

Reponses to Toyer Strategic Advisors (these responses are incorporated into the Draft Buildable Lands Report recommended by the SCT PAC on June 10, 2021):

LAKE STEVENS UGA - HOUSING

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	Woodlands Crossing Subdivision – all 36 homes built and sold. No additional capacity.	2019 aerials show 4 structures, rest are empty lots
2	Hillside Vista – final plat complete and 25% to 30% of homes built. No additional capacity.	2019 aerials show houses not yet built.
3	Sherwood Unit Lot Subdivision – in process. No additional capacity.	We showed as Vacant. Will change to Pending. 4 additional unit capacity.
4	Lakeview Highlands – all homes built and sold. No additional capacity.	2019 aerials show not complete, under half of structures have roof
5	Plat of Mountain View – under construction near final plat. No additional capacity.	2019 aerials show site had not been yet cleared.
6	Daysala – all homes built or started; nearly sold out. No additional capacity.	2019 aerial show not close to complete.
7	Cavalera (Toll Brothers) – final platted, homes about to start. No additional capacity.	2019 aerials show site had not been yet cleared.
8A	Sunset Ridge (Harbour Homes) – at least 50% sold out. No additional capacity.	2019 aerials show empty lots.
8B	Fairview Terrace (Richmond) – sold out. No additional capacity.	2019 aerials show empty lots.
9	Larkspur (Harbour Homes) – platted and all homes sold out. No additional capacity.	2019 aerials show some houses still under construction. Individual lots not segregated as of April 1, 2019.
10	Hillcrest Homes - under construction. No additional capacity.	Currently under construction- count as 2019-2035 capacity.
11	Talon Ridge – sold out. No additional capacity.	2019 aerials show no structures built.
12	St. John – in process. Shouldn't count as additional capacity.	We showed as Vacant. Should show as pending. One additional unit.
13	+/- 145 Senior Living Facility – site under construction. Shouldn't count as additional capacity.	Under construction- count as 2019-2035 capacity.
14	Homes built out. No additional capacity.	2019 aerials show site not yet cleared.
15	DR Horton – fully built out and all homes sold. No additional capacity.	2019 aerials show not all houses built. Most lots still owned by developer.
16	Lakeview Crossing – fully built out and all homes sold. No additional capacity.	Assessor records indicate most houses were not sold by the April 2019 cut off date. Still in developer ownership.
17A	The Timbers (DR Horton) – nearly built out and partially sold out. Shouldn't count as additional capacity.	2019 aerials show empty lots.
17B	The Timbers (Pacific Ridge) – sold out. No additional capacity.	2019 aerials show empty lots.
18	Approved for construction (Robert Turner Duplex). Shouldn't count as additional capacity.	2019 aerials show vacant site.
19	Cascade View (MainVue) – only 2 homes pending for sale. Shouldn't count as additional capacity.	2019 aerials show site not yet cleared.
20	DR Horton Project – fully built out and all homes sold. No additional capacity.	2019 aerials show not all houses built. 2019 aerials show 57 houses built, 2020 aerials show 70 houses built.
21	Stevens Ridge – fully built out with 1 home left for sale. Shouldn't count as additional capacity.	2019 aerial show project not complete.

22	Cornerstone Homes project – fully built out and all homes sold. No additional capacity.	2019 aerial show vacant site.
23	Farmhouses at Roxburghe (Wescott) –nearly sold out. Shouldn't count as additional capacity.	2019 aerials show cleared sites, not yet built.
24	Park on 20 th – partially built out and leasing/renting. Shouldn't count as additional capacity.	2019 aerials show cleared sites, not yet built.
25	Built out and all homes sold. No additional capacity.	Snoco property records indicate houses were built 2018. Will change to constant. Housing capacity loss of 23 units.
A	Constrained by powerlines. Revise assumptions.	3 EU's show a total of 2.438 gross buildable acres outside powerline easement. Powerline does not completely constrain sites.
B	Crestline Estates No. II – recorded plat contains requirement to resubmit the plat in order to further subdivide lots. This will delay development as developer would have to battle getting sewer to the area <u>and</u> fight neighborhood concerns. Recording #9002285002 Revise assumptions and timing.	We will change these to constant as done in the 2012 BLR due to the infrastructure concerns.
C	Constrained by stream through middle of property. This will be one of the harder pieces in Lake Stevens to develop with any substantive density. Revise assumptions.	Our BLR critical areas inventory with stream data from both the City of Lake Stevens and County sources does not show critical areas on the site.

BOTHELL UGA – HOUSING

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	Owned by Canyon Park Business Owners Association. Impacted by approximately 0.5 acres of easement for powerline distribution, as well as critical areas and steep slopes. Unlikely Owner's Association would sell. This should be eliminated from the map as counting towards additional housing capacity.	We are no longer showing as Capacity in updated map versions.
2	Toll Brothers Under Construction. Shouldn't count as additional capacity.	2019 aerial shows start of construction.
3	We have previously contacted the Wildlife Association of Washington, Inc. about purchasing their land on behalf of a client. They have explained that their land holdings and organization are set up under some specific tax laws and they cannot sell the land. This should be eliminated from the map as counting towards additional housing capacity and changed to special on the map.	Information we have shows this site could potentially be developed for residential if open space tax status is lifted and environmental clean up is accomplished.
4	Urbane Village (Pulte Homes) – nearly sold out. Shouldn't count as additional capacity.	2019 aerials show under construction.
5	Talvera Ridge/Talvera Highlands – built out and sold out. No additional capacity.	2019 aerials show incomplete construction.
6	Pacific Ridge Homes Project – built out and sold out. No additional capacity.	These look to be complete and occupied as of 2019, zero improvement values in assessor's records but owner names indicate they were sold. Will change these to Constant. AHC loss of 24 units.
7	Park Lane Apartments – built out and occupied. No additional capacity.	Apartments classified Redevelopable due to low ILR and LOTCOVER. Built in 1986.
8	Pacific Ridge Homes Project – built out and sold out. No additional capacity.	2019 aerials show bare ground.

9	County owned property encumbered by substantial pond/lake. Shouldn't count as additional capacity.	Critical areas cover roughly 35% of total site. Leaves 2.756 gross buildable acres.
10	Under construction. Shouldn't count as additional capacity.	Not complete and occupied by 2019, count as capacity.
11	Pacific Ridge Homes – built out and sold out. No additional capacity.	Assessor lots not separated as of April 1, 2019, still in developer ownership.
12	Quadrant Project – built out and sold out. No additional capacity.	2019 aerials show houses under construction.
13	Constructed and half of the homes are sold. Shouldn't count as additional capacity.	2019 aerials show cleared site, not yet built.
14	DR Horton – built out and sold out. No additional capacity.	Homes completed in 2019. Will switch these to Constant. AHC loss of 14 units.
15	Tolls Brothers – built out and sold out. No additional capacity.	2019 aerials show not all homes built.
16	Built out, sold out. No additional capacity.	2019 aerials show not all homes built. Assessor records all under builder name.
17	Built out, sold out. No additional capacity.	2019 aerials show project not complete. 2/4 homes built.
18	Poet's Cove HOA – wetland/NGPA/open space. Shouldn't count as additional capacity.	2019 aerials show houses under construction. Wetland/NGPA/open space accounted for in unbuildable acres.

GRANITE FALLS UGA - HOUSING

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	DR Horton Project – fully built out and all homes sold. No additional capacity.	2019 aerials show Vacant lots.
2	Sunridge Estates Project – fully built out and all homes sold. No additional capacity.	2019 aerial show construction not yet started.
3	Trinity – fully built out and all homes sold. No additional capacity.	2019 aerial show construction not yet started.
4	Property is severely constrained by wetlands and we do not believe that it can be developed to the densities assumed in the Buildable Lands Report. Contribution to capacity should be re-evaluated.	We show 16.705 gross buildable acres. We've had conversations with City staff about this site. They suggest that a true wetland study would be needed to determine how much of this land is unbuildable.

ARLINGTON UGA - EMPLOYMENT

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	Panattoni is developing this site for a specific end user that will create 1,500 jobs. This should be eliminated from the map as counting towards additional employment capacity, as a business is already committed to this location.	After review by city staff, AEC for this site will be lowered to 1,500 jobs.
2	Part of NorthPoint's Cascade Business Park. This project is close to having all its approvals. Work is already underway on Building 1 of 9. Our firm is working on this project and we have conservatively projected between 3,980 and 4,857 resulting jobs depending on the final building out and tenant mix.	We show a total AEC of 603 for Arlington portion of the project site.

MARYSVILLE NORTH UGA - EMPLOYMENT

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE

1	Part of NorthPoint's Cascade Business Park. This project is close to having all its approvals. Work is already underway on Building 1 of 9. Our firm is working on this project and we have conservatively projected between 3,980 and 4,857 resulting jobs depending on the final building out and tenant mix.	We show a total AEC of 3887 for the Marysville side of the Cascade Industrial Business Park. Combined with 603 from Arlington AEC we get a total of 4490 AEC, within the projected resulting jobs estimate.
2	Panattoni Development has submitted an application to develop this property. This capacity will go away soon.	We showed as Vacant with an AEC of 192. Will change to Pending- NorthSound Industrial 428,480 square footage.

MARYSVILLE NORTH UGA - HOUSING

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	Salacia, LLC owns this entire area and is already built out as a fish processing facility for National Marine Fishing. Further, this is zoned in the City of Marysville as Industrial. Shouldn't count as additional capacity.	Changed site to Pending for the 96,500 sf fish processing plant.
2	We question the developability of these parcels as the West Fork of Quil Ceda Creek runs through this area and crossings would be needed to access some of the buildable areas. This should be analyzed further to determine if the capacities assumed are realistic or if there are more likely scenarios, such as the land being purchased for protection.	We show 30.2 acres of buildable land once critical areas, buffers, and easements are removed. This is consistent with City staff review.
3	This property has been developed and all homes are occupied. No additional capacity.	2019 aerials show roughly 65% of houses built, project not complete and lots not separated. City Staff agrees with this assessment.
4	According to the Critical Areas and Easements Mapping, this land is entirely impacted by Quil Ceda Creek and it's buffers. This should be analyzed further to determine if the capacities assumed are realistic or if there are more likely scenarios, such as the land being purchased for protection.	City Staff agree with this comment, will change to Constant. Housing unit capacity loss of 20 units.

MARYSVILLE SOUTH UGA - HOUSING

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	This site is also impacted heavily by the West Fork of the Quil Ceda Creek. The Neighborhood Business zoning allows for multiple family above first floor commercial, but development is going to be very limited as a result of site access. Access can only be a right-in, right-out off 88 th due to the creek, the railroad and the configuration of 88 th . This should be analyzed further to determine if the capacities assumed are realistic.	We show just over 10 acres of buildable land. City Staff agrees with this assessment.
2	We question the developability of these parcels which are used for horse pasture. The elevation, types of grasses, etc. would appear to suggest this may be a heavily constrained site. Further evidence of this is shown on the Critical Areas and Easements Map. This should be analyzed further to determine if the capacities assumed are realistic.	We show 7.886 gross buildable acres. City Staff agrees with this assessment.
3	There is a 50ft differential in elevation between the west, north, and south boundary lines as from the eastern boundary line. A close examination of aerials	We show 19.615 buildable acres. City Staff agrees with this assessment.

	and a drive-by along Highway 9 make it clear that a substantial portion of this site is impacted by a large wetland (water is visible via aerial). Although a stream is flagged on the Critical Areas and Easements map, the wetland is not. This wetland should be added to the mapping and the parcel should be analyzed further to determine if the capacities assumed are realistic.	
4	Crestview (DR Horton) – built and sold out. No additional capacity.	Houses not complete and occupied before cutoff date. City Staff agrees with this assessment.
5	Completed DR Horton project – sold out. No additional capacity	2019 aerials show project mostly empty lots. City Staff agrees with this assessment.
6	Lennar project – under construction. Shouldn't count as additional capacity	Not complete and occupied by 2019, count as capacity. City Staff agrees with this assessment.
7	Completed Pacific Ridge Project – sold out. No additional capacity	2019 aerial show mostly vacant lots. City Staff agrees with this assessment.
8	Projects by Richmond, LGI, etc. – nearly sold out. Shouldn't count as additional capacity.	2019 aerials show mostly vacant lots. City Staff agrees with this assessment.
9	Sagewood – under construction – homes being sold. Shouldn't count as additional capacity.	2019 aerial show all vacant lots. City Staff agrees with this assessment.
10	Due to the site configuration and other conditions, we question the additional capacity assigned to this site. This should be analyzed further to determine if the capacities assumed are realistic.	Comment from city staff review: A portion of the property is zoned commercial and the northern portion of the lot cannot support 51+ additional units, but there is some capacity. PDS staff will re-run capacity based on commercial zoning to the South and residential zoning to the North.
11	Plat under construction. Homes will be available soon. Likely all homes will sell within 12-18 months. Shouldn't count as additional capacity.	Not complete and occupied by 2019, count as capacity. City Staff agrees with this assessment.
12	Large wetland visible from aerial, but not shown on Critical Areas and Easements Mapping. We question the additional capacity assumed for this location. This should be analyzed further to determine if the capacities assumed are realistic.	Wetland is accounted for in the unbuildable layer. Displayed as waterbody. Leaves 7.792 buildable acres. City Staff agrees with this assessment.
13	Cornerstone Homes project. Built out and sold out. No additional capacity.	2019 aerials show cleared site not yet built. City Staff agrees with this assessment.
14	Harbor Vista (Tolls Brothers) – plat developed, homes being constructed and sold. Shouldn't count as additional capacity.	2019 aerial show one SFR with wooded parcel. No construction started. City Staff agrees with this assessment.
15	This site is only partially greenfield and the existing units on the other portion of this site are not likely to redevelop. This should be analyzed further to determine if the capacities assumed are realistic.	Redevelopable because structures built in 1968, low ILR. City Staff agrees with this assessment.
16	This site is built out and all homes are sold. No additional capacity.	2019 aerial show cleared site not yet built. City Staff agrees with this assessment.
17	This area is under the powerlines with a walking trail running through it. Shouldn't count as additional capacity.	BLR maps show developable area outside of easements or critical area buffers.
18	Homes are built out and all sold. No additional capacity.	Property account summary says built in 2018. We will change these to Constant. Housing capacity loss of 12 units.

MILL CREEK UGA - HOUSING

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	Under construction/near construction completion. Shouldn't count as additional capacity.	Not complete and occupied by 2019, count as capacity.
2	Final plat recorded and homes being built. Will sell out within 12 months. Shouldn't count as additional capacity.	Not complete and occupied by 2019, count as capacity.
3	Critical Areas and Easements Mapping provided with Draft BLR shows site is nearly 100% covered by wetlands, etc. This should be analyzed further to determine if the capacities assumed are realistic.	We show a little over 4 buildable acres.
4	See our attached map, printed from the PDS Portal showing County inventoried wetlands and Critical Areas Site Plans (CASP) affecting nearly 100% of the site. This should be analyzed further to determine if the capacities assumed are realistic.	Each parcel only has an additional housing capacity of 1 unit due to the reasonable use allowance of one SFR in the model.
5	Property has recorded CASP. Is it actually redevelopable? This should be analyzed further to determine if the capacities assumed are realistic.	Will change this site to Constant. Housing unit capacity loss of 5 units.
6	Lennar Project platted and home construction underway. Shouldn't count as additional capacity.	2019 aerials show cleared site.
7	Lennar Project platted and home construction underway. Shouldn't count as additional capacity.	2019 aerials show cleared site.
8	Land owned by North Lane HOA as green space, storm facilities, or critical areas. Lennar Project underway. Shouldn't count as additional capacity.	Will change this parcel to Constant. Housing capacity loss of 1 unit.
9	Small flag lot with existing home. Not likely to develop. Shouldn't count as additional capacity.	We show capacity for one additional unit.
10	Harbour Homes – platted and homes under construction. Shouldn't count as additional capacity.	Not complete and occupied by 2019, count as capacity.
11	Inventoried wetland – see attached challenge. Shouldn't count as additional capacity.	We have a pending permit for one duplex on the North parcel. Second parcel only shows an AHC of one unit because of the reasonable use exemption.
12	North Creek Landing Apartments built in 2019. No additional capacity.	2019 aerials show project not complete.
13	Mietzner Silver Creek Apartments built in 2019-20. No additional capacity.	Not complete and occupied by 2019, count as capacity.
14	Site has access issues, is impacted by powerlines, and impacted by fish bearing stream. This should be analyzed further to determine if the capacities assumed are realistic.	We show 3.6 buildable acres. The market factor reduction will account for access issues on this site.
15	Owned by Tambark HOA. Condos on site are built out as of 2019. Remaining land is open space, green space, critical areas or storm facilities. No additional capacity.	Assessor records indicate not sold and occupied before cutoff date. One parcel in developer name.
16	Plat has been built out and all homes sold as of 2020. No additional capacity.	2019 aerials show cleared site, not yet built.
17	Plat (Harbour Homes) has been built and all homes sold as of 2019. No additional capacity.	2019 aerials show not all homes finished.
18	Hamptons at Mill Creek Apartments. Built out in 2019. No additional capacity.	2019 aerials show cleared site, not yet built.
19	Built out and all homes sold in 2019. No additional capacity.	Snoco assessor photos indicate houses still under construction in May, 2019.

20	Built out (Pacific Ridge), all lots sold in 2019. No additional capacity.	Assessor records still under developer name. 2019 aerials indicate site is near end of construction.
21	Property is impacted by Snohomish County Inventoried Wetlands and has a recorded CASP. This should be analyzed further to determine if the capacities assumed are realistic.	City provided pending information for this site. No change needed.

EVERETT SOUTH UGA - HOUSING

MAP ID	DESCRIPTION, STATUS, CHALLENGE	RESPONSE
1	Existing senior housing facility on part of this. This should be analyzed further to determine if the capacities assumed are realistic.	Low ILR due to location. City staff agree with the land status of redevelopable for this site.
2	Platted and built out in 2020. Homes are occupied. No additional capacity.	We showed as Partially-Used. Will switch to pending. 2019 aerial show vacant lots. Silver Glen Meadows- 25 lots.
3	Plat under construction. Shouldn't count as additional capacity.	We showed as Vacant. Will switch to Pending. 29 th Ave short plat. 9 lots.
4	Castlewood built out and homes sold. Additional divisions under construction. Shouldn't count as additional capacity.	2019 aerials show cleared site, not yet built.
5	Woodland Park. Built out, all homes sold in 2019. No additional capacity.	2019 aerials show buildings built. Built in 2016. Will change to Constant. Housing unit capacity loss of 30 units.
6	Built out and all homes sold in 2020. No additional capacity.	Not complete and occupied by 2019, count as capacity.
7	Question capacity assumption. Site has CASP recorded. This should be analyzed further to determine if the capacities assumed are realistic.	We show 1.389 buildable acres after about .5 acres unbuildable is removed. The BLR uses this approach and gathers data from a variety of sources to determine unbuildable acres. We reviewed this with the CASP information and difference was minor.
8	Woodridge HOA open space/wetland/detention. Shouldn't count as additional capacity.	Usecode is vacant land owned by HOA. Will change to Constant. Housing unit capacity loss of 1 unit.
9	Built out 2020-21 with apartments. No additional capacity.	Not complete and occupied by 2019, count as capacity.