a Final Pre-design Report was released. The city is currently seeking funds for design and construction based upon the findings of this report.

No other high accident frequency areas were identified within the city. When a safety concern is identified, the area of concern is investigated and action may be taken if an engineering analysis determines that an action is warranted and resources are available.

Analysis of Multimodal Improvements

Pedesdtrian Facilities – Pedestrian connectivity between residential areas and schools, commercial centers, trail systems and public parks is a high priority for the city, specifically in the city's growth centers and subareas. In 2011 the city adopted a Sidewalk Connectivity Plan. This plan's intent was to identify the needs for pedestrian improvements to fill gaps in the existing sidewalk system to provide for a contiguous pedestrian system outside of residential neighborhoods. The final plan resulted in a comprehensive list of pedestrian projects that are included in the 20 year Capital Facility Plan. This plan was most recently updated in 2014 to include both completed and active projects while updating the proposed project list.

The Lake Stevens Center Subarea Plan and the 20th Street SE Corridor Subarea Plan both include the inclusion of sidewalks on many existing and future streets, some trail streets with a large paved trail on one side of the street, and the development of a trail along the power lines between the two subareas. These identified projects are also included in the 20 year Capital Facilities Plan. Additional pedestrian improvements will be defined for Downtown Lake Stevens.

Bicycle Facilities – Providing continuity in a pedestrian and bicycle system can result in greater comfort and ease for its users. The city is striving to create a fully integrated system for non-motorized transportation, yet recognizes the need to prioritize locations where it expects heavy use, such as routes connecting residential areas to recreational facilities (including the Centennial Trail) and schools.

The city is in the process of developing a Bicycle Route Development Plan which is expected to identify key bicycle routes that will connect residential areas with centers, parks and trails. The Plan is expected to be adopted in 2016.

As mentioned earlier, it is a priority of the city to develop a multimodal infrastructure for pedestrian and bicyclists citywide to meet safety and mobility needs in additional to creating healthy communities. At this point, the city has not adopted a specific service level to require expansion of non-motorized facilities. However, as new commercial and residential development occur, non-motorized facilities are typcially constructed with the project to meet general concurrency and zoning code requirements based on adopted engineering and design standards. In addition, the Parks and Recreation Element identifies citywide trail connections that serve a dual purpose to provide recreation and non-motorizded transportation. The Pedestrian Plan supplements development activity to provide connections between existing non-motorized facilities, prioritized by need, cost, route-directness and opportunity.

Transportation Improvement Plan

The Transportation Improvement Plan (TIP) is the result of an iterative process that balances the goals of all comprehensive plan elements. The TIP contains both funded and unfunded projects. Maintaining a list of priority projects helps the city monitor needs and pursue funding sources.

The policies in the Transportation Element have been prepared recognizing that not all projects in the TIP can be considered in the Capital Facilities Element at this time. Financial planning for transportation must use the same process as the financial planning for other capital facilities. However, the timing and funding for transportation are restricted by the concurrency requirement and the binding nature of LOS standards. The city is required to create a six-year financing plan for both transportation and capital facilities with reviews and amendments annually. In addition, the city is required to provide such transportation services concurrently with new development.

The city will use the annually updated Six-Year TIP to re-evaluate the priorities and timing of all transportation projects. Projects are completed and priorities change throughout the planning period. It may be necessary to update the TIP more than once a year. Also, the TIP update process may not coincide with the yearly comprehensive plan update process. Therefore, the TIP is not included in the Comprehensive Plan, but is an important associated document. The most recently approved TIP is included in Appendix E; however, it is not adopted as part of this Comprehensive Plan.

Maintenance, Preservation, and Operation

The multicounty planning policies and Transportation 2040 emphasize efficient maintenance, preservation and operation of the transportation system as a cost-effective means to ensure current assets continue to function and sustain regional mobility. Following this regional strategy, the city will continue to look at options for maintenance, preservation and operational improvements to the existing road network as an essential component of the transportation plan and capital facilities decision-making process.

Safety and Emergency Managment

Safety issues address the design and operation of the system, as well as threats from harmful acts and natural disasters. Areas of primary concern are vehicle-related deaths and injuries, as well as pedestrian and bicyclist deaths and injuries. A safe and secure regional transportation system pays careful attention to design and operation of facilities, as well as multiagency coordination and communication. The city coordinates regionally on transportation issues with partner agencies. It also coordinates locally with the Fire Department, School District and Police to ensure a safe and effective street network for motorists, cyclists, pedestrians and emergency service providers.

Air/Water Quality and Transportation

Air quality in Lake Stevens is considered relatively clean with no major freeway running in close proximity. However, during peak hours in the vicinity of SR-9 and SR-204 and 20th Street SE, congestion can result in high vehicle emissions. In addition, US-2 is located to the south and west of the current UGA.
As population growth continues to increase so does traffic congestion and the associated vehicle emissions. The city's focus is to help counter this air quality impact through the reduction in automobile use and the increase in mass transit use.

Planned methods to reduce vehicle trips are to provide more living wages jobs within the city, provide high density housing near employment centers and utilize mixed use facilities. This will allow for fewer miles traveled, opportunities for non-motorized travel to places of employment and shopping, and provide the density necessary to support transit services.

Another method that the city has incorporated is to provide lower emissions roadway design standards. Roundabouts have been used at several locations within the city which have resulted in less congestion. This, in turn, results in lower vehicle emissions from starting, stopping and idling at intersections. More roundabouts are in future plans.
Air pollution contributes to water pollution when rainwater picks up air pollutants and runs off into local creeks, streams and Lake Stevens. Tree preservation is an integral part of protecting air quality. Trees improve air quality by intercepting particles and removing gaseous pollutants. These pollutants include nitrogen dioxide (NO2), sulfur dioxide (SO2), carbon monoxide (CO) and particulate matter. Therefore, the city should take a lead role in reducing transportation-related air quality impacts to protect Lake Stevens' water quality.

GOALS AND POLICIES

GOAL 8.1 UPDATE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN TO VERIFY THE EXISTING ROAD INVENTORY AND UPDATE WITH NEW INVENTORY GENERATED FROM ANNEXED AREAS.

Policies

8.1.1 The city will perform a review of the existing Street Inventory (Appendix D). Corrections and additions regarding the names and locations of streets will be made to make the inventory current.

8.1.2 The city will perform a field evaluation to update and verify the classifications and conditions for all the roads in the Street Inventory in an effort to obtain current and accurate information.

GOAL 8.2 PROVIDE A ROADWAY NETWORK WHICH MEETS ADOPTED LEVEL OF SERVICE STANDARDS.

Policies

8.2.1 For traffic levels of service, the city adopts LOS C or better at peak hour traffic for residential areas and LOS E along arterials and collectors in other areas at peak hour. As part of the subarea plans, the Level of Service for the subareas has been modified from an intersection LOS Standard "C" or "E" to a system LOS Standard "E" for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

8.2.2 Provide a safe, convenient and efficient transportation system.

8.2.3 Manage truck traffic with a Truck Route Ordinance and appropriate signage.

8.2.4 Consider developing a level of service standard for pedestrian and bicycle facilities to measure safety, availability, connectivity and service quality of facilities.

8.2.5 The creation of private streets is discouraged. Existing private streets will be accepted by the city for ownership and maintenance only if they are consistent with current design standards or can be brought to current design standards for new streets, and they can be shown to be a benefit to the city.

8.2.6 Develop criteria for the signing of streets, with the goal of providing a smooth, efficient transportation system.

8.2.7 Adopt the transit levels of service used by Community Transit.

8.2.8 The city shall adopt the same Level of Service standards for Highways of Statewide Significance and Highways of Regional Significance as adopted by the Puget Sound Regional Council and the Washington State Department of Transportation.

GOAL 8.3 PROVIDE AN AFFORDABLE LEVEL OF SERVICE FOR THE ROADWAY NETWORK.

Policies

8.3.1 The city will maintain a list of annually updated road improvement priorities.

8.3.2 Upon the annual date of adoption, the city's concurrency management system may be revised as part of the annual review and amendment of the Comprehensive Plan.

8.3.3 The city will coordinate with the PSRC Regional Transportation Planning Organization to ensure consistency and compatibility between transportation plans.

8.3.4 In order to preserve the character of neighborhoods, City Council may adopt reduced road standards for built neighborhoods where necessary for the provision of safer pedestrian access.

8.3.5 In city road projects, the City Council may choose to install temporary safety improvements (such as widened asphalt shoulders, etc.) in lieu of full improvements where they are able to make at least the following findings:

a. There is a significant overwhelming public need to improve pedestrian safety along the road on which the project is proposed, and the project will substantially do so.

b. The project is intended to be a temporary solution until a full street improvement project can be funded.

c. The project is designed in such a way as to not preclude eventual full-standard development.

d. If the full street improvement project is listed on the city's 6-year Transportation Improvement Plan, it will not be removed from the TIP because of the temporary improvements.

GOAL 8.4 PROVIDE A TRANSPORTATION SYSTEM THAT SUPPORTS EXISTING LAND USES AND ACCOMMODATES ANTICIPATED GROWTH.

8.4.1 Modeling of the city's transportation system shall be at an arterial and collector level and be updated at least on even years (i.e., 2018, 2020, etc.)

8.4.1 Except in cases of overriding public interest or physical constraints, new roads shall be routed to avoid traversing publicly-owned natural preserves, parks/recreation areas and areas identified as wildlife habitat.

8.4.1 The city will coordinate with its' metropolitan organization, state and county on projects of regional significance to help ensure that outside city traffic impacts are considered in project planning and design.

8.4.1 Traffic impact fee plan shall be maintained to address growth and concurrency needs.

GOAL 8.5 ENSURE THAT THE TRANSPORTATION SYSTEM IS ADEQUATE TO SERVE ALL EXISTING AND FUTURE LAND USES. IN ADDITION, THE CITY WILL DEVELOP A CONCURRENCY MANAGEMENT SYSTEM, EXPLORE ALTERNATIVES FOR DEMAND MANAGEMENT, AND SECURE ADEQUATE FINANCING FOR TRANSPORTATION.

Policies

8.5.1 The city coordinates with the Washington Department of Transportation in the selection of the criteria used to establish future right-of-way cross sections of the state highway system.

8.5.2 Traffic impact fees shall be assessed through the an areawide GMA based impact fee program, which shall be evaluated for every project to determine concurrency.

GOAL 8.6 STRIVE FOR CONTINUOUS AND LONG TERM EXPANSIONS TO THE TRAIL AND PEDESTRIAN SYSTEMS.

Policies

8.6.1 In most cases, private property owners shall be required to install new right-of-way improvements, including curbs, gutters, sidewalks and planting strips, for all new development projects.

8.6.2 Adopt sidewalk regulations consistent with state guidelines for the maintenance responsibility of sidewalks and planting strips by adjacent property owners.

8.6.3 The city will continue to incorporate regular and routine consideration of bicycles in accordance with the Washington State Department of Transportation, and the American Association of State Highway and Transportation Officials (AASHTO) standards in all transportation improvements.

8.6.4 Where appropriate, the city will install or cause to be installed, budget permitting, new sidewalks on existing city streets considered by the city to be high priority areas generally within two years of identification.

GOAL 8.7 PROMOTE PEDESTRIAN AND BICYCLE ACCESS TO PUBLIC FACILITIES AND CENTERS.

Policies

8.7.1 Pedestrian connections take first priority over other means of non-motorized connection.

8.7.2 Pedestrian and bicycle routes will be designated on arterial and collector roadways except for designated school access routes.

8.7.3 Land under transmission lines should be used for multi-use, non-motorized pathways.

8.7.4 Pedestrian route priority must take transit connections into consideration.

8.7.5 Bicycle facilities should be considered when roadway improvements are performed on arterial and collector roadways.

8.7.6 Widened outside travel lanes of 14 feet should be considered where possible to provide a shared bicycle and vehicle lane.

8.7.7 Shared use path links located on steep slopes should be avoided when possible.

8.7.8 A comprehensive sidewalk/walkway/trail plan should be developed to provide alternative routes to employment centers, shopping areas, transit stops, schools and public and recreational facilities.

GOAL 8.8 ESTABLISH MECHANISMS TO REDUCE THE DEMAND FOR TRANSPORTATION FACILITIES SUCH AS CAR/VAN POOLS, AND STAGGERED WORK HOURS.

Policies

8.8.1 In the central business district, integrate both the access and movement within the district for motorized and non-motorized traffic.

8.8.2 Land use and density of development will be coordinated with transportation centers within the city to support and encourage the use of transit. Clustering and other development techniques will be encouraged near transit access area.

8.8.3 Work with Community Transit to identify the best routes, stops and scheduling to best serve the community, encourage use and maximize the efficiency of public transportation.

8.8.4 Encourage developers to consider public transportation in transportation plans submitted as part of preliminary plat consideration.

8.8.5 Coordinate public transportation corridors with Community Transit and neighboring communities.

8.8.6 Encourage and plan for "pedestrian-scale" neighborhoods and centers to enhance access and mobility for public transportation users.

8.8.7 Continue to coordinate with all agencies and neighboring jurisdictions involved with public transportation, whether they be bus, HOV lanes, light rail, heavy rail, ride sharing, van pooling, or other forms, to identify what is of best use to the citizens of the city and participate in those ventures and proposals which are of general and/or specific benefit to the citizens of the city.

GOAL 8.9 DEVELOP ALTERNATIVE TRANSPORTATION SOLUTIONS TO REDUCE CONGESTION WITH MINIMUM INFRASTRUCTURE INVESTMENT.

Policies

8.9.1 Pursue the use of Traffic Demand Management (TDM) strategies as a means to reducing traffic congestion.

8.9.2 Support land use patterns that reduce the quantity and length of trips by single occupant vehicles.

8.9.3 Pursue the use of TDM strategies as an alternative or supplement to roadway capacity improvements.

8.9.4 Work with Community Transit to implement employer outreach programs to promote the use of alternative transportation modes and other worksite-based strategies such as alternative work schedules.

8.9.5 In the activity and regional employment centers, encourage compact and mixed use development to reduce vehicle trips and to encourage transit use.

8.9.6 Encourage new employers locating to the city to have or develop TDM plans to help reduce demand on the transportation system.

8.9.7 Consider mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young and low-income populations when considering new projects, maintenance and modification to the street network.

8.9.8 Evaluate existing facilities, policies, and programs for discrimination and develop a modification or transition plan that is consistent with ADA requirements.

GOAL 8.10 TRANSPORTATION IMPROVEMENTS SHALL BE PRIORITIZED AND FINANCED CONSISTENT WITH THE CAPITAL FACILITIES ELEMENT, AND ALL POSSIBLE AVENUES OF PAYING FOR THE IMPROVEMENTS SHOULD BE EVALUATED FOR AVAILABILITY AND FAIRNESS.

Policies

8.10.1 The city may investigate and consider creating a street utility district to share the cost of capital street improvements over all users.

8.10.2 Continue to require developers to pay for improvements related to the impacts of their developments.

8.10.3 Keep transportation improvement cost estimates current to collect appropriate shares from developers and users as established.

8.10.4 The city will investigate alternative methods of obtaining financing for transportation improvements, including: local option taxes, bonding, Local Improvement Districts, combining efforts with other agencies, investigate all possible grant and loan opportunities such as the Public Works Trust Fund, Intermodal Surface Transportation Efficiency Act funding and interlocal agreements for mitigation costs with Snohomish County.

GOAL 8.11 ENSURE NEW DEVELOPMENT PAYS ITS PROPORTIONATE SHARE OF TRAFFIC IMPACT FEES TOWARD TRANSPORTATION CAPACITY NEEDS OUTSIDE THE BOUNDARIES OF THE NEW DEVELOPMENT THAT BENEFIT THE CONTRIBUTING DEVELOPMENT.

Policies

8.11.1 Offsite improvements (non-frontage) performed by a developer on identified Capital Facilities Plan projects that are part of the impact fee cost basis are eligible for offsets, but offsets cannot exceed the amount of the impact fee the development activity is required to pay.

8.11.2 Traffic impact fees shall be pooled to ensure that the fees are expended or encumbered for permissible uses within ten years of receipt.

8.11.3 Collected traffic impact fees shall only be spent for costs associated with city street system capacity improvements within the traffic impact zone or combined traffic impact zone where they are collected.

8.11.4 Any interest earned on impact fee payments or on invested monies in the traffic impact fee fund, may be pooled and expended on any one or more of the transportation improvements for which the impact fees have been collected.

8.11.5 Fees may be collected for system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements, provided such fee shall be imposed to make up for any system improvement deficiencies.

8.11.6 If a development does not fit into any of the categories specific in the transportation impact fee schedule, the developer's traffic engineer shall use the impact fee applicable to the most directly comparable type of land use specified in the impact fee schedule, with final approval by the Public Works Director or designee.

8.11.7 If a development includes mixed uses, the fee shall be determined by apportioning the space committed to the different uses specified in the impact fee schedule.

8.11.8 The Public Works Director shall be authorized to adjust the impact fees for development based on analysis of specific trip generating characteristics of the

development. Such adjustments may consider mixed-use characteristics and/or expected levels of ridesharing and transit usage of the development.

GOAL 8.12 TRANSPORTATION IMPROVEMENT PROGRAM

Policies

8.12.1 The city will develop an annual Six Year Transportation Improvement Program (TIP) to correlate with improvements identified in the Transportation Element and the Capital Facilities Element. (Consistent with GMA, only funded TIP projects will be included in the Capital Facilities Element.)

8.12.2 The City Council shall adopt a Six-Year Transportation Improvement Plan (STIP) establishing the priority of projects where the city intends to expend collected fees. Any changes to the priority or addition of a project to the six-year plan shall be authorized through Council action.

GOAL 8.13 COMMIT TO MEETING FEDERAL AND STATE AIR QUALITY REQUIREMENTS AND WORK WITH STATE, REGIONAL, AND LOCAL AGENCIES AND JURISDICTIONS TO DEVELOP TRANSPORTATION CONTROL MEASURES AND/OR SIMILAR MOBILE SOURCE EMISSIONS REDUCTION PROGRAMS THAT MAY BE WARRANTED TO ATTAIN OR MAINTAIN AIR QUALITY REQUIREMENTS.

Policies

8.13.1 Encourage residents and businesses to maintain or improve air quality by completing emissions testing, using alternative transportation, discouraging burning of yard wastes and slash, and discouraging the use of uncertified wood stoves and fireplaces.

8.13.2 Take a lead role in encouraging other modes of transportation by using more efficient vehicles and alternative-fueled vehicles in the city fleet, and by encouraging employees to use alternative modes of transportation to travel to work.

8.13.3 Encourage alternatives to automobile transportation by promoting improvements to the public transit system, increasing availability of bicycling and walking facilities, and limiting the amount of parking that may be included in some new developments.

8.13.4 Consider alternative transportation options when considering land use decisions and designations to support increased use of walking, biking, carpooling and bus riding.

8.13.5 Encourage conservation of trees and vegetation through development regulations and incentive mechanisms.

8.13.6 Advocate with Community Transit in designating a public transportation system compatible with the city's centers' growth strategy.

8.13.7 Establish information to educate citizens on the importance of clean air.

GOAL 8.14 PLAN AND DEVELOP A TRANSPORTATION SYSTEM THROUGH INTERGOVERNMENTAL COORDINATION.

Policies

8.14.1 Coordinate on a regular basis with neighboring jurisdictions, regional transportation agencies and the Washington State Department of Transportation to address shared transportation needs and concerns.

8.14.2 Work with Snohomish County and neighboring cities to ensure that projects outside of the city do not adversely impact the city's transportation system and do not result in a diversion of traffic through city neighborhoods.

8.14.3 Pursue partnerships with Snohomish County and Washington State Department of Transportation on planning, funding and implementation of transportation improvements with multi-jurisdictional benefits.

8.14.4 Continue coordination with the Washington State Department of Transportation on State Route corridor improvements with an emphasis on SR-9 and SR-204 vicinity safety and capacity improvements.

8.14.5 Work with Puget Sound Regional Council on the planning, funding and implementation of transportation improvements of regional and local significance.

GOAL 8.15 ALLOW FOR ALTERNATIVE DESIGN STANDARDS AND/OR MATERIALS FOR STREET AND PARKING AREAS.

Policies

8.15.1 Explore the feasibility of reducing right-of-way widths by using new materials (e.g., grasscrete (grass concrete) for emergency vehicle turn-around.

8.15.2 Encourage increased levels of pervious surfaces in parking lots by using new designs and/or materials (e.g., grasscrete).

8.15.3 Study the feasibility of adopting increased design standards for certain arterial "entryways" into the community.

8.15.4 Encourage low impact development projects and low impact development techniques on non-LID projects to conserve and use existing natural site features, integrate distributed, small-scale stormwater controls and prevent measurable harm to streams, lakes, wetlands and other natural aquatic systems from commercial, residential or industrial development sites by maintaining a more hydrologically functional landscape.

GOAL 8.16 SUPPORT NEIGHBORHOOD EFFORTS TO IMPLEMENT APPROPRIATE TRAFFIC CALMING DEVICES AND STRATEGIES.

Policies

8.16.1 Traffic calming devices may be implemented in neighborhoods, subject to city approval, in order to improve pedestrian and vehicular safety. The type of devices used should be appropriate to the context in which they are installed.

8.16.2 Except when the city chooses to sponsor a demonstration project, a pre-requirement for implementation of traffic calming devices on existing streets will require initiation and financial commitment from the petitioning neighborhood. To ensure the whole neighborhood has an opportunity to provide input, the city shall hold neighborhood meetings before approving any such device.

8.16.3 The city may approve a variation from the adopted road standards of Title 14 when such variation substantially contributes to the implementation of traffic calming devices.

8.16.4 The city will not directly finance the implementation of traffic calming devices, but will provide technical and grant writing support to neighborhoods. The neighborhood proponents shall be responsible for assuring the necessary funding is available to complete the project.

8.16.5 Developers are encouraged to incorporate creative, low impact, stormwater facilities in conjunction with constructing streets which implement traffic calming goals.

GOAL 8.17 MAINTAIN, PRESERVE, AND OPERATE THE EXISTING TRANSPORTATION SYSTEM IN A SAFE AND USABLE STATE.

Policies

8.17.1 Maintain and operate transportation systems to provide safe, efficient and reliable movement of people, goods and services.

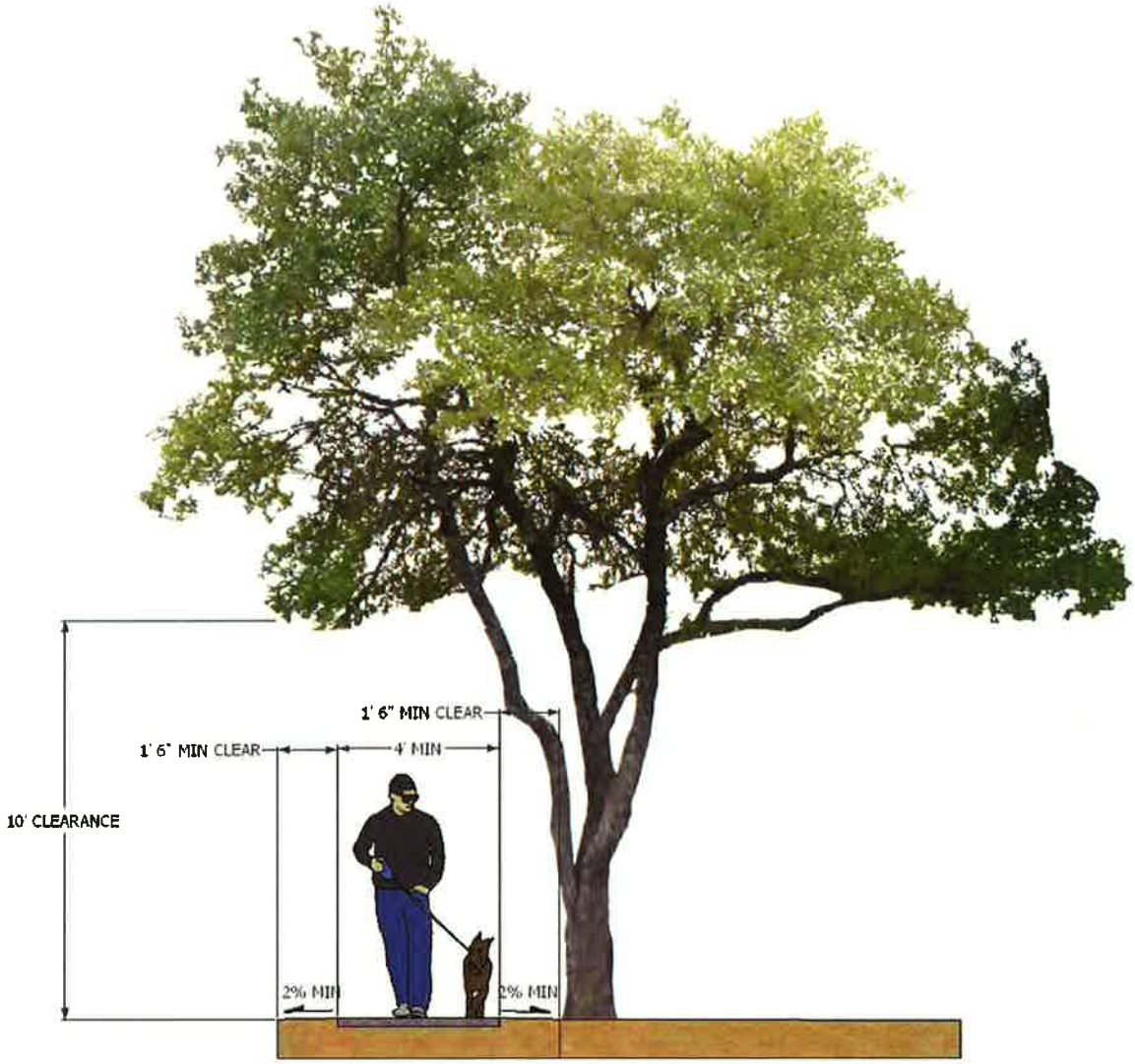
8.17.2 Protect the investment in the existing system and lower overall life-cycle costs through effective maintenance and preservation programs.

8.17.3 Reduce the need for new capital improvements through investments in operations, pricing programs, demand management strategies and system management activities that improve the efficiency of the current system.

8.17.4 Improve safety of the transportation system and, in the long term, achieve the state's goal of zero deaths and disabling injuries.

8.17.5 Protect the transportation system against disaster, develop prevention and recovery strategies and plan for coordinated responses.

Chapter 9:
Capital Facilities Element



CHAPTER 9: CAPITAL FACILITIES ELEMENT

A VISION FOR CAPITAL FACILITIES

The city will develop a realistic and achievable capital facilities plan that ensures an effective use of taxpayer and ratepayer dollars that prioritizes capital investments to maintain adopted levels of service; responds to project urgency and feasibility; is consistent with the city's growth strategy; and provides a clear community benefit.

INTRODUCTION

The Comprehensive Plan is a tool for helping government officials think strategically about all aspects of the community and the way the elements interact. The Capital Facilities Element is used to guide public decisions on the use of capital funds. It will also indirectly guide private development decisions by providing strategically planned public capital expenditures which affects the timing and scale of development. Strategic provision of capital infrastructure also helps to mitigate the impacts of growth.

Capital facilities planning requires ongoing communication and cooperation between various disciplines including engineering, finance and planning. The Comprehensive Plan is the common basis relied upon by these disciplines and is intended to provide a realistic and achievable plan. It also requires close communication between the many service providers in Lake Stevens to ensure a coordination of capital improvements and effective use of taxpayer and rate payer dollars.

The Capital Facilities Element promotes effectiveness and efficiency by requiring the city to plan in advance for capital improvements rather than relying on a mechanism with a shorter horizon such as the annual budget. Long range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another, with regard to relative urgency, economic desirability and community benefit. In addition, the identification of funding sources results in the prioritization of needs and allows the trade-off between projects to be evaluated.

PLANNING CONTEXT

State Planning

The Washington State Growth Management Act (GMA) requires that the city of Lake Stevens prepare and maintain a comprehensive plan capital facilities element. This element is required "in order to assure that public facilities will be reasonably available to accommodate planned growth over the next twenty years." This requirement is referred to as concurrency and specifically means:

- Public facilities that are needed to serve new development and population within a jurisdiction or service area must be in place at the time of development.
- Such facilities must be sized to adequately serve the area without decreasing the services levels established by the jurisdiction.

The GMA also requires that the comprehensive plan be of at least a twenty year planning horizon and be based on population projections supplied by the Office of Financial Management (OFM), and include a capital facilities element with a six-year plan for financing identified capital needs.

WAC 365-195-315 requires that the capital facilities plan address the following:

- An inventory of existing capital facilities owned by the public entity;
- At least a six year plan that will finance such capital facilities within project funding capacities and clearly identifies sources of public money for such purposes;
- Provide or finance capital facilities in a manner that meets concurrency and level-of-service requirements.

Regional Planning

The Puget Sound Regional Council Vision 2040 specifies the Regional Growth Strategy and directs growth primarily into urban growth areas where public services and facilities are better served. The Regional Growth Strategy highlights the need for strategic investments in services and facilities, especially to support growth and development in centers and compact urban communities.

Countywide Planning

The Snohomish Countywide Planning Policies include provisions to ensure the orderly transition of unincorporated areas to city governance, including the provision of services and infrastructure financing. These policies also address the need for consistency of capital

improvement programming with local comprehensive plans, countywide planning policies and VISION 2040.

Many policies give guidance for counties (and, where appropriate, cities) to review special district plans for consistency with local comprehensive plans and VISION 2040; also, they provide guidance for the review of special district criteria for location and design of schools and other public facilities. And finally, the policies direct jurisdictions to develop strategies to reduce the number of special districts where appropriate.

Lake Stevens Planning

The city of Lake Stevens is somewhat unique to its neighboring jurisdictions because it is responsible for general government services, police services, roads, stormwater and parks while special purpose districts provide all other services and utilities as identified in Chapter 7, Public Utilities and Services Comprehensive Plan Element. These include schools, wastewater, potable water, library, fire prevention, suppression and emergency medical services, and all other utility services.

Lake Stevens has established level of services standards (LOS) for the city's responsibilities detailed in these Comprehensive Plan Chapters and summarized later in this Chapter:

Level of Service Standards

SERVICE	LOCATION IN COMPREHENSIVE PLAN
General Government Services:	Chapter 7- Utilities & Public Services
Police Services	Chapter 7- Utilities & Public Services
Roads and Transportation	Chapter 8 – Transportation
Stormwater	Chapter 7- Utilities & Public Services
Parks	Chapter 5 – Parks, Recreation & Open Space

The city therefore coordinates closely with community service providers to plan appropriate capital investments.

REVENUE SOURCES

Municipal Revenues

Lake Stevens faces continuing fiscal challenges common to most cities. These are driven in large part by increased costs of doing business, increased service requirements mandated by legislation and restriction or elimination of certain tax revenue streams as a result of prior voter initiatives.

A diverse mix of municipal revenue sources is important, including property taxes, utility taxes, sales taxes and others. Fiscal diversity, like economic diversity, limits risk of over-reliance on a single revenue source. Lake Stevens' General Fund, which supports citizen services and the operations of the city government itself, is heavily dependent on tax revenues and especially property tax and sales and use taxes, for its funding. Property taxes account for 30 percent of General Fund revenues and sales and use taxes account for 25 percent. Other sources of revenue are utility and other taxes, licenses and permits, intergovernmental transfers, charges for services and other minor revenue sources.

Potential New Revenue Sources

Long-term economic sustainability for the city of Lake Stevens requires one or more of the following: increased local jobs, increased municipal revenues derived from business and industry, use of additional land to support community develop and retention of current jobs and revenue sources. Increasing municipal revenues from commercial sources is generally seen as one of the few ways that cities can improve their fiscal situation, recognizing the perception that housing and residents increase demands for services. Cities frequently look toward business attraction and creation to increase local revenues from utility taxes and sales taxes.

Taxes and Fees

There are limited additional sources of revenue that the city could use to meet its fiscal needs. These potential taxes and fees increase the cost of doing business or creating development in the city, and therefore may not be the solution to Lake Stevens' projected fiscal deficit with annexation.

- B&O taxes could potentially generate more revenue; however, at this stage, the city has elected to remain economically competive by not enacting a B&O tax as a strategy to attract businesses considering locating in the city.
- Impact mitigation fees from new development are used as a means of funding portions of parks or traffic capital projects.

LAND USE PLANNING CONSIDERATIONS

All land uses generate fiscal impacts on the city by changing revenue collections and the cost of providing services. Costs stem from impacts on city capital facilities and services as well as internal city operations. Revenues come from collection of taxes and fees.

Land use planning can incorporate several considerations related to the city's fiscal position: the anticipated revenues from new development; necessary infrastructure investments and on-going expenses to support future uses; and the current and future market feasibility of each use type.

Diversity of land uses is an important consideration. For example, multifamily housing can play a necessary and critical role in supporting local retail and other businesses by providing housing that workers can afford (keeping the cost of labor and prices down at local retail). Growth in population or business activity creates increased local demand for goods or services by introducing new consumers or producers. New property generates property tax revenues, while consumer spending by additional residents and businesses generates sales tax revenues. Similarly, attracting or growing businesses that draw traffic and spending from elsewhere in the region increases local economic activity and revenue.

Infrastructure investments must also be considered in land use planning. While such investments can be costly to build and support over time, those costs may be outweighed by the increase in property values and spillover effects that such investments can lead to.

INVENTORY AND ANALYSIS

Capital Improvement Plan

This Capital Facilities Element identifies needed improvements, which are of relatively large scale, are generally a non-recurring high cost and may require multi-year financing. The list of improvements focuses on major projects, leaving smaller improvements (less than $10,000) to be addressed in the annual budget. Figure 9.1 identifies the location of publically-owned facilities, which may be included in the capital facilities plan. Smaller facilities such as traffic signals and drainage ponds are not included on the map.

The Capital Improvement Plan is a six-year financing plan for capital expenditures to be incurred on a year-by-year basis. It is based on priority improvements taking into account, the forecasted revenue over the next six years from various sources. The six-year plan uses the long range 2035 Plan as a key factor to set priorities for capital projectsthat the jurisdiction plans to undertake, and presents estimates of the resources needed to finance them. The first year of the Capital Facilities Program will be converted to the annual capital budget, while the remaining five-year program will provide for long term planning. Only the expenditures and appropriations in the annual budget represent financial commitments.

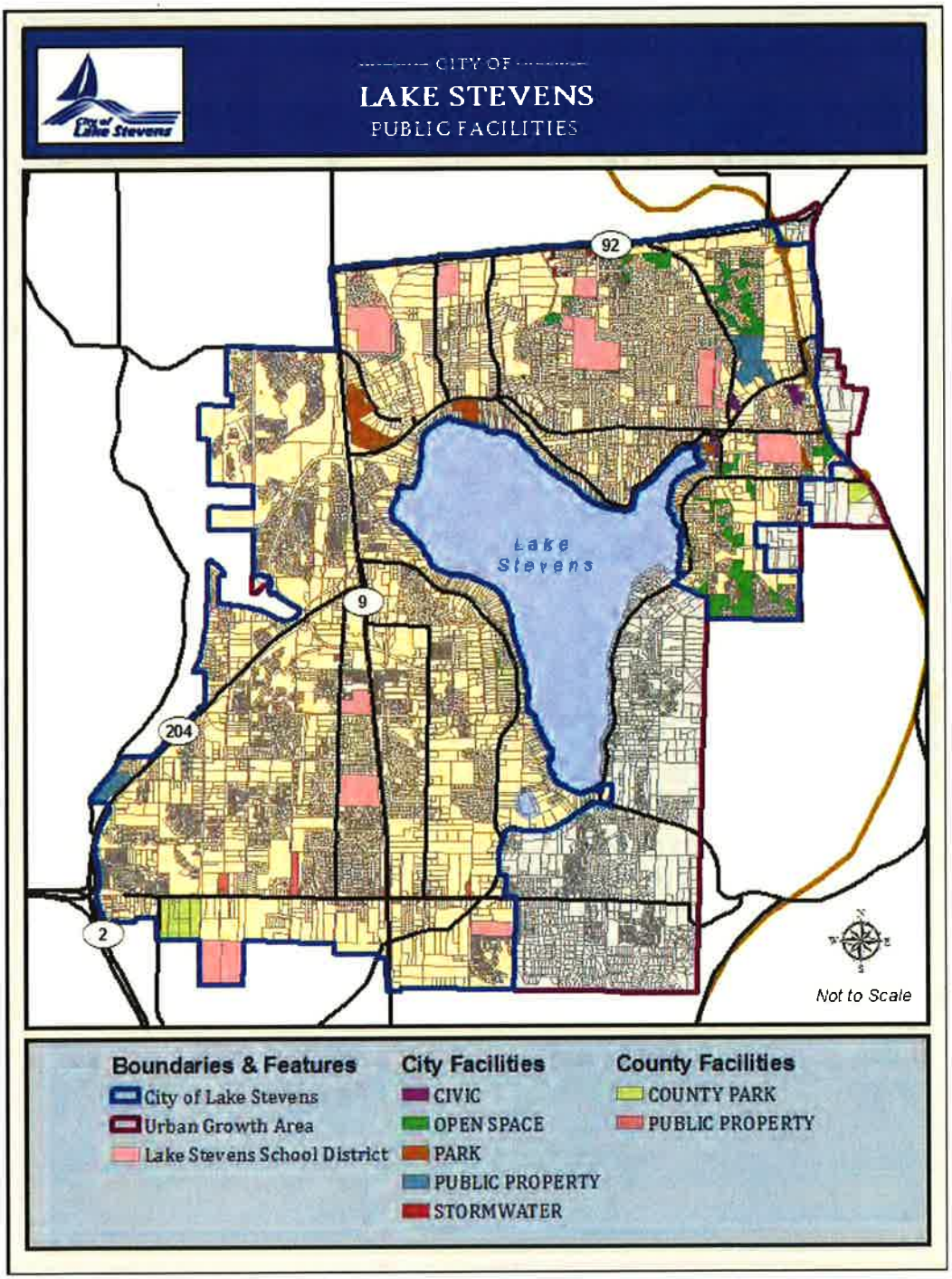


Figure 9.1 – Public Facilities Map

Definition of Capital Improvement

For the purposes of capital facility planning, "capital improvements" are major projects, activities or maintenance costing over $10,000 and requiring the expenditure of public funds over and above annual operating expenses. They have a life expectancy of more than ten years and result in an addition to the city's fixed assets and/or extend the life of the existing capital infrastructure. The cost estimates may include design, engineering efforts, permitting, environmental analysis, land acquisition, construction, major maintenance, site improvements, energy conservation projects, landscaping and initial furnishings and equipment. Capital improvements do not include equipment or the city's rolling stock, nor does it include the capital expenditures of private or non-public organizations.

Subarea Capital Facilities Planning

The city has embarked on subarea planning over the past few years. As part of these subarea plans, the city adopted a Subareas Capital Facilities Plan which is an important associated document to this Element. The study describes utility infrastructure required for redevelopment of the Lake Stevens Center and development of the 20th Street SE Corridor, including transportation, sewer, water and stormwater. The city is currently responsible for transportation outside of state routes, except that the city is responsible for maintenance of state routes within city limits and stormwater facilities. Special purpose districts provide sewer and water infrastructure and services.

The proposed projects are described in the Capital Facilities section of the plans with estimated costs representing costs typical for public works projects competitive bidding in accordance with Washington State law. The estimated costs are partitioned by expected funding, which could change based on available public funding, grants, development or private financing, or negotiated development agreements. Part 1 describes the infrastructure requirements, phasing, cost partitioning and proposed financing for the Lake Stevens Center. Part 2 describes the same information for 20th Street SE Corridor. Part 3 describes financing alternatives, which can be used for either subarea.

PROJECTION OF CAPITAL FACILITY NEEDS

Identified Needs

All public facility needs have been identified in the other elements of the Comprehensive Plan. Through the process of developing this Capital Facilities Element the financial feasibility of the other elements has been ensured. The other Plan elements describe the location and capacity of any facilities available through December 31, 2014 and analyze the need for increased capacity from 2015-2035. The capital improvements needed to satisfy future and existing substandard development and maintain adopted level of service

standards are identified and listed in Table 9.4, and include projects from the adopted Subarea Capital Facilities Plan, adopted by Council on September 24, 2012, which provides a detailed discussion and list of infrastructure needs and projects in the subareas.

Table 9.1, which includes the adopted Subarea Capital Facilities Plan, provides a brief description of each of the capital improvement projects with an estimate of the total project costs. The year indicates when the projects must be completed in order to maintain the adopted level of service standards for the respective facilities. Capital improvement projects have been identified for transportation, parks and recreation, government and stormwater drainage facility improvements. Facilities for wastewater, potable water, fire protection, schools and solid waste are contained in district and agency plans, coordinated with, but independent of the city's Comprehensive Plan.

Prioritization of Capital Facilities

The capital improvement needs listed in Table 9.1 (attached at the end of the chapter) that includes the projects found in the adopted Subarea Capital Facilities Plan were developed by the city staff based on community-wide input and the other elements of this Comprehensive Plan. The following criteria were applied in developing the final listing of proposed projects:

- Service Considerations: Safety, Health and Welfare Factors, Environmental Impact, Effect on Quality of Service;
- Economic Considerations: Potential for Financing, Impact on Future Operating Budgets, Timeliness of Opportunity, Benefit to Economy and Tax Base;
- Feasibility Considerations: Legal Mandates, Citizen Support, Staff Availability; and
- Consistency Considerations: Goals and Objectives in Other Elements of this Plan, Linkage to Other Planned Projects, Plans of Other Jurisdictions, County-Wide Planning Policies.

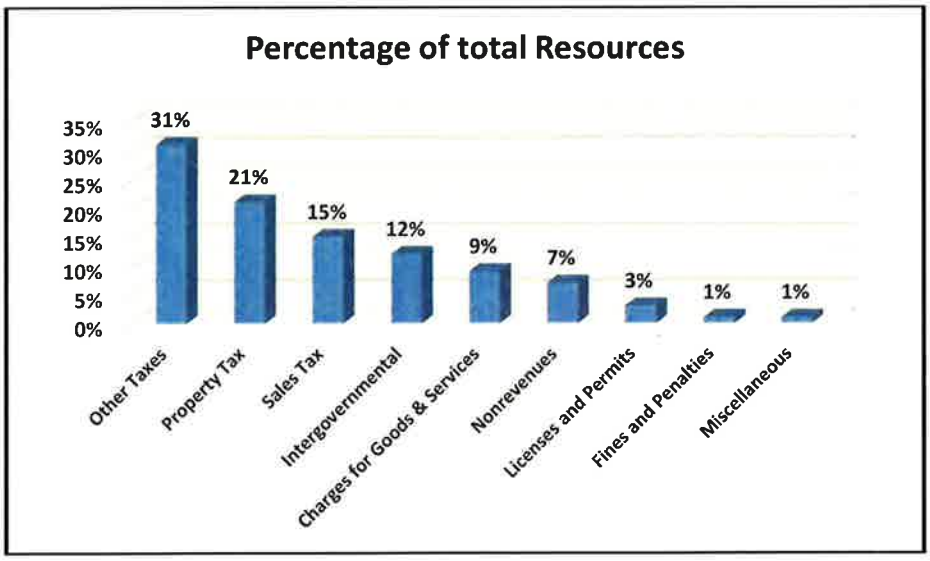
Cost estimates in this element are presented in 2016 dollars and were derived from various federal and state documents, published cost estimates, records of past expenditures and information from private contractors.

FUTURE NEEDS AND ALTERNATIVES

Current Revenue Sources

The largest single source of non-restricted revenue for the city is the *ad valorem* property tax, which generally accounts for 20 percent of city revenue. The city's assessment for this tax is usually set at the maximum rate. Figure 9.2 depicts the distribution of revenue sources for the city.

FIGURE 9.2 – Source of Existing City Resources, Average 2014



FINANCIAL RESOURCES

To ensure that the city is using the most effective means of collecting revenue, the city inventoried the various sources of funding currently available. Financial regulations and available mechanisms are subject to change; furthermore, changing market conditions influence the city's choice of financial mechanism. Therefore, the city should periodically review the impact and appropriateness of its financing system. The following list of sources includes all major financial resources available and is not limited to those sources which are currently in use or will be used in the six-year schedule of improvements.

Debt Financing

Short-Term Borrowing: The high cost of many capital improvements requires local governments to occasionally use short-term financing through local banks.

Revenue Bonds: These bonds are financed by those benefiting from the capital improvement. The debt is retired using charges collected from the users of public facilities such as sewer systems and electrical power plants. Interest rates tend to be higher than for general obligation bonds and issuance of the bonds may be approved without a voter referendum.

Industrial Revenue Bonds: Bonds issued by a local government, but actually assumed by companies or industries that use the revenue for construction of plants or facilities. The attractiveness of these bonds to industry is that they carry comparatively low interest rates

due to their tax-exempt status. The advantage to the jurisdiction is the private sector is responsible for retirement of the debt.

General Obligation Bonds: Bonds backed by the value of the property within the jurisdiction. Voter-approved bonds increase property tax rates and dedicate the increased revenue to repay bondholders. Councilmanic bonds do not increase taxes and are repaid with general revenues. Revenue may be used for new capital facilities, or maintenance and operations of existing facilities. This debt should be used for projects that benefit the city as a whole.

Local Multi-Purposes Levies

Ad Valorem Property Taxes: Tax rate in millions (1/10 cent per dollars of taxable value). The maximum rate is $3.60 per $1,000 assessed valuation. The city is prohibited from raising its levy more than 1 percent of the previous year's amount levied before adjustments, new construction and annexation. A temporary or permanent access levy may be assessed with voter approval. Revenue may be used for new capital facilities, or maintenance and operations of existing facilities.

Local Single Purpose Levies

Emergency Medical Services Tax: The EMS tax is a property tax levy of $0.50 for emergency medical services. Revenue may be used for new capital facilities, or maintenance and operations of existing facilities. The city's EMS service are currently provided by the Lake Stevens Fire District.

Motor Vehicle Fuel Tax: This tax is paid by gasoline distributors and distributed by the Department of Licensing. Revenues must be spent for highway (city streets, county roads and state highways) construction, maintenance or operations; policing of local roads; or related activities.

Local Option Fuel Tax: This is a countywide voter approved tax equivalent to 10 percent of Statewide Motor Vehicle Fuel Tax and a special fuel tax of 2.3 cents per gallon. Revenue is distributed to the city on a weighed per capita basis. Revenues must be spent for highway (city streets, county roads and state highways) construction, maintenance or operations; policing of local roads; or highway-related activities.

Local Non-Levy Financing Mechanisms

Reserve Funds: Revenue that is accumulated in advance and earmarked for capital improvements. Sources of funds can be surplus revenues, funds in depreciation reserves or funds resulting from the sale of capital assets.

Fines, Forfeitures and Charges for Services: This includes various administrative fees and user charges for services and facilities operated by the jurisdiction. Examples are franchise fees, sales of public documents, property appraisal fees, fines, forfeitures, licenses, permits, income received as interest from various funds, sale of public property, rental income and all private contributions to the jurisdiction. Revenue from these sources may be restricted in use.

User Fees, Program Fees and Tipping Fees: Fees or charges for using park and recreational facilities, solid waste disposal facilities, sewer services, water services, surface water drainage facilities. Fees may be based on measure of usage, a flat rate or design features. Revenues may be used for new capital facilities, or maintenance and operations of existing facilities.

Street Utility Charge: Fee up to 50 percent of actual costs of street construction, maintenance and operations charged to businesses and households. The tax requires local referendum. The fee charged to businesses is based on the number of employees and cannot exceed $2.00 per employee per month. Owners or occupants of residential property are charged a fee per household that cannot exceed $2.00 per month. Both businesses and households must be charged. Revenue may be used for activities such as street lighting, traffic control devices, sidewalks, curbs, gutters, parking facilities and drainage facilities.

Special Assessment District: District created to service entities completely or partially outside of the jurisdiction. Special assessments are levied against those who directly benefit from the new service or facility. This includes Local Improvement Districts, Road Improvement Districts, Utility Improvement Districts and the collection of development fees. Funds must be used solely to finance the purpose for which the special assessment district was created.

Special Purpose District: District created to provide a specified service. Often the district will encompass more than one jurisdiction. This includes districts for fire facilities, hospitals, libraries, metropolitan parks, airports, ferries, parks and recreation facilities, cultural arts, stadiums and convention centers, sewers, water flood controls, irrigation and cemeteries. Voter approval is required for airport, parks and recreation and cultural arts, stadium and convention districts. District has authority to impose levies or charges. Funds must be used solely to finance the purpose for which the special purpose district was created.

Transportation Benefit Districts: Chapter 36.73 RCW enables cities and counties to create transportation benefit districts in order to finance and carry out transportation improvements necessitated by economic development and to improve the performance of the transportation system.

Lease Agreements: Agreement allowing the procurement of a capital facility through lease payments to the owner of the facility. Several lease packaging methods can be used. Under the lease-purchase method the capital facility is built by the private sector and leased back to the local government. At the end of the lease, the facility may be turned over to the municipality without any future payment. At that point, the lease payments will have paid the construction cost plus interest.

Privatization: Privatization is generally defined as the provision of a public service by the private sector. Many arrangements are possible under this method ranging from a totally private venture to systems of public/private arrangements, including industrial revenue bonds.

Impact Fees: These fees are paid by new development based upon its impact to the delivery of services. Impact fees must be used for capital facilities needed by growth, not for current deficiencies in levels of service, and cannot be used for operating expenses. These fees must be equitably allocated to the specific entities which will directly benefit from the capital improvement and the assessment levied must fairly reflect the true costs of these improvements. Impact fees may be imposed for public streets and roads, publicly owned parks, open space and recreational facilities, school facilities and fire protection facilities (in jurisdictions that are not part of a fire district).

Storm Drainage Utility Charge: Utility district created to specifically provide storm and drainage management, maintenance and operation. Fees would be levied against properties receiving benefit of storm water management.

State Grants and Loans

Community Development Block Grant (CDBG): Grant funds available for public facilities, economic development, housing and infrastructure projects which benefit low and moderate income households. Grants distributed by the Department of Community Development primarily to applicants who indicate prior commitment to project. Revenue restricted in type of project and may not be used for maintenance and operations.

Community Economic Revitalization Board: Low-interest loans (rate fluctuates with State bond rate) and occasional grants to finance infrastructure projects for a specific private sector development. Funding is available only for projects which will result in specific private developments or expansions in manufacturing and businesses that support the trading of goods and services outside of the State's borders. Projects must create or retain

jobs. Funds are distributed by the Department of Trade and Economic Development primarily to applicants who indicate prior commitment to project. Revenue restricted in type of project and may not be used for maintenance and operations.

Public Works Trust Fund (PWTF): Low interest loans to finance capital facility construction, public works emergency planning and capital improvement planning. To apply for the loans the city must have a capital facilities plan in place and must be levying the original 1/4 real estate excise tax. Funds are distributed by the Department of Community Development. Loans for construction projects require matching funds generated only from local revenues or state shared entitlement revenues. PWTF revenues may be used to finance new capital facilities, or for maintenance and operations of existing facilities.

Federal Project Grants (LWCF): Federal monies are available for the acquisition and construction of outdoor park facilities from the National Park Service's (NPS) Land and Water Conservation Fund (LWCF). The grants are administered by the Washington State Recreation and Conservation Office (RCO).

NPS grants usually do not exceed $150,000 per project and must be matched on an equal basis by the local jurisdiction. The RCO assigns each project application a priority on a competitive statewide basis according to each jurisdiction's need, population benefit, natural resource enhancements and a number of other factors. In the past few years, project awards have become extremely competitive as the federal government has significantly reduced the amount of federal monies available under the NPS program. The state has increased contributions to the program over the last few years using a variety of special funds, but the overall program could be severely affected by pending federal deficit- cutting legislation.

Applicants must submit a detailed comprehensive park and recreation plan to be eligible for NPS funding. The plan must demonstrate facility need and prove that the city's project proposal will adequately satisfy local park and recreation needs and interests. This Comprehensive Plan functions as the city's detailed park and recreation plan for such grant purposes (See Chapter 5).

State Project Grants (ALEA): Washington State created a number of new programs in recent years for park and recreation development purposes using special state revenue programs. Recently enacted programs include the 1985 Aquatic Lands Enhancement Act (ALEA) using revenues obtained by the Washington Department of Natural Resources from the lease of state owned tidal lands. The ALEA program is administered by RCO for the development of shoreline-related trail improvements and may be applied for the full cost of the proposal.

Urban Arterial Trust Account (UATA): Revenue available for projects to alleviate and prevent traffic congestion. Entitlement funds are distributed by the State Transportation Improvement Board (STIB) subject to UATA guidelines and with a 20 percent local matching requirement. Revenue may be used for capital facility projects to alleviate roads that are

structurally deficient, congested with traffic, or have accident problems.

Transportation Improvement Account: Revenue available for projects to alleviate and prevent traffic congestion caused by economic development or growth. Entitlement funds are distributed by the State Transportation Improvement Board with a 20 percent local match requirement. For cities with a population of less than 500 the entitlement requires only a 5 percent local match. Revenue may be used for capital facility projects that are multi-modal and involve more than one agency.

Centennial Clean Water Fund: Grants and loans for the design, acquisition, construction and improvement of Water Pollution Control Facilities and related activities to meet state and federal water pollution control requirements. Grants and loans are distributed by the Department of Ecology with a 50-25 percent matching share. Use of funds limited to planning, design and construction of Water Pollution Control Facilities, storm water management, ground water protection and related projects.

Water Pollution Control State Revolving Fund: Low interest loans and loan guarantees for water pollution control projects. Loans distributed by the Department of Ecology. Applicant must show water quality need, have a facility plan for treatment works and show a dedicated source of funding for repayment.

Washington State Recreation and Conservation Office: Provides leadership, grant funding and technical assistance for the building of trails, parks, boating facilities, water access and more. Office administers 12 grant programs for providing recreation, conserving habitat, measuring farmland and recovering salmon. Applicants must complete a planning process before applying for funding. Most grants require either a cash or in-kind contribution of up to 50 percent of the cost of the project.

Federal Grants and Loans

Federal Aid Bridge Replacement Program: Funds available with a 20 percent local matching requirement for replacement of structurally deficient or obsolete bridges. Funds are distributed by the Washington State Department of Transportation on a statewide priority basis. Therefore, the bridge must be on the State of Washington Inventory of Bridges.

Federal Aid Safety Programs: Revenue available for improvements at specific locations which constitute a danger to vehicles or pedestrians as shown by frequency of accidents. Funds are distributed by Washington State Department of Transportation from a statewide priority formula and with a 10 percent local match requirement.

Federal Aid Emergency Relief: Revenue available for restoration of roads and bridges on the federal aid system which are damaged by extraordinary natural disasters or catastrophic failures. Local agency declares an emergency and notifies Division of Emergency Management , upon approval entitlement funds are available with a 16.87 percent local matching requirement.

Department of Health Water Systems Support: Revolving, low-interest loans for upgrading existing small water systems, ensuring effective management and achieving maximum conservation of safe drinking water. Grants distributed by the State Department of Health through intergovernmental review.

Intermodal Surface Transportation Efficiency Act (ISTEA): ISTEA (referred to as "ice tea") provides funding to the State for transportation oriented projects. Several federal programs were combined to create one umbrella program. Separate areas of funding are made available through Washington State Department of Transportation (WSDOT) or the Puget Sound Regional Council (PSRC) focusing on motor vehicles, bicycles, pedestrians, carpooling, HOV lanes, commuter trains, bridges, highway safety, environmental and "enhancement" projects. Grants are generally awarded on a competitive basis within the County, Puget Sound region or the State.

CAPITAL FACILITY STRATEGIES

In order to realistically project available revenues and expected expenditures on capital facilities, the city must consider all current policies that influence decisions about the funding mechanisms, as well as policies affecting the city's obligation for public facilities. The most relevant of these are described below. These policies along with the goals and policies articulated in the other elements of the Comprehensive Plan were the basis for the development of various funding scenarios. Any variations from the current policies in the development of the six-year Capital Improvement Plan Table 9.2 were incorporated into the goals and policies of the Comprehensive Plan.

Mechanisms to Provide Capital Facilities

Increase Local Government Appropriations: The city will investigate the impact of increasing current taxing rates and will actively seek new revenue sources. In addition, on an annual basis the city will review the implications of the current tax system as a whole.

Analysis of Debt Capacity: Generally, Washington State law permits a city to ensure a general obligation bonded debt equal to 1.5 percent of its property valuation without voter approval. By a 60 percent majority vote of its citizens, a city may assume an additional general obligation bonded debt of 1 percent, bringing the total for general purposes up to 2.5 percent of the value of taxable property. The value of taxable property is defined by law as

being equal to 100 percent of the value of assessed valuation. For the purpose of supplying municipally-owned electric, water or sewer service, and with voter approval, a city may incur another general obligation bonded debt equal to 2.5 percent of the value of taxable property. At the current time, the city of Lake Stevens does not supply these services; however, the city has an interest in where the utility purveyors invest in infrastructure. With voter approval, cities may also incur an additional general obligation bonded debt equal to 2.5 percent of the value of taxable property for parks and open space. Thus, under State law, the maximum general obligation bonded debt which a city may incur cannot exceed 7.5 percent of the assessed property valuation.

Municipal revenue bonds are not subject to a limitation on the maximum amount of debt which can be incurred. These bonds have no effect on the city's tax revenues because they are repaid from revenues derived from the sale of services.

The city of Lake Stevens has used general obligation bonds and municipal revenue bonds very infrequently. Therefore, under state debt limitations, it has ample debt capacity to issue bonds for new capital improvement projects as shown in Table 9.3. However, the city does not currently have policies in place regarding the acceptable level of debt and how that debt will be measured.

The city has developed the 20-year Capital Facilities Program to address future growth plans and anticipates new development will pay a proportionate share of impacts to meet concurrency requirements.

User Charges and Connection Fees: User charges are designed to recoup the costs of public facilities or services by charging those who benefit from such services. As a tool for affecting the pace and pattern of development, user fees may be designed to vary for the quantity and location of the service provided. Thus, charges could be greater for providing services further distances from centers.

Mandatory Dedications or Fees in Lieu of: The jurisdiction may require, as a condition of plat approval, that subdivision developers dedicate a certain portion of the land in the development to be used for public purposes, such as roads, parks, or schools. Dedication may be made to the local government or to a private group. When a subdivision is too small or because of topographical conditions a land dedication cannot reasonably be required, the jurisdiction may require the developer to pay an equivalent fee in lieu of dedication.

The provision of public services through subdivision dedications not only makes it more feasible to serve the subdivision, but may make it more feasible to provide public facilities and services to adjacent areas. This tool may be used to direct growth into certain areas.

Table 9.3 – Limitation of Indebtedness

I. INDEBTEDNESS FOR GENERAL PURPOSES WITHOUT A VOICE OF THE PEOPLE			
Councilmanic: Legal Limit 1.5% of taxable property	Capacity	Less Outstanding	Remaining Debt Capacity
1.5% times 2,375,391,203 equals	35,630,868	4,607,704	31,023,164
II. INDEBTEDNESS FOR GENERAL PURPOSES WITH A 3/5 VOTE OF THE PEOPLE			
Councilmanic: Legal Limit 2.5% of taxable property	Capacity	Less Outstanding	Remaining Debt Capacity
2.5% times 2,375,391,203 equals	59,384,780	0	59,384,780
I & II. TOTAL INDEBTEDNESS FOR GENERAL PURPOSES			
Councilmanic: Legal Limit 2.5% of taxable property	Capacity	Less Outstanding	Remaining Debt Capacity
2.5% times 2,375,391,203 equals	59,384,780	4,607,704	54,777,076
III. INDEBTEDNESS FOR CITY UTILITY PURPOSES WITH A 3/5 VOTE OF THE PEOPLE			
Councilmanic: Legal Limit 2.5% of taxable property	Capacity	Less Outstanding	Remaining Debt Capacity
2.5% times 2,375,391,203 equals	59,384,780	0	59,384,780
IV. INDEBTEDNESS FOR OPEN SPACE AND PARK FACILITIES WITH A 3/5 VOTE OF THE PEOPLE			
Councilmanic: Legal Limit 2.5% of taxable property	Capacity	Less Outstanding	Remaining Debt Capacity
2.5% times 2,375,391,203 equals	59,384,780	0	59,384,780
TOTAL **7.50%**	**TOTAL CAPACITY**	**TOTAL LESS OUTSTANDING**	**TOTAL REMAINING DEBT CAPACITY**
	178,154,340	4,607,704	173,546,636

Negotiated Agreement: Agreement whereby a developer studies impact of development and proposes mitigation for city's approval. These agreements rely on the expertise of the developer to assess the impacts and costs of development. Such agreements are enforceable by the jurisdiction. The negotiated agreement will require lower administrative and enforcement costs than impact fees.

Impact Fees: Impact fees may be particularly useful for a community that is facing rapid growth and with existing residents desiring to minimize the impacts to the existing levels of service.

Obligation to Provide Capital Facilities

Coordination with Other Public Service Providers: Local goals and policies as described in the other Comprehensive Plan elements are used to guide the location and timing of development. However, many local decisions are influenced by state agencies, special purpose districts and utilities that provide public facilities within the city of Lake Stevens. The planned capacity of public facilities operated by other entities is essential not only for the location and timing of public services, but also in the financing of such services and for the community to realize infrastructure and growth sustainability.

The city's plan for working with the natural gas, electric and telecommunication providers is detailed in the Public Services and Utilities Element Chapter 8. This Plan includes policies for sharing information and a procedure for negotiating agreements for provision of new services in a timely manner.

The Level of Service Standards for other public service providers such as school districts, sewer provider and private water providers are addressed in their respective Capital Facility programs. The city's policy is to exchange information with these entities and to provide them with the assistance they need to ensure that public services are available and that the quality of the service is maintained.

Level of Service Standards: Level of service standards are an indicator of the extent or quality of service provided by a facility that are related to the operational characteristics of the facility. They are a summary of existing or desired public service conditions. The process of establishing level of service standards requires the city to make quality of service decisions explicit. The types of public services for which the city has adopted level of service standards will be improved to accommodate the impacts of development and maintain existing service in a timely manner with new development.

Level of service standards will influence the timing and location of development, by clarifying which locations have excess capacity that may easily support new development and by delaying new development until it is feasible to provide the needed public facilities.

TABLE 9.4 – LEVEL OF SERVICE STANDARDS

FACILITY	ADOPTED LOS
Streets and Roads	
Major and Minor Arterials	LOS E
Collector Roadways	LOS E
Local Access Roadways	LOS C
SR9, SR204 and SR92*	LOS set by Puget Sound Region Council
Transit*	Coordination with Community Transit
Domestic Water*	
Domestic Supply	100 per capita per day - Adopted by Snohomish County PUD
Commercial	Adopted by Snohomish County PUD
Fire Flow	
Domestic and Commercial	Per IFC
Sewer	
Residential & Equivalent Commercial*	70 gallons per capita per day
Schools*	
Early Learning	State mandated LOS
K-5	State mandated LOS
6-8	State mandated LOS
9-12	State mandated LOS
Home School Program	State mandated LOS
Fire Protection*	
Fire Response	COORDINATE WITH Lake Stevens FD
Medical Response	COORDINATE WITH Lake Stevens FD
Law Enforcement	
Emergency Response	3 – 4 minutes
Non-emergency Response	6 – 10 minutes
Parks, Recreation and Open Space	
Community Parks	> 10 acres, within 2.5 miles
Neighborhood Parks	≤ 10 acres, within 1 mile
Mini-Parks	≤ 1 acre, within ½ mile residential or commercial
School Parks	Varies
Special Use Parks & Facilities	Varies
Trails & Pedestrian Facilities	Varies, within 1 mile of residential
Open space	Varies
Libraries*	
Building	Coordinated with Sno-Isle Library District
Solid Waste*	
Residential	3.3 pounds per capita per day
Other Government Services	
Building	Varies

*City considers and adopts special purpose district Capital Planning Document

In addition, to avoid over extending public facilities, the provision of public services may be phased over time to ensure that new development and projected public revenues keep pace with public planning. The city has adopted a level of service standard for six public services. The specific standards are identified in Chapters 5, 7 and 8 and summarized in Table 9.4 below.

Concurrency Management System Ordinance: The city adopted a concurrency implementation ordinance which contains procedures for reviewing proposed development within the city based on the available capacity of public facilities coupled with the adopted Level of Service standard for them.

Methods for Addressing Shortfalls

The city will not be able to finance all proposed capital facility projects, therefore, it has clearly identified the options available for addressing shortfalls and how these options will be exercised. The city evaluates capital facility projects on both an individual basis and a system-wide basis. In deciding how to address a particular shortfall the city will balance the equity and efficiency considerations associated between each of these options.

When the city identifies a potential shortfall, the city may addressed it by increasing revenue, examining and adjusting levels of service as appropriate, look for additional creative, cost effective solutions for constructing the facility, use a phasing solution to implement the facility construction and/or other methods as appropriate.

Six-Year Capital Improvement Plan

Financial Assumptions

The following assumptions about future operating conditions in the local government and market conditions were used in the development of the six-year Capital Improvement Plan Table 9.2:

- The city will maintain its current fund accounting system to handle its financial affairs.
- The cost of running the local government will continue to increase due to inflation and other factors, while revenues will decrease.
- New revenue sources, including new taxes, may be necessary to maintain and improve city services and facilities.
- Significant capital investment is needed to maintain, repair and rehabilitate the city's aging infrastructure and to accommodate future growth.
- Public investment in capital facilities is the primary tool of local government to

support and encourage economic growth.

- A comprehensive approach to review, consider and evaluate capital funding requests is needed to aid decision-makers and citizenry in understanding the capital needs of the city.
- Special purpose districts will cooperate and coordinate in the city's approach to capital facility planning to ensure growth is guided as directed.

In accordance with the existing accounting system, financial transactions are recorded in individual "fund" accounts. Capital improvements will be financed through the following funds:

- General Fund
- Capital Improvement Fund
- Transportation Improvement Fund
- Enterprise Fund

PROJECTED REVENUES

Projected Tax Base

The city's tax base was projected to increase at a 1 percent annual rate of growth for the adjusted taxable value of property (including new construction). The assessment ratio is projected to remain stable at 100 percent. This is important to the overall fiscal health of the city; however, capital improvements are also funded through non-tax resources.

Revenue by Fund

General Fund: This is the basic operating fund for the city, however, historically a number of capital improvements have been financed through this fund. Ad valorem tax yields were projected using the current tax rate and the projected 1 percent annual rate of growth for the city's assessed valuation. The General Fund will generally be allocated 72 percent of the annual tax yield from ad valorem property taxes. Sales tax projection estimates are based on historical trend data and increase approximately 1 percent per year.

Transportation Funds: Expenditures from these funds include direct annual outlays for capital improvement projects as well as the operating expenditures of the Street Fund. The revenues in this fund represent total receipts from state and local gas taxes. The projection estimates are based on state projections for gasoline consumption, current state gas tax revenue sharing methodologies and continued utilization of local option gas taxes at current levels. This fund also includes state and federal grant monies dedicated to transportation improvements.

Capital Improvement Funds: These revenues are committed to annual debt service and capital projects. The revenues in this fund represent continued capture of the real estate excise tax revenues necessary to meet annual debt service obligations on outstanding general obligation bonds.

Enterprise Fund: The revenue in this fund is used for the annual capital, debt service and operating expenditures for services that are operated and financed similar to private business enterprises. The projected revenues depend upon income from user charges, bond issues, state or federal grants and carry-over reserves.

Table 9.5 indicates the expected revenue available to the city to finance capital improvements and related operation and maintenance costs for the years 2015-2020.

Revenue amounts projected are based on past trends.

Table 9.5 – Revenue Projections Affecting Capital Improvements (Thousands) - 2015

FUNDS	2015	2016	2017	2018	2019	2020
General Fund	9,229	8,741	8,696	8,789	8,878	8,985
Total General	**9,229**	**8,741**	**8,696**	**8,789**	**8,878**	**8,985**
Street Fund	2,155	2,209	2,264	2,321	2,379	2,438
Total Transportation	**2,155**	**2,209**	**2,264**	**2,321**	**2,379**	**2,438**
Storm Water Management	1,545	1,560	1,576	1,592	1,608	1,624
Total Proprietary	**1,545**	**1,560**	**1,576**	**1,592**	**1,608**	**1,624**
CIP - Development Contributions	315	99	28	28	28	28
REET	804	614	620	626	633	639
Sidewalk Capital Project	-	-	-	-	-	-
Total Capital Project	**1,119**	**713**	**648**	**654**	**661**	**667**

Plan Implementation and Monitoring

Projected Expenditures

For the purpose of this fiscal assessment, projected capital expenditures have been aggregated to include:

- The direct cost of scheduled capital improvement projects presently underway;
- Capital improvement debt service expenditures for outstanding and planned bond issues; and
- The direct cost of capital facilities in Table 9.1.

These expenditures represent additional costs to maintain adopted level of service standards under projected growth conditions.

The Six-Year Schedule of Funded Improvements referred to as the 6-Year CIP (Table 9.2) is the mechanism by which the city can stage the timing, location, projected cost and revenue sources for the capital improvements identified for implementation in the other Comprehensive Plan Elements. The Six-Year Schedule of Funded Improvements is economically feasible within the target revenues discussed in the preceding sections of this element entitled Inventory and Analysis.
Table 9.1 lists the capital facilities by type and provides estimates of project costs by year. The distribution among years matches the years in which capital improvement work is planned in order to achieve or maintain the adopted Level of Service standards and measurable objectives for various public facilities.

The capital improvement projects listed in Table 9.2 are inclusive of all anticipated capital improvements as assessed by city departments for the six year planning period.

Monitoring and Evaluation

Monitoring and evaluation are essential in ensuring the effectiveness of the Capital Facilities Program Element. This element will be regularly reviewed and amended to verify that fiscal resources are available to provide public facilities needed to support adopted LOS standards and measurable objectives. The review will reevaluate the following considerations in order to determine their continued appropriateness:

1. Any needed changes to costs, revenue sources, acceptance of dedicated facilities, or the date of construction of any facility enumerated in the element.
2. The Capital Facilities Element's continued consistency with the other elements and its support of the Land Use Element.
3. The priority assignment for addressing public facility deficiencies.
4. The city's progress in reducing or eliminating deficiencies.
5. The criteria used to prioritize capital improvement projects.
6. The city's effectiveness in maintaining the adopted LOS standards and achieving measurable objectives.
7. The city's effectiveness in reviewing the impacts of plans and programs of state agencies

that provide public facilities with the city's jurisdiction.

8. The effectiveness of impact fees and dedications for assessing the degree to which new development pays for its impacts.
9. The impacts of special districts and any regional facility and service provision upon the city's ability to maintain its adopted LOS standards or to achieve its measurable objectives.
10. Success of securing grants or private funds to finance capital improvements.
11. Capital improvements needed for the latter part of the planning period for update of the Six-Year Schedule of Improvements.
12. Concurrency status.

Analysis of Infrastructure

Capacity of Infrastructure

City Hall Facilities/Library Building: As the city organization has grown through annexation, so has the need for larger, updated facilities. In 2008 the city purchased property at the edge of downtown on Grade Road, north of the current Police Station, for the purposes of a civic campus. Sno-Isle Regional Library System and the city are coordinating the opportunity to jointly locate on this property and seek funding for new facilities.

Water System: The quality of the water provided by the PUD is good and the service meets present needs, with each household using approximately 300 gallons of water per day. Relying on standards developed for previous water supply plans, the city has decided to adopt 100 gallons of water per capita per day as a level of service standard.

Provision of water to future development not only depends on capacity, but also on design considerations. The PUD anticipates having enough capacity to serve the projected population; however, the costs of providing this service will vary significantly due to design. The PUD will also need to carefully consider the impact of very large industrial developments.

Wastewater Disposal Facilities: The city of Lake Stevens and the Lake Stevens Sewer District have a combined sewer system currently operated by the Sewer District. The Sewer District completed construction of a new wastewater treatment plant to serve the larger population in the city and the urban growth boundary for the planning period. The plant is capable of expansion to service additional needs beyond 2035.

There are few homes still on septic within the city and most of these do not pose a health threat. If such a threat becomes imminent, city ordinance does allow the city to mandate that a home with a failing septic system and within 300 feet of a sewer line be hooked up to the

system. Most new homes being built are on the sewer system, as the minimum parcel size for a septic system to be used is 12,500 square feet.

Solid Waste Disposal: The County anticipates that it will have adequate landfill capacity during this planning period, especially since most jurisdictions have or are initiating a curbside recycling program. The city has a mandatory garbage and recycling program.

Medical and Emergency Facilities: The city is adequately served by Providence Hospitals. EMS services are provided by the Lake Stevens Fire Prevention District No.8.

Police and Fire Protection: The provision of safe, commercial and industrial areas improves the quality of life for current residents and makes the city more attractive for new residents and businesses. As specified in Public Services and Utilities Element Chapter 7, the Police Department will strive for a level of service that maintains an Emergency Response Time of 3 to 4 minutes and a non-emergency response time of 6 to 10 minutes. Periodic staffing review will ensure the level of service is being met.

Public Education Facilities: To meet the demand generated by growth, the Lake Stevens School Districts' capital facilities plan calls for construction of two new elementary schools and a middle school in that time frame.

Library: Current library space is undersized to serve the existing library service area. The city is currently working with Sno-Isle Regional Library on a joint location for a new facility.

Transportation Facilities: Various types of land uses will need different types of transportation and will place different demands on the transportation system. Residential areas need access to centers of employment; commercial and industrial enterprises need access to supplier and consumer markets; and transportation corridors are often used to extend public services and utilities. This plan projects future transportation needs according to the Land Use Plan and recent annexations.

Parks: Chapter 5 is the Parks, Recreation and Open Space Element, which establishes specific goals and policies to guide decision-making and contains a detailed needs assessment for planning, acquisition, development and improvement of facilities and lands. The needs assessment provides the framework for the capital parks and recreation projects identified in Table 9.1.

GOALS AND POLICIES

GOAL 9.1 THE CITY WILL STRIVE TO BE A SUSTAINABLE COMMUNITY AROUND THE LAKE WITH UNSURPASSED INFRASTRUCTURE FOR AN EXCEPTIONAL QUALITY OF LIFE.

Policies

9.1.1 Ensuring good fiscal stewardship.

9.1.2 Using smart growth principles to understand how the city's planned growth pattern affects the investments that will be needed, and investing in where new growth should occur.

9.1.3 Expertly planning for the short and long term costs to support infrastructure expenditures and leave a quality legacy.

GOAL 9.2 PROVIDE PUBLIC FACILITIES IN A MANNER WHICH PROTECTS INVESTMENTS IN, AND MAXIMIZES USE OF, EXISTING FACILITIES AND PROMOTES ORDERLY COMPACT URBAN GROWTH.

Policies

9.2.1 Capital improvements shall be provided to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate desired future growth.

9.2.2 Capital improvement projects identified for implementation in this Plan and at a cost of at least $10,000 shall be included in the Six-Year Schedule of Improvement. Capital improvements with a cost of less than $10,000 should be reviewed for inclusion in the six-year Capital Improvement Program and the annual capital budget.

9.2.3 Proposed capital improvement projects shall be evaluated and prioritized in consideration of the following criteria:

a. Need exists to correct existing deficiencies, replace facilities, or to provide for growth;

b. Elimination of public hazards;

c. Elimination of capacity deficits;

d. Financial feasibility;

e. Site needs based on projected growth patterns;

f. Environmental impacts;

g. New development and redevelopment;

h. Plans of state agencies; and

i. Local budget impact including costs for operations and maintenance.

GOAL 9.3 DEVELOPMENT SHALL BEAR ITS FAIR SHARE OF COSTS OF PROVIDING PUBLIC FACILITIES AT THE ADOPTED LEVELS OF SERVICE.

Policies

9.3.1 Transportation and park impact fees shall be sufficient to pay the fair share of improvement costs necessitated by new development.

9.3.2 Appropriate funding mechanisms for developments' contribution of a fair share of other public facility improvements [such as recreation, drainage and solid waste] will be considered for implementation as the city develops them.

GOAL 9.4 PROVIDE NEEDED CAPITAL IMPROVEMENTS TO MAINTAIN ADOPTED LEVELS OF SERVICE.

Policies

9.4.1 The city shall continue to adopt an annual capital budget and a six-year capital improvement program as part of its budgeting process.

9.4.2 Debt shall be managed so that city general obligation debt will not exceed debt limitations set by state law and the city's ability to pay. There are no limits placed on revenue bonds other than the ability to pay.

9.4.3 Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

9.4.4 Fiscal policies to direct expenditures for capital improvements will be consistent with other Comprehensive Plan Elements.

GOAL 9.5 COORDINATE LAND USE DECISIONS AND FINANCIAL RESOURCES WITH A SCHEDULE OF CAPITAL IMPROVEMENTS TO MEET ADOPTED LEVEL OF SERVICE STANDARDS, MEASURABLE OBJECTIVES.

Policies

9.5.1 Certain public facilities and services needed to support development shall be available concurrent with the development. The city shall adopt a concurrency program subject to concurrency requirements which shall include transportation, parks and sanitary sewer. The city will consider in the future the feasibility of implementing concurrency for stormwater and potable water.

9.5.2 The city will support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.

9.5.3 The city will emphasize capital improvement projects, which promote the conservation, preservation or revitalization of commercial, industrial and residential areas in Lake Stevens.

9.5.4 Proposed Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

a. Contribute to a condition of public hazards;

b. Exacerbate any existing condition of public facility capacity deficits;

c. Generate public facility demands that exceed capacity increase planning in the Six-Year Schedule of Improvements;

d. Conform to future land uses as shown on the future land use map of the Land Use Element;

e. Accommodate public facility demands based upon adopted LOS standards and attempts to meet specified measurable objectives, when public facilities are developer-provided;

f. Demonstrate financial feasibility, subject to this element, when public facilities are provided, in part or whole, by the city; and

g. Affect state agencies' facilities plans and siting of essential publics facilities.

9.5.5 Continue to update prioritizations on Table 9.2 as needs are identified; and move projects/facilities to and/or from Table 9.1 to 9.2 as funding becomes available.

TABLE 9.1 – CAPITAL FACILITIES PROGRAM, 2015-2035

TABLE 9.1 – CAPITAL FACILITIES PROGRAM, 2015-2035 TRANSPORTATION								
ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
SR9/SR204/System (SR9/204, 91st/204, 4th/SR9	North of SR204	South of 4th and West of 91st	$69,500	2015-2021		X		
Frontier Village Internal Access Rd	No Davies	4th St NE	$6,265,000	>2021	X		X	X
N Davies/Vernon - RAB	Vernon Rd	-	$150,000	>2021			X	X
N Davies/FV - RAB	north Frontier Village	-	$150,000	>2021			X	X
93rd Ave NE (new)	Market	4th St NE	$3,840,000	>2021	X	X	X	X
93rd Ave NE (existing)	Market	1st St SE	$3,597,000	>2021	X	X	X	X
91st Ave NE/4th NE - Intersection	4th St NE	-	$400,000	>2022	X	X	X	X
91st Ave NE	4th St NE	SR 204	$751,500	>2021	X		X	X
91st Ave NE	SR 204	Vernon	$351,000	2018-2019	X		X	X
91st Ave NE - Intersection	Vernon Rd	-	$200,000	2018	X		X	X
Frontier Circle E	91st Ave NE	13th St NE	$750,000	>2021	X		X	X
4th St NE	SR 9	93rd Ave NE (new)	$315,000	>2021	X		X	X
4th St NE	93rd Ave NE (new)	94th Ave NE (Target)	$522,000	>2021			X	X
4th St NE	94th Ave NE (Target)	99th Ave NE	$864,000	>2021	X		X	X

99th Ave NE	Market	4th St NE	$1,170,000	2019>2020	X		X	X
4th St NE	91st Ave NE	SR 204	$7,578,460	>2021			X	X
90th Ave NE shop center road	4th Ave NE	Market	$4,648,540	>2021			X	X
13th St NE (SR 204)	SR 9	93rd Ave NE (new)	$195,500	>2021	X		X	X
Vernon Road	91st Ave NE	SR 9	$935,000	2020	X		X	X
Lundeen/Vernon - Intersection	Vernon Rd	-	$400,000	2021	X	X	X	X
91st Ave NE	4th St SE	Market	$1,710,000	>2021	X	X	X	X
94th Ave NE (Target)	Market	4th St NE	$2,937,000	>2021	X		X	X
2nd St NE Connector (Target)	94th Ave NE (Target)	99th Ave NE	$191,000	>2021	X		X	X
20th St SE	83rd Ave SE	88th Ave SE	$4,051,080	2015-2020	X	X	X	X
20th St SE/83rd SE - Intersection	83rd Ave SE	-	$400,000	2015-2020	X	X	X	X
20th St SE	79th Ave SE	83rd Ave SE	$2,864,400	2021-2026	X		X	X
20th St SE/79th SE - Intersection	79th Ave SE	-	$300,000	>2021	X	X	X	X
20th St SE	73rd Ave SE	79th Ave SE	$2,455,200	>2021	X	X	X	X
20th St SE/73rd SE - Intersection	73rd Ave SE	-	$500,000	2015>2021			X	X
20th St SE	US 2	73rd Ave SE	$2,557,500	>2021	X	X	X	X
24th St SE/73rd SE - Intersection	73rd Ave SE	-	$800,000	2021-2022			X	X
24th St SE	73rd Ave SE	79th Ave SE	$3,653,000	2021-2022			X	X
24th St SE/79th SE - Intersection	79th Ave SE	-	$800,000	2021-2022			X	X

24th St SE	83rd Ave SE	87th Ave SE	$5,278,000	>2021			X	X
24th St SE/83rd SE - Intersection	83rd Ave SE	-	$800,000	>2021			X	X
24th St SE	SR 9	91st Ave SE	$2,970,000	2016-2017			X	X
24th St SE/SR 9 - Intersection			$3,500,000	>2021	X		X	X
20th St SE/SR 9 - Intersection			$4,327,000	>2021	X		X	X
91st Ave SE	20th St SE	4th St SE	$4,770,000	2019-2020	X	X	X	X
91st Ave SE	20th St SE	24th St SE	$5,499,800	2019-2020			X	X
99th Ave SE	20th St SE	4th St SE	$4,763,800	2021-2024	X	X	X	X
99th Ave SE	20th St SE	Lake Stevens Rd	$5,507,800	2021-2024			X	X
83rd Ave SE	20th St SE	24th St SE	$2,369,500	>2021			X	X
79th Ave SE	20th St SE	24th St SE	$2,369,500	>2021			X	X
24th St SE	83rd Ave SE	79th Ave SE	$1,728,300	>2021			X	X
S Lake Stevens	SR 9	18th Street SE	$7,382,000	>2021			X	X
City Campus Rd (26th NE)	Intersection		$4,105,221	>2021	X		X	X
20th St NE	Grade Rd	500' w of 123rd SE	$1,500,257	>2021	X		X	X
123rd Ave NE	20th St NE	N Lakeshore Dr	$1,263,630	>2021	X		X	X
20th St NE & Main Intersection	Intersection		$1,112,004	2021-2024	X	X	X	X
North Lakeshore Dr	123rd Ave NE	550 west of 123rd NE	$788,739	>2021	X	X	X	X
North Lakeshore Dr	123rd Ave NE	Main St NE	$282,920	>2021	X		X	X

123rd Ave NE	N Lakeshore Dr	18th St NE	$4,040,621`	>2021			X	X
Main Street	20th St NE	17th St NE	$1,274,558	>2021	X		X	X
19th St NE	Main St	125th Ave NE	$2,649,804	>2021			X	X
18th St NE	123rd Ave NE	Main St NE	$1,287,281	>2021			X	X
18th St NE	Main St	125th Ave NE	$428,820	>2021	X		X	X
123rd Ave NE	18th St NE	17th St NE	$1,094,300	>2021	X		X	X
18th Pl NE	123rd Ave NE	Main St NE	$808,375	>2021	X		X	X
17th Pl NE	123rd Ave NE	180' west of 123rd NE	$899,614	>2021	X		X	X
17th Pl NE	123rd Ave NE	Main St NE	$938,474	>2021	X		X	X
Grade Road	20th St NE	SR 92	$15,607,836	2021>2024	X	X	X	X
20th Street NE	east of Main St	Centennial Trail	$1,284,475	>2021	X	X	X	X
SR 92 & Grade Rd RAB	Intersection		$4,105,221	2020>2022	X	X	X	X
Lundeen Pkwy Corridor Ped Imp	Vernon Rd	99th Ave NE	$900,000	>2021	X		X	
Hartford Rd & Drainage Imp	Catherine Creek Crossing		$700,000	>2021	X	X	X	
20th Street NE Widening	Main St	111th Dr NE	$1,668,000	>2021	X		X	
30th Street NE non-motorized	113rd Ave NE	Cedar Rd NE	$540,000	>2021	X	X	X	
Mitchell Ro/Manning Road	200ft W of 116th Dr NE	600 ft. E of 116th Dr NE	$360,000	>2021	X		X	X
117th Avenue NE	20th St NE	150 ft. S of 28th St NE	$1,932,000	>2021	X		X	X
116th Avenue NE	20th St NE	26th St NE	$1,900,000	>2021	X		X	

26th Street NE	115th Ave NE	117th Ave NE	$280,000	>2021	X		X	
Mitchell Dr/118th Ave NE	N. Lakeshore Dr	20th St NE	$1,400,000	>2021	X		X	
131st Avenue NE	20th St NE	Hartford Rd	$1,489,000	>2021	X		X	
22nd Street NE	117th Ave NE	123rd Ave NE	$768,000	>2021	X		X	
28th Street NE	Old Hartford Rd	N. Machias Rd	$470,000	>2021	X		X	
32nd Street NE	118th St NE	Grade Rd	$545,000	>2021	X		X	X
East Lakeshore Drive – non motorized	Main St	7th St NE	$1,450,000	>2021	X	X	X	
Old Hartford Road	36th St NE	Hartford Road	$2,323,000	>2021	X		X	
36th Street NE	Grade Road	Old Hartford Road	$2,340,000	>2021	X		X	
16th Street NE	Main St	134th Ave NE	$1,737,000	>2021	X		X	
SR 92 and 127th Ave NE RAB	Intersection		$1,750,000	>2021		X		
SR 92 and Lake Dr Rechannelization	Intersection		$200,000	2016		X		
S. Davies Rd and S Lake Stevens Rd	Intersection		$800,000	>2021	X		X	X
91st Street SE Pedestrian Improvements	8th Street NE	12 Street NE	$610,000	2016-2018		X	X	
	12 Street NE	20th Street SE	$1,100,000	2016				

TABLE 9.1 – CAPITAL IMPROVEMENTS, 2015 – 2035 FACILITIES								
FACITILITIES	**FROM**	**TO**	**COST**	**YEAR/S**	**Local**	**State/Fed**	**Mitigation**	**Dev Imp**
City Hall/Civic Center			20,000,000	2018	X			
Table 9-1 – Capital Facilities Program, 2015-2035 PARKS*								
PROJECT	**FROM**	**TO**	**COST**	**YEAR/S**	**Local**	**State/Fed**	**Mitigation**	**Dev Imp**
Planning								
Cavalero Community Park Phase I Development (Partnership with Snohomish County)			$2,175,000	2015-2017		X	X	
Wayfinding Plan			20,000	2017			X	
Trails, Paths and Pedestrian Facilities Master Plan			15,000	2015-2016			X	X
Downtown Open Space Master Plan			30,000	2020		X	X	
Acquisition								
Neighborhood Park Acquisition (near 20th Street SE)			317,671	>2021			X	
Lakeside Path Right-of-Way/Easement Acquisition (northern section)			237,382	>2021	X	X	X	
Lakeside Path Right-of-Way/Easement Acquisition (eastern section)			222,684	>2021	X	X		

Lakeside Path Right-of-Way/Easement Acquisition (southern portion)			1.15 million	>2021	X	X		
Shoreline Acquisition			1 – 1.5 million	>2021		X	X	
Power Line Trail Right-of-Way/Easement Acquisition			838,200	>2021		X	X	
Development								
Complete Phase 1 of the Eagle Ridge Master Plan			72712	2016-2018			X	X
Complete Phase 2 of the Eagle Ridge Master Plan			271,205	>2021			X	X
Complete Phase 3 of the Eagle Ridge Master Plan			560,005	>2021			X	X
Power Line Trail Construction (northern segment)			699,600	>2021			X	
Power Line Trail Construction (southern segment)			641,700	>2021			X	
Improvements								
Hartford Road Walking Path/Trail Head			41,173	2016		X	X	
Catherine Creek and Centennial Woods Trail Improvements			15, 206	2020	X		X	
Boat Launch North Cove Park			544,000	2017-2019		X	X	

TABLE 9.2 – 2015-2020 6-YEAR CAPITAL IMPROVEMENT PLAN								
#	Projects	Total Project Costs	Schedule					
			2015	2016	2017	2018	2019	2020
ROAD PROJECTS								
R1	SR9/4th NE Intersection	Incl. in R2						
R2	SR9/SR204	$ 69,500	$ 500	$ 2,000	$ 3,000	$ 8,000	$ 9,000	$ 30,000
R3	SR92 & Grade Rd RAB	$ 4,106						$ 1,436
R4	90th Ave NE Connector	$ 1,140					$ 826	
R5	91st Ave NE (SR204-Vernon)	$ 351				$ 56	$ 295	
R6	SR92 & Lake Dr Re-channelization	$ 200				$ 200		
R7	20th St SE – Segment 1	$ 4,981		$ 625	$ 885		$ 1,389	$ 2,084
R8	20th St SE – Segment 2	$ 3,971						$ 100
R9	24th St SE/79th SE - Intersection	$ 2,970		$ 992	$ 1,979			
R10	91st Ave SE (20th St SE-4th St SE)	$ 4,770	$ 80				$ 96	$ 999
R11	91st Ave SE (Market-4th St SE)	$ 1,950					$ 295	$ 1,655
R12	99th Ave NE (Market-4th St SE)	$ 1,170					$ 157	$ 1,013
R13	20th St NE & Main Intersection	$ 1,112						$ 12
R14	91st Ave NE – Intersection	$ 200				$ 200		
R15	North Davies Sidewalk	$ 350	$ 350					
R16	Vernon Road (91st Ave NE-SR9)	$ 935						$ 328
CAPTIAL ROAD PROJECT EXPENDITURES		$ 97,706	$ 930	$ 3,617	$ 5,864	$ 8,456	$ 12,058	$ 37,627

REVENUE SOURCES								
	Local (Mitigation, REET, Bonds, Loans)	$ 9,491	$ 430	$ 938	$ 1,661	$ 264	$ 1,774	$ 4,424
	Private Investment			$ 200	$ 400	$ 100	$ 400	$ 800
	Grants			$ 479	$ 803	$ 92	$ 884	$ 2,403
	Other Agencies	$ 69,500	$ 500	$ 2,000	$ 3,000	$ 8,000	$ 9,000	$ 30,000
CAPTIAL ROAD PROJECT FUNDING		**$ 78,991**	**$ 930**	**$ 3,617**	**$ 5,864**	**$ 8,456**	**$ 12,058**	**$ 37,627**
FACILITY PROJECTS								
F1	City Hall/Civic Center	$ 20,000		$ 1,000	$ 19,000			
CAPTIAL FACILITY PROJECT EXPENDITURES		**$ 20,000**	**$ -**	**$ 1,000**	**$ 19,000**	**$ -**	**$ -**	**$ -**
REVENUE SOURCES								
	Local (Mitigation, REET, Bonds, Loans)	$ 20,500	$ 100	$ 1,400	$ 19,000			
	Private Investment	$ 1,600		$ 1,600				
	Grants	$ -						
	Other Agencies	$ (1,850)	$ 150	$ (2,000)				
CAPTIAL FACILITIES PROJECT FUNDING		**$ 20,250**	**$ 250**	**$ 1,000**	**$ 19,000**	**$ -**	**$ -**	**$ -**
PARK PROJECTS								
P1	Cavalero Park Phase 1a	$ 2,175	$ 1,453	$ 722				
P2	Citywide Trail/Ped Facilities Master Plan	$ 15	$ 15					
P3	Eagle Ridge Phase 1 Completion	$ 80		$ 40	$ 40			
P4	Boat Launch North Cove Park	$ 544		$ 544				
P5	Hartford Road Walking Path	$ 41			$ 41			

CAPTIAL PARK PROJECT EXPENDITURES	$ 2,855	$ 1,468	$ 1,306	$ 81	$ -	$ -	$ -
REVENUE SOURCES							
Local (Mitigation, REET, Bonds, Loans)	$ 600	$ 515	$ 45	$ 40			
Private Investment	$ 5	$ 5					
Grants	$ 1,710	$ 500	$ 1,169	$ 41			
Other Agencies	$ 540	$ 448	92				
CAPTIAL PARK PROJECT FUNDING	$ 2,855	$ 1,468	$ 1,306	$ 81	$ -	$ -	$ -

TABLE 9.2: 2015 - 2020 6-YEAR CAPITAL IMPROVEMENT PLAN
(Amount in Thousands)

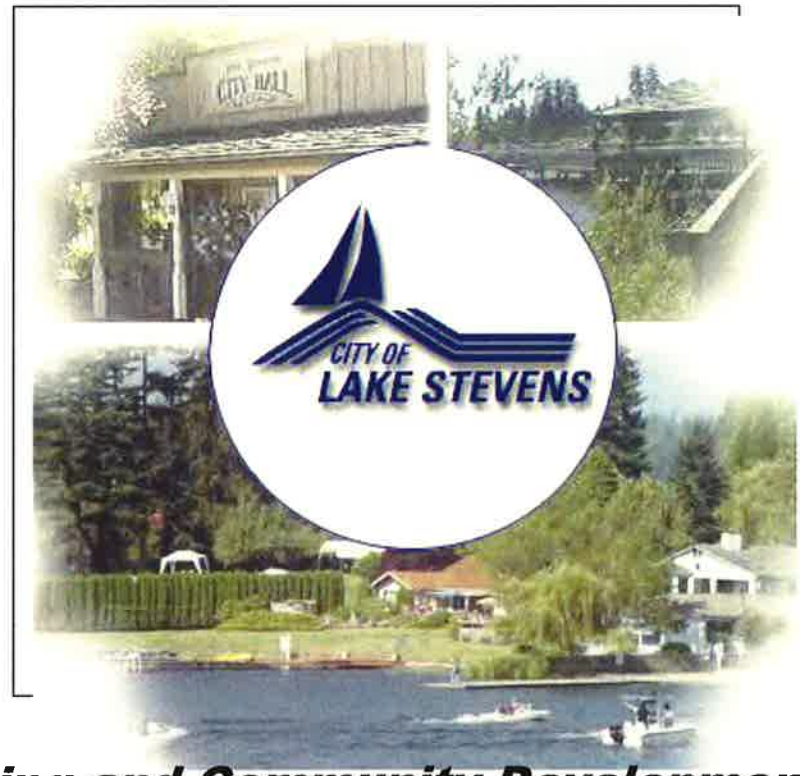
#	PROJECTS	TOTAL PROJECT COSTS	SCHEDULE					
			2015	2016	2017	2018	2019	2020
ROAD PROJECTS								
R1	SR9/4th NE Intersection	Incl. in R2						
R2	SR9/SR204*	$ 69,500	$ 500	$ 2,000	$ 3,000	$ 8,000	$ 9,000	$ 30,000
R3	SR92 & Grade Rd RAB	$ 4,106						$ 1,436
R4	90th Ave NE Connector	$ 1,140					$ 826	
R5	91st Ave NE (SR204-Vernon)	$ 351				$ 56	$ 295	
R6	SR92 & Lake Dr Re-channelization	$ 200				$ 200		
R7	20th St SE – Segment 1	$ 4,981		$ 625	$ 885		$ 1,389	$ 2,084
R8	20th St SE – Segment 2	$ 3,971						$ 100
R9	24th St SE/79th SE - Intersection	$ 2,970		$ 992	$ 1,979			
R10	91st Ave SE (20th St SE-4th St SE)	$ 4,770	$ 80				$ 96	$ 999
R11	91st Ave SE (Market-4th St SE)	$ 1,950					$ 295	$ 1,655
R12	99th Ave NE (Market-4th St SE)	$ 1,170					$ 157	$ 1,013
R13	20th St NE & Main Intersection	$ 1,112						$ 12
R14	91st Ave NE – Intersection	$ 200				$ 200		
R15	North Davies Sidewalk	$ 350	$ 350					
R16	Vernon Road (91st Ave NE-SR9)	$ 935						$ 328

CAPTIAL ROAD PROJECT EXPENDITURES		$ 97,706	$ 930	$ 3,617	$ 5,864	$ 8,456	$ 12,058	$ 37,627
REVENUE SOURCES								
	Local (Mitigation, REET, Bonds, Loans)	$ 9,491	$ 430	$ 938	$ 1,661	$ 264	$ 1,774	$ 4,424
	Private Investment	$ 1,900	$ -	$ 200	$ 400	$ 100	$ 400	$ 800
	Grants	$ 4,661	$ -	$ 479	$ 803	$ 92	$ 884	$ 2,403
	Other Agencies*	$ 69,500	$ 500	$ 2,000	$ 3,000	$ 8,000	$ 9,000	$ 30,000
CAPTIAL ROAD PROJECT FUNDING		$ 85,552	$ 930	$ 3,617	$ 5,864	$ 8,456	$ 12,058	$ 37,627
FACILITY PROJECTS								
F1	City Hall/Civic Center	$ 20,000		$ 1,000	$ 19,000			
CAPTIAL FACILITY PROJECT EXPENDITURES		$ 20,000	$ -	$ 1,000	$ 19,000	$ -	$ -	$ -
REVENUE SOURCES								
	Local (Mitigation, REET, Bonds, Loans)	$ 20,000		$ 1,000	$ 19,000			
	Private Investment	$ -						
	Grants	$ -						
	Other Agencies	$ -		$ -				
CAPTIAL FACILITIES PROJECT FUNDING		$ 20,000		$ 1,000	$ 19,000	$ -	$ -	$ -
PARK PROJECTS								
P1	Cavalero Park Phase 1a	$ 2,175	$ 1,453	$ 722				

P2	Citywide Trail/Ped Facilities Master Plan	$ 15	$ 15						
P3	Eagle Ridge Phase 1 Completion	$ 80		$ 40	$ 40				
P4	Boat Launch North Cove Park	$ 544		$ 544					
P5	Hartford Road Walking Path	$ 41			$ 41				
CAPTIAL PARK PROJECT EXPENDITURES		**$ 2,855**	**$ 1,468**	**$ 1,306**	**$ 81**	**$ -**	**$ -**	**$ -**	
REVENUE SOURCES									
	Local (Mitigation, REET, Bonds, Loans)	$ 600	$ 515	$ 45	$ 40				
	Private Investment	$ 5	$ 5						
	Grants	$ 1,710	$ 500	$ 1,169	$ 41				
	Other Agencies	$ 540	$ 448	92					
TOTAL PROJECTS REVENUE SOURCES									
	Total Local	$ 30,091	$ 945	$ 1,983	$ 20,701	$ 264	$ 1,774	$ 4,424	
	Total Private Investment	$ 1,905	$ 5	$ 200	$ 400	$ 100	$ 400	$ 800	
	Total Grants	$ 6,371	$ 500	$ 1,648	$ 844	$ 92	$ 884	$ 2,403	
	Total Other Agencies	$ 70,040	$ 948	$ 2,092	$ 3,000	$ 8,000	$ 9,000	$ 30,000	

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.

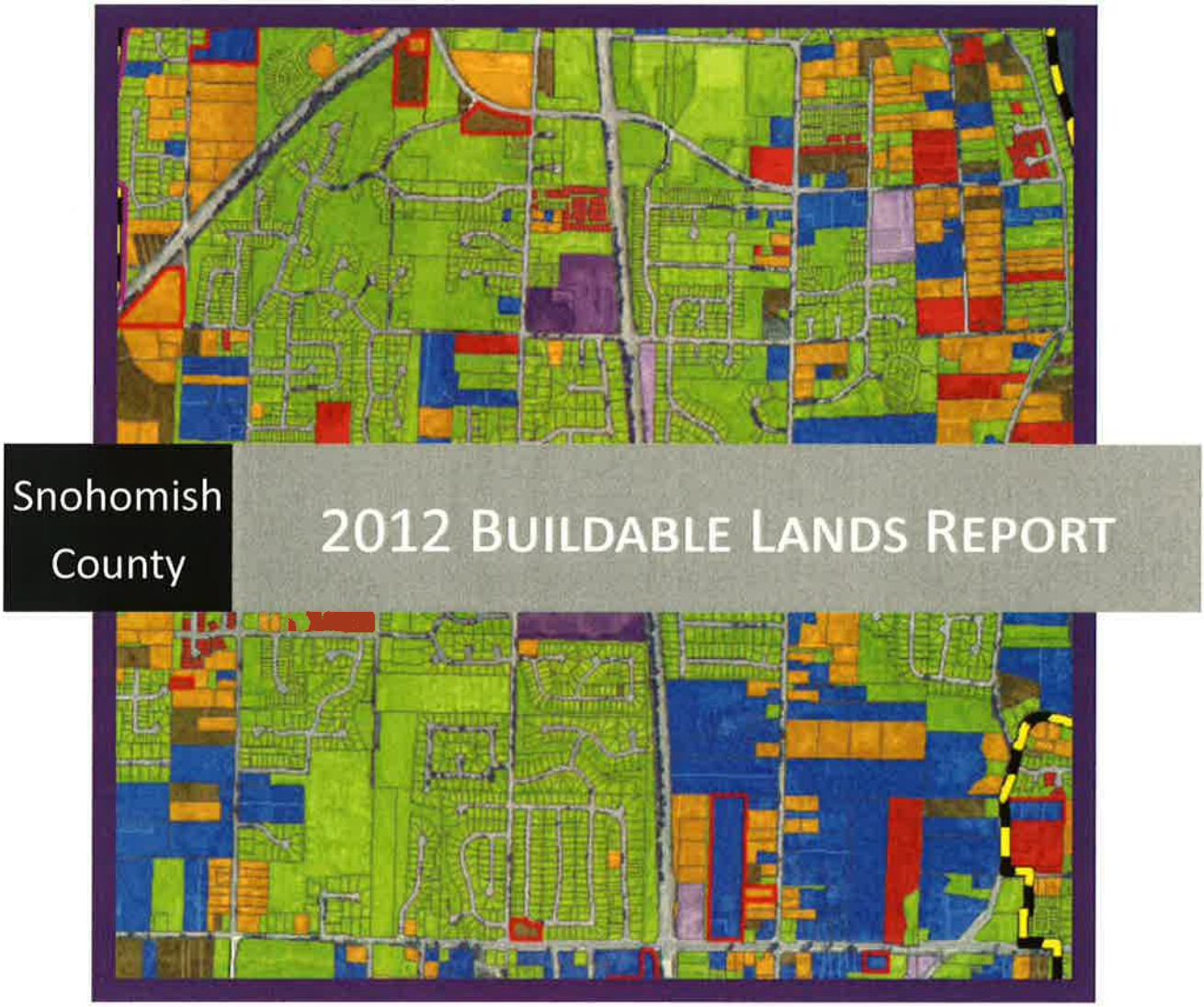
Location of Proposal:	City of Lake Stevens
Proponent: **Lead Agency:**	City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258 (425) 377-3235
Required Approvals:	Adoption of GMA Comprehensive Plan map and text amendments granted by Lake Stevens City Council
Circulation:	This addendum and adoption 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



Adopted by the Snohomish County Council on June 12, 2013

(425) 388-3311
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M/S # 604
3000 Rockefeller Avenue
Everett, WA 98201-4046

Snohomish County

County Council

Dave Gossett
John Koster
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June 13, 2013

Mr. Leonard Bauer
Managing Director, Growth Management Services
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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:

Shirla McCallister

Asst. Clerk of the Council

D 13

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

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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.

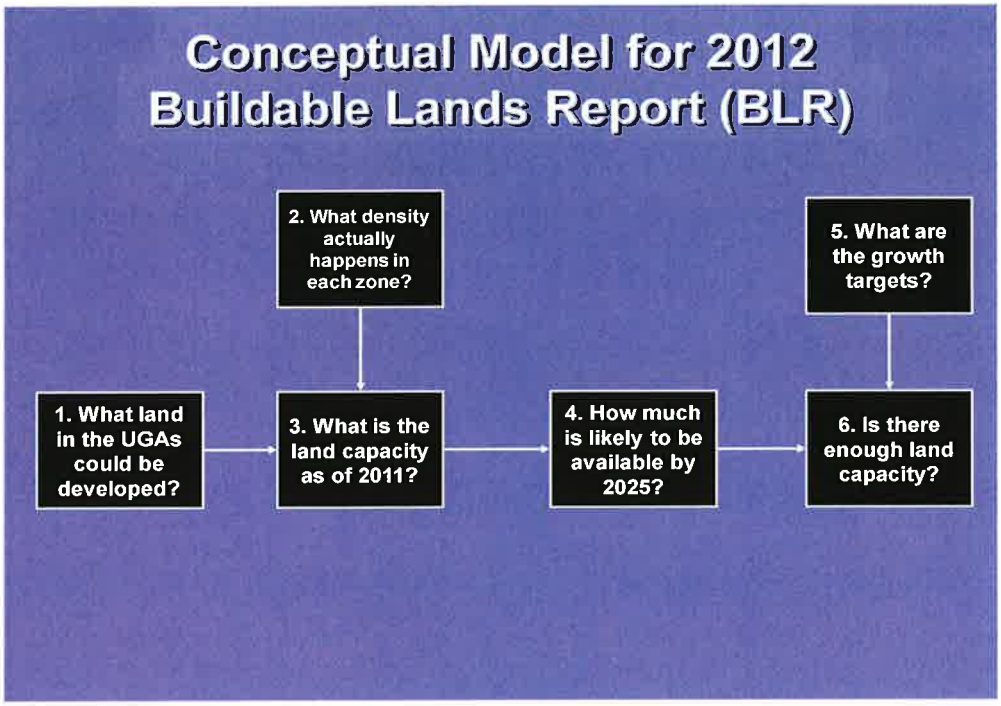
Unbuildable land area in developable parcels was then removed from the buildable lands inventory for parcels affected by: critical areas and buffers (steep slopes, wetlands, streams and lakes, frequently flooded areas); major utility easements; future arterial rights-of-way and land needed for other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

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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

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:

[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

	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[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

	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)
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

[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.

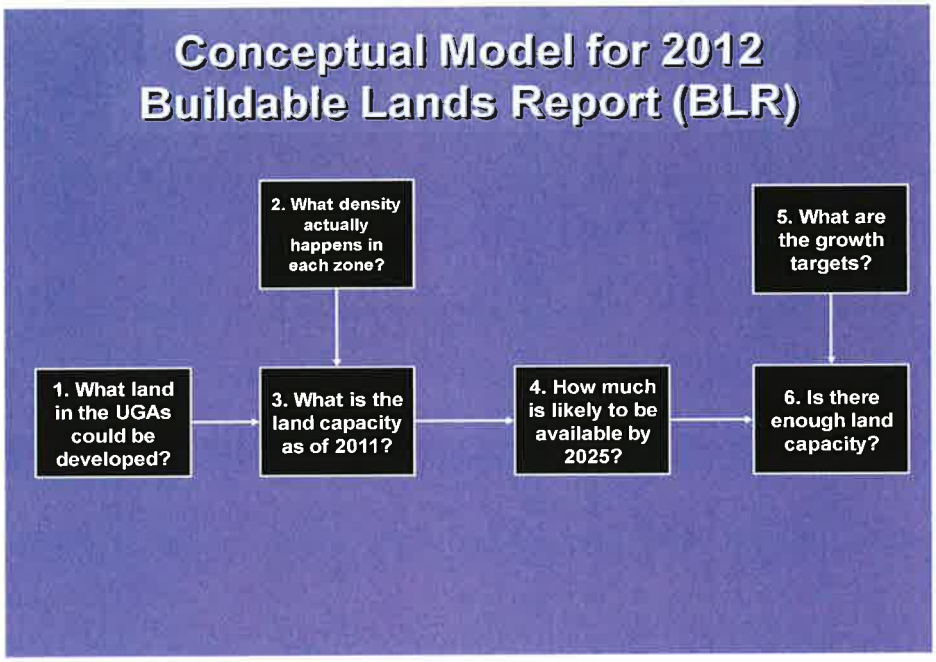
- City of Lynnwood. The 2007 BLR showed a population capacity shortfall of 688 compared to the target for the area within the city's 2002 boundary. As a result of reasonable measures adopted by the city, the 2012 BLR shows no 2025 population growth target/capacity inconsistency in the City of Lynnwood.

[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 without recent or pending development. The use of actual or proposed development yields for pending projects is a more accurate way of estimating additional capacity than using the average densities achieved on comparable sites.

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

Land Status Classifications

The 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.

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

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

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

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

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)

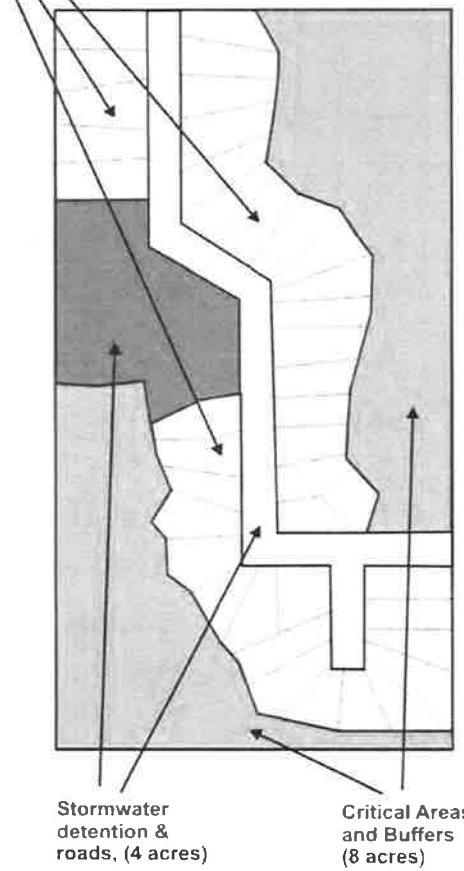
Development History:

Observed Density

(1995 - 2000)

Single Family Detached Units (40 lots on 8 acres)

20 Acre Site



Buildable Land:

Future Density

(2001 - 2012)

Vacant 20 Acre Single Family Residentially Zoned Parcel

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

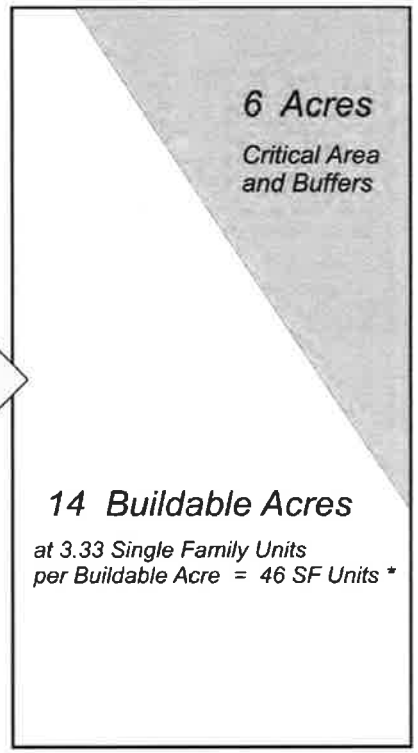
$$\frac{\text{Dwelling Units}}{\text{Buildable Acres **}} = \frac{40}{(20 - 8)} = \frac{40}{12} = \textbf{3.33 Units per Buildable Acre}$$

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

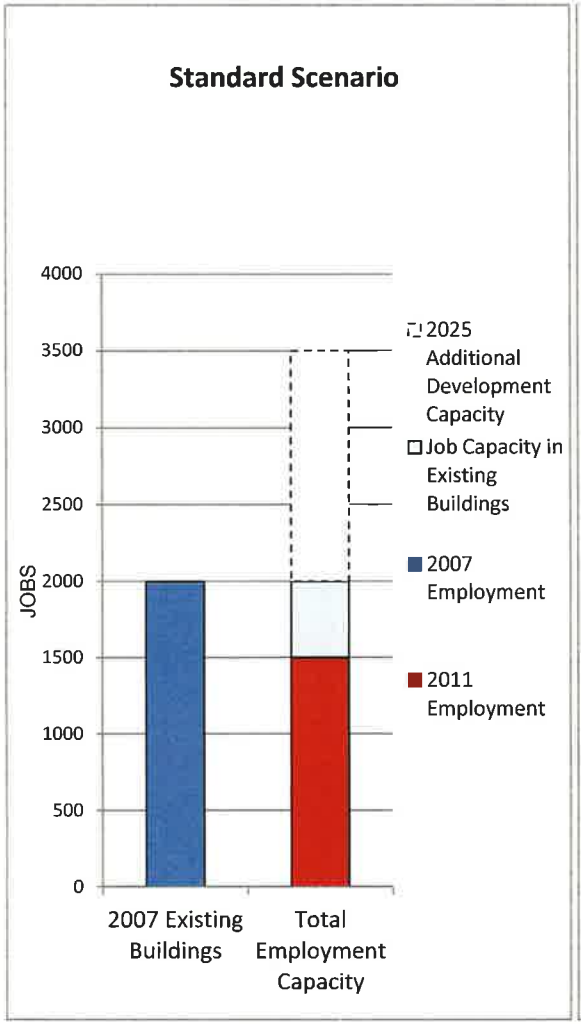
NET DENSITY

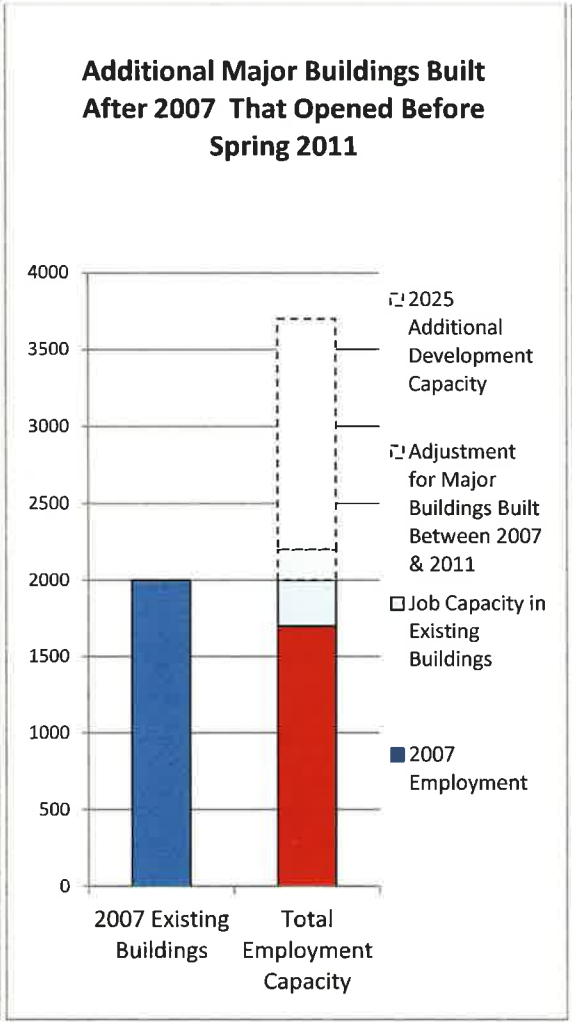
$$\frac{\text{Dwelling Units}}{\text{Net Residential Acres ***}} = \frac{40}{(20 - 8 - 4)} = \frac{40}{8} = \textbf{5 Units per Net Residential Acre}$$

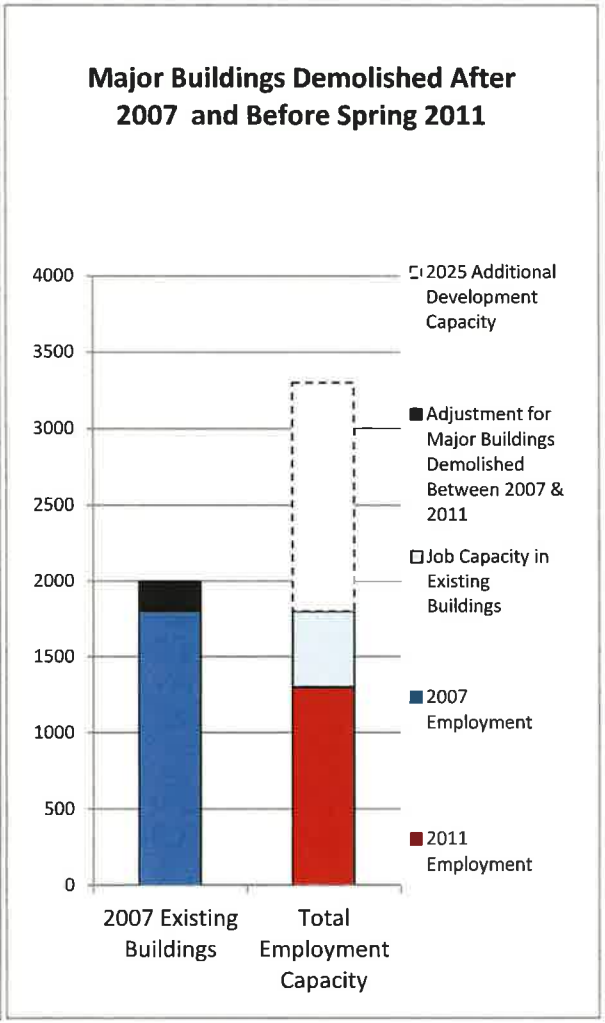
*** Total Site Area (20 acres)
minus Critical Areas and Buffers (8 acres),
minus Non-Residential Uses (4 acres)
(e.g. roads, stormwater detention)



* (.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

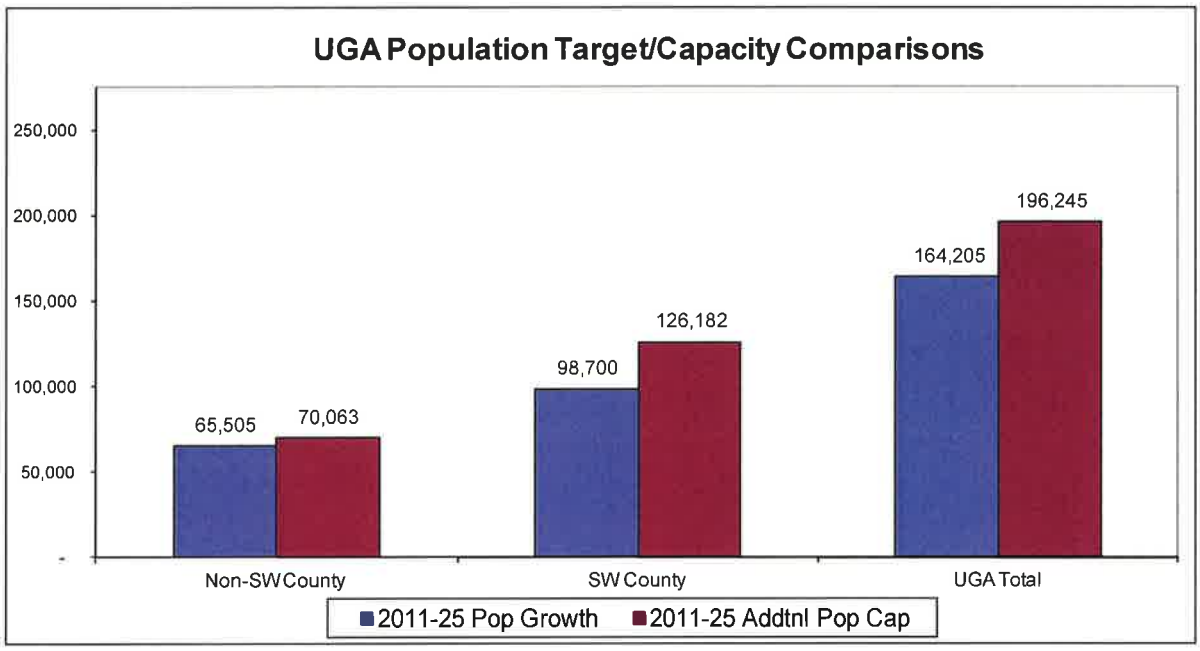
Comparison of 2025 Population Targets with Total Population Capacity for SWUGA Cities and Unincorporated MUGAs

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

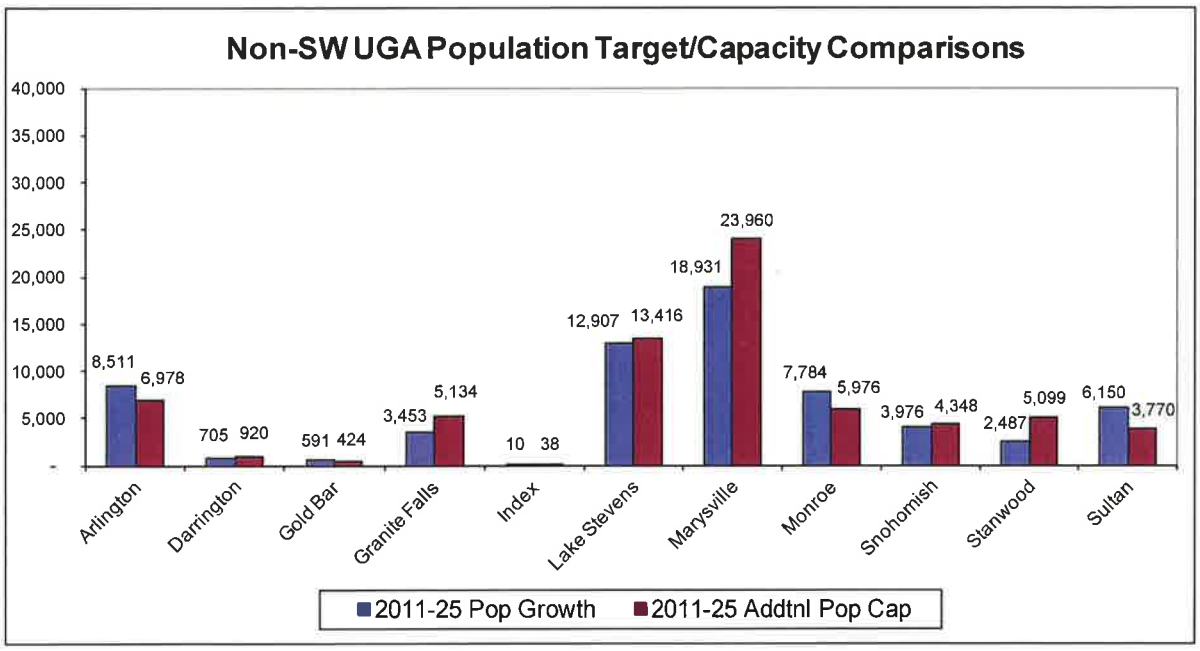
Area	2011 Estimated Population	CPP 2025 Population Targets	2011-2025 Numeric Change	2025 Total Population Capacity	Additional 2011-2025 Pop Capacity	Pop Capacity Surplus vs. Shortfall ( )
S.W. County UGA Total	434,425	533,125	98,700	560,607	126,182	27,482
Incorporated S.W. Total	255,541	303,227	47,686	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

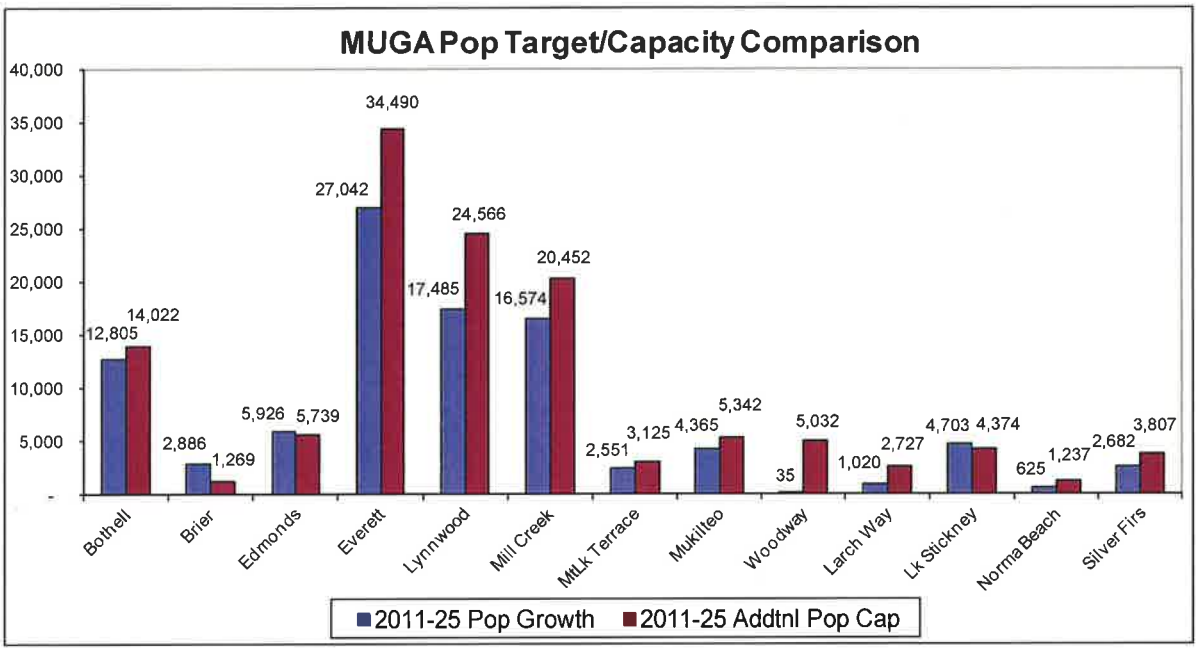
The following graph depicts the relationship between the population growth targets and additional capacity at the large UGA level (includes cities):



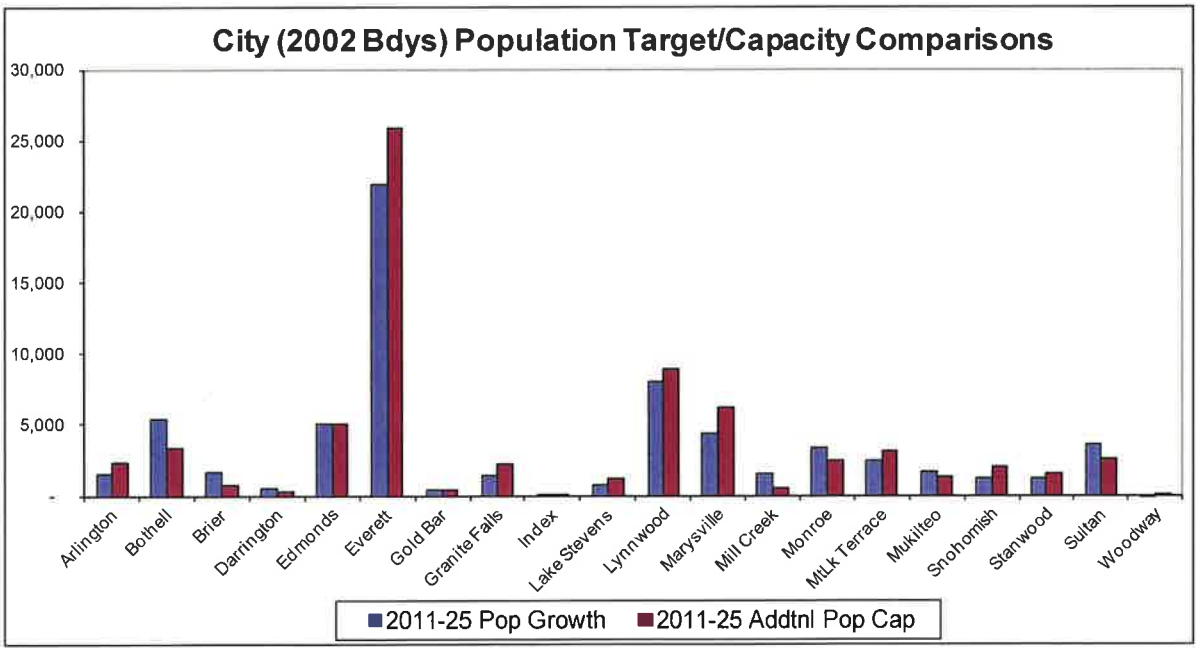
The following graph depicts the relationship between the population growth targets and additional capacity for individual non-SW County UGAs (includes cities):



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):

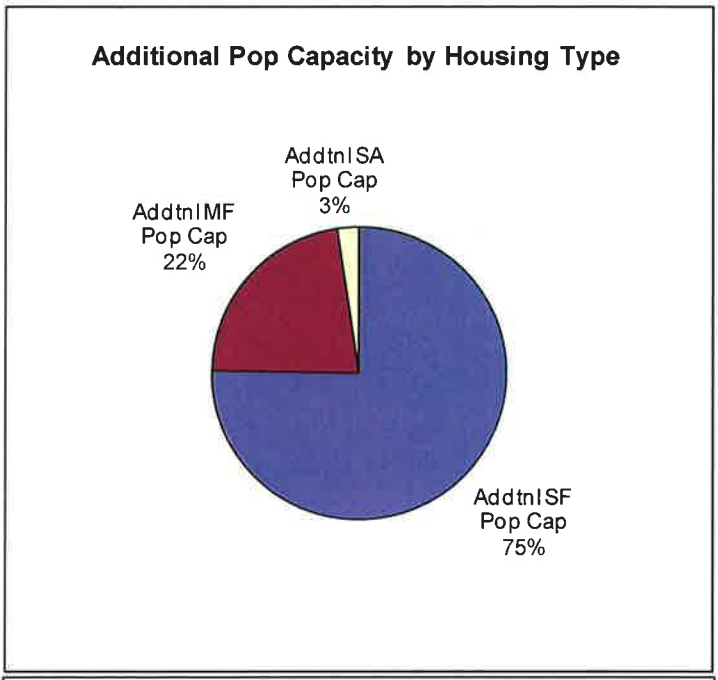


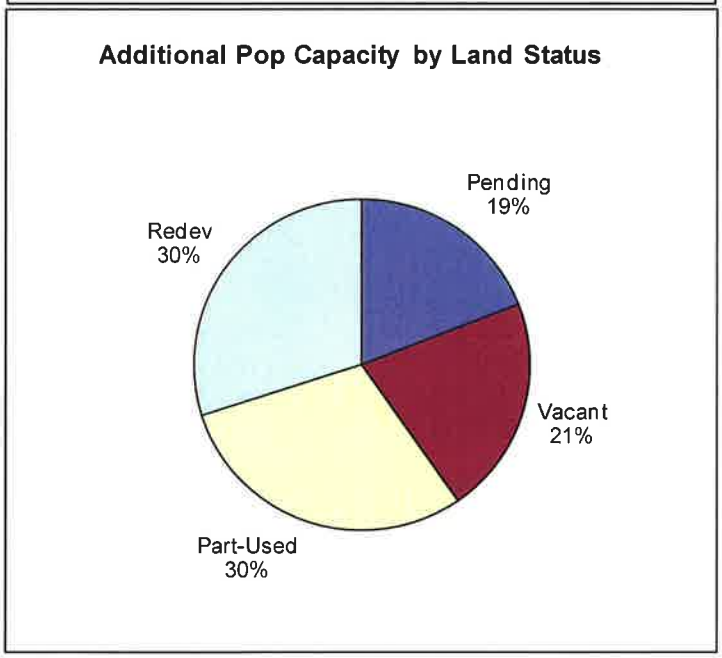
The following graph depicts the relationship between the population growth targets and additional capacity for individual cities (using April 2002 city boundaries):



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):

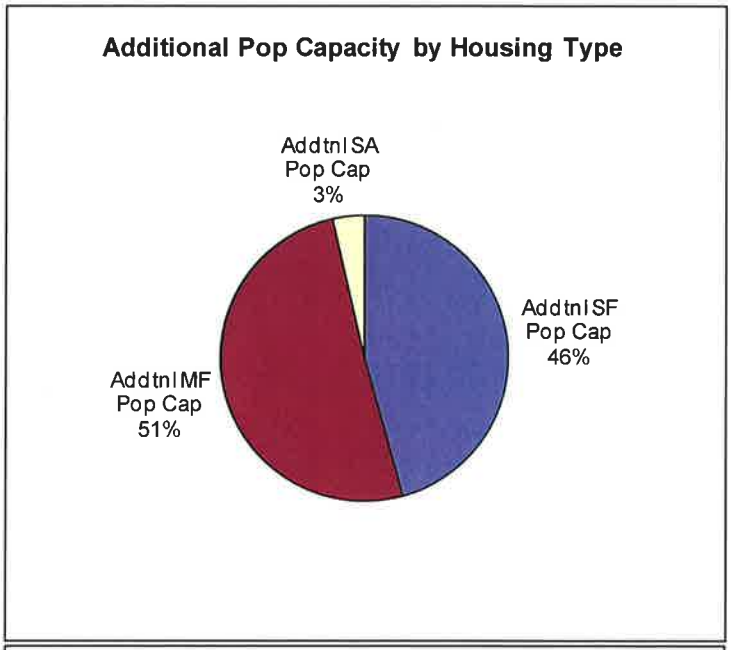
Non-SW UGAs:

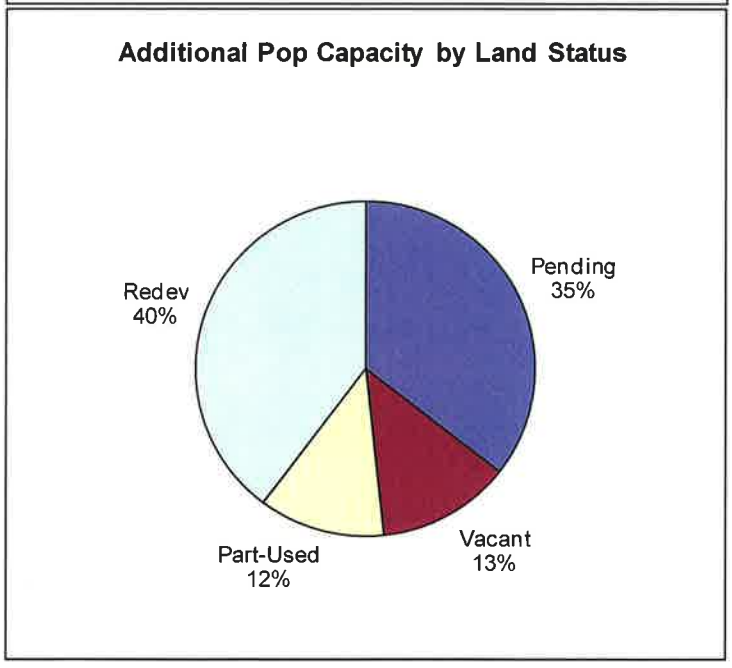




The following two graphs show the breakdown of additional population capacity by housing type (single family, multi-family vs. senior apartments) and land status (pending, vacant, partially-used vs. redevelopable) within the entire SW County UGA (includes cities):

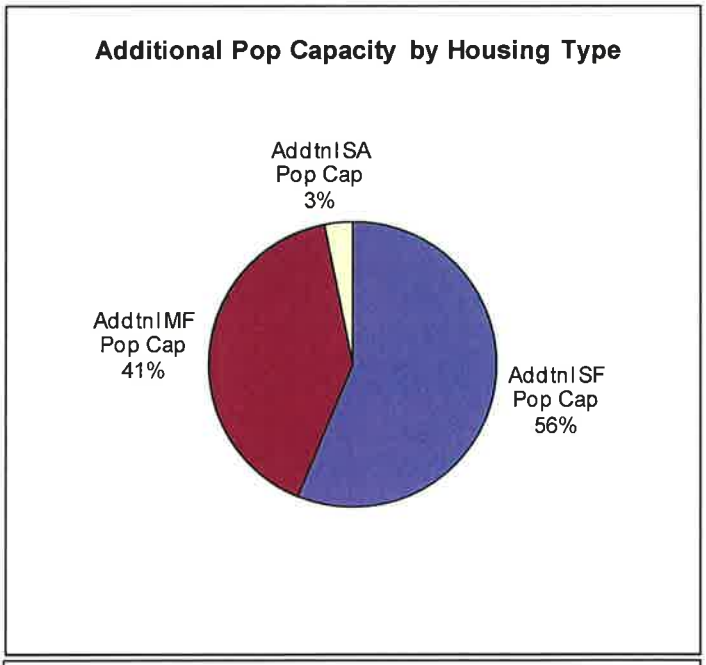
SWUGA:

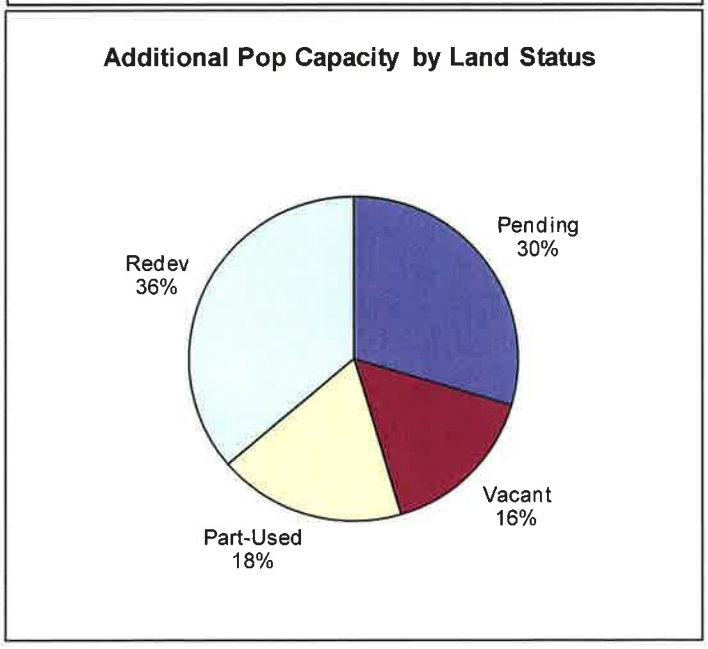




The following two graphs show the breakdown of additional population capacity by housing type (single family, multi-family vs. senior apartments) and land status (pending, vacant, partially-used vs. redevelopable) within Snohomish County's composite UGA (includes cities):

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

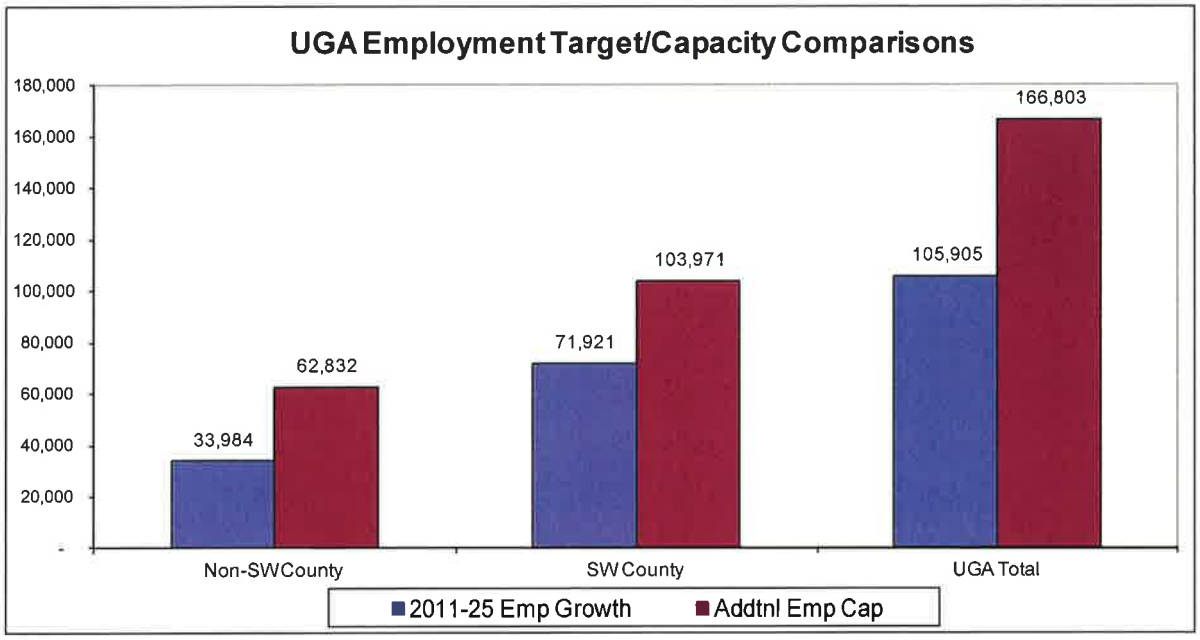
Comparison of 2025 Employment Targets with Total Employment Capacity for SWUGA Cities and Unincorporated MUGAs

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

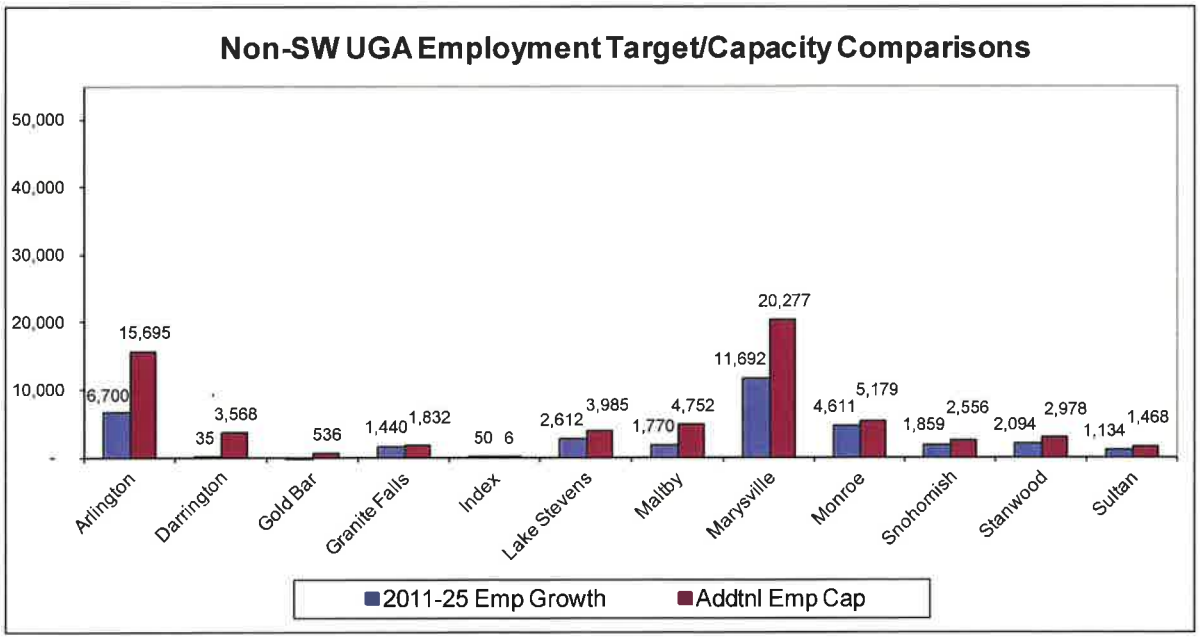
Area	2007 Estimated Employment	2011 Estimated Employment	CPP 2025 Employment Targets	2011-2025 Numeric Change	2025 Total Employment Capacity	Additional 2011-2025 Emp Capacity	Emp Capacity Surplus vs. Shortfall ( )
S.W. County UGA Total	189,773	187,656	259,577	71,921	291,561	103,905	31,984
Incorporated 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

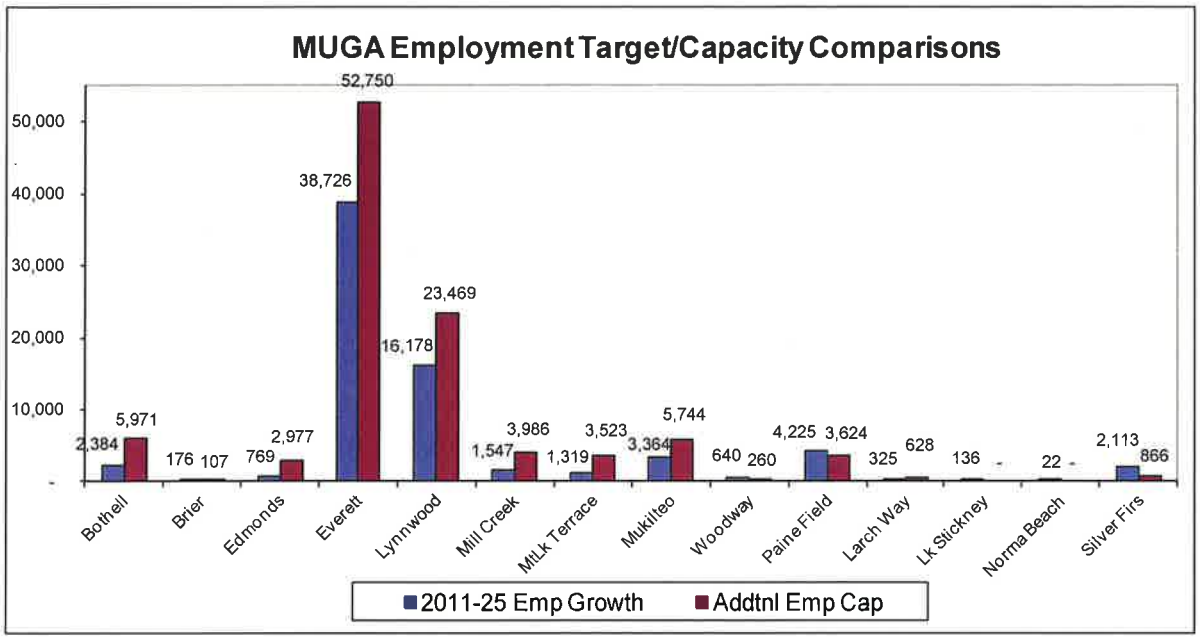
The following graph depicts the relationship between the employment growth targets and additional capacity at the large UGA level (includes cities):



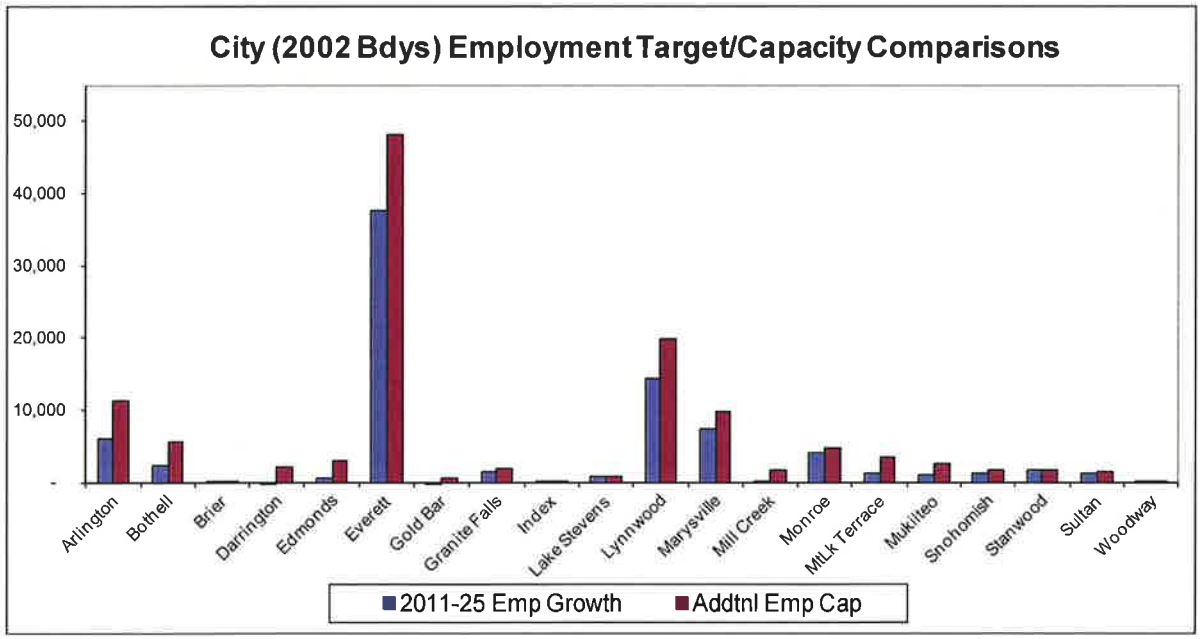
The following graph depicts the relationship between the employment growth targets and additional capacity for individual non-SW County UGAs (includes cities):



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):

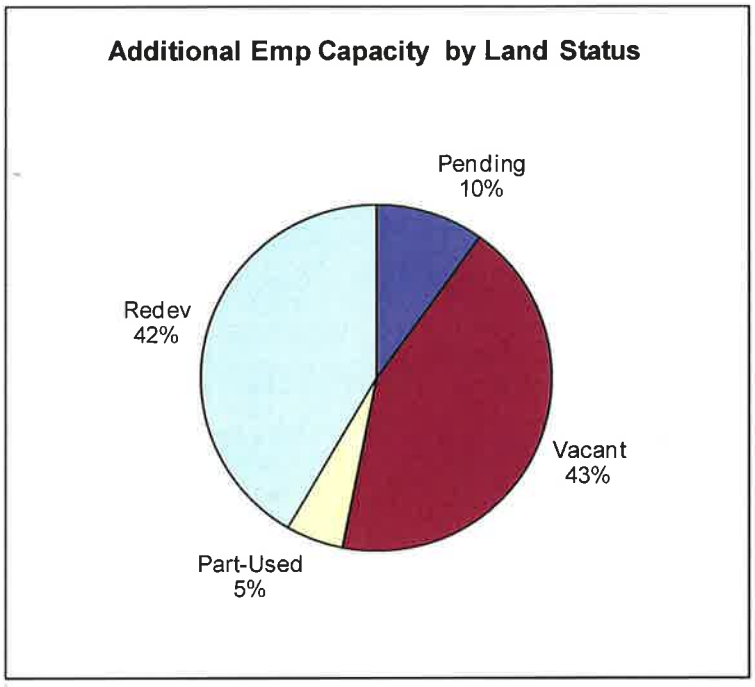


The following graph depicts the relationship between the employment growth targets and additional capacity for individual cities (using April 2002 city boundaries):

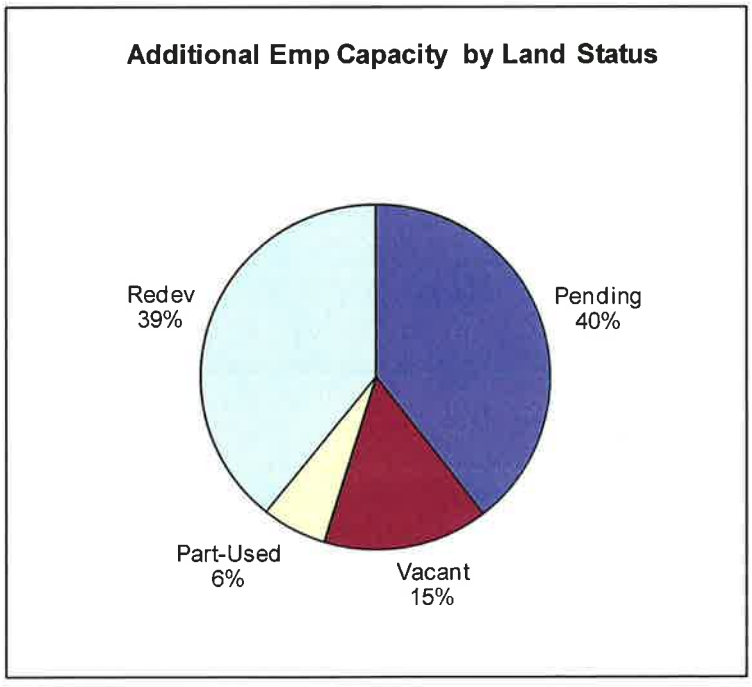


The following three graphs show the breakdown of additional employment capacity by land status (pending, vacant, partially-used vs. redevelopable) within the non-SW County UGAs combined, the SW County UGA, and the total composite UGA (includes cities):

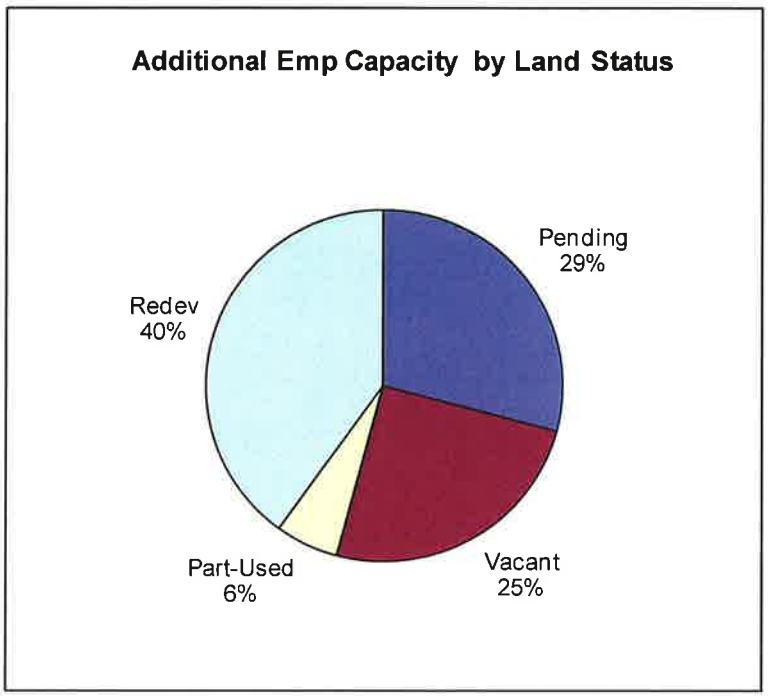
Non-SW UGA:



SWUGA:



Total UGA:


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

Results by UGA

Figure Pop-A. Arlington UGA Population

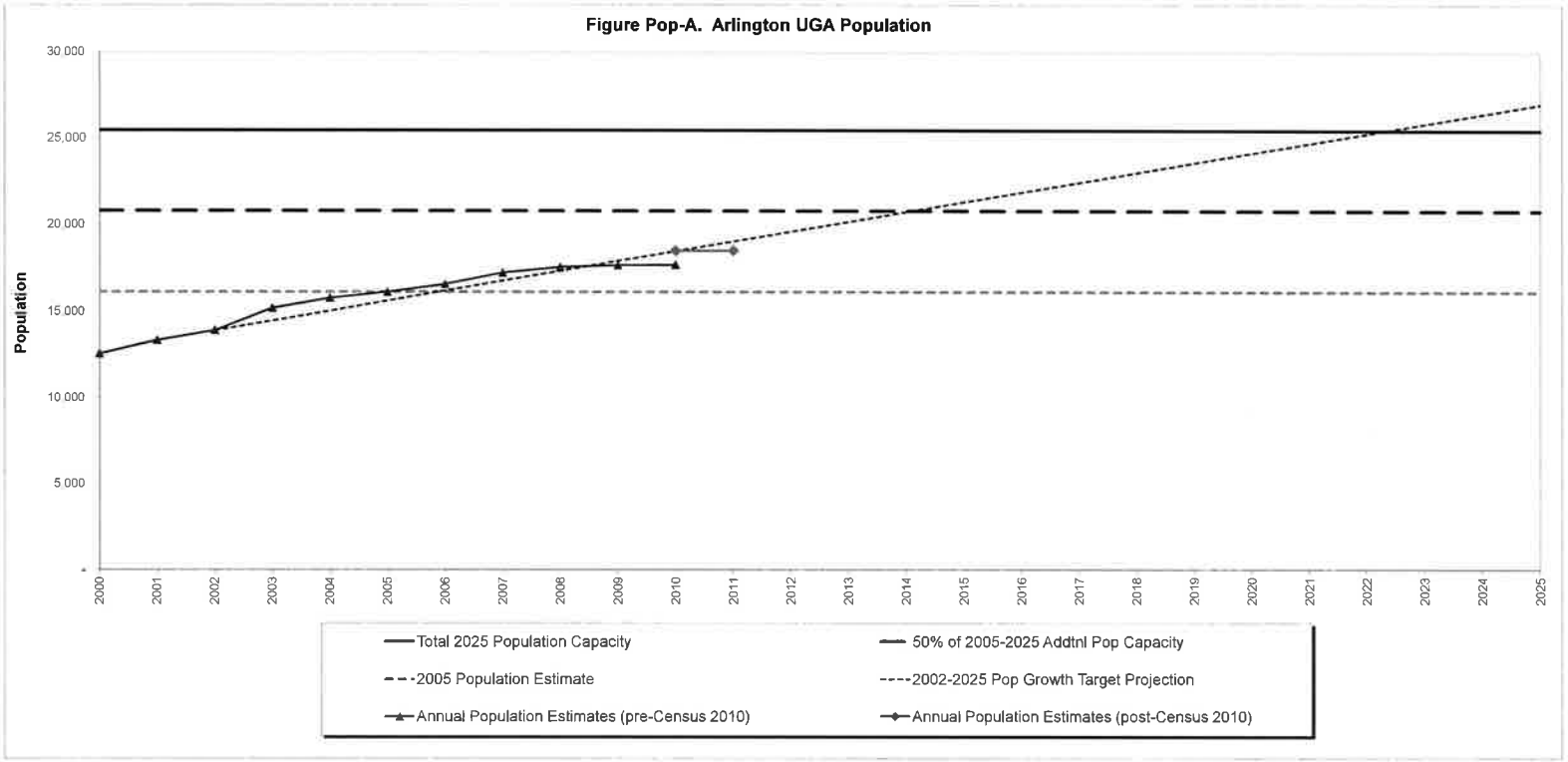


Table Pop-A. Arlington UGA Population Statistics

	(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.	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.

Figure Emp-A. Arlington UGA Employment

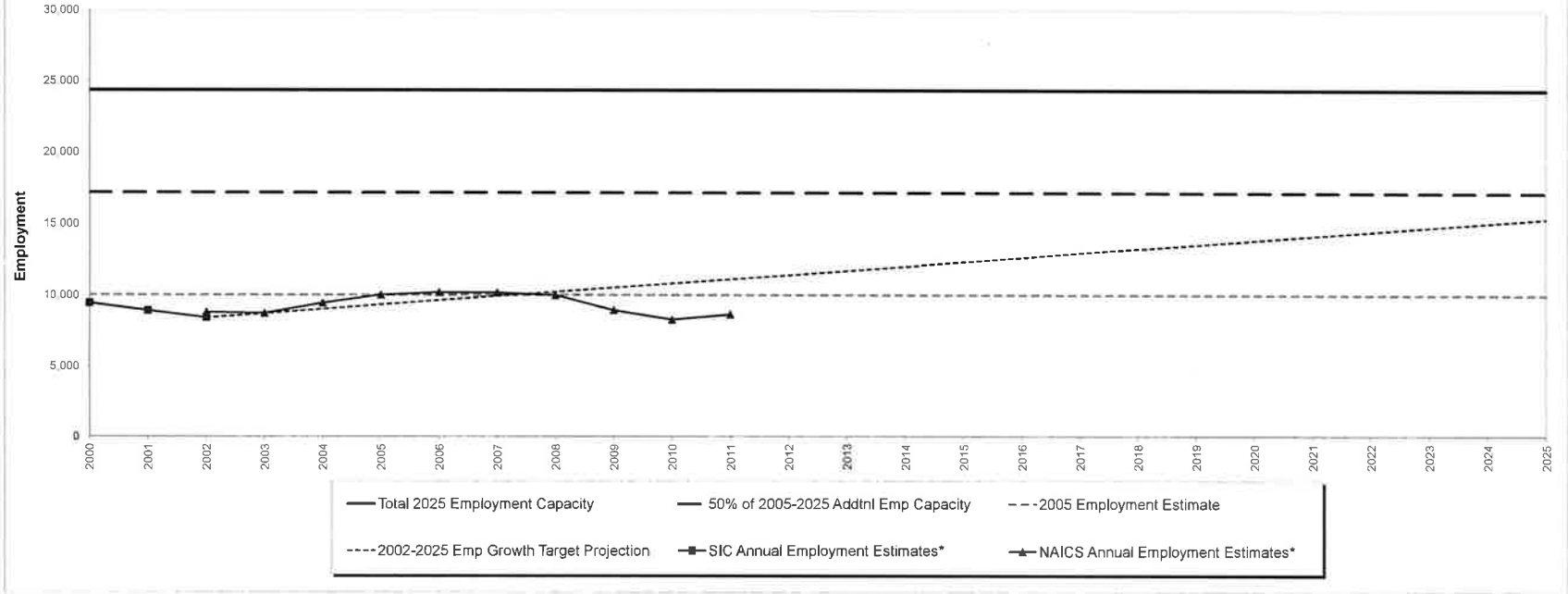


Table Emp-A. Arlington UGA Employment Statistics

	(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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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	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-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			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
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			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
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

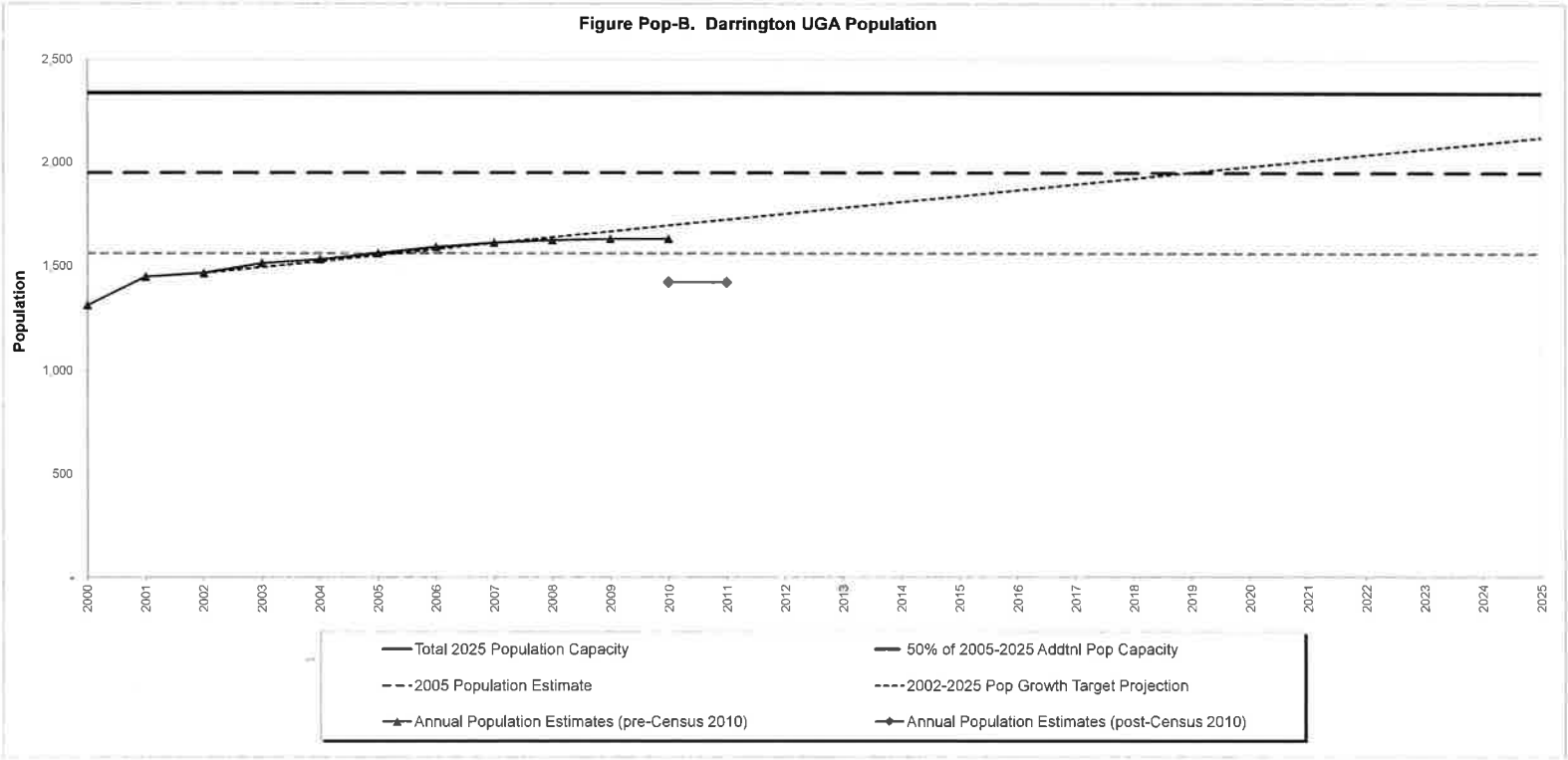


Table Pop-B. Darrington UGA Population Statistics

	(A) Pre-Census 2010 Population Estimates											2010 Census			(B) Post-Census Pop Est	(C) 2005-11 Numeric Change	(D) 2025 CPP Pop Target	2005-25 Numeric Change	(E) Total 2025 Pop Cap	(F) 2005-25 Addtnl Pop Cap	2005-11 Change as % of 2005-25 Addtnl Pop Cap
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Pop	Diff. (Census-Est) No.	Pct.	2011	= (B) - (A)		= (D) - (A)		= (E) - (A)	= (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**

Figure Emp-B. Darrington UGA Employment

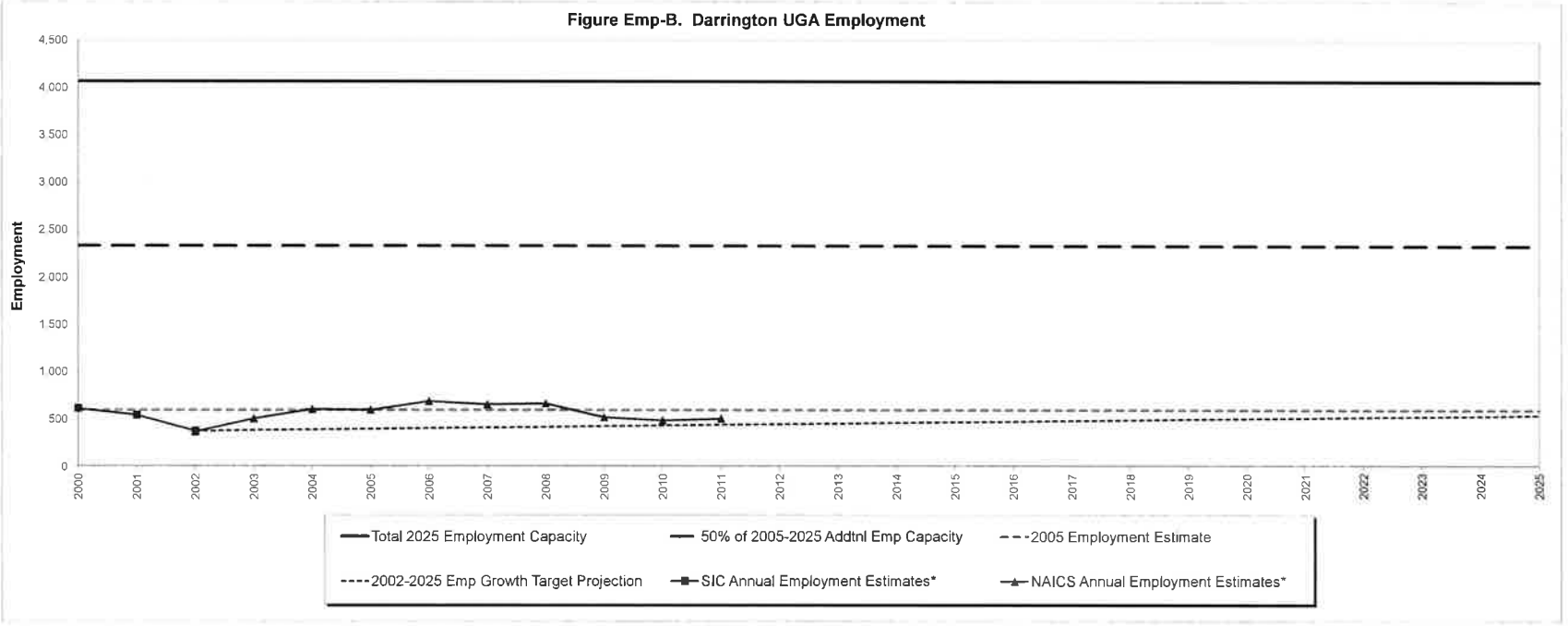


Table Emp-B. Darrington UGA Employment Statistics

	(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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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

Figure Pop-C. Gold Bar UGA Population

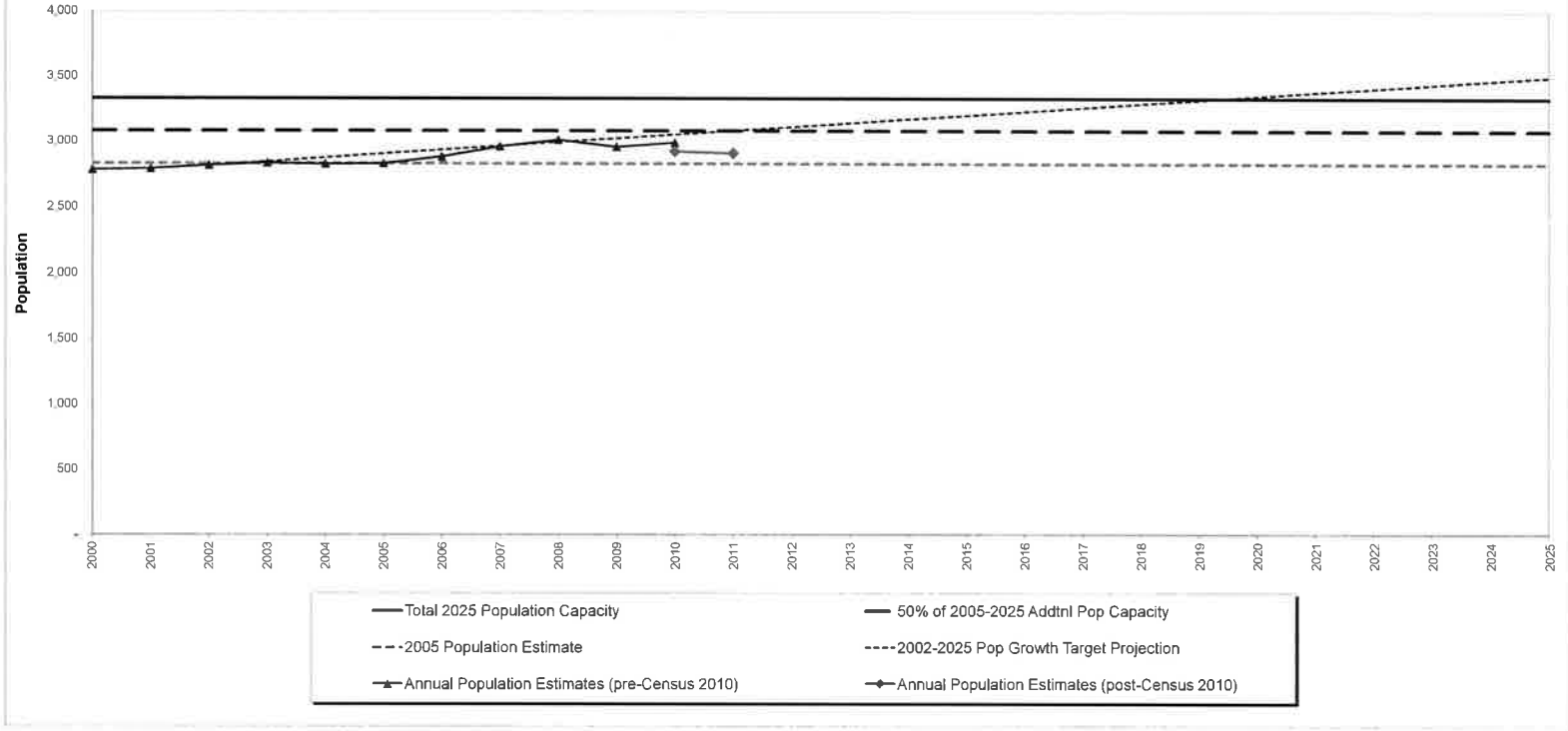


Table Pop-C. Gold Bar UGA Population Statistics

	(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.	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

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		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**

Figure Emp-C. Gold Bar UGA Employment

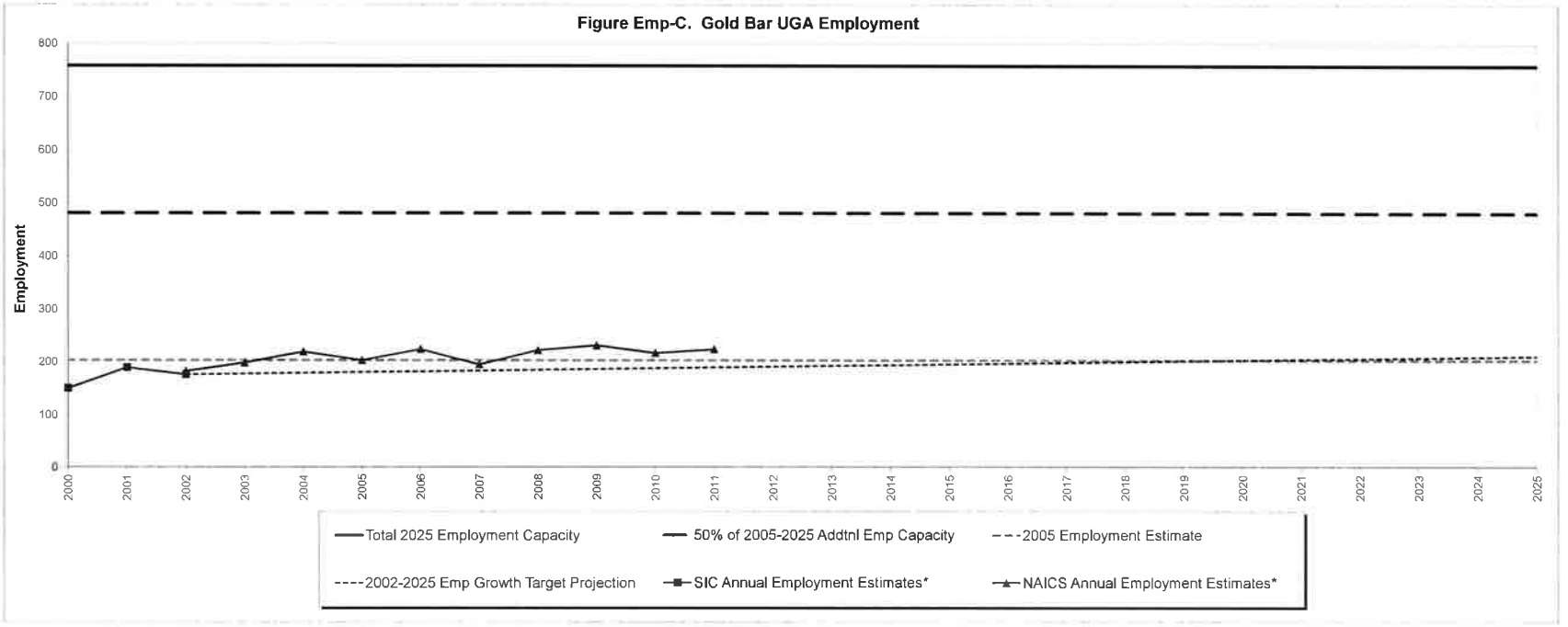


Table Emp-C. Gold Bar UGA Employment Statistics

	(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.

Figure Pop-D. Granite Falls UGA Population

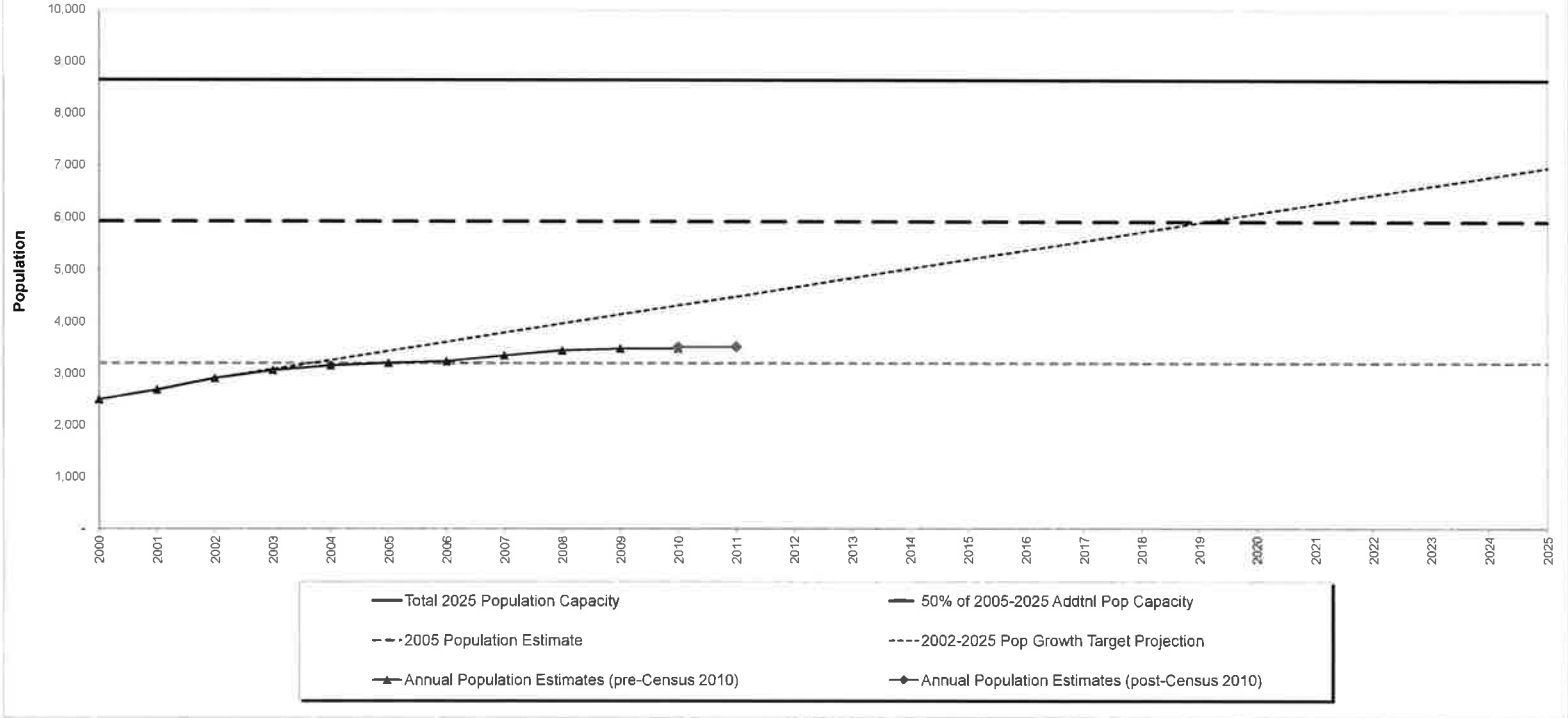


Table Pop-D. Granite Falls UGA Population Statistics

	(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.	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				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 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**

Figure Emp-D. Granite Falls UGA Employment

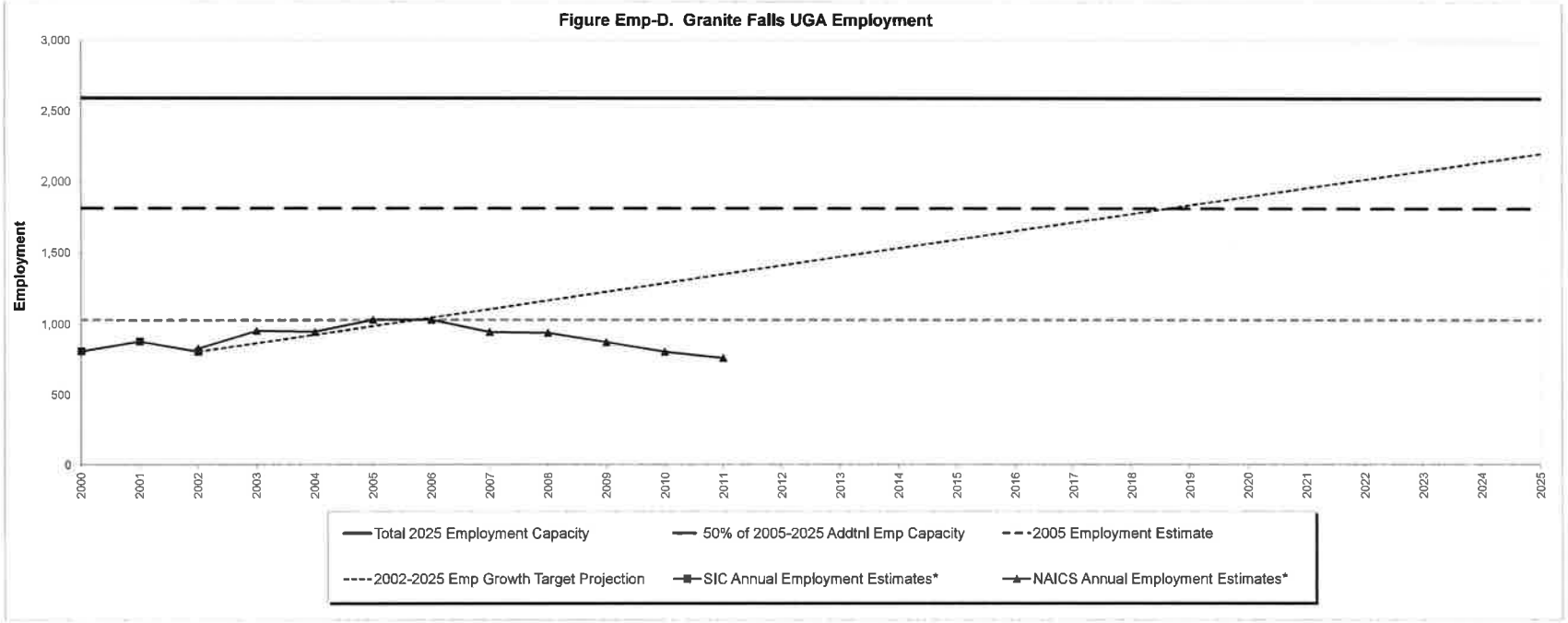


Table Emp-D. Granite Falls UGA Employment Statistics

	(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	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 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	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 (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

Figure Pop-E. Index UGA Population

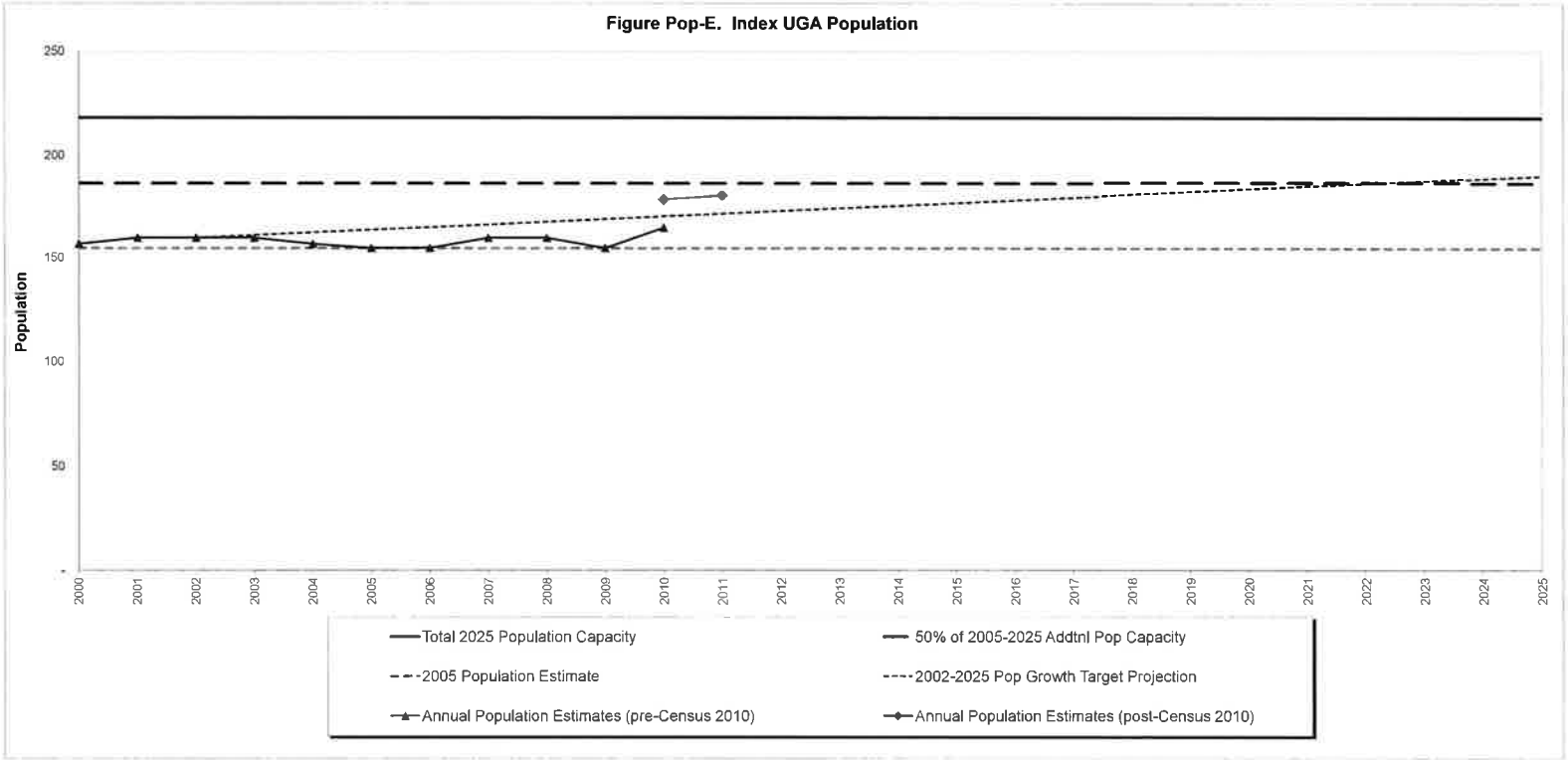


Table Pop-E. Index UGA Population Statistics

	(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.	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**

Figure Emp-E. Index UGA Employment

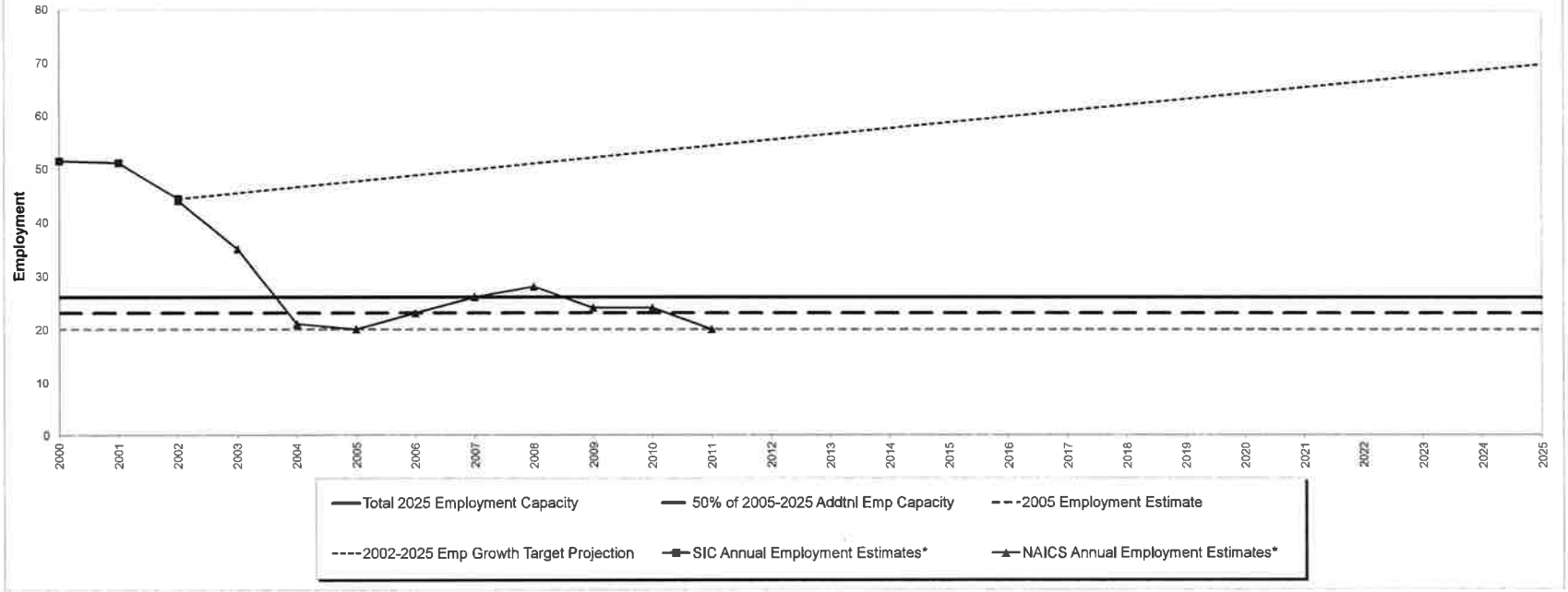


Table Emp-E. Index UGA Employment Statistics

	(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.

Figure Pop-F. Lake Stevens UGA Population

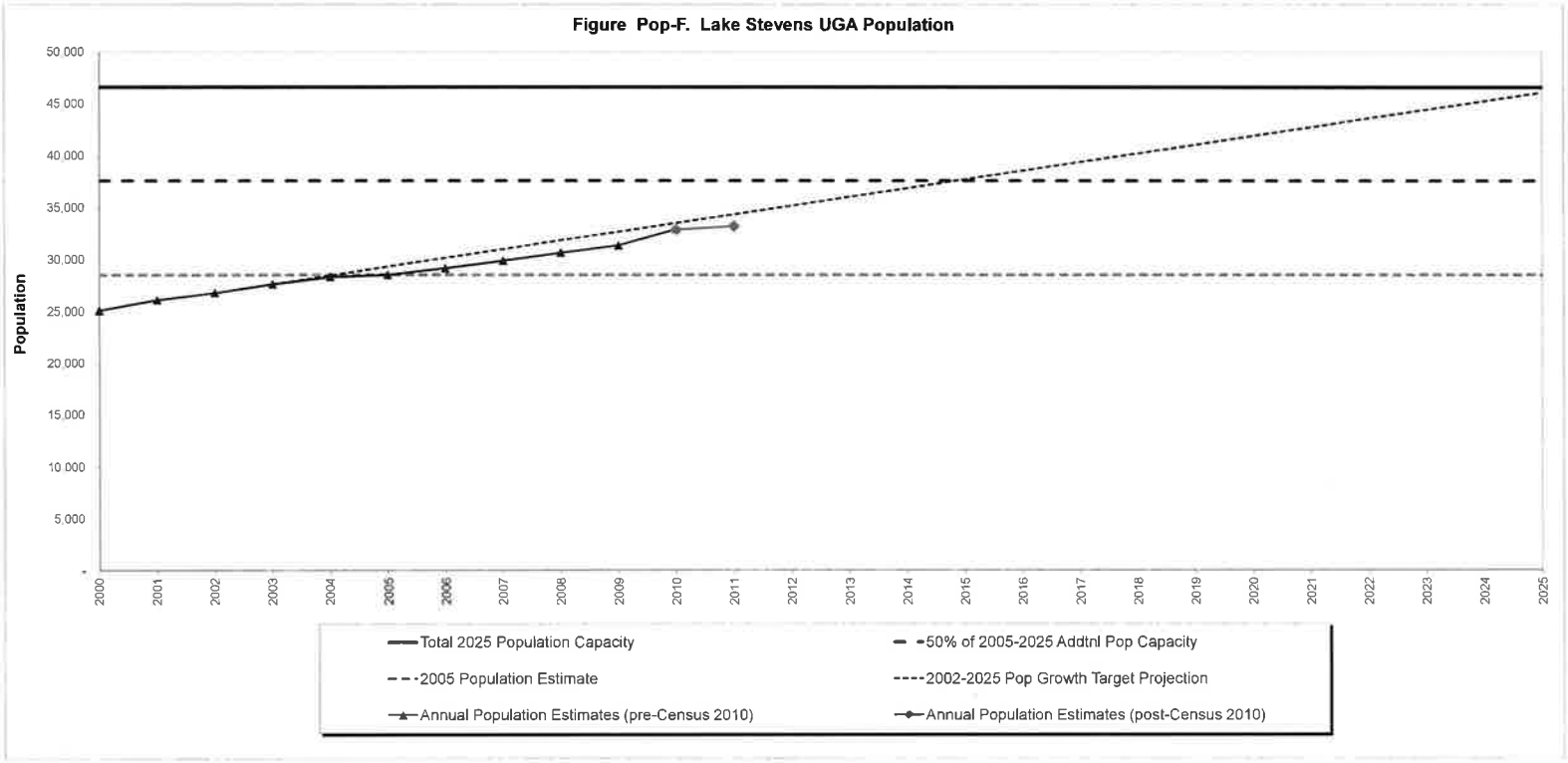


Table Pop-F. Lake Stevens UGA Population Statistics

	(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.	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

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		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**

Figure Emp-F. Lake Stevens UGA Employment

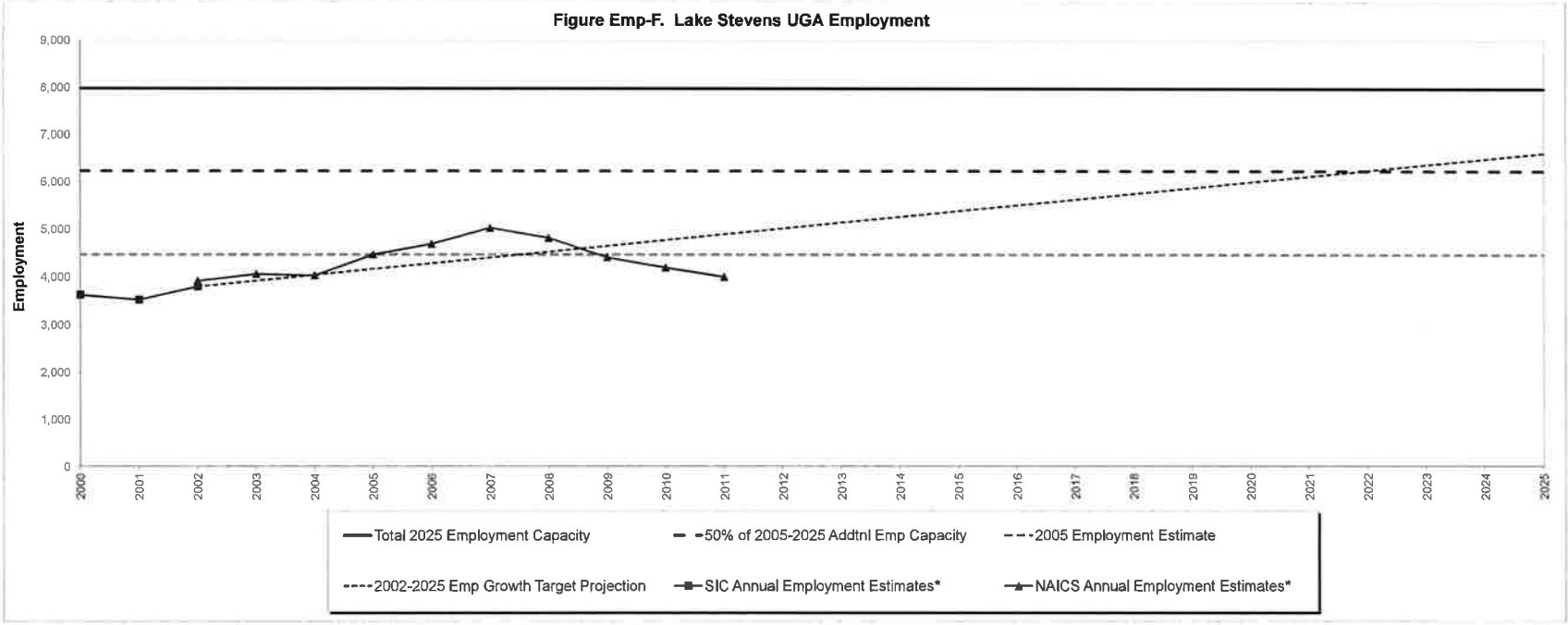


Table Emp-F. Lake Stevens UGA Employment Statistics

	(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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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			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
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)
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
Business District				New Zone -- No Data							35.00 (6)
Commercial District				New Zone -- Assumed to be Comparable to Sub-Regional Commercial							
Main Street Business				25.00							10.00 (7)

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.

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

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.

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

Figure Emp-G. Maltby UGA Employment

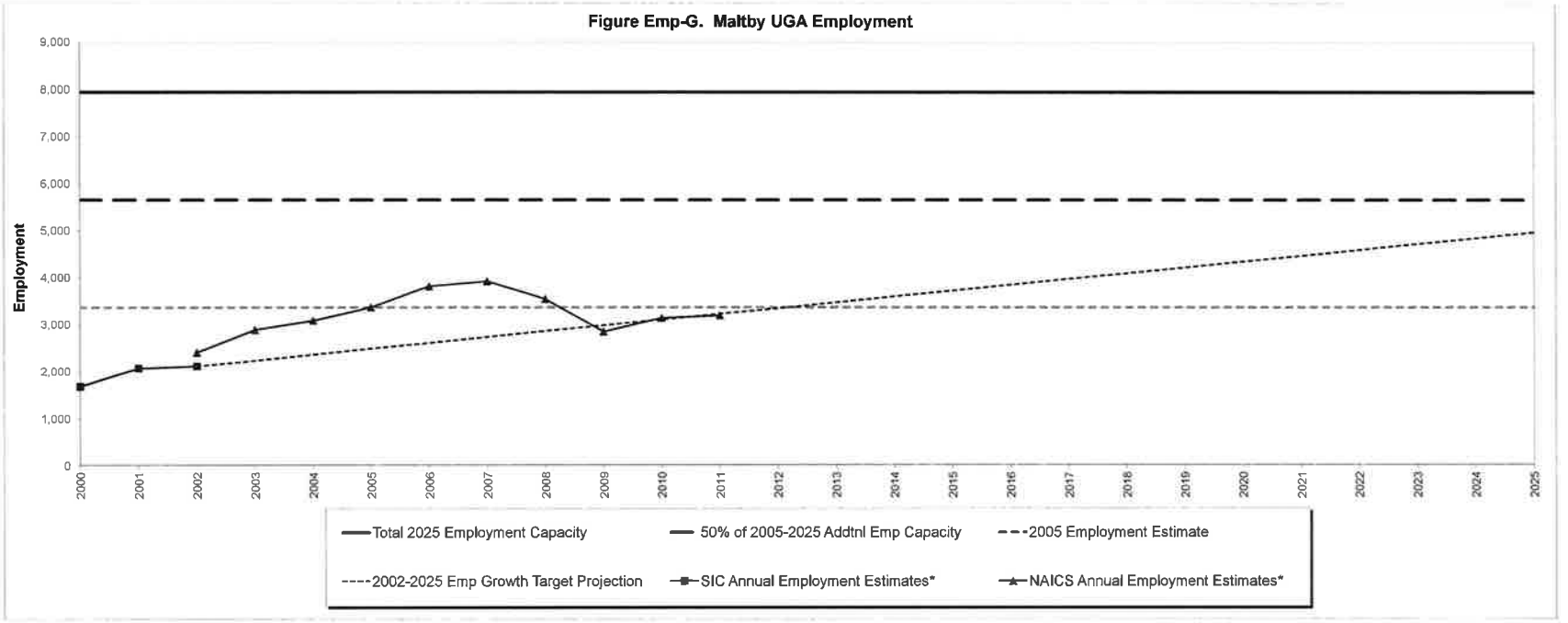


Table Emp-G. Maltby UGA Employment Statistics

	(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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development In Unincorporated Designations											
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.

Figure Pop-G. Marysville UGA Population

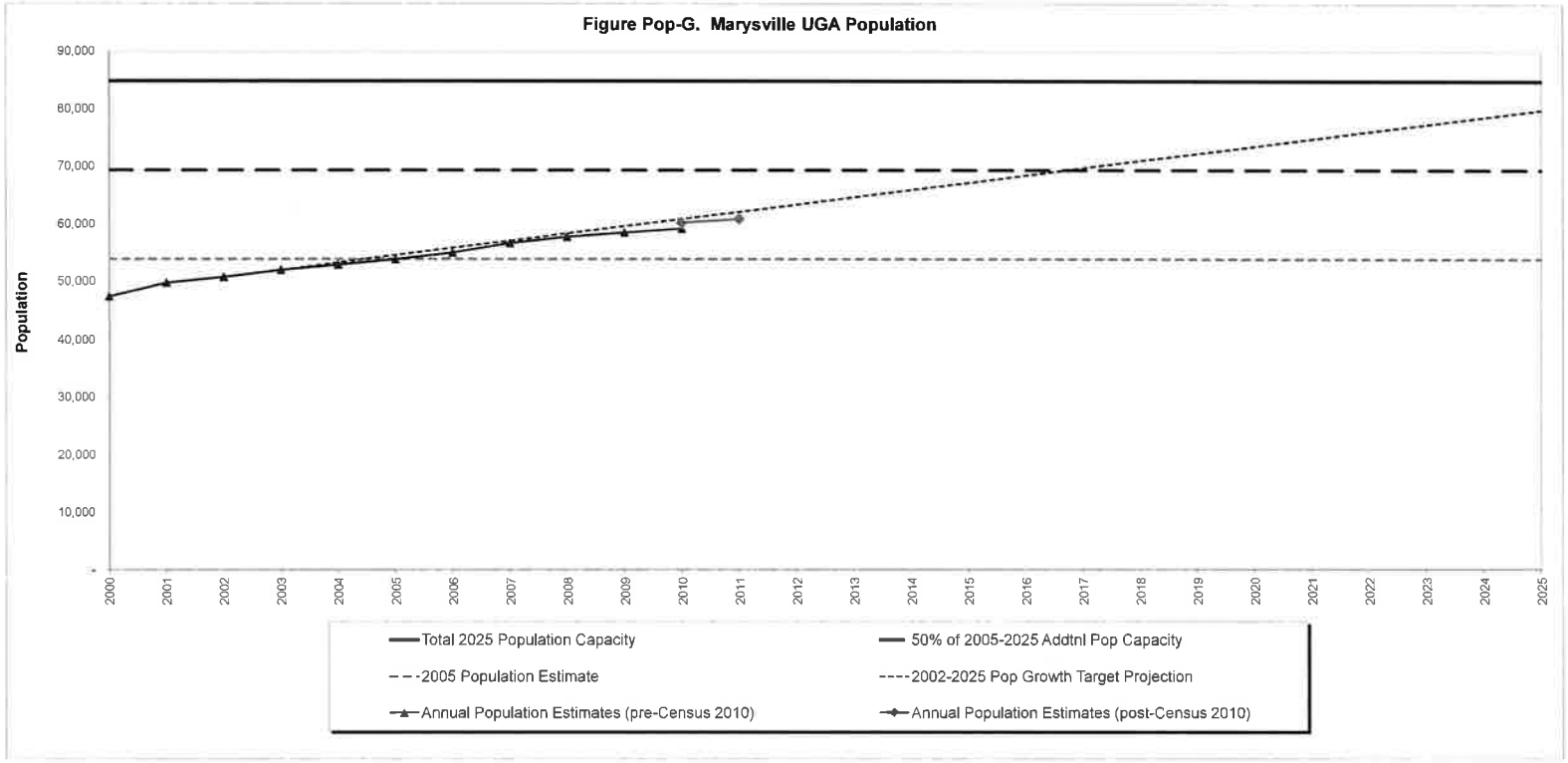


Table Pop-G. Marysville UGA Population Statistics

	(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
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				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
			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**

Figure Emp-H. Marysville UGA Employment

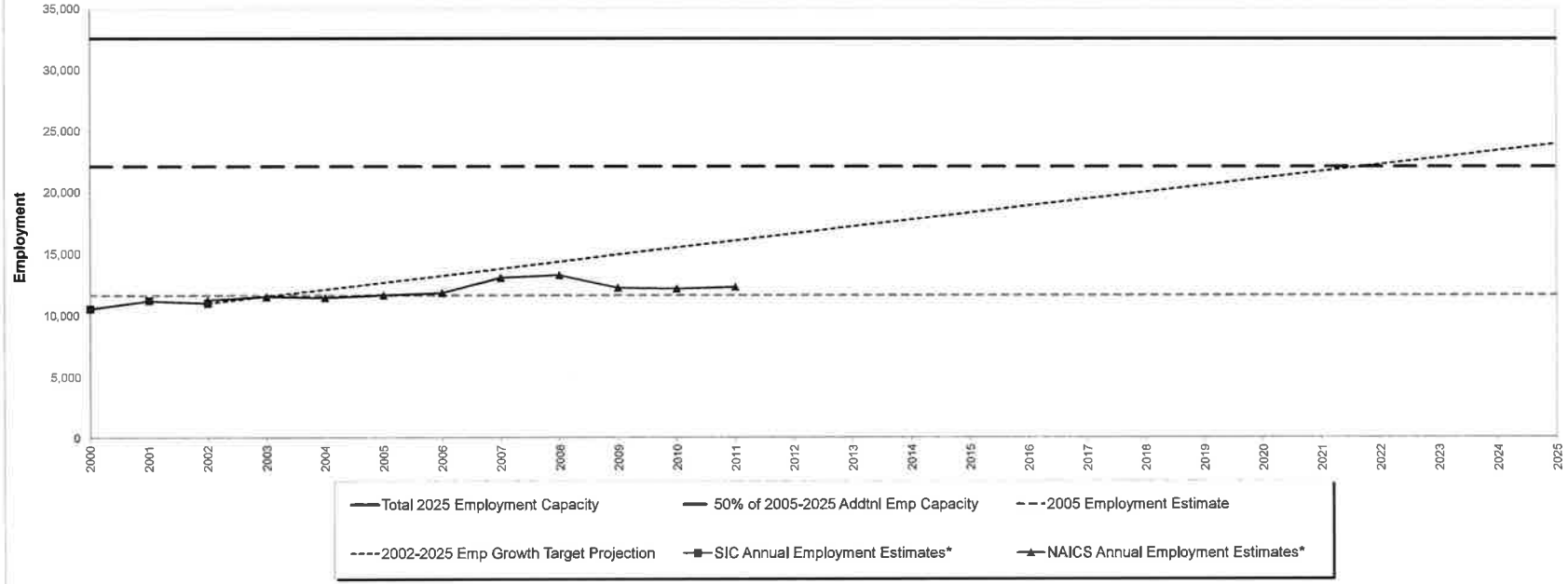


Table Emp-H. Marysville UGA Employment Statistics

	(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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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					6.00					
	Multi-Family	New Zone / No Data				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			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
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			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
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.											

Figure Pop-H. Monroe UGA Population

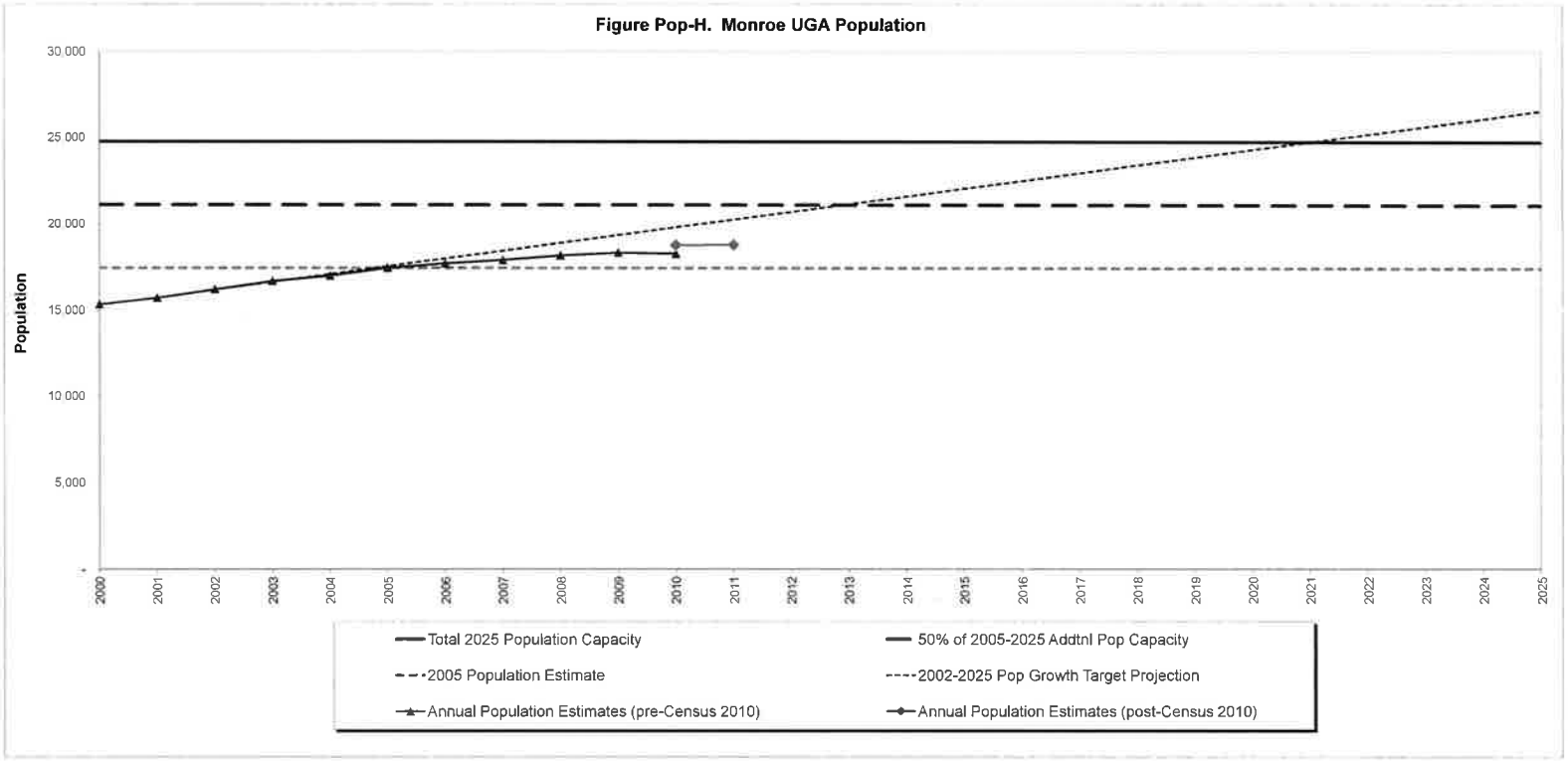


Table Pop-H. Monroe UGA Population Statistics

	(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.	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	5	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**

Figure Emp-I. Monroe UGA Employment

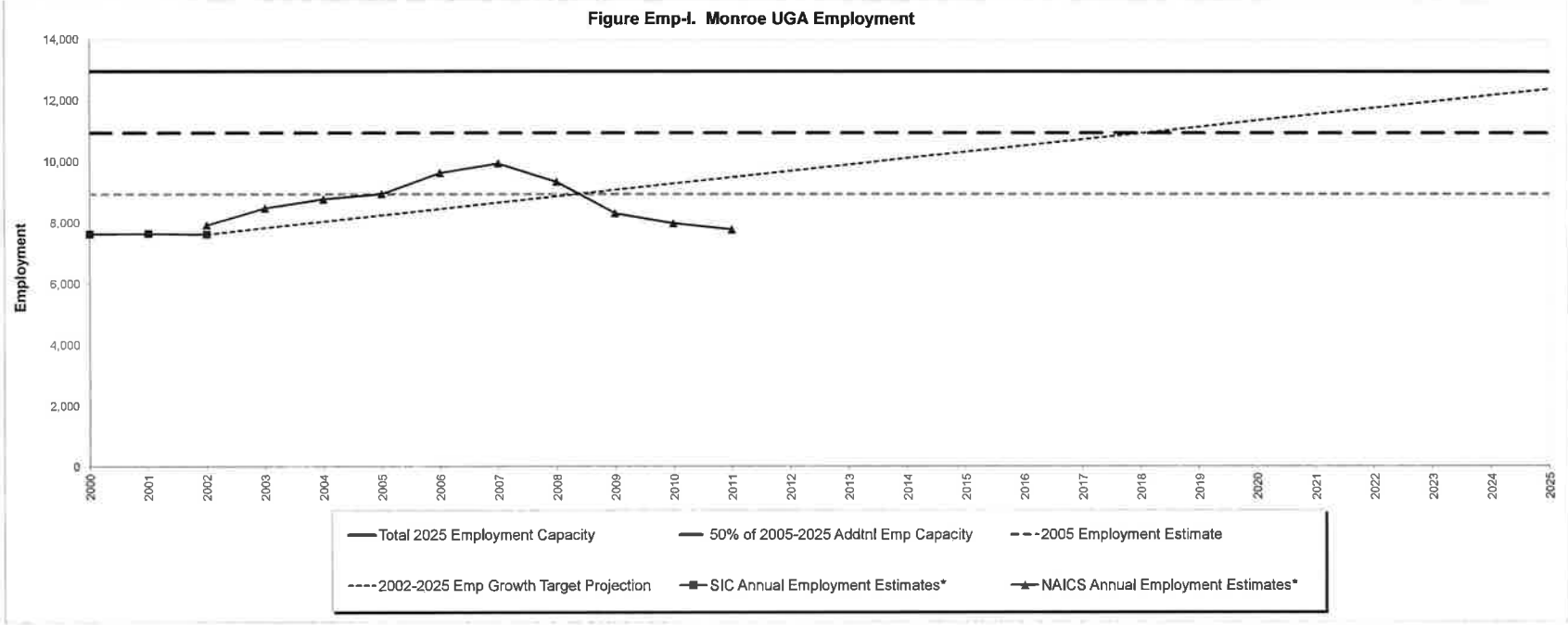


Table Emp-I. Monroe UGA Employment Statistics

	(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			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											
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			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
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

Figure Pop-I. Snohomish UGA Population

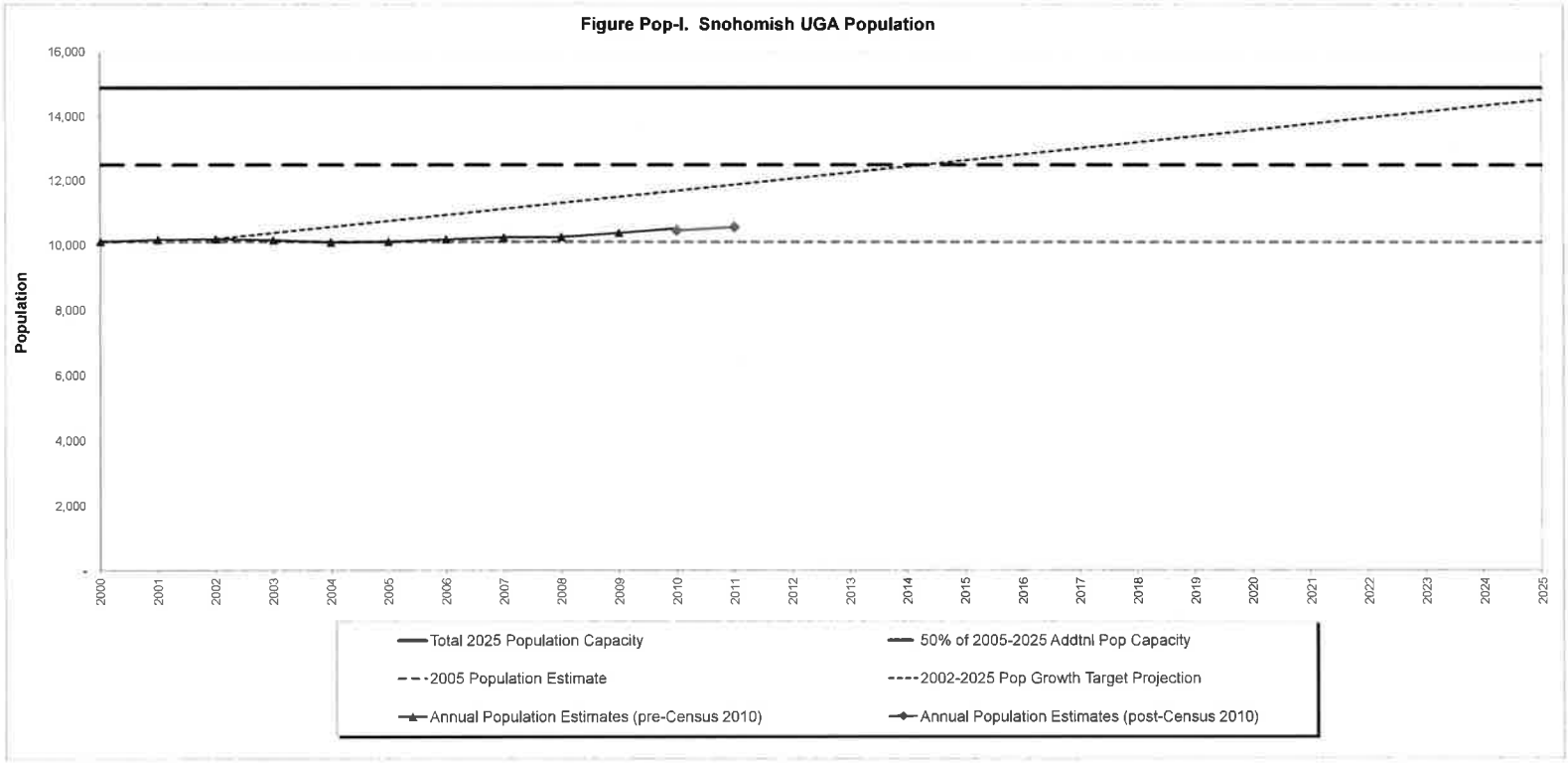


Table Pop-I. Snohomish UGA Population Statistics

	(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				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
			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**

Figure Emp-J. Snohomish UGA Employment

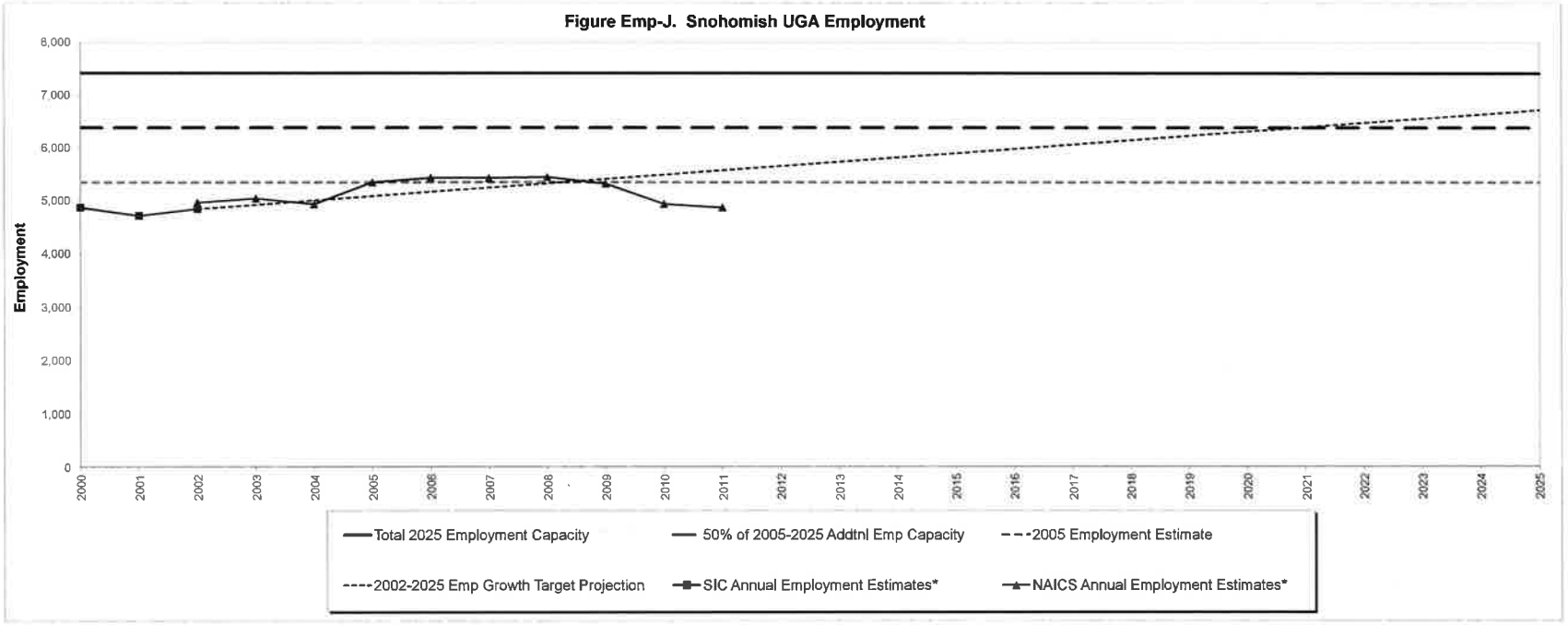


Table Emp-J. Snohomish UGA Employment Statistics

	(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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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

Figure Pop-J. Stanwood UGA Population

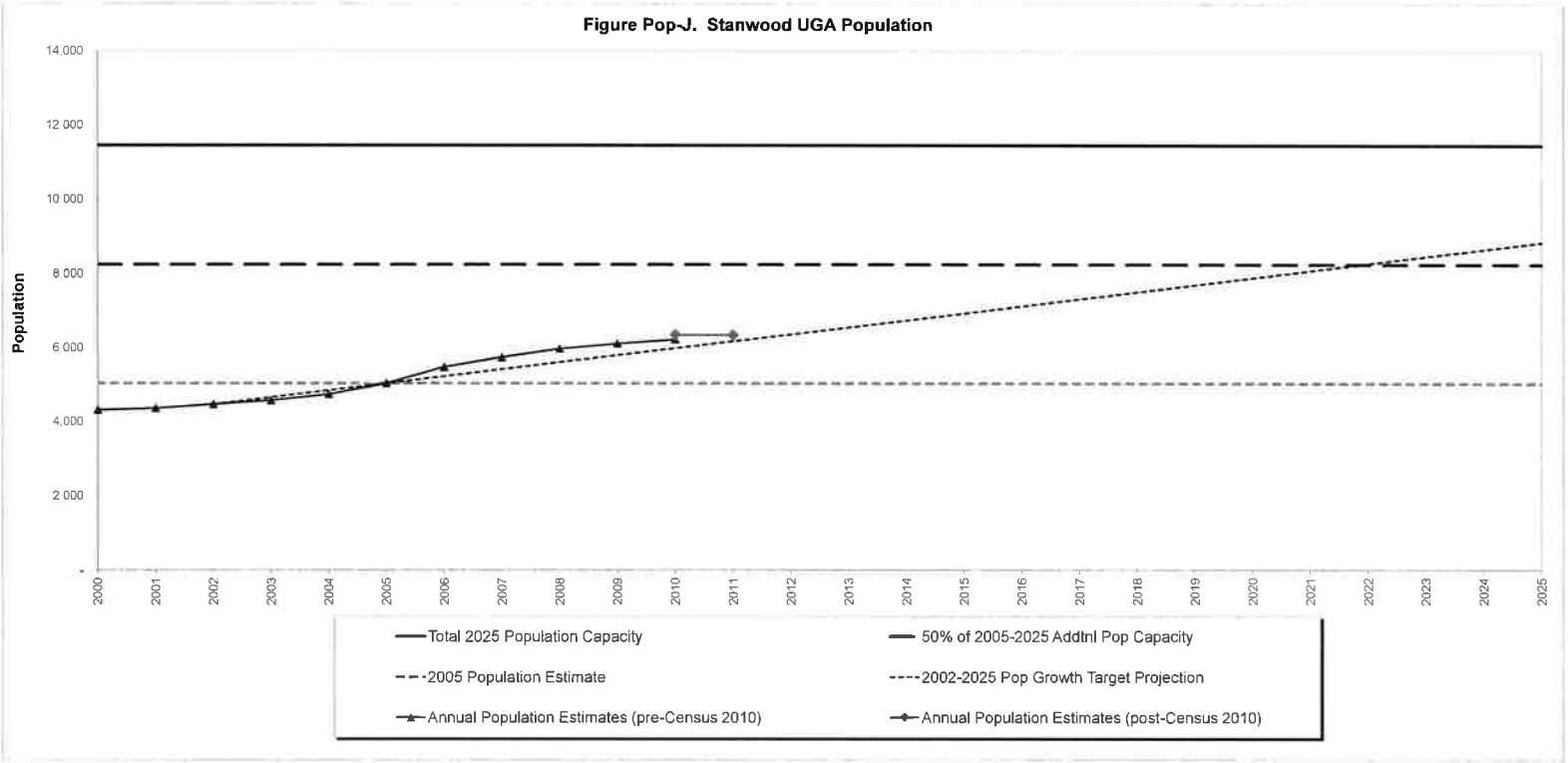


Table Pop-J. Stanwood UGA Population Statistics

	(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.	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				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		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

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
			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**

Figure Emp-K. Stanwood UGA Employment

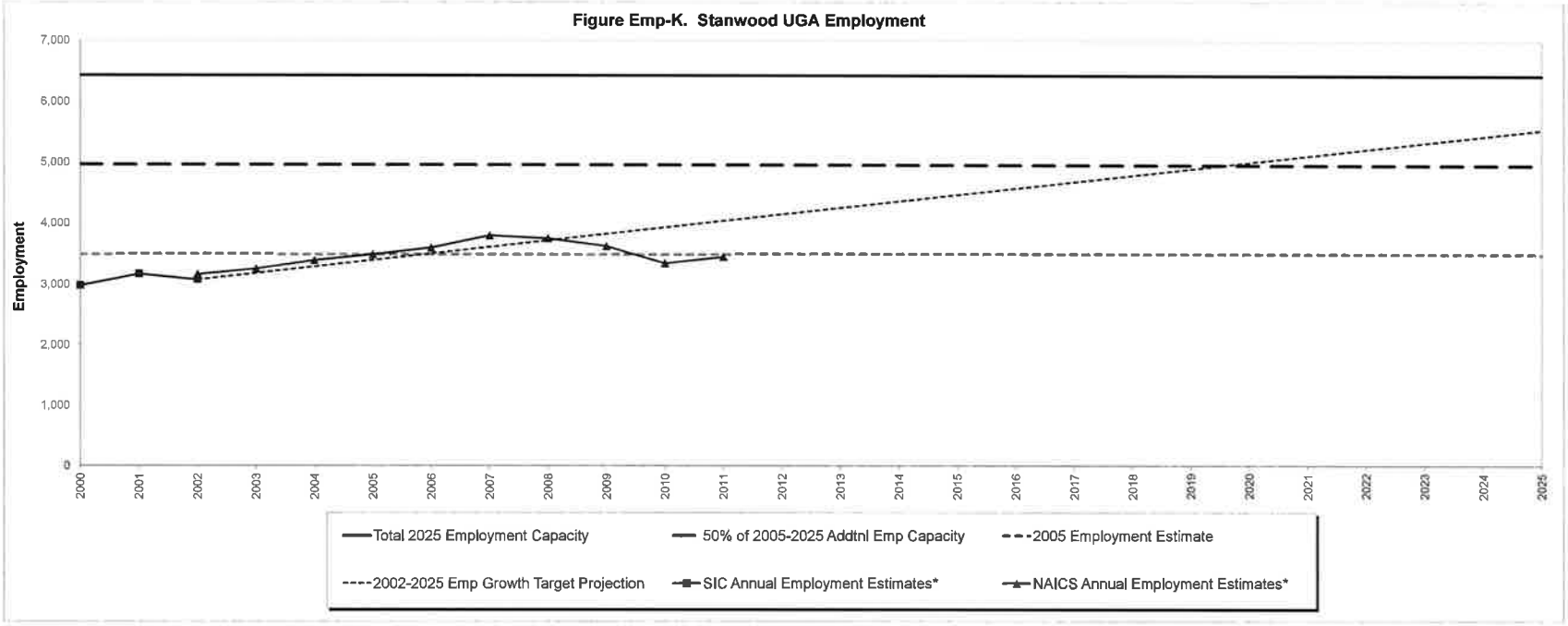


Table Emp-K. Stanwood UGA Employment Statistics

	(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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones *(and County Plan Designations required to build to City standards)*											
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			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
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

Figure Pop-K. Sultan UGA Population

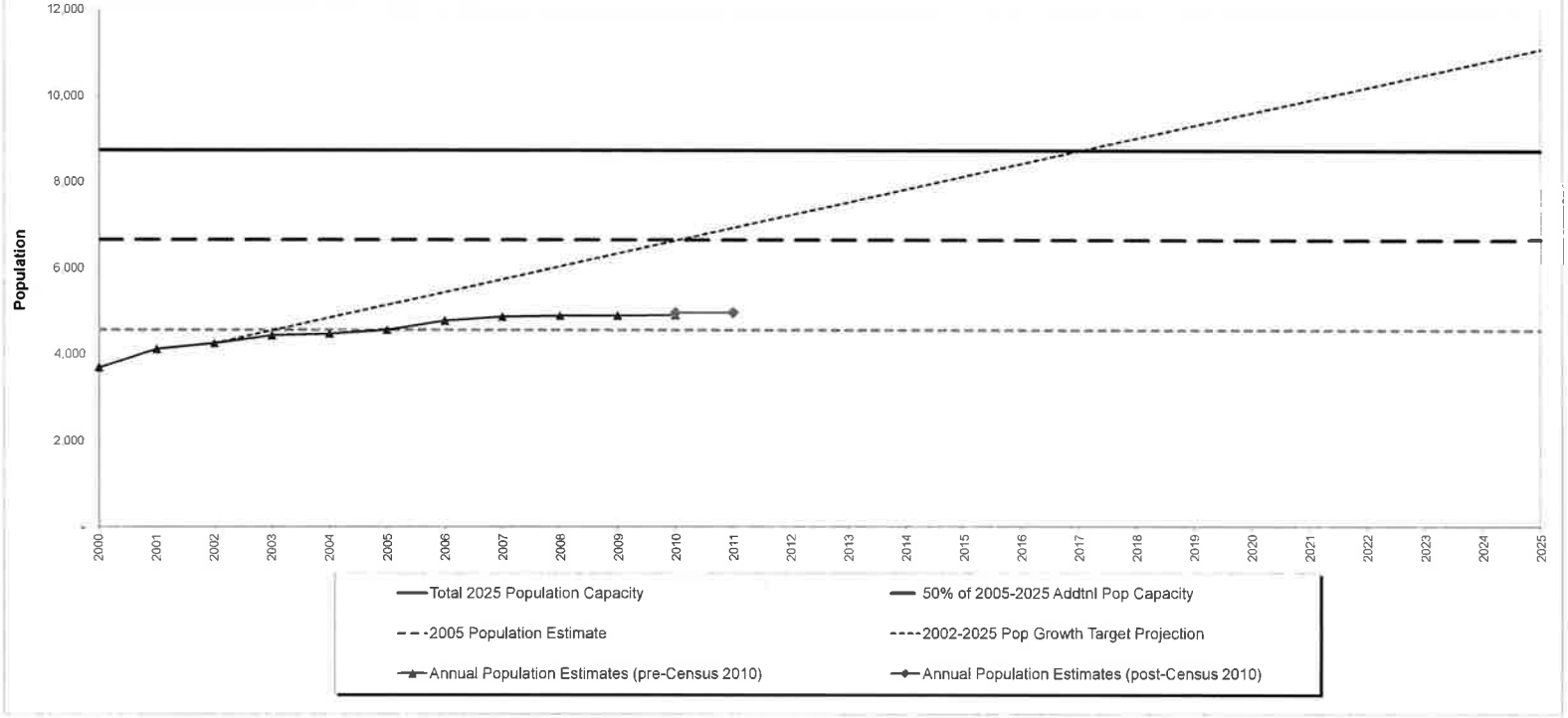


Table Pop-K. Sultan UGA Population Statistics

	(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.	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				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		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**

Figure Emp-L. Sultan UGA Employment

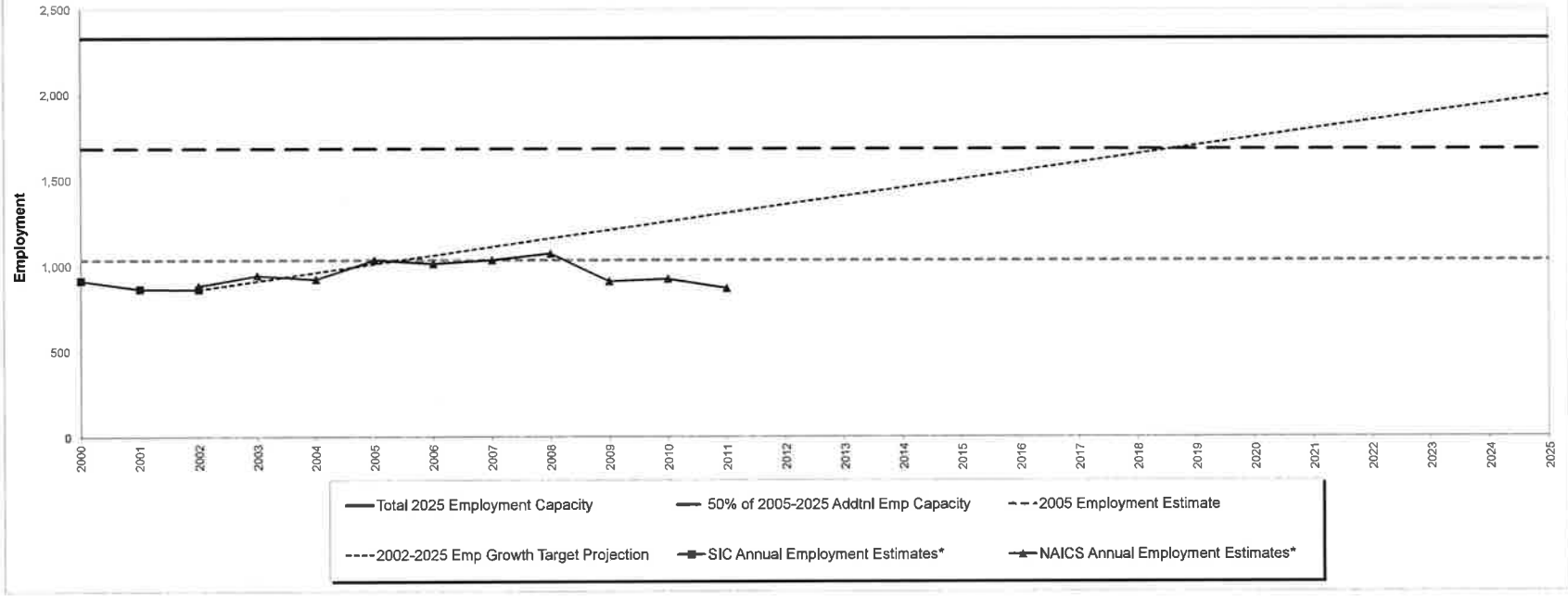


Table Emp-L. Sultan UGA Employment Statistics

	(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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones *(and County Plan Designations required to build to City standards)*											
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

Figure Pop-L. Southwest County UGA Population

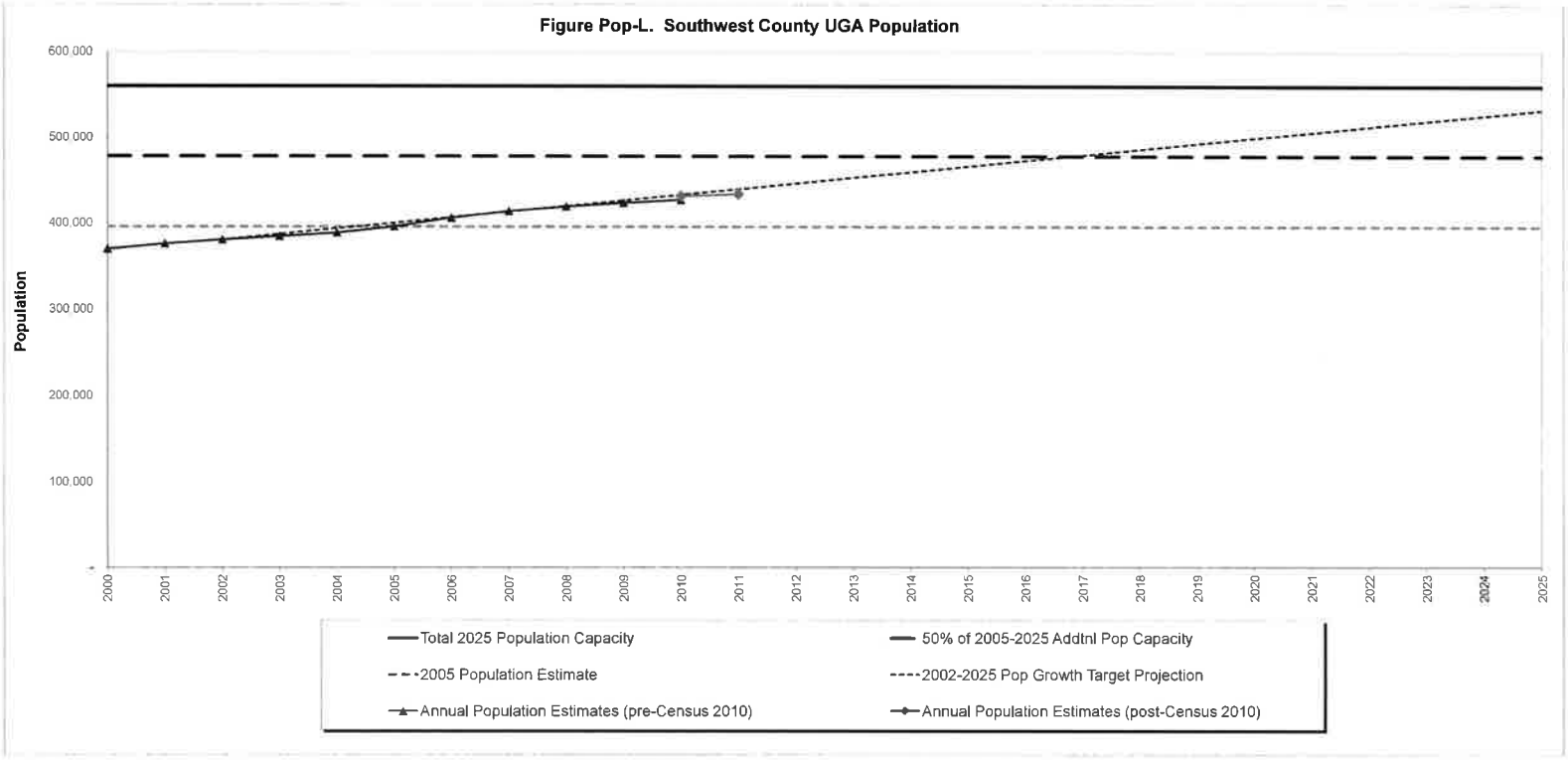


Table Pop-L. Southwest County UGA Population Statistics

	(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.	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%

Figure Emp-M. Southwest County UGA Employment

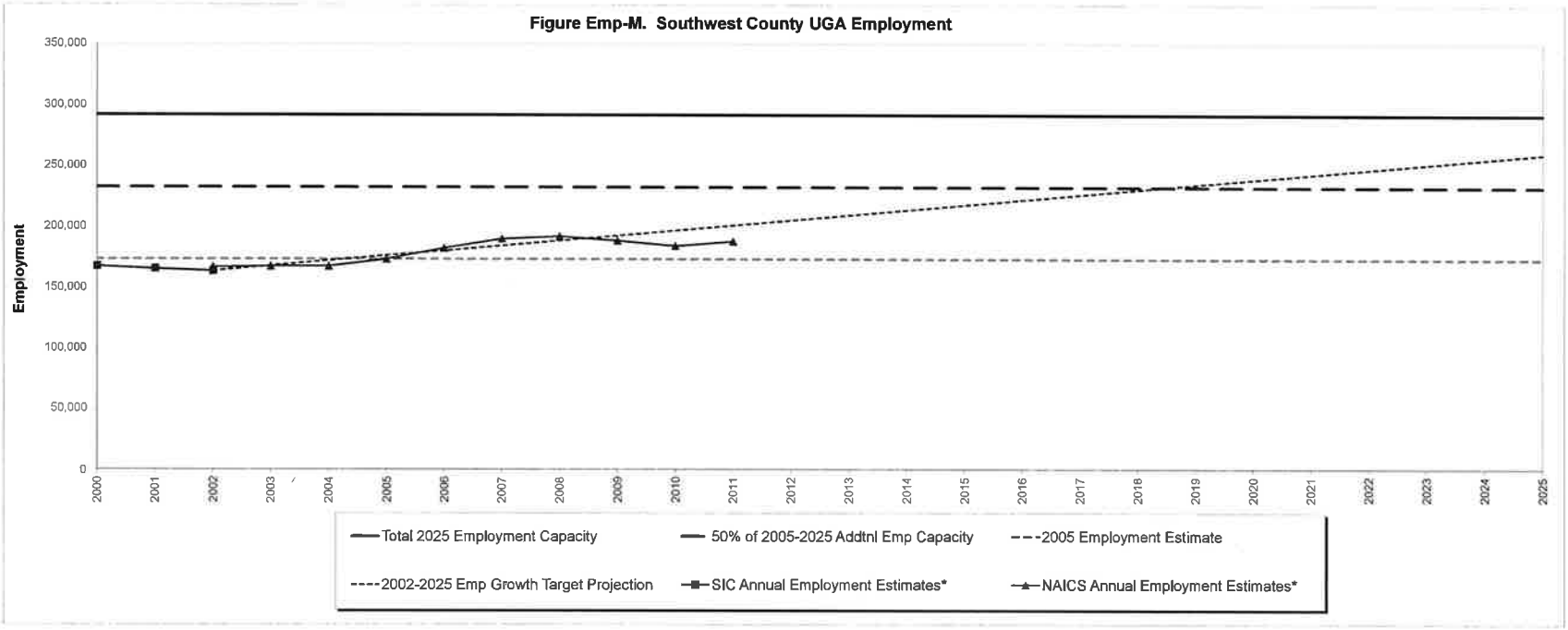


Table Emp-M. Southwest County UGA Employment Statistics

	(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.

Figure Pop-M. Total UGA Population

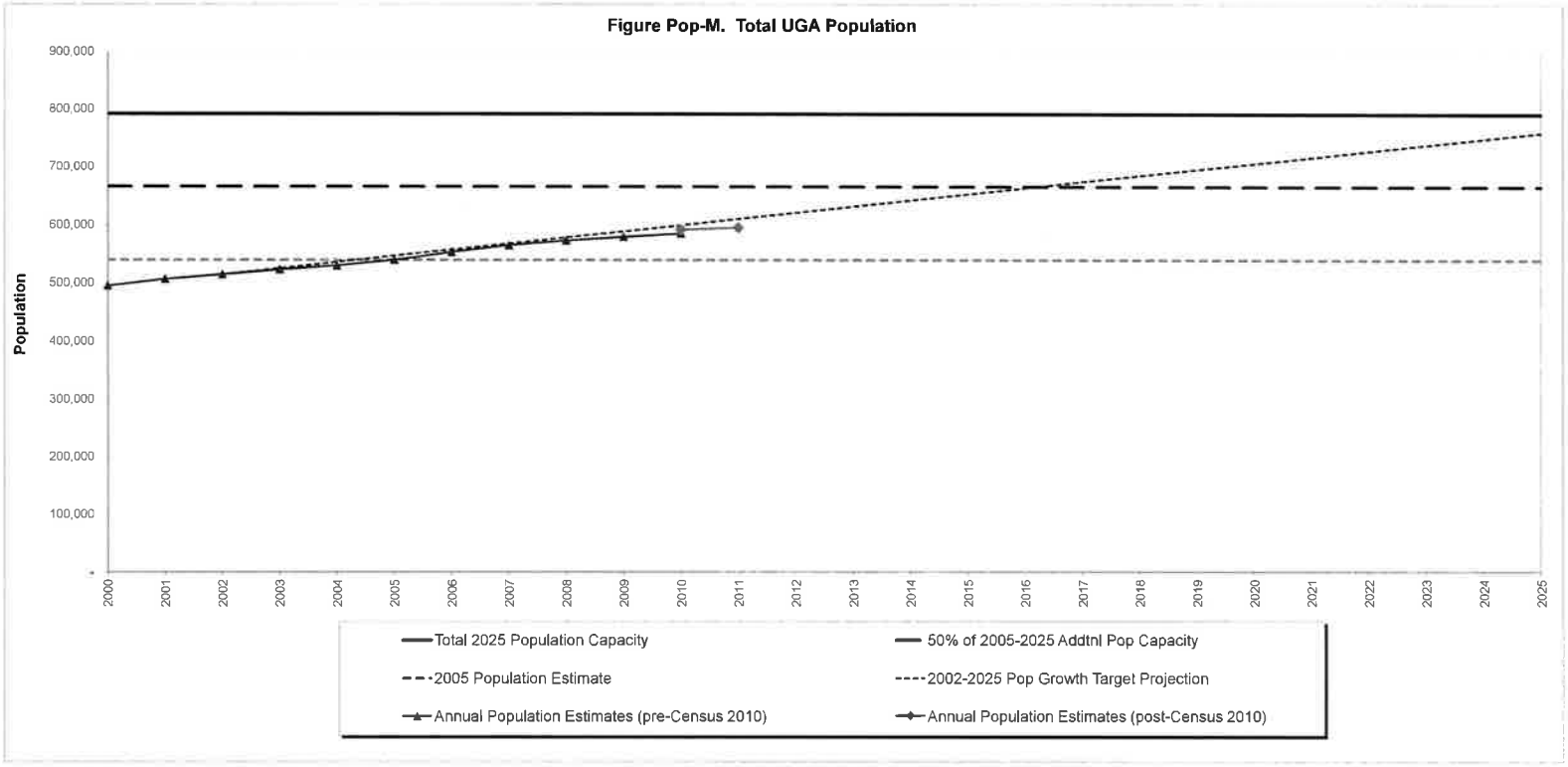


Table Pop-M. Total UGA Population Statistics

	(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.	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%

Figure Emp-N. Total UGA Employment

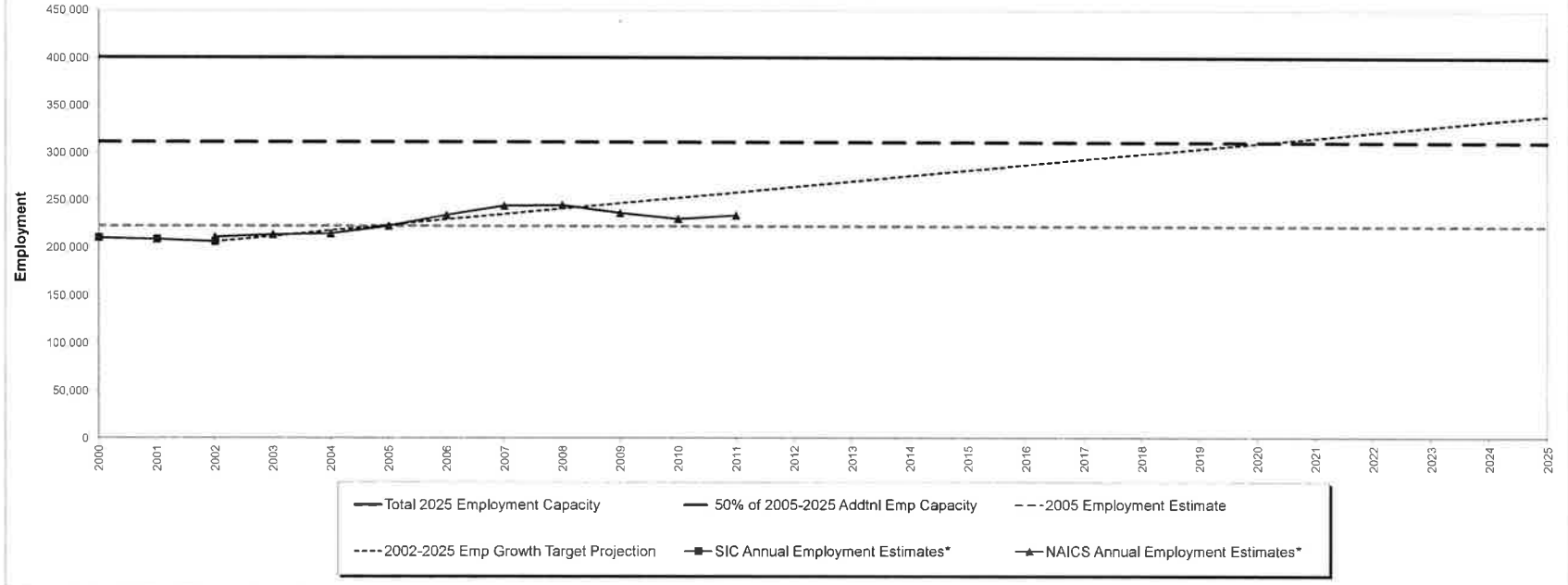


Table Emp-N. Total UGA Employment Statistics

	(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				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) 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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
R-40,000	Single Family	No Data Available				1.00	No Data Available				-
R-9,600	Single Family	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			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	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 (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**	**-**	**-**	**-**	**-**	**-**

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.

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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
BD-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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
CG -- Infill Projects											
	Non-Residential	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 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
	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

Everett Area - Additional Employment Capacity

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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
A-1, AQ, P, or OS				Case-by-case (usually no development)							
R-S	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			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-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			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-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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
B-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			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
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			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
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			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
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)

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	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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
B-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)

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		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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
PRD-7200											
	Single Family	49.95	92%	204	3.78	3.78	-	-	-	-	-
	Multi-Family	4.08	8%	33	0.61	0.61	-	-	-	-	-
	Total	**54.03**	**100%**	**237**	**4.39**	**4.39**	**-**	**-**	**-**	**-**	**-**
LDR (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			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
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	(4) REDEV		UHDR	0.916	0.671	0.245	0	0	1	0	1	0	1	0	1	0	1	0	1
MUGA			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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
LI/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			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
TC (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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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				Additional Employment Capacity	
				Total	Unbuildable	Buildable	Surplus	Before Reductions	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				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		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

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	(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

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	(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

Jurisdiction	Land Statu	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	(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

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	(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)

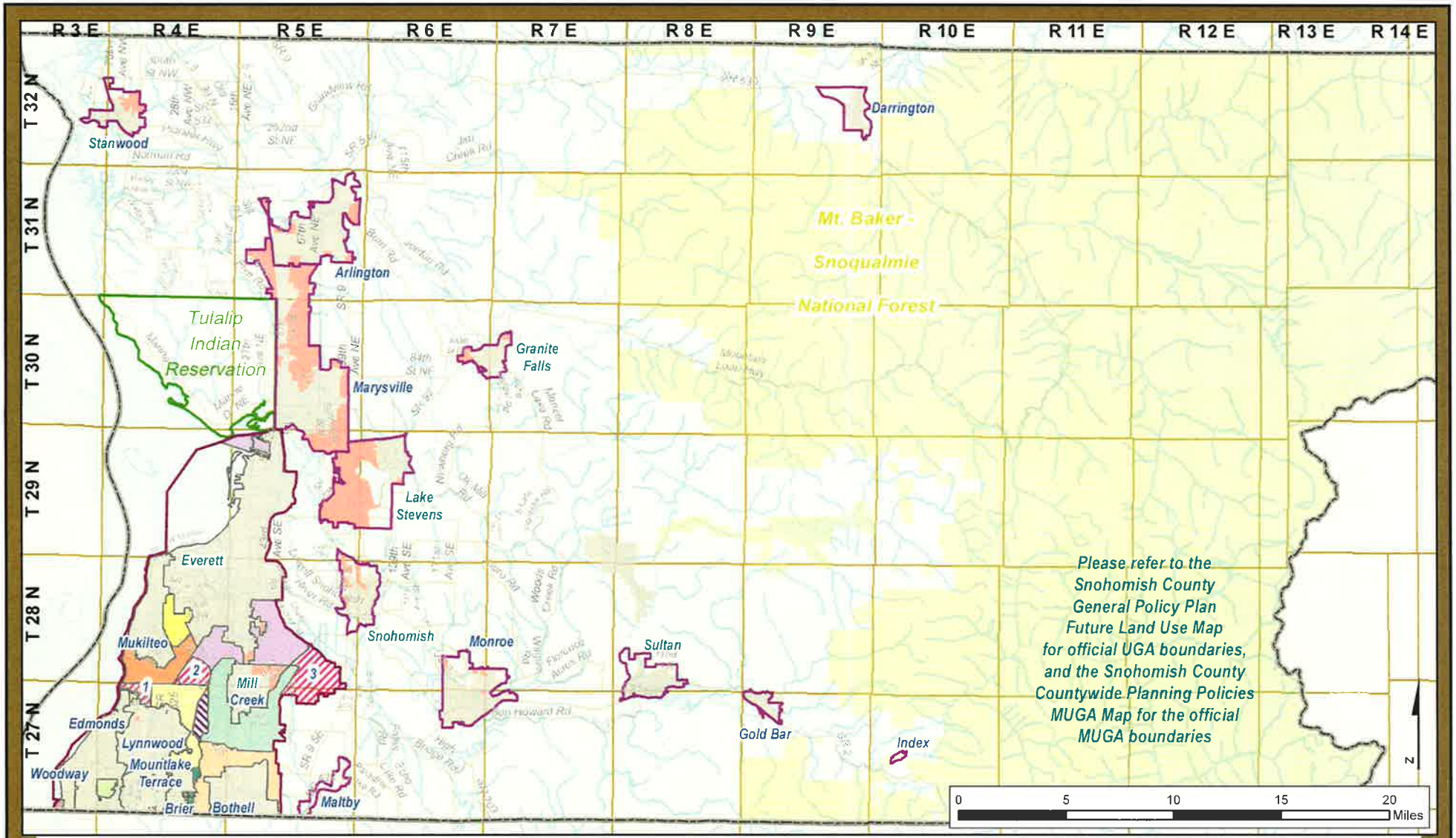
Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development: Dwelling Units	Residential Development: Units / Acre in Total Zone	Residential Development: Density Assumed	Non-Residential Development: Non-Res. Square Feet	Non-Residential Development: Floor 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.

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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

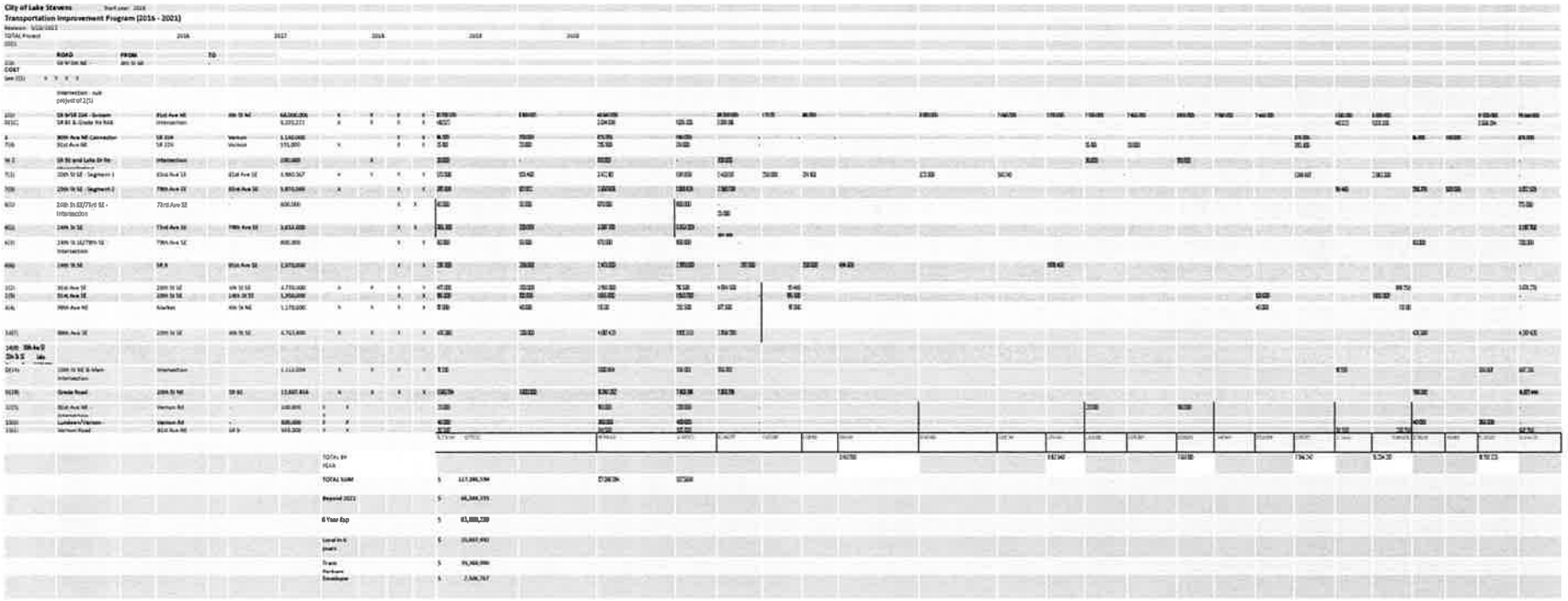
STREET NAME	LENGTH IN FT	CLASSIFICATION	SPEED
3RD ST SE	1639.58	Local Access	25
4TH PL NE	408.64	Local Access	25
4TH PL SE	464.43	Local Access	25
4TH ST NE	4548.70	Collector	25/35
4TH ST SE	4871.73	Collector/Local Access	25
5TH PL NE	385.70	Local Access	25
5TH PL SE	1815.79	Local Access	25
5TH ST NE	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)

Revised: 5/22/2015

TOTAL Project					2016				2017				2018				2019				2020			
2015																								
	ROAD	FROM	TO																					
2016	SR 9/SR 204	4th St NE	-																					
CO47																								
See TIP	x	x	x	x																				
	Intersection - sub project of 2251																							
2251	SR 9/SR 204 - Signals	91st Ave NE	4th St NE	68,000,000	x	x	x	x	$700,000	$800,000	$4,640,000		$8,000,000	170,000	80,000		$400,000	740,000	170,000	1,700,000	740,000	800,000	1,700,000	740,000
2015C	SR 92 & Grade Rd Add	Intersection		5,035,223	x	x	x	x	48,000		2,104,000	125,223	2,000,000											
3	36th Ave NE Connection	SR 204	Vernon	3,140,000			x	x	86,000	350,000	876,000	980,000												
7116	91st Ave NE	SR 204	Vernon	575,000	x		x	x	5,000	10,000	25,000	25,000					5,000	10,000						
M-2	SR 92 and Lake St Int	Intersection		200,000		x			10,000	-	50,000	-	150,000				30,000		50,000					
7131	20th St SE - Segment 1	83rd Ave SE	91st Ave SE	3,900,567	x	x	x	x	10,000	50,000	242,000	50,000	1,400,000	250,000	250,000	2,000,000	250,000	500,000						
7130	20th St SE - Segment 2	79th Ave SE	83rd Ave SE	3,870,000	x		x	x	20,000	50,000	1,000,000	1,000,000	1,500,000											
4132	24th St SE/271st St - Intersection	72nd Ave SE		600,000			x	x	40,000	10,000	550,000	600,000	50,000											
4131	24th St SE/75th St Intersection	79th Ave SE		800,000			x	x	50,000	50,000	650,000	650,000												
4130	24th St SE	75th Ave SE	79th Ave SE	3,650,000			x	x	30,000	200,000	2,000,000	2,000,000	1,000,000											
3131	91st Ave SE	20th St SE	4th St SE	4,750,000	x	x	x	x	47,000	50,000	250,000	75,000	4,000,000											
2150	91st Ave SE	20th St SE	24th St SE	3,950,000			x	x	50,000	50,000	500,000	150,000												
4141	99th Ave NE	Market	4th St NE	1,170,000	x	x	x	x	10,000	40,000	50,000	50,000	1,000,000											
3107	99th Ave SE	20th St SE	4th St SE	4,750,000	x	x	x	x	40,000	50,000	4,000,000	660,000												
2109	20th St SE & Main Intersection	Intersection		1,110,000	x	x	x	x	10,000		100,000	50,000	950,000											
5139	Grade Road	20th St NE	SR 92	13,667,416	x	x	x	x	1,000,000	1,000,000	8,000,000	1,667,416	1,000,000											
3201	91st Ave NE - Intersection	Vernon Rd	-	100,000	x	x			10,000		90,000	100,000												
3202	Lundeen/Vernon - Intersection	Vernon Rd	-	600,000	x	x			40,000		360,000	400,000												
3201	Vernon Road	91st Ave NE	SR 9	900,000	x	x			40,000		360,000	547,000												
									$ 2,700,000	$750,000	$ 24,000,000	$ 6,000,000	$ 14,000,000	$ 420,000	$ 330,000	$ 2,000,000	$ 1,000,000	$ 1,240,000	$ 170,000	$ 1,700,000	$ 1,540,000	$ 800,000	$ 1,700,000	$ 740,000
				TOTAL BY YEAR									14,000				1,000				1,540			
				TOTAL SUM					$ 117,246,594		$ 27,240,000	$ 17,000												
				Beyond 2021					$ 68,344,555															
				6 Year Exp					$ 43,888,220															
				Local in 6 years					$ 15,667,492															
				Trans					$ 35,460,000															
				Partners Envelope					$ 7,500,727															

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

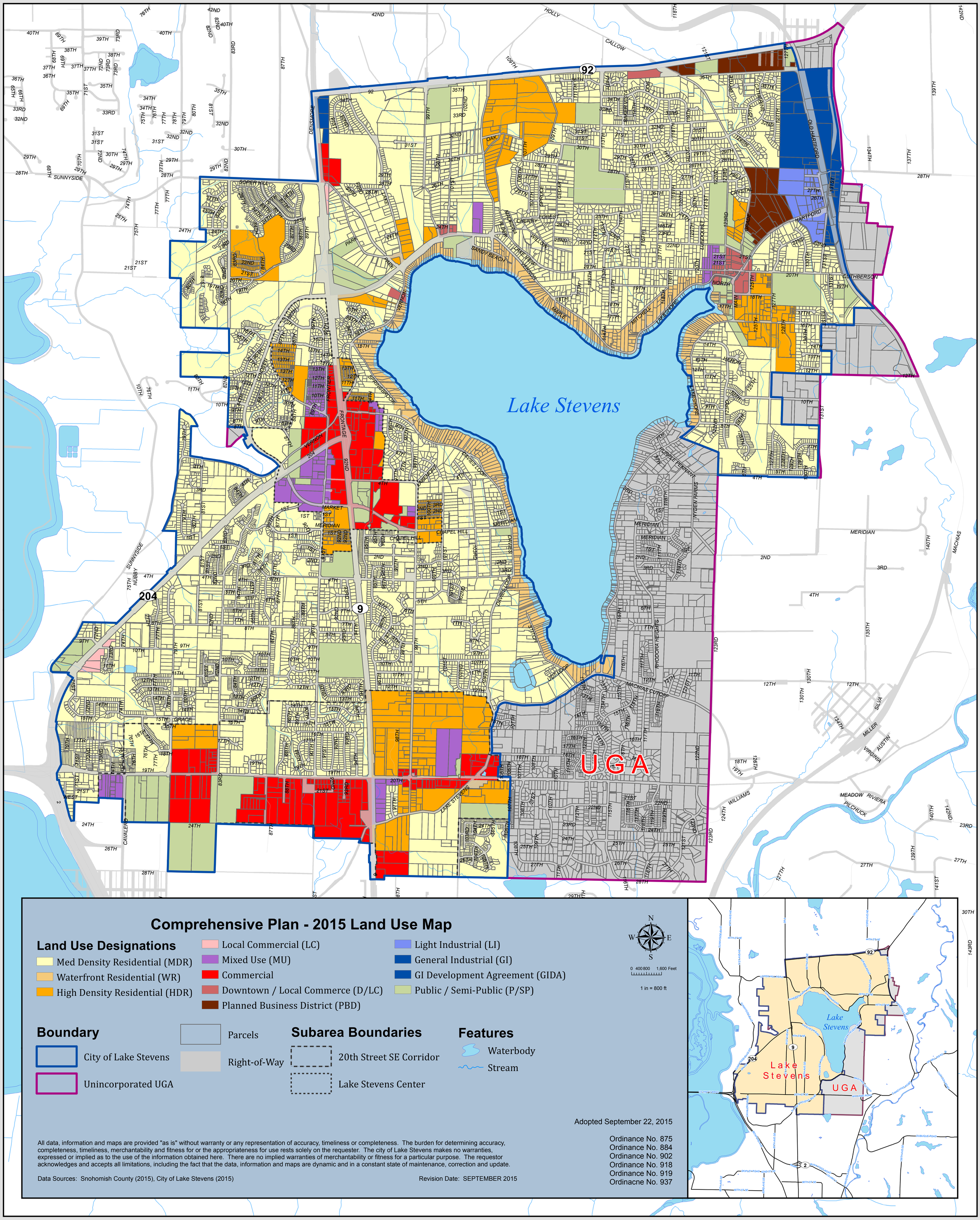
EXHIBIT B

Lake Stevens Comprehensive Plan Land Use Map

---------- CITY OF ----------

LAKE STEVENS

COMPREHENSIVE PLAN - LAND USE



Comprehensive Plan - 2015 Land Use Map

Land Use Designations

- Med Density Residential (MDR)
- Waterfront Residential (WR)
- High Density Residential (HDR)
- Local Commercial (LC)
- Mixed Use (MU)
- Commercial
- Downtown / Local Commerce (D/LC)
- Planned Business District (PBD)
- Light Industrial (LI)
- General Industrial (GI)
- GI Development Agreement (GIDA)
- Public / Semi-Public (P/SP)

Boundary

- City of Lake Stevens
- Unincorporated UGA
- Parcels
- Right-of-Way

Subarea Boundaries

- 20th Street SE Corridor
- Lake Stevens Center

Features

- Waterbody
- Stream

N W E S

0 400 800 1,600 Feet

1 in = 800 ft

Adopted September 22, 2015

Ordinance No. 875
Ordinance No. 884
Ordinance No. 902
Ordinance No. 918
Ordinance No. 919
Ordinacne No. 937

All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The city of Lake Stevens makes no warranties, expressed or implied as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts all limitations, including the fact that the data, information and maps are dynamic and in a constant state of maintenance, correction and update.

Data Sources: Snohomish County (2015), City of Lake Stevens (2015)

Revision Date: SEPTEMBER 2015