



**Snohomish County
Planning and Development Services**

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

June 10, 2015

Snohomish County Planning and Development Services

Planning and Technology Division

This report was updated on June 17, 2015 consistent with the final Future Land Use Map adopted by the Snohomish County Council on June 10, 2015.

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Introduction

The Growth Management Act (GMA) requires Urban Growth Areas (UGAs) to be reviewed at least every eight years to ensure that they are capable of accommodating the urban growth projected to occur in the county during the succeeding 20-year period. The county's 2015 plan update establishes a new plan horizon that extends to the year 2035. The county and the cities must therefore demonstrate that a sufficient supply of land exists within the UGA to accommodate projected urban growth to the year 2035. Both residential and employment land needs must be evaluated in this assessment of UGA land capacity.

This report describes the results of Snohomish County's updated residential and employment land capacity analysis for the final UGA adopted by the Snohomish County Council on June 10, 2015 as part of the county's 2015 GMA plan review and update. The report compares the estimates of population, housing and employment capacity with the adopted population, housing and employment target projections to 2035 for the UGA in Snohomish County. These comparisons are provided for each city in the county, and each unincorporated UGA using the County Council's updated future land use map adopted on June 10, 2015. The report also compares estimates of additional capacity with the adopted targets for each unincorporated Municipal Urban Growth Area (MUGA) within the SW County UGA.

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

The county's previous Buildable Lands Reports analyzed the urban development densities that occurred since adoption of the first GMA comprehensive plans, or since the previous report.

¹ Technical guidance documents used for this capacity update include Washington State Department of Commerce's report entitled *Issues in Designating Urban Growth Areas (Part I): Providing Adequate Urban Area Land Supply*, released March 1992; the Snohomish County Tomorrow Working Paper: *Land Capacity Methodology for Residential Land*, released February 1993; Washington State Department of Commerce's report entitled *Buildable Lands Program Guidelines*, released June 2000; the *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*, prepared by ECONorthwest and released July 2000; and Washington State Department of Commerce's *Urban Growth Area Guidebook*, released September 2012.

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

The current UGA land capacity analysis differs from the GMA Buildable Lands Report requirements by focusing on the reestablishment of a 20-year urban land supply for accommodating the 2035 urban growth targets. As such, it fulfills a separate GMA “show your work” requirement for the sizing of UGAs for projected growth, by demonstrating the adequate provision of land for future population, housing, and employment uses (see RCW 36.70A.110 and RCW 36.70A.115).

Cities in Snohomish County have the same June 30, 2015 GMA deadline as the county for updating their comprehensive plans. As part of their local GMA plan update efforts, each city is responsible for updating its own land capacity analysis for areas within its jurisdiction, while the county has updated its estimates for unincorporated areas within the UGA.

The county and most cities started with the capacity work accomplished for the *2012 Buildable Lands Report* effort, but also supplemented the estimates with any potential additional capacity associated with (1) the longer 2035 timeframe for estimating developable land supply and (2) any updated future land use/zoning designations being considered as part of the 2015 plan updates.

This report includes estimates of additional capacity to the year 2035 within cities, but with many cities still in the process of updating their GMA plans, this capacity report has had to include the best available information from cities as of June 9, 2015². Most of the additional capacity estimates for cities rely upon the correspondence received in early 2015 from cities indicating that they are able to accommodate their initial growth targets (adopted in Appendix B of the Countywide Planning Policies). For the City of Everett, additional documentation was provided that identified land use capacity in the city that exceeded their initial population growth target. For this report, the city capacity estimates for the year 2035 were combined with the county’s 2035 unincorporated UGA capacity results to arrive at a composite (city plus unincorporated) UGA land capacity/growth target comparison.

² Since most cities are still currently in the process of updating their GMA plans in 2015, the city capacity estimates in these tables are subject to further refinement to reflect the outcomes of their formal plan adoption processes. Following the completion of the city 2015 plan updates, the city capacity estimates reflecting adopted city plans will be reviewed during the Snohomish County Tomorrow (SCT) target reconciliation process established under Appendix C of the Countywide Planning Policies.

Summary of Key Findings

Population (see Tables 1 and 2)

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 281,030 additional persons as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA population increase of 219,419.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient population capacity to accommodate their 2035 population growth targets, with the exception of the City of Arlington and the Arlington UGA³.

Housing (see Tables 3 and 4)

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 124,365 additional housing units as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA housing unit increase of 91,049.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient housing unit capacity to accommodate their 2035 housing growth targets, with the exception of the City of Arlington and the Arlington UGA⁴.

Employment (see Tables 5 and 6)

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 176,341 additional jobs as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA employment increase of 138,753.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient employment capacity to accommodate their 2035 employment growth targets.

^{3,3} During the processing of the City of Arlington's Docket XVII proposal (ARL-3) to the County, the City identified reasons for a significantly reduced residential capacity within the City compared with the results shown in the *2012 Buildable Lands Report*. Resolution of this issue has not been completed in time for finalizing this land capacity report. As a result, this report continues to use the density assumptions for the Arlington UGA that are consistent with the *2012 Buildable Lands Report*, adopted by the Snohomish County Council on June 12, 2013. Because the County Council approved the City of Arlington's request (via Motion 14-489) for a deferral of its docket proposal until next year, allowing for additional time for a resolution of this issue, county and city staff will address this shortfall through the target reconciliation process established in Appendix C of the Countywide Planning Policies.

Methodology

Summary of Unincorporated UGA Capacity Analysis Enhancements since the *2012 Buildable Lands Report*

The unincorporated UGA capacity analysis uses the results from the *2012 Buildable Lands Report for Snohomish County* as a starting point for the 2015 plan update land capacity analysis. It then introduces two key enhancements that address the new 2035 plan horizon and the updated future land use plan designations adopted by the Snohomish County Council on June 10, 2015.

Please refer to the *2012 Buildable Lands Report for Snohomish County*⁵, adopted by the Snohomish County Council on June 12, 2013, for a detailed description of the methodology used to develop the buildable lands capacity estimates for UGAs as of April 1, 2011. These estimates were developed using a 2025 plan horizon timeframe in order to compare with the adopted 2025 population and employment growth targets in the Countywide Planning Policies for Snohomish County.

For the purposes of estimating UGA population and employment capacity to the new plan horizon year of 2035, the 2012 BLR results (which were applicable only to a 2025 plan horizon) were updated to:

- (1) Add the capacity from parcels not considered to be developable by 2025, but which could be potentially redevelopable or partially-used to support additional development by 2035. By adding 10 years to the plan horizon, during which time urban land market changes could be expected to generate greater demand for more intensified use of the remaining urban land, more parcels could be considered under-utilized and thus candidate sites for redevelopment/additional development.
- (2) Reflect the future land use designation changes within the unincorporated UGA that were adopted by the County Council on June 10, 2015. These changes are intended to support a land use strategy of higher density infill development within the UGA to 2035. These redesignations were located entirely within the unincorporated SW County UGA.

With the exception of the above two enhancements, the methodology for calculating the additional land capacity estimates for the unincorporated UGA to 2035 followed the same approach as documented in the *2012 Buildable Lands Report for Snohomish County*.

⁵ See: <http://snohomishcountywa.gov/1352/Buildable-Lands>

Table 1

2035 Population Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 1, Adopted by County Council on June 10, 2015)					Population Capacity Estimates		
Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth		2035 Total Population Capacity	Additional 2011-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ()
			Amount	Pct of Total County Growth			
Non-S.W. County UGA	161,288	233,097	71,809	30.1%	237,400	76,112	4,303
Arlington UGA	18,489	26,002	7,512	3.2%	25,703	7,214	(299)
Arlington City	17,966	24,937	6,971	2.9%	24,278	6,312	(659)
Unincorporated	523	1,065	541	0.2%	1,425	902	361
Darrington UGA	1,420	2,161	741	0.3%	2,375	955	214
Darrington Town	1,345	1,764	419	0.2%	1,764	419	0
Unincorporated	75	397	322	0.1%	611	536	214
Gold Bar UGA	2,909	3,319	411	0.2%	3,350	442	31
Gold Bar City	2,060	2,424	364	0.2%	2,424	364	-
Unincorporated	849	895	47	0.0%	927	78	31
Granite Falls UGA	3,517	8,517	5,000	2.1%	8,912	5,396	396
Granite Falls City	3,370	7,842	4,472	1.9%	7,842	4,472	-
Unincorporated	147	675	528	0.2%	1,071	924	396
Index UGA (incorporated)	180	220	40	0.0%	220	40	-
Lake Stevens UGA	33,218	46,380	13,162	5.5%	48,397	15,179	2,017
Lake Stevens City	28,210	39,340	11,130	4.7%	39,340	11,130	-
Unincorporated	5,008	7,040	2,032	0.9%	9,057	4,049	2,017
Maltby UGA (unincorporated)	NA	NA	NA	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%	87,798	26,929	-
Marysville City	60,660	87,589	26,929	11.3%	87,589	26,929	-
Unincorporated	209	209	-	0.0%	209	-	-
Monroe UGA	18,806	24,754	5,948	2.5%	25,611	6,805	857
Monroe City	17,351	22,102	4,751	2.0%	22,102	4,751	-
Unincorporated	1,455	2,652	1,197	0.5%	3,509	2,054	857
Snohomish UGA	10,559	14,494	3,935	1.7%	15,057	4,498	563
Snohomish City	9,200	12,289	3,089	1.3%	12,289	3,089	-
Unincorporated	1,359	2,204	846	0.4%	2,768	1,409	563
Stanwood UGA	6,353	11,085	4,732	2.0%	11,608	5,255	523
Stanwood City	6,220	10,116	3,896	1.6%	10,116	3,896	-
Unincorporated	133	969	836	0.4%	1,492	1,359	523
Sultan UGA	4,969	8,369	3,399	1.4%	8,369	3,400	1
Sultan City	4,655	7,345	2,690	1.1%	7,345	2,690	-
Unincorporated	314	1,024	709	0.3%	1,024	710	1
S.W. County UGA	434,425	582,035	147,610	62.0%	639,343	204,918	57,307
Incorporated S.W.	261,506	363,452	101,946	42.8%	378,790	117,284	15,338
Bothell City (part)	16,570	23,510	6,940	2.9%	23,510	6,940	-
Brier City	6,201	7,011	810	0.3%	7,011	810	-
Edmonds City	39,800	45,550	5,750	2.4%	45,550	5,750	-
Everett City	103,100	164,812	61,712	25.9%	180,150	77,050	15,338
Lynnwood City	35,860	54,404	18,544	7.8%	54,404	18,544	-
Mill Creek City	18,370	20,196	1,826	0.8%	20,196	1,826	-
Mountlake Terrace City	19,990	24,767	4,777	2.0%	24,767	4,777	-
Mukilteo City	20,310	21,812	1,502	0.6%	21,812	1,502	-
Woodway Town	1,305	1,389	84	0.0%	1,389	84	-
Unincorporated S.W.	172,919	218,584	45,665	19.2%	260,553	87,634	41,969
UGA Total	595,713	815,132	219,419	92.1%	876,743	281,030	61,611
City Total	412,723	579,419	166,696	70.0%	594,098	181,375	14,679
Unincorporated UGA Total	182,990	235,713	52,723	22.1%	282,645	99,655	46,932

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 2

2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (from GPP APPENDIX D, Table 2, Adopted by County Council on June 10, 2015)					Population Capacity Estimates		
Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth		2035 Total Population Capacity	Additional 2011-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ()
			Amount	Pct of Total County Growth			
SW County UGA Total	434,425	582,035	147,610	62.0%	639,343	204,918	57,307
Incorporated SW County UGA Total	261,506	363,452	101,946	42.8%	378,790	117,284	15,338
Unincorporated SW County UGA Total	172,919	218,584	45,665	19.2%	260,553	87,634	41,969
Bothell Area	39,760	53,117	13,357	5.6%	58,761	19,002	5,644
Bothell City (part)	16,570	23,510	6,940	2.9%	23,510	6,940	-
Unincorporated MUGA	23,190	29,607	6,418	2.7%	35,252	12,062	5,644
Brier Area	8,199	9,327	1,128	0.5%	9,538	1,339	212
Brier City	6,201	7,011	810	0.3%	7,011	810	-
Unincorporated MUGA	1,998	2,315	317	0.1%	2,527	529	212
Edmonds Area	43,420	49,574	6,155	2.6%	49,840	6,420	265
Edmonds City	39,800	45,550	5,750	2.4%	45,550	5,750	-
Unincorporated MUGA	3,620	4,024	405	0.2%	4,290	670	265
Everett Area	145,184	211,968	66,784	28.0%	234,710	89,526	22,742
Everett City	103,100	164,812	61,712	25.9%	180,150	77,050	15,338
Unincorporated MUGA	42,084	47,156	5,072	2.1%	54,560	12,476	7,404
Lynnwood Area	60,632	88,584	27,952	11.7%	97,902	37,270	9,318
Lynnwood City	35,860	54,404	18,544	7.8%	54,404	18,544	-
Unincorporated MUGA	24,772	34,180	9,408	3.9%	43,498	18,726	9,318
Mill Creek Area	54,747	67,940	13,193	5.5%	75,591	20,844	7,651
Mill Creek City	18,370	20,196	1,826	0.8%	20,196	1,826	-
Unincorporated MUGA	36,377	47,744	11,367	4.8%	55,395	19,018	7,651
Mountlake Terrace Area	20,010	24,797	4,787	2.0%	24,803	4,793	6
Mountlake Terrace City	19,990	24,767	4,777	2.0%	24,767	4,777	-
Unincorporated MUGA	20	30	10	0.0%	36	16	6
Mukilteo Area	32,545	36,453	3,909	1.6%	39,269	6,724	2,815
Mukilteo City	20,310	21,812	1,502	0.6%	21,812	1,502	-
Unincorporated MUGA	12,235	14,641	2,407	1.0%	17,457	5,222	2,815
Woodway Area	1,305	4,361	3,056	1.3%	6,341	5,036	1,980
Woodway Town	1,305	1,389	84	0.0%	1,389	84	-
Unincorporated MUGA	-	2,972	2,972	1.2%	4,952	4,952	1,980
Paine Field Area (Unincorporated)	-	-	-	0.0%	-	-	-
Larch Way Overlap (Unincorporated)	3,370	5,007	1,637	0.7%	7,027	3,657	2,020
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%	12,421	5,260	2,635
Meadowdale Gap (Unincorporated)	2,695	3,437	742	0.3%	3,934	1,239	497
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%	19,205	3,807	1,522

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

Table 3

2035 Housing Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 3, Adopted by County Council on June 10, 2015)					Housing Capacity Estimates		
Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth		2035 Total Housing Capacity	Additional 2011-2035 Hsng Capacity	Hsng Capacity Surplus vs. Shortfall ()
			Amount	Pct of Total County Growth			
Non-S.W. County UGA	60,509	87,338	26,829	27.4%	89,120	28,611	1,782
Arlington UGA	7,128	10,018	2,890	3.0%	10,013	2,885	(5)
Arlington City	6,931	9,654	2,723	2.8%	9,492	2,561	(162)
Unincorporated	197	364	167	0.2%	521	324	157
Darrington UGA	682	948	266	0.3%	995	313	47
Darrington Town	644	764	120	0.1%	764	120	(0)
Unincorporated	38	184	146	0.1%	231	193	47
Gold Bar UGA	1,205	1,304	99	0.1%	1,326	121	22
Gold Bar City	831	924	93	0.1%	924	93	0
Unincorporated	374	380	6	0.0%	402	28	22
Granite Falls UGA	1,412	3,516	2,104	2.1%	3,617	2,205	101
Granite Falls City	1,348	3,179	1,831	1.9%	3,179	1,831	(0)
Unincorporated	64	337	273	0.3%	438	374	101
Index UGA (incorporated)	117	127	10	0.0%	127	10	0
Lake Stevens UGA	12,281	17,311	5,030	5.1%	18,180	5,899	869
Lake Stevens City	10,470	14,883	4,413	4.5%	14,883	4,413	0
Unincorporated	1,811	2,428	617	0.6%	3,297	1,486	869
Maltby UGA (unincorporated)	71	71	NA	NA	71	-	NA
Marysville UGA	22,709	32,936	10,227	10.4%	32,936	10,227	0
Marysville City	22,649	32,876	10,227	10.4%	32,876	10,227	0
Unincorporated	60	60	-	0.0%	60	-	-
Monroe UGA	5,838	7,443	1,605	1.6%	7,799	1,961	356
Monroe City	5,326	6,526	1,200	1.2%	6,526	1,200	0
Unincorporated	512	917	405	0.4%	1,273	761	356
Snohomish UGA	4,545	6,115	1,570	1.6%	6,307	1,762	192
Snohomish City	4,013	5,269	1,256	1.3%	5,269	1,256	(0)
Unincorporated	532	846	314	0.3%	1,038	506	192
Stanwood UGA	2,634	4,577	1,943	2.0%	4,776	2,142	199
Stanwood City	2,586	4,179	1,593	1.6%	4,179	1,593	0
Unincorporated	48	398	350	0.4%	597	549	199
Sultan UGA	1,887	2,972	1,085	1.1%	2,972	1,085	0
Sultan City	1,752	2,581	829	0.8%	2,581	829	0
Unincorporated	135	391	256	0.3%	391	256	-
S.W. County UGA	178,958	243,179	64,220	65.6%	274,711	95,754	31,534
Incorporated S.W.	112,679	155,774	43,095	44.0%	167,815	55,136	12,041
Bothell City (part)	6,780	9,782	3,002	3.1%	9,782	3,002	0
Brier City	2,226	2,550	324	0.3%	2,550	324	(0)
Edmonds City	18,396	21,168	2,772	2.8%	21,168	2,772	0
Everett City	44,656	70,067	25,411	26.0%	82,108	37,452	12,041
Lynnwood City	14,947	22,840	7,893	8.1%	22,840	7,893	(0)
Mill Creek City	7,991	8,756	765	0.8%	8,756	765	(0)
Mountlake Terrace City	8,643	10,928	2,285	2.3%	10,928	2,285	(0)
Mukilteo City	8,574	9,211	637	0.7%	9,211	637	(0)
Woodway Town	466	472	6	0.0%	472	6	0
Unincorporated S.W.	66,279	87,405	21,125	21.6%	106,897	40,618	19,493
UGA Total	239,466	330,517	91,049	93.0%	363,831	124,365	33,316
City Total	169,346	236,736	67,390	68.8%	248,616	79,270	11,880
Unincorporated UGA Total	70,120	93,781	23,659	24.2%	115,215	45,095	21,436

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable; Unincorporated SWUGA includes Lake Stickney Gap 2035 HU target increase of 390 HU's as a technical correction.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 4

2035 Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (from GPP APPENDIX D, Table 4, Adopted by County Council on June 10, 2015)					Housing Capacity Estimates		
Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth		2035 Total Housing Capacity	Additional 2011-2035 Hsng Capacity	Hsng Capacity Surplus vs. Shortfall ()
			Amount	Pct of Total County Growth			
SW County UGA Total	178,958	243,179	64,220	65.6%	274,711	95,754	31,534
Incorporated SW County UGA Total	112,679	155,774	43,095	44.0%	167,815	55,136	12,041
Unincorporated SW County UGA Total	66,279	87,405	21,125	21.6%	106,897	40,618	19,493
Bothell Area	15,738	21,249	5,511	5.6%	23,718	7,979	2,468
Bothell City (part)	6,780	9,782	3,002	3.1%	9,782	3,002	0
Unincorporated MUGA	8,958	11,467	2,509	2.6%	13,935	4,977	2,468
Brier Area	3,045	3,431	386	0.4%	3,560	515	128
Brier City	2,226	2,550	324	0.3%	2,550	324	(0)
Unincorporated MUGA	819	881	62	0.1%	1,010	191	129
Edmonds Area	19,896	22,809	2,913	3.0%	22,923	3,027	115
Edmonds City	18,396	21,168	2,772	2.8%	21,168	2,772	0
Unincorporated MUGA	1,500	1,641	141	0.1%	1,755	255	114
Everett Area	61,276	88,848	27,572	28.2%	104,653	43,377	15,805
Everett City	44,656	70,067	25,411	26.0%	82,108	37,452	12,041
Unincorporated MUGA	16,620	18,781	2,161	2.2%	22,545	5,925	3,764
Lynnwood Area	25,249	38,532	13,283	13.6%	43,257	18,009	4,726
Lynnwood City	14,947	22,840	7,893	8.1%	22,840	7,893	(0)
Unincorporated MUGA	10,302	15,692	5,390	5.5%	20,418	10,116	4,726
Mill Creek Area	21,411	26,575	5,164	5.3%	30,175	8,765	3,601
Mill Creek City	7,991	8,756	765	0.8%	8,756	765	(0)
Unincorporated MUGA	13,420	17,819	4,399	4.5%	21,420	8,000	3,601
Mountlake Terrace Area	8,652	10,941	2,289	2.3%	10,943	2,291	1
Mountlake Terrace City	8,643	10,928	2,285	2.3%	10,928	2,285	(0)
Unincorporated MUGA	9	13	4	0.0%	15	6	2
Mukilteo Area	13,148	15,100	1,952	2.0%	16,207	3,059	1,106
Mukilteo City	8,574	9,211	637	0.7%	9,211	637	(0)
Unincorporated MUGA	4,574	5,889	1,315	1.3%	6,996	2,422	1,107
Woodway Area	466	2,005	1,539	1.6%	3,146	2,680	1,141
Woodway Town	466	472	6	0.0%	472	6	0
Unincorporated MUGA	-	1,533	1,533	1.6%	2,674	2,674	1,141
Paine Field Area (Unincorporated)	-	-	-	0.0%	-	-	-
Larch Way Overlap (Unincorporated)	1,155	2,187	1,032	1.1%	2,956	1,801	769
Lake Stickney Gap (Unincorporated)	2,850	4,249	1,399	1.4%	5,094	2,244	845
Meadowdale Gap (Unincorporated)	956	1,185	229	0.2%	1,402	446	217
Silver Firs Gap (Unincorporated)	5,117	6,067	950	1.0%	6,678	1,561	611

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area; Unincorporated SWUGA includes Lake Stickney Gap 2035 HU target increase of 390 HU's as a technical correction.

Table 5

2035 Employment Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 5, Adopted by County Council on June 10, 2015)					Employment Capacity Estimates		
Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth		2035 Total Employment Capacity	Additional 2011-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ()
			Amount	Pct of Total County Growth			
Non-S.W. County UGA	46,644	93,571	46,927	31.8%	109,701	63,057	16,130
Arlington UGA	8,660	20,884	12,224	8.3%	24,355	15,695	3,471
Arlington City	8,659	20,829	12,170	8.3%	24,274	15,615	3,445
Unincorporated	1	55	54	0.0%	81	80	26
Darrington UGA	500	886	386	0.3%	4,068	3,568	3,182
Darrington Town	498	800	302	0.2%	2,508	2,010	1,708
Unincorporated	2	86	84	0.1%	1,560	1,558	1,474
Gold Bar UGA	223	666	443	0.3%	759	536	93
Gold Bar City	218	661	443	0.3%	754	536	93
Unincorporated	5	5	-	0.0%	5	-	-
Granite Falls UGA	760	2,276	1,516	1.0%	2,592	1,832	316
Granite Falls City	759	2,275	1,516	1.0%	2,591	1,832	316
Unincorporated	1	1	-	0.0%	1	-	-
Index UGA (incorporated)	20	25	5	0.0%	26	6	1
Lake Stevens UGA	4,003	7,821	3,818	2.6%	7,992	3,989	171
Lake Stevens City	3,932	7,412	3,480	2.4%	7,412	3,480	-
Unincorporated	71	409	338	0.2%	580	509	171
Maltby UGA (unincorporated)	3,190	6,374	3,184	2.2%	8,160	4,970	1,786
Marysville UGA	12,316	28,113	15,797	10.7%	32,593	20,277	4,480
Marysville City	11,664	27,419	15,755	10.7%	31,879	20,215	4,460
Unincorporated	652	694	42	0.0%	714	62	20
Monroe UGA	7,779	11,781	4,002	2.7%	12,958	5,179	1,177
Monroe City	7,662	11,456	3,794	2.6%	12,530	4,868	1,074
Unincorporated	117	325	208	0.1%	428	311	103
Snohomish UGA	4,871	6,941	2,070	1.4%	7,427	2,556	486
Snohomish City	4,415	6,291	1,876	1.3%	6,682	2,267	391
Unincorporated	456	650	194	0.1%	745	289	95
Stanwood UGA	3,456	5,723	2,267	1.5%	6,437	2,981	714
Stanwood City	3,258	4,688	1,430	1.0%	4,986	1,728	298
Unincorporated	198	1,035	837	0.6%	1,451	1,253	416
Sultan UGA	866	2,081	1,215	0.8%	2,334	1,468	253
Sultan City	862	2,077	1,215	0.8%	2,330	1,468	253
Unincorporated	4	4	-	0.0%	4	-	-
S.W. County UGA	187,653	279,479	91,826	62.3%	300,937	113,284	21,458
Incorporated S.W.	163,409	241,271	77,862	52.8%	253,394	89,985	12,123
Bothell City (part)	13,616	18,576	4,960	3.4%	19,116	5,500	540
Brier City	319	405	86	0.1%	423	104	18
Edmonds City	11,679	13,948	2,269	1.5%	14,590	2,911	642
Everett City	93,739	140,000	46,261	31.4%	147,177	53,438	7,177
Lynnwood City	24,266	42,229	17,963	12.2%	44,185	19,919	1,956
Mill Creek City	4,625	6,310	1,685	1.1%	6,787	2,162	477
Mountlake Terrace City	6,740	9,486	2,746	1.9%	10,263	3,523	777
Mukilteo City	8,369	10,250	1,881	1.3%	10,782	2,413	532
Woodway Town	56	68	12	0.0%	71	15	3
Unincorporated S.W.	24,244	38,209	13,965	9.5%	47,543	23,299	9,334
UGA Total	234,297	373,050	138,753	94.1%	410,638	176,341	37,588
City Total	205,356	325,204	119,848	81.3%	349,366	144,010	24,162
Unincorporated UGA Total	28,941	47,846	18,905	12.8%	61,272	32,331	13,426

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors. Unincorporated SWUGA includes Lake Stickney Gap 2035 employment target increase of 100 jobs as a technical correction.

* - Non-UGA Total includes projected employment on the Tulalip Reservation which is anticipated to reach 13,890 by 2030 according to the Tulalip Tribes' 2009 adopted plan, representing a 7,003 increase over the 2008 jobs estimate of 6,887.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 6

2035 Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County (from GPP APPENDIX D, Table 6, Adopted by County Council on June 10, 2015)					Employment Capacity Estimates		
Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth		2035 Total Employment Capacity	Additional 2011-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ()
			Amount	Pct of Total County Growth			
SW County UGA Total	187,653	279,479	91,826	62.3%	300,937	113,284	21,458
Incorporated SW County UGA Total	163,409	241,271	77,862	52.8%	253,394	89,985	12,123
Unincorporated SW County UGA Total	24,244	38,209	13,965	9.5%	47,543	23,299	9,334
Bothell Area	14,996	20,271	5,275	3.6%	21,260	6,264	989
Bothell City (part)	13,616	18,576	4,960	3.4%	19,116	5,500	540
Unincorporated MUGA	1,380	1,696	316	0.2%	2,144	764	448
Brier Area	388	476	88	0.1%	495	107	19
Brier City	319	405	86	0.1%	423	104	18
Unincorporated MUGA	69	71	2	0.0%	72	3	1
Edmonds Area	11,835	14,148	2,313	1.6%	14,820	2,985	672
Edmonds City	11,679	13,948	2,269	1.5%	14,590	2,911	642
Unincorporated MUGA	156	200	44	0.0%	230	74	30
Everett Area	98,989	148,324	49,335	33.5%	157,982	58,993	9,658
Everett City	93,739	140,000	46,261	31.4%	147,177	53,438	7,177
Unincorporated MUGA	5,250	8,324	3,074	2.1%	10,805	5,555	2,481
Lynnwood Area	27,772	48,110	20,338	13.8%	51,965	24,193	3,855
Lynnwood City	24,266	42,229	17,963	12.2%	44,185	19,919	1,956
Unincorporated MUGA	3,506	5,882	2,376	1.6%	7,780	4,274	1,898
Mill Creek Area	7,372	10,279	2,907	2.0%	12,413	5,041	2,134
Mill Creek City	4,625	6,310	1,685	1.1%	6,787	2,162	477
Unincorporated MUGA	2,747	3,969	1,222	0.8%	5,626	2,879	1,657
Mountlake Terrace Area	6,740	9,486	2,746	1.9%	10,263	3,523	777
Mountlake Terrace City	6,740	9,486	2,746	1.9%	10,263	3,523	777
Unincorporated MUGA	-	-	-	0.0%	-	-	-
Mukilteo Area	11,166	15,278	4,112	2.8%	17,347	6,181	2,069
Mukilteo City	8,369	10,250	1,881	1.3%	10,782	2,413	532
Unincorporated MUGA	2,797	5,029	2,232	1.5%	6,565	3,768	1,536
Woodway Area	70	246	176	0.1%	330	260	84
Woodway Town	56	68	12	0.0%	71	15	3
Unincorporated MUGA	14	178	164	0.1%	259	245	81
Paine Field Area (Unincorporated)	4,622	8,010	3,388	2.3%	8,246	3,624	236
Larch Way Overlap (Unincorporated)	1,630	2,051	421	0.3%	2,640	1,010	589
Lake Stickney Gap (Unincorporated)	694	794	100	0.1%	862	168	68
Meadowdale Gap (Unincorporated)	68	114	46	0.0%	137	69	23
Silver Firs Gap (Unincorporated)	1,311	1,891	580	0.4%	2,177	866	286

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors. Unincorporated SWUGA includes Lake Stickney Gap 2035 employment target increase of 100 jobs as a technical correction.

Detailed Additional Capacity Tables – Unincorporated UGAs

Residential

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015
 Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc					Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity				
UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	
Non-SW UGAs:																					
Arlington	UNINC	(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
			Sum		ULDR	25.71	3.407	22.304	17.356	53	0	0	53	35	0	0	35	98	0	0	98
			Sum			81.921	18.491	63.43	55.986	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
			Sum		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	
		Sum			172.231	51.319	120.912	55.986	480	0	0	480	324	0	0	324	902	0	0	902	
Darrington	UNINC	(2) VACANT		ULDR3	118.982	77.932	41.05	0	111	0	0	111	90	0	0	90	250	0	0	250	
		Sum			118.982	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			132.818	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	
		Sum			221.997	117.71	104.288	36.728	265	0	0	265	193	0	0	193	536	0	0	536	
Gold Bar	UNINC	(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	
		Sum			11.917	4.072	7.845	2.244	35	0	0	35	28	0	0	28	78	0	0	78	
Granite Falls	UNINC	(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
			Sum		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	
		Sum		ULDR	92.788	18.265	74.522	69.091	248	0	0	248	165	0	0	165	459	0	0	459	
		Sum		UMDR	0.807	0	0.807	0.563	5	0	0	5	3	0	0	3	9	0	0	9	
		Sum			96.41	18.935	77.475	71.345	253	13	18	284	168	9	12	189	468	16	14	498	

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015
 Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(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
				UMDR	2.75	0.592	2.158	0	18	1	0	19	12	1	0	13	33	1	0	35
		Sum			71.896	26.252	45.644	0	166	21	28	215	110	14	19	143	307	26	22	355
		Sum			175.069	47.33	127.739	71.345	427	52	72	551	285	37	52	374	795	68	61	924
Lake Stevens	UNINC	(1) PENDING		ULDR	38.297	10.855	27.442	0	169	0	0	169	169	0	0	169	470	0	0	470
				UMDR	5.361	0.086	5.274	0	58	0	0	58	58	0	0	58	161	0	0	161
		Sum			43.657	10.941	32.716	0	227	0	0	227	227	0	0	227	632	0	0	632
		(2) VACANT		ULDR	14.487	2.801	11.686	0	53	0	0	53	43	0	0	43	119	0	0	119
				UMDR	2.385	1.987	0.398	0	2	1	0	3	2	1	0	2	4	1	0	6
		Sum			16.872	4.788	12.084	0	55	1	0	56	44	1	0	45	124	1	0	125
		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			22.676	4.788	17.888	0	84	1	0	85	72	1	0	73	200	1	0	202
		(3) PARTUSE		ULDR	401.135	74.769	326.366	255.231	1103	0	0	1103	733	0	0	733	2042	0	0	2042
				UMDR	17.273	4.386	12.887	11.281	66	47	0	113	44	31	0	75	122	58	0	180
		Sum			418.409	79.155	339.253	266.512	1169	47	0	1216	777	31	0	809	2164	58	0	2222
		MARKET-READY		ULDR	1.864	0.553	1.31	0.816	3	0	0	3	3	0	0	3	8	0	0	8
		Sum			1.864	0.553	1.31	0.816	3	0	0	3	3	0	0	3	8	0	0	8
		Sum			420.272	79.709	340.564	267.328	1172	47	0	1219	780	31	0	811	2172	58	0	2230
		(4) REDEV		ULDR	90.687	21.145	69.542	0	308	0	0	308	205	0	0	205	570	0	0	570
				UMDR	20.164	2.657	17.507	0	98	74	0	172	65	49	0	114	181	91	0	272
		Sum			110.851	23.801	87.05	0	406	74	0	480	270	49	0	319	752	91	0	842
		MARKET-READY		ULDR	7.868	1.085	6.784	0	32	0	0	32	30	0	0	30	85	0	0	85
		Sum			2.611	0	2.611	0	15	11	0	26	14	10	0	25	40	19	0	59
		Sum			10.479	1.085	9.395	0	47	11	0	58	45	10	0	55	124	19	0	144
		Sum			121.33	24.886	96.444	0	453	85	0	538	315	60	0	374	876	110	0	986
		Sum			607.936	120.324	487.612	267.328	1936	133	0	2069	1394	92	0	1486	3880	169	0	4049
Monroe	UNINC	(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
		Sum			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			107.968	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
				Unsewer	26.463	1.566	24.897	19.281	29	0	0	29	19	0	0	19	54	0	0	54
				UR6000	11.184	0.378	10.806	9.54	54	7	0	61	36	5	0	41	100	9	0	109
				UR9600	24.658	4.584	20.074	15.979	63	0	0	63	42	0	0	42	117	0	0	117
		Sum			74.169	8.583	65.586	53.74	180	7	0	187	120	5	0	124	333	9	0	342

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015
 Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc		Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity						
UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(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			100.345	39.896	60.449	0	248	14	0	262	165	9	0	174	459	17	0	476
		Sum			286.726	74.114	212.612	53.74	881	80	0	961	693	68	0	761	1929	125	0	2054
Snohomish	UNINC	(2) VACANT		SFRES	12.372	5.203	7.17	0	37	0	0	37	30	0	0	30	83	0	0	83
		Sum			12.372	5.203	7.17	0	37	0	0	37	30	0	0	30	83	0	0	83
		(3) PARTUSE		SFRES	217.522	69.247	148.275	123.14	607	0	0	607	404	0	0	404	1124	0	0	1124
		Sum			217.522	69.247	148.275	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
		Sum			268.308	86.717	181.591	123.14	753	0	0	753	506	0	0	506	1409	0	0	1409
Stanwood	UNINC	(2) VACANT		SR 9.6	30.851	9.124	21.726	0	71	0	0	71	57	0	0	57	160	0	0	160
				ULDR	36.883	5.722	31.161	0	106	0	0	106	86	0	0	86	238	0	0	238
		Sum			67.733	14.846	52.887	0	177	0	0	177	143	0	0	143	398	0	0	398
		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			75.407	16.352	59.055	0	186	76	20	282	151	72	19	243	422	133	22	577
		(3) PARTUSE		SR 9.6	34.47	8.73	25.74	21.964	68	0	0	68	45	0	0	45	126	0	0	126
				ULDR	23.629	4.404	19.225	18.258	60	0	0	60	40	0	0	40	111	0	0	111
		Sum			58.099	13.134	44.965	40.221	128	0	0	128	85	0	0	85	237	0	0	237
		(4) REDEV		SR 9.6	81.197	32.304	48.892	0	160	0	0	160	106	0	0	106	296	0	0	296
				ULDR	56.244	26.82	29.424	0	98	0	0	98	65	0	0	65	181	0	0	181
		Sum			137.44	59.124	78.316	0	258	0	0	258	172	0	0	172	478	0	0	478
		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			151.273	59.651	91.622	0	257	17	36	310	171	16	34	221	475	30	40	545
		Sum			284.78	89.137	195.643	40.221	571	93	56	720	407	88	53	549	1134	163	63	1359
Sultan	UNINC	(2) VACANT		ULDR	3.101	1.596	1.505	0	4	0	0	4	3	0	0	3	9	0	0	9
				UMDR	4.889	0.792	4.097	0	13	2	0	15	10	2	0	12	29	3	0	32
		Sum			7.99	2.388	5.602	0	17	2	0	19	14	2	0	15	38	3	0	41
		(3) PARTUSE		ULDR	87.729	58.669	29.06	25.942	80	0	0	80	53	0	0	53	148	0	0	148
				UMDR	4.813	1.184	3.63	3.369	10	1	0	11	7	1	0	7	19	1	0	20
		Sum			92.542	59.853	32.69	29.311	90	1	0	91	60	1	0	61	167	1	0	168
		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			132.127	62.919	69.208	65.069	205	1	0	206	169	1	0	170	471	1	0	472
		(4) REDEV		ULDR	57.955	26.738	31.217	0	92	0	0	92	61	0	0	61	170	0	0	170
				UMDR	9.934	5.03	4.904	0	13	2	0	15	9	1	0	10	24	2	0	27
		Sum			67.888	31.767	36.121	0	105	2	0	107	70	1	0	71	194	2	0	197

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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	
Sum					208.006	97.075	110.931	65.069	327	5	0	332	253	4	0	256	703	7	0	710	
Non-SW UGA Subtotals					2236.97	687.798	1549.17	715.801	5675	363	128	6166	4083	289	105	4477	11366	532	124	12021	
SW MUGAs:																					
Bothell	UNINC	(1) PENDING	UCENTER	UHDR	9.203	6.948	2.255	0	0	274	0	274	0	274	0	274	0	504	0	504	
				UHDR	7.399	0.882	6.517	0	34	46	0	80	34	46	0	80	95	85	0	179	
				ULDR	226.48	41.795	184.685	0	1426	3	100	1529	1426	3	100	1529	3970	6	118	4093	
				UMDR	28.845	7.091	21.754	0	240	0	0	240	240	0	0	240	668	0	0	668	
			Sum	271.927	56.716	215.211	0	1700	323	100	2123	1700	323	100	2123	4733	594	118	5445		
			(2) VACANT	UHDR	UHDR	26.325	22.838	3.487	0	26	19	0	45	21	15	0	36	58	28	0	87
		ULDR			34.495	13.824	20.672	0	117	0	0	117	94	0	0	94	263	0	0	263	
		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	65.543	38.295	27.248	0	161	43	2	206	130	35	2	166	362	64	2	428		
			MARKET-READY	UHDR	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	88.417	55.965	32.452	0	208	45	2	255	175	37	2	213	486	67	2	556		
			(3) PARTUSE	UHDR	UHDR	7.183	1.151	6.032	3.791	24	17	0	41	16	11	0	27	44	21	0	65
		ULDR			327.289	77.094	250.195	173.049	868	0	0	868	577	0	0	577	1607	0	0	1607	
		UMDR			42.236	9.965	32.271	23.77	198	3	0	201	132	2	0	134	367	4	0	370	
		Sum			376.708	88.21	288.499	200.609	1090	20	0	1110	725	13	0	738	2018	24	0	2042	
			MARKET-READY	UHDR	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	388.617	90.343	298.274	209.281	1166	25	0	1191	797	18	0	815	2219	33	0	2252		
			(4) REDEV	UCENTER	UHDR	40.017	13.342	26.675	0	0	931	263	1194	0	619	175	794	0	1139	206	1345
		UHDR			27.482	5.067	22.415	0	128	111	0	239	85	74	0	159	237	136	0	373	
		ULDR			185.271	80.641	104.63	0	475	0	0	475	316	0	0	316	879	0	0	879	
		UMDR			42.515	4.473	38.041	0	210	16	0	226	140	11	0	150	389	20	0	408	
UVILL	3.506	0.913			2.593	0	-5	54	4	53	-3	36	3	35	-9	66	3	60			
Sum	298.79	104.436			194.354	0	808	1112	267	2187	537	739	178	1454	1496	1361	209	3065			
	MARKET-READY	UCENTER			UHDR	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			3.388	0.652	2.737	0	21	1	0	22	20	1	0	21	56	2	0	57			
UVILL			21.082	11.696	9.386	0	-9	205	27	223	-9	195	26	212	-24	358	30	365			
	Sum	48.75	19.537	29.213	0	96	255	40	391	91	242	38	371	254	446	45	744				
	Sum	347.54	123.973	223.567	0	904	1367	307	2578	629	982	216	1826	1750	1806	253	3810				
Sum					1096.5	326.997	769.503	209.281	3978	1760	409	6147	3300	1359	317	4977	9188	2501	373	12062	
Brier	UNINC	(1) PENDING	ULDR	UHDR	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	

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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(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	25.579	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
		Sum			120.918	62.177	58.741	29.31	264	3	0	267	189	2	0	191	526	4	0	529
Edmonds	UNINC	(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	8.036	1.216	6.82	0	0	20	1	21	0	13	1	14	0	24	1	25
				UHDR	5.958	0	5.958	0	9	27	0	36	6	18	0	24	17	33	0	50
				UMDR	27.807	0.643	27.163	0	152	0	0	152	101	0	0	101	281	0	0	281
		Sum			41.801	1.859	39.942	0	161	47	1	209	107	31	1	139	298	58	1	356
		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			43.991	1.859	42.132	0	174	58	1	233	119	42	1	162	332	77	1	410
		Sum			72.445	2.2	70.245	13.211	302	58	1	361	213	42	1	255	593	77	1	670
Everett	UNINC	(1) PENDING		UCENTER	0.07	0	0.07	0	1	0	0	1	1	0	0	1	3	0	0	3
				UHDR	4.814	1.166	3.648	0	21	44	0	65	21	44	0	65	58	81	0	139
				ULDR	145.916	71.615	74.301	0	697	0	0	697	697	0	0	697	1940	0	0	1940
				UMDR	11.634	3.25	8.385	0	61	0	0	61	61	0	0	61	170	0	0	170
		Sum			162.434	76.03	86.404	0	780	44	0	824	780	44	0	824	2172	81	0	2252
		(2) VACANT		UCENTER	2.8	1.698	1.102	0	0	37	10	47	0	30	8	38	0	55	9	64
				UHDR	22.837	4.092	18.745	0	137	95	0	232	111	77	0	187	308	141	0	449
				ULDR	71.915	40.248	31.667	0	172	0	0	172	139	0	0	139	387	0	0	387
				UMDR	6.59	2.898	3.692	0	35	0	0	35	28	0	0	28	79	0	0	79
				UVILL	0.184	0	0.184	0	0	4	0	4	0	3	0	3	0	6	0	6
		Sum			104.326	48.936	55.39	0	344	136	10	490	278	110	8	396	773	202	9	985
		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			128.363	58.498	69.864	0	390	367	72	829	321	329	67	718	895	606	79	1580

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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(3) PARTUSE		UHDR	14.84	0.565	14.275	8.793	54	34	0	88	36	23	0	59	100	42	0	142
				ULDR	270.712	106.927	163.785	117.728	610	0	0	610	406	0	0	406	1129	0	0	1129
				UMDR	45.057	2.25	42.807	28.735	219	0	0	219	146	0	0	146	405	0	0	405
				UVILL	0.373	0	0.373	0.068	0	1	0	1	0	1	0	1	0	1	0	1
		Sum			330.982	109.742	221.24	155.324	883	35	0	918	587	23	0	610	1635	43	0	1678
		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
		Sum			331.919	109.742	222.176	156.047	889	35	0	924	593	23	0	616	1651	43	0	1693
		(4) REDEV		UCENTER	115.62	23.559	92.061	0	-186	3191	890	3895	-124	2122	592	2590	-344	3905	696	4256
				UCOM	17.562	0.938	16.624	0	0	50	10	60	0	33	7	40	0	61	8	69
				UHDR	121.282	6.804	114.478	0	309	542	0	851	205	360	0	566	572	663	0	1235
				ULDR	78.512	31.237	47.275	0	198	0	0	198	132	0	0	132	367	0	0	367
				UMDR	73.836	4.699	69.137	0	343	2	0	345	228	1	0	229	635	2	0	637
				UVILL	12.106	0.057	12.048	0	-50	260	30	240	-33	173	20	160	-93	318	23	249
		Sum			418.918	67.293	351.625	0	614	4045	930	5589	408	2690	618	3717	1137	4949	727	6813
		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	7.879	9.425	0	49	4	0	53	47	4	0	50	130	7	0	137
		Sum			436.222	75.173	361.049	0	663	4049	930	5642	455	2694	618	3767	1266	4956	727	6950
		Sum			1058.94	319.443	739.494	156.047	2722	4495	1002	8219	2149	3090	685	5925	5983	5686	806	12476
Lake Stickney	UNINC	(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		UCENTER	0.184	0	0.184	0	0	6	1	7	0	5	1	6	0	9	1	10
				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			42.065	17.216	24.849	0	186	103	1	290	150	83	1	234	418	153	1	572
		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			45.086	17.438	27.648	0	192	113	2	307	156	93	2	250	434	171	2	607
		(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	25.384	61.537	43.379	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	85.406	58.512	469	66	0	535	314	44	0	358	875	81	0	956
		(4) REDEV		UCENTER	17.436	0	17.436	0	-5	606	170	771	-3	403	113	513	-9	742	133	865
				UCOM	23.473	2.843	20.631	0	-5	61	11	67	-3	41	7	45	-9	75	9	74
				UHDR	38.293	9.281	29.013	0	145	136	0	281	96	90	0	187	268	166	0	435
				UMDR	37.803	17.25	20.553	0	136	0	0	136	90	0	0	90	252	0	0	252
		Sum			117.005	29.373	87.632	0	271	803	181	1255	180	534	120	835	502	983	142	1626

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			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			137.895	34.251	103.645	0	392	871	181	1444	295	599	120	1014	822	1101	142	2065
		Sum			359.941	86.994	272.947	58.512	1572	1152	183	2907	1285	837	122	2244	3576	1540	144	5260
Lynnwood	UNINC	(1) PENDING		TPV	22.272	3.085	19.187	0	-6	810	168	972	-6	810	168	972	-17	1490	198	1671
				UCENTER	33.663	14.491	19.172	0	-5	764	0	759	-5	764	0	759	-14	1406	0	1392
				UCOM	2.707	0	2.707	0	-2	44	0	42	-2	44	0	42	-6	81	0	75
				UHDR	62.815	14.408	48.408	0	383	304	270	957	383	304	270	957	1066	559	318	1943
				ULDR	4.219	0.721	3.498	0	21	0	0	21	21	0	0	21	58	0	0	58
				UMDR	18.375	1.667	16.709	0	142	10	0	152	142	10	0	152	395	18	0	414
		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	23.402	13.372	10.03	0	2	345	94	441	2	279	76	356	4	513	89	606
				UCOM	3.257	0.549	2.708	0	0	7	1	8	0	6	1	6	0	10	1	11
				UHDR	22.433	15.134	7.299	0	53	35	0	88	43	28	0	71	119	52	0	171
				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	131	407	100	638	106	329	81	515	294	605	95	994
		(3) PARTUSE		UCENTER	25.448	4.048	21.399	0	0	746	210	956	0	709	200	908	0	1304	235	1539
				UHDR	4.131	2.912	1.22	0	9	6	0	15	9	6	0	14	24	10	0	34
		Sum			29.579	6.96	22.619	0	9	752	210	971	9	714	200	922	24	1314	235	1573
		Sum			118.949	66.544	52.405	0	140	1159	310	1609	114	1043	280	1438	318	1919	330	2567
		(4) REDEV		UCENTER	5.652	0.109	5.544	3.758	0	130	36	166	0	86	24	110	0	159	28	187
				UHDR	17.438	1.477	15.961	9.326	59	35	0	94	39	23	0	63	109	43	0	152
				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			149.845	42.047	107.797	70.286	435	166	36	637	289	110	24	424	805	203	28	1037
		(5) 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			150.228	42.048	108.18	70.479	436	166	36	638	290	110	24	425	808	203	28	1039
		(6) REDEV		TPV	49.211	5.321	43.89	0	-111	1476	392	1757	-74	982	261	1168	-206	1806	307	1907
				UCENTER	84.404	5.533	78.871	0	-65	2718	742	3395	-43	1807	493	2258	-120	3326	580	3786
				UCOM	17.794	0.958	16.836	0	-1	45	4	48	-1	30	3	32	-2	55	3	56
				UHDR	156.253	18.215	138.038	0	593	668	0	1261	394	447	0	841	1098	822	0	1920
				ULDR	23.255	8.623	14.632	0	65	0	0	65	43	0	0	43	120	0	0	120
				UMDR	40.736	13.358	27.378	0	170	1	0	171	113	1	0	114	315	1	0	316
		Sum			371.653	52.007	319.646	0	651	4908	1138	6697	433	3266	757	4456	1205	6010	890	8105
		(7) 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			417.106	73.02	344.086	0	596	5689	1354	7639	381	4008	962	5351	1060	7375	1131	9566
		Sum			830.335	215.983	614.352	70.479	1705	8946	2138	12789	1318	7094	1704	10116	3670	13052	2004	18726
Mill Creek	UNINC	(1) PENDING		P/I	53.41	51.119	2.291	0	96	0	0	96	96	0	0	96	267	0	0	267
				UHDR	86.227	52.719	33.508	0	409	580	0	989	409	580	0	989	1139	1067	0	2206

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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
				ULDR	430.303	123.092	307.211	0	2209	0	0	2209	2209	0	0	2209	6150	0	0	6150
				UMDR	32.277	9.009	23.268	0	191	99	0	290	191	99	0	290	532	182	0	714
				UVILL	7.485	0.875	6.61	0	70	0	0	70	70	0	0	70	195	0	0	195
			Sum		609.703	236.814	372.888	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
				UHDR	2.579	0.19	2.389	0	17	12	0	29	14	10	0	23	38	18	0	56
				ULDR	131.028	87.765	43.263	0	253	0	0	253	204	0	0	204	569	0	0	569
				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		146.259	93.494	52.766	0	291	143	34	468	235	115	27	378	654	212	32	899
		MARKET-READY		UCENTER	29.96	13.497	16.464	0	0	575	163	738	0	546	155	701	0	1005	182	1187
				ULDR	9.955	9.032	0.923	0	4	0	0	4	4	0	0	4	11	0	0	11
				UVILL	23.632	5.805	17.827	0	0	391	52	443	0	371	49	421	0	683	58	742
			Sum		63.547	28.334	35.213	0	4	966	215	1185	4	918	204	1126	11	1689	240	1939
			Sum		209.807	121.827	87.979	0	295	1109	249	1653	239	1033	232	1504	665	1901	272	2838
		(3) PARTUSE		UHDR	3.755	0.016	3.74	1.975	12	7	0	19	8	5	0	13	22	9	0	31
				ULDR	444.419	56.871	387.548	270.145	1346	0	0	1346	895	0	0	895	2492	0	0	2492
				UMDR	36.376	8.168	28.208	21.784	186	6	0	192	124	4	0	128	344	7	0	352
				UVILL	13.594	0.605	12.989	9.779	0	215	28	243	0	143	19	162	0	263	22	285
			Sum		498.144	65.659	432.485	303.684	1544	228	28	1800	1027	152	19	1197	2858	279	22	3159
		MARKET-READY		UHDR	4.115	0.141	3.974	3.443	25	18	0	43	24	17	0	41	66	31	0	98
				ULDR	5.949	0.618	5.331	4.214	23	0	0	23	22	0	0	22	61	0	0	61
				UMDR	9.532	2.424	7.108	6.183	55	2	0	57	52	2	0	54	145	3	0	149
			Sum		19.595	3.183	16.412	13.84	103	20	0	123	98	19	0	117	272	35	0	307
			Sum		517.739	68.842	448.897	317.524	1647	248	28	1923	1125	171	19	1314	3131	314	22	3467
		(4) REDEV		UCENTER	25.732	11.011	14.721	0	-11	504	137	630	-7	335	91	419	-20	617	107	703
				UCOM	16.244	1.657	14.587	0	-2	43	8	49	-1	29	5	33	-4	53	6	55
				UHDR	48.244	12.324	35.92	0	183	178	0	361	122	118	0	240	339	218	0	557
				ULDR	123.818	20.77	103.048	0	428	0	0	428	285	0	0	285	792	0	0	792
				UMDR	40.033	11.419	28.615	0	136	8	0	144	90	5	0	96	252	10	0	262
				UVILL	6.665	1.044	5.621	0	-2	123	16	137	-1	82	11	91	-4	151	13	159
			Sum		260.736	58.224	202.512	0	732	856	161	1749	487	569	107	1163	1355	1047	126	2529
		MARKET-READY		UCENTER	5.062	1.525	3.537	0	-1	122	34	155	-1	116	32	147	-3	213	38	249
				UHDR	2.822	0	2.822	0	20	15	0	35	19	14	0	33	53	26	0	79
				UVILL	9.552	1.651	7.902	0	-1	173	23	195	-1	164	22	185	-3	302	26	325
			Sum		17.437	3.176	14.261	0	18	310	57	385	17	295	54	366	48	542	64	653
			Sum		278.173	61.4	216.773	0	750	1166	218	2134	504	864	161	1529	1403	1589	190	3182
			Sum		1615.42	488.884	1126.54	317.524	5667	3202	495	9364	4842	2747	412	8000	13481	5054	484	19018
MtLk Terrace	UNINC	(4) REDEV		UHDR	0.916	0.671	0.245	0	0	1	0	1	0	1	0	1	0	1	0	1
				UMDR	1.709	0	1.709	0	8	0	0	8	5	0	0	5	15	0	0	15
			Sum		2.625	0.671	1.954	0	8	1	0	9	5	1	0	6	15	1	0	16
			Sum		2.625	0.671	1.954	0	8	1	0	9	5	1	0	6	15	1	0	16
Mukilteo	UNINC	(1) PENDING		UCOM	2.313	0	2.313	0	0	0	1	1	0	0	1	1	0	0	1	1
				UHDR	2.293	0	2.293	0	37	0	0	37	37	0	0	37	103	0	0	103
				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

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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
				ULDR	28.333	20.896	7.436	0	160	0	0	160	160	0	0	160	445	0	0	445
				UMDR	33.708	4.788	28.92	0	197	41	0	238	197	41	0	238	548	75	0	624
			Sum		94.321	50.323	43.998	0	416	41	1	458	416	41	1	458	1158	75	1	1235
		(2) VACANT		UCENTER	0.955	0	0.955	0	0	32	8	40	0	26	6	32	0	48	8	55
				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
		Sum			72.172	51.651	20.521	0	69	42	9	120	56	34	7	97	155	62	9	226
		MARKET-READY		UCENTER	4.678	0.281	4.397	0	0	153	43	196	0	145	41	186	0	267	48	315
				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
		Sum			16.612	10.39	6.222	0	8	153	43	204	8	145	41	194	21	267	48	337
		Sum			88.784	62.041	26.743	0	77	195	52	324	63	179	48	291	176	330	57	563
		(3) PARTUSE		UHDR	1.816	0	1.816	0.842	5	2	0	7	3	1	0	5	9	2	0	12
				ULDR	26.525	4.029	22.497	14.273	69	0	0	69	46	0	0	46	128	0	0	128
				UMDR	88.043	5.74	82.303	45.603	343	0	0	343	228	0	0	228	635	0	0	635
		Sum			116.384	9.769	106.615	60.718	417	2	0	419	277	1	0	279	772	2	0	774
		(4) REDEV		UCENTER	35.891	2.085	33.806	0	-20	1177	327	1484	-13	783	217	987	-37	1440	256	1659
				UCOM	40.341	2.462	37.879	0	-8	112	17	121	-5	74	11	80	-15	137	13	136
				UHDR	14.784	1.15	13.633	0	54	60	0	114	36	40	0	76	100	73	0	173
				ULDR	7.642	2.344	5.298	0	18	0	0	18	12	0	0	12	33	0	0	33
				UMDR	60.895	7.826	53.07	0	336	4	0	340	223	3	0	226	622	5	0	627
		Sum			159.553	15.867	143.686	0	380	1353	344	2077	253	900	229	1381	704	1656	269	2628
		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			163.476	15.867	147.609	0	379	1365	347	2091	252	911	232	1395	701	1677	272	2650
		Sum			462.965	138	324.964	60.718	1289	1603	400	3292	1008	1133	281	2422	2807	2084	330	5222
Meadowdale/ Norma Beach	UNINC	(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	3.357	2.879	0	16	0	0	16	15	0	0	15	42	0	0	42
		Sum			6.236	3.357	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	15.877	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	19.422	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

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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total		
		Sum			37.257	12.561	24.696	18.438	89	0	0	89	65	0	0	65	182	0	0	182		
		(4) REDEV		ULDR	5.424	0	5.424	0	22	0	0	22	15	0	0	15	41	0	0	41		
				UMDR	7.015	1.979	5.036	0	44	2	0	46	29	1	0	31	81	2	0	84		
		Sum			12.439	1.979	10.46	0	66	2	0	68	44	1	0	45	122	2	0	125		
				MARKET-READY	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			13.541	1.979	11.561	0	71	2	0	73	49	1	0	50	135	2	0	138		
		Sum			152.911	60.587	92.324	18.438	503	5	0	508	442	4	0	446	1232	7	0	1239		
Larch Way Overlap	UNINC	(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		UCENTER	0.514	0.037	0.477	0	0	16	4	20	0	13	3	16	0	24	4	28
						UHDR	1.331	0	1.331	0	9	6	0	15	7	5	0	12	20	9	0	29
						ULDR	15.633	4.624	11.008	0	64	0	0	64	52	0	0	52	144	0	0	144
				Sum			17.478	4.661	12.816	0	73	22	4	99	59	18	3	80	164	33	4	201
						MARKET-READY	2.335	0.021	2.314	0	0	80	22	102	0	76	21	97	0	140	25	164
				Sum			2.335	0.021	2.314	0	0	80	22	102	0	76	21	97	0	140	25	164
				Sum			19.813	4.682	15.131	0	73	102	26	201	59	94	24	177	164	173	28	365
				(3) PARTUSE		UCENTER	2.286	0	2.286	1.573	0	53	14	67	0	35	9	45	0	65	11	76
						UHDR	4.572	0	4.572	3.267	22	15	0	37	15	10	0	25	41	18	0	59
						ULDR	107.392	17.882	89.51	60.311	299	0	0	299	199	0	0	199	554	0	0	554
						UMDR	1.08	0	1.08	0.691	5	0	0	5	3	0	0	3	9	0	0	9
				Sum			115.33	17.882	97.448	65.842	326	68	14	408	217	45	9	271	604	83	11	698
						MARKET-READY	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			116.144	18.25	97.894	66.04	327	68	14	409	218	45	9	272	606	83	11	700
				(4) REDEV		UCENTER	30.413	0.452	29.962	0	-7	1041	291	1325	-5	692	194	881	-13	1274	228	1488
				UHDR	11.219	1.23	9.989	0	51	48	0	99	34	32	0	66	94	59	0	153		
				ULDR	15.309	3.535	11.774	0	46	0	0	46	31	0	0	31	85	0	0	85		
				UMDR	10.154	0	10.154	0	83	4	0	87	55	3	0	58	154	5	0	159		
		Sum			67.096	5.217	61.879	0	173	1093	291	1557	115	727	194	1035	320	1337	228	1885		
				MARKET-READY	0.413	0.054	0.359	0	-1	12	3	14	-1	11	3	13	-3	21	3	22		
		Sum			0.413	0.054	0.359	0	-1	12	3	14	-1	11	3	13	-3	21	3	22		
		Sum			67.51	5.271	62.238	0	172	1105	294	1571	114	738	196	1049	318	1358	231	1907		
		Sum			220.255	28.885	191.37	66.04	707	1443	334	2484	526	1045	230	1801	1464	1923	270	3657		
Silver Firs	UNINC	(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	18.196	4.715	13.482	0	101	74	0	175	82	60	0	141	227	110	0	337
						UHDR/UI	21.696	2.167	19.529	0	147	107	0	254	119	86	0	205	330	159	0	489
						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

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 Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			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	84.859	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
			Sum		417.972	168.61	249.362	43.631	1265	595	65	1925	1027	482	53	1561	2859	886	62	3807
Woodway	UNINC	(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
			Sum		97.609	59.81	37.799	0	42	2640	0	2682	34	2640	0	2674	94	4858	0	4952
SW MUGA					6508.84	1959.241	4549.59	1043.19	20024	25903	5027	50954	16338	20476	3805	40618	45488	37673	4474	87634
Subtotals																				
Grand Totals					8745.81	2647.039	6098.77	1758.99	25699	26266	5155	57120	20421	20765	3910	45095	56854	38205	4598	99655

Detailed Additional Capacity Tables – Unincorporated UGAs

Employment

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Non-SW UGAs:										
Arlington	UNINC	(4) REDEV		BP	10.239	0.838	9.401	0	122	81
		Sum			10.239	0.838	9.401	0	122	81
		Sum			10.239	0.838	9.401	0	122	81
Darrington	UNINC	(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
Sum			288.098	77.149	210.95	2.739	1939	1560		
Lake Stevens	UNINC	(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	479	319
		Sum			51.77	11.888	39.881	0	479	319
Sum			69.894	13.15	56.744	6.953	668	459		
Maltby	UNINC	(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
		Sum	UI		18.035	4.11	13.925	0	304	289
Sum			46.018	20.369	25.648	0	494	469		

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		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	196.971	35.319	161.652	0	3344	2224
			Sum		214.05	35.319	178.731	0	3620	2407
				MARKET-READY	2.923	0.722	2.201	0	48	46
				UI	2.923	0.722	2.201	0	48	46
		Sum			216.973	36.041	180.932	0	3668	2453
		Sum			465.11	93.513	371.597	66.88	5986	4346
Snohomish	UNINC	(3) PARTUSE		BP	0.477	0	0.477	0.284	5	3
		Sum			0.477	0	0.477	0.284	5	3
		Sum			0.477	0	0.477	0.284	5	3
Stanwood	UNINC	(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	127	84
				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	285	190
				MARKET-READY	13.833	0.527	13.306	0	248	236
				GC	43.533	8.67	34.864	0	745	708
				LI	57.367	9.197	48.17	0	993	943
		Sum			73.702	12.805	60.897	0	1278	1133
		Sum			106.408	30.594	75.814	11.874	1568	1331

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Non-SW UGA Subtotals					940.226	215.244	724.983	88.73	10288	7780
SW MUGAs:										
Bothell	UNINC	(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	36.643	10.3	26.343	0	491	327
			UVILL	3.506	0.913	2.593	0	16	11	
	Sum			40.148	11.212	28.936	0	507	337	
		MARKET-READY		UCENTER	5.836	4.403	1.433	0	39	37
			UVILL	21.082	11.696	9.386	0	94	89	
Sum			26.918	16.099	10.819	0	133	126		
Sum		Sum		67.067	27.311	39.756	0	640	464	
Sum				78.893	34.674	44.219	0	811	632	
Edmonds	UNINC	(1) PENDING		UCOM	1.164	0	1.164	0	7	7
			Sum		1.164	0	1.164	0	7	7
		(4) REDEV		UCOM	8.293	0.812	7.481	0	88	59
	Sum			8.293	0.812	7.481	0	88	59	
Sum				9.456	0.812	8.644	0	95	66	
Everett	UNINC	(2) VACANT		UCENTER	2.8	1.698	1.102	0	30	24
				UCOM	0.178	0	0.178	0	3	2
				UVILL	0.184	0	0.184	0	2	2
		Sum		3.162	1.698	1.464	0	35	28	
		MARKET-READY		UCENTER	6.16	0	6.16	0	166	158
			UCOM	10.643	9.353	1.291	0	21	20	

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
			Sum		16.804	9.353	7.451	0	187	178
		Sum			19.966	11.051	8.915	0	222	206
		(3) PARTUSE		UCENTER	23.936	0.644	23.292	8.182	221	147
				UVILL	0.373	0	0.373	0.068	1	1
		Sum			24.309	0.644	23.665	8.25	222	148
		(4) REDEV		UCENTER	114.493	23.889	90.604	0	1969	1309
				UCOM	19.779	0.938	18.841	0	266	177
				UI	249.627	117.442	132.185	0	4071	2707
				UVILL	11.453	0.057	11.395	0	114	76
		Sum			395.351	142.326	253.025	0	6420	4269
		Sum			439.626	154.021	285.605	8.25	6864	4623
Lake Stickney	UNINC	(1) PENDING		UHDR	1.134	0	1.134	0	50	50
		Sum			1.134	0	1.134	0	50	50
		(2) VACANT		UCENTER	0.184	0	0.184	0	5	4
				UCOM	1.754	0.734	1.02	0	16	13
		Sum			1.938	0.734	1.204	0	21	17
			MARKET-READY	UCOM	2.153	0.223	1.93	0	31	29
		Sum	Sum		2.153	0.223	1.93	0	31	29
		Sum			4.09	0.956	3.134	0	52	46
		(4) REDEV		UCENTER	17.436	0	17.436	0	454	302
				UCOM	26.85	3.756	23.093	0	314	209
		Sum			44.286	3.756	40.529	0	768	511
		Sum			49.51	4.713	44.797	0	870	607
Lynnwood	UNINC	(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	20.249	10.219	10.03	0	271	219
				UCOM	3.257	0.549	2.708	0	43	35

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
				UI	10.829	6.685	4.144	0	127	103
			Sum		34.335	17.453	16.883	0	441	356
			MARKET-READY	UCENTER	25.448	4.048	21.399	0	577	548
				UI	5.8	4.978	0.821	0	25	24
			Sum		31.248	9.027	22.221	0	602	572
		Sum			65.583	26.479	39.104	0	1043	928
		(3) PARTUSE		UCENTER	9.651	0.109	9.542	5.652	152	101
		Sum			9.651	0.109	9.542	5.652	152	101
		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			25.83	1.737	24.093	17.231	1170	1119
		(4) REDEV		UCENTER	81.194	5.001	76.193	0	1890	1257
				UCOM	17.254	0.598	16.656	0	222	148
				UI	4.081	0.848	3.232	0	100	67
		Sum			102.529	6.447	96.082	0	2212	1471
		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			145.766	27.459	118.306	0	2789	2019
		Sum			265.984	62.275	203.709	17.231	5436	4500
Mill Creek	UNINC	(1) PENDING		P/I	29.04	0.673	28.368	0	125	125
				ULDR	16.285	2.293	13.992	0	88	88
				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	13.497	16.464	0	444	422

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
				UVILL	23.632	5.805	17.827	0	178	169
			Sum		53.592	19.301	34.291	0	622	591
		Sum			62.219	23.2	39.019	0	729	677
		(3) PARTUSE		UI	13.328	7.843	5.485	5.333	96	64
				UVILL	13.594	0.605	12.989	9.779	98	65
		Sum			26.922	8.448	18.474	15.113	194	129
		(4) REDEV		UCENTER	25.111	10.947	14.164	0	299	199
				UCOM	18.411	2.324	16.086	0	177	118
				UI	29.191	8.319	20.872	0	604	402
				UVILL	6.665	1.044	5.621	0	51	34
		Sum			79.377	22.634	56.743	0	1131	752
			MARKET-READY	UCENTER	5.062	1.525	3.537	0	84	80
				UI	13.245	0.189	13.057	0	390	371
				UVILL	9.552	1.651	7.902	0	79	75
		Sum			27.86	3.364	24.496	0	553	525
		Sum			107.237	25.999	81.239	0	1684	1277
		Sum			258.453	67.784	190.669	15.113	2915	2392
Mukilteo	UNINC	(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	0.955	0	0.955	0	26	21
				UCOM	3.348	0.152	3.196	0	51	41
				UI	34.322	8.248	26.074	0	804	649
		Sum			38.626	8.401	30.225	0	881	711
			MARKET-READY	UCENTER	4.678	0.281	4.397	0	119	113
				UI	3.333	1.384	1.95	0	61	58
		Sum			8.011	1.665	6.346	0	180	171
		Sum			46.637	10.066	36.572	0	1061	882
		(3) PARTUSE		UCOM	8.476	0.416	8.059	0.087	2	1
				UI	1.221	0	1.221	0.792	14	9

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		Sum			9.697	0.416	9.281	0.88	16	11
		(4) REDEV		UCENTER	35.891	2.085	33.806	0	812	540
				UCOM	35.61	2.267	33.343	0	446	297
				UI	67.031	13.484	53.548	0	1447	962
		Sum			138.532	17.835	120.698	0	2705	1799
				MARKET-READY	3.923	0	3.923	0	55	52
				UCOM	5.426	0.347	5.079	0	156	148
		Sum		UI	9.349	0.347	9.001	0	211	200
		Sum			147.881	18.182	129.699	0	2916	1999
		Sum			230.761	32.738	198.023	0.88	4278	3177
Larch Way Overlap	UNINC	(1) PENDING		UCENTER	7.608	0.079	7.529	0	22	22
		Sum			7.608	0.079	7.529	0	22	22
		(2) VACANT		UCENTER	0.514	0.037	0.477	0	13	10
		Sum			0.514	0.037	0.477	0	13	10
				MARKET-READY	2.335	0.021	2.314	0	63	60
		Sum		UCENTER	2.335	0.021	2.314	0	63	60
		Sum			2.85	0.058	2.791	0	76	70
		(3) PARTUSE		UCENTER	32.141	1.828	30.313	15.684	423	281
		Sum			32.141	1.828	30.313	15.684	423	281
		(4) REDEV		UCENTER	29.917	0.452	29.465	0	664	442
		Sum			29.917	0.452	29.465	0	664	442
				MARKET-READY	0.413	0.054	0.359	0	10	10
		Sum		UCENTER	0.413	0.054	0.359	0	10	10
		Sum			30.33	0.506	29.824	0	674	451
		Sum			72.929	2.471	70.458	15.684	1195	825
Paine Field	UNINC	(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	123.581	137.885	0	4246	4034

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		Sum			261.465	123.581	137.885	0	4246	4034
		Sum			306.884	125.414	181.47	0	4360	4148
Silver Firs	UNINC	(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	3.244	0.26	2.984	0	48	46
		Sum		UCOM	3.244	0.26	2.984	0	48	46
		Sum			99.48	22.798	76.682	0	1615	1311
		Sum			351.063	88.961	262.102	0	1724	1420
Woodway	UNINC	(1) PENDING		UVILL	61.047	30.529	30.518	0	242	242
		Sum			61.047	30.529	30.518	0	242	242
		Sum			61.047	30.529	30.518	0	242	242
SW MUGA					2124.61	604.392	1520.21	57.158	28790	22632
Subtotals										
Grand Totals					3064.83	819.636	2245.2	145.89	39078	30412