From:	Cnty 2025 Comp Plan
To:	kelly.hickok@jordanramis.com
Cc:	Oliver Orjiako; Cnty 2025 Comp Plan; Rebecca Messinger
Subject:	FW: Record Submission: 2025 Clark County Comprehensive Plan Update
Date:	Monday, October 12, 2026 9:22:06 AM
Attachments:	image001.png image002.png Snohomish County Land Capacity Analysis.pdf Kitsap County Land Capacity Analysis Attachment E LCA Housing Revisions.pdf King County 2024 Appx-D1-Growth-Targets-and-UGA-12102024.pdf image003.png image004.png image005.png image006.png

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Hello Kelly,

Thank you very much for submitting Jordan Ramis' comments related to the 2025 Comprehensive Plan update.

Confirming this has been received and will be added to the Comprehensive Plan Index of Record. Forwarding to additional staff as well to be shared with the council.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Kelly L. Hickok <kelly.hickok@jordanramis.com>
Sent: Monday, October 12, 2026 8:42 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: oliver.orjako@clark.wa.gov; Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Subject: Record Submission: 2025 Clark County Comprehensive Plan Update

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please accept the following attachments to be submitted into the record for the 2025 Clark County Comprehensive Plan Update.

1. Snohomish County Land Capacity Analysis
2. King County Land Capacity Analysis
3. Kitsap County Land Capacity Analysis

Please confirm receipt of this email and the attached documents at your earliest convenience.

Thank you,

Kelly L. Hickok | Attorney
Direct: 503-598-5557

JORDAN RAMIS

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APPENDIX D1

Growth Targets and the Urban Growth Area

King County
December 2024

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I. Abstract

This appendix provides an analysis of the amount of growth King County and cities in King County are planning for within the Urban Growth Area (UGA) for the 20-year planning period of the 2024 Comprehensive Plan, and the capacity available to accommodate it. It also provides a similar analysis for urban unincorporated King County. The purpose of these analyses is to ensure that the UGA is appropriately sized to accommodate the housing and employment projected during the planning period of the Comprehensive Plan.

Appendix D was originally prepared for the 1994 Comprehensive Plan in support of the creation of King County's UGA Boundary and has been supplemented with new appendices in periodic and major updates since 2004, including this 2024 Appendix. Those supplements incorporate the 1994 Appendix D by reference but do not address issues already covered by the original, such as delineation of the Urban Growth Area. Therefore, they supplement but do not replace the 1994 Appendix D.

The key inputs to the analysis in this appendix are housing and employment growth projections adopted as growth targets in Table DP-1 of the 2021 King County Countywide Planning Policies and estimates of developable capacity contained in the 2021 King County Urban Growth Capacity Report.[1] The growth targets adopted in the Countywide Planning Policies are consistent with the Growth Management Population Projections developed by the Washington State Office of Financial Management (OFM), and the Puget Sound Regional Council's VISION 2050 Regional Growth Strategy.[2] The Urban Growth Capacity Report[3] contains the required review of the UGA and urban patterns of development compared to planning objectives and goals.The 2021 King County Urban Growth Capacity Report was accepted by the Washington State Department of Commerce in June 2021.

King County's UGA is sized to adequately accommodate projected growth while also accounting for unpredictable circumstances that could alter the calculated supply of urban growth capacity or the number of housing units needed to accommodate projected population growth. The location of the UGA includes areas of the county that already have urban services or have solid commitments for future urban services, and as a result, would be inconsistent with the criteria for rural or Natural Resource Lands. The most recent developable capacity information, analyzed in the 2021 King County Urban Growth Capacity Report affirms the adequacy of the existing UGA to accommodate all the county's projected growth through 2044. This is true both for the entire UGA and for the unincorporated portions of the UGA.

II. Background

A foundational element of growth management planning in Washington state is the designation of urban, rural, and natural resource lands. Urban land is composed primarily of incorporated cities and towns, and secondarily of portions of unincorporated King County. Certain mapped urban lands may also be subject to the sovereign governmental authority of Indian tribes. Rural and Natural Resource Lands are portions of unincorporated King County, certain sub-portions of which are owned by, or held in trust for, Indian tribes. The Growth Management Act (GMA) requires the delineation of urban lands by establishment of the urban growth area (UGA), and of rural and natural resource lands by designation pursuant to comprehensive land use and zoning. While the GMA requires coordination of local plans, and population and employment projections are tacitly inclusive of tribal growth, Indian tribes have historically not been included in discussions about allocating urban growth within King County. King County recognizes that urban, rural,

[1] 2021 King County Countywide Planning Policies [LINK]; 2021 King County Urban Growth Capacity Report, ratified 2022 [LINK]
[2] Washington State Office of Financial Management, Growth Management Act County Projections, 2022 [LINK]; Puget Sound Regional Council, VISION 2050 [LINK]
[3] Required by Revised Code of Washington (RCW) 36.70A.215 [LINK], and RCW 36.70A.130 [LINK]

and natural resource lands are inclusive of certain lands held and governed by Indian tribes, and King County will coordinate with Indian tribes as a part of County and countywide planning processes.

The 1992 Countywide Planning Policies established a framework UGA for King County. The County initially designated the UGA in its 1994 Comprehensive Plan based on this framework. Each city or town within King County is responsible for determining, through its comprehensive plan, land use within its borders, including accommodating the broad range of residential and nonresidential uses associated with urban growth. King County is responsible for establishing land use in the unincorporated portion of the UGA through its comprehensive plan.

Key factors used in setting the UGA size include population and employment projections, growth targets, and land capacity. Population and employment projections are predictions about likely future growth based on past trends. Growth targets are a jurisdiction's policy statement on the quantity of net new housing units and jobs it plans to accommodate over the 20-year planning period based on projections and the jurisdiction's rolein the regional growth strategy. Land capacity is derived from an estimate of vacant land plus the redevelopment potential of land already partially developed or underutilized. Discount factors are applied to the estimate of land capacity to account for probable constraints and likelihood of developing the land over the 20-year planning period.

Population and employment projections are useful as an indicator of the potential future demand for land capacity. Growth targets follow the development of specific goals and objectives for future growth, and under the GMA, they must be supported by commitments of funds, incentives, and regulations. Discounted capacity is a market-constrained estimate of how much growth may be accommodated in a geographic area.

Under the GMA, each county is required to plan to accommodate 20 years of population growth in its comprehensive plan. Counties are to establish a UGA "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature."[4] Further, based on OFM population projections, the GMA requires the UGA to "include areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding twenty-year period."[5] As part of the county's planning, it must accommodate housing and employment growth targets, including institutional and other nonresidential uses. All cities are places for urban growth and, by law, must be included within the UGA.[6] In addition, unincorporated areas may be included within the UGA "only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth."[7] The UGA must also include greenbelt and open space areas. Several GMA goals, such as those dealing with affordable housing, economic development, open space, recreation, and the environment, also have an important bearing on these UGA requirements. These goals need to be balanced with those which encourage efficient urban growth and discourage urban sprawl.

The concurrency goal for public facilities and services in the GMA directs jurisdictions to ensure that "those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy without decreasing current service levels below locally established minimum standards."[8] King County also coordinates with school districts to ensure that schools are able to plan for projected growth. Ensuring adequate land capacity for industrial and commercial development and providing enough land capacity to allow for choices in where people live can help advance economic development and maintain housing affordability. If the UGA is adequately sized, then pressures to develop on environmentally constrained land and areas setaside for open space are reduced.

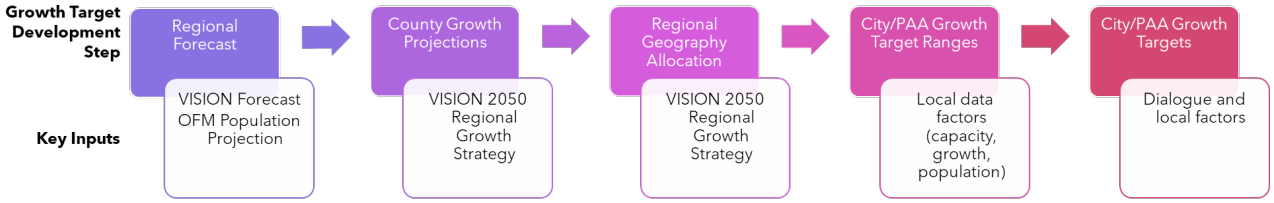
[4] RCW 36.70A.110(1) [LINK]
[5] RCW 36.70A.110(2) [LINK]
[6] RCW 36.70A.110(1) [LINK]
[7] RCW 36.70A.110(2) [LINK]
[8] RCW 36.70A.020(12) [LINK]

III. Size of the Urban Growth Area

A. Growth to be Accommodated

As shown in ***Figure 1: Growth Targets Development Process*** below, establishing the amount of population, housing, employment growth to be accommodated countywide and in individual King County jurisdictions begins with countywide and regional forecasts. Growth is allocated to King County and to groups of jurisdictions called "Regional Geographies" via VISION 2050's Regional Growth Strategy, and population growth is then converted to housing growth. Finally, jurisdictions grouped by Regional Geography collaboratively determine jurisdictional-level housing and employment growth targets based on local factors and input.

Figure 1: Growth Targets Development Process



PAA means Potential Annexation Area

1. Projected Countywide Growth

Forecasted population growth is generally sourced from the most recent OFM growth management population projections, which are prepared at a countywide level. The OFM projections from 2017 were the most current forecast available during the target setting process in 2020 and 2021. The OFM projections contain "high," "medium," and "low" series of projected growth. King County has planned for the medium-series population growth projections in past Comprehensive Plan updates. In December 2022, OFM published a new population projection based on updated Census data and forecast assumptions. The 2022 medium series is approximately 1,000 persons greater from the 2017 medium series in the year 2044 (the last year in the planning period). Because of the limited differences between the 2017 and 2022 projections, the current countywide growth allocations adopted in the Countywide Planning Policies and the Comprehensive Plan are consistent with the 2022 projections.

In 2017, in preparation of VISION 2050, the Puget Sound Regional Council (PSRC) produced a regional forecast for its jurisdiction, which includes King, Kitsap, Pierce, and Snohomish Counties, forecasting population and employment through 2050. This forecast was used as the source for projected employment growth in past Comprehensive Plan updates. The PSRC forecasted population is comparable to the 2017 OFM population projection medium series for the four-county PSRC region. Because of the similar population projection, the use of the PSRC employment forecast for determining employment growth targets, and the primacy of VISION 2050's Regional Growth Strategy in allocating growth within the region, King County utilized the PSRC forecast as the source for countywide growth allocations in developing 2019-2044 growth targets.

As the PSRC forecast is at a regional scale, countywide shares of population and employment growth are applied to the regional totals to project growth for King County alone. These shares derive from VISION 2050's Regional Growth Strategy.[9] The resulting population and job growth form King County's projected countywide growth allocations for the 2019-2044 period. Figure 2 below shows how countywide growth allocations were determined.

[9] Puget Sound Regional Council, VISION 2050 Regional Growth Strategy [LINK]

Figure 2: Countywide Population and Employment Projections

Scale	Step		Calculation	Population	Employment	Explanation and Sources
Regional	A	2019 Estimate	N/A	4,203,400	2,295,608	Base year estimates *Sources: OFM Population Estimates, PSRC Total Employment Estimates*
	B	2044 Projection	N/A	5,525,074	3,180,060	Horizon year projections *Source: PSRC Macroeconomic Forecast*
	C	2019-2044 Projection	A - B	1,321,674	884,452	Regional projection for the planning period
Countywide	D	Regional Growth Strategy Share of King County Growth	N/A	50%	59%	*Source: PSRC VISION 2050 Regional Growth Strategy for King County*
	E	2019-2044 Initial Countywide Growth	C * D	660,837	520,756	Regional Growth Strategy shares are applied to regional projection to create King County projection
	F	Share of Construction/Resource jobs	N/A	N/A	5.7%	Construction/Resource employment are removed from total as jobs generally do not have fixed worksites *PSRC Total Employment Estimates*
	G	2019-2044 Countywide Growth	E * (1-F)	660,837	490,854	Countywide population projection

VISION 2050's Regional Growth Strategy apportions 50 percent of the region's population growth and 59 percent of the region's employment growth to King County. For comparison, in 2020, King County housed 53 percent of the region's population and 67 percent of the region's jobs.[10] The Regional Growth Strategy shares reflect King County's role within the region and includes policy choices aimed at improving the regional balance of jobs and housing among the four PSRC counties. The Regional Growth Strategy disperses employment growth traditionally concentrated in King County but retains a similar share of population growth.

Finally, before sub-county allocations are made, the countywide employment growth number is adjusted to remove construction and resource sector employment. While the contributions from these sectors are essential to King County's economy, construction and resource jobs are less likely to have a fixed worksite, e.g., an office or storefront, and resource sector jobs are generally less urban. These jobs are removed from the countywide allocation.

2. Allocation of Population, Housing, and Job Growth within King County

With the countywide population and employment growth allocations established, the next step is to allocate population, housing, and jobs to jurisdictions within King County. Growth is allocated to VISION 2050 Regional Geographies before being allocated to individual jurisdictions. Regional Geographies are groups of cities and urban unincorporated areas that have similar characteristics, such as designated regional growth centers or high-capacity transit infrastructure.[11]

The policy goals of VISION 2050 and the 2021 Countywide Planning Policies define how growth is allocated to Regional Geographies. Metropolitan and Core Cities have regional growth centers and existing or planned high-capacity transit investments, and collectively are planned to accommodate the greatest share of projected growth. High Capacity Transit Communities are cities and urban unincorporated areas with planned high-capacity transit investments that will allow these jurisdictions to accommodate a larger share of future growth.[12] Cities and Towns and the Urban Unincorporated areas accommodate the least amount of

[10] US Census Bureau, Decennial Census 2020; Puget Sound Regional Council, Covered Employment Estimates, 2020 [LINK]
[11] Puget Sound Regional Council, VISION 2050 Regional Growth Strategy [LINK]
[12] In King County, the High Capacity Transit Communities regional geography includes the Potential Annexation Areas (PAAs) for Federal Way, Renton, and Seattle (North Highline). These areas were selected because a portion of each PAA falls within a ½-mile of a future light rail station or contains an existing or planned bus rapid transit stop.

projected growth as they lack high-capacity transit and growth centers or are surrounded by the Rural Area. Rural King County is included in the countywide distribution but does not receive a growth target. Figure 3: Share of Growth by Regional GeographyFigure 3 lists the six Regional Geography categories and their associated growth shares from VISION 2050 that were used to sub-allocate the countywide growth allocations.

Figure 3: Share of Growth by Regional Geography

Regional Geography	Share of Countywide Population	Share of Countywide Employment
Metropolitan Cities	44%	46%
Core Cities	40%	45%
High Capacity Transit Communities	11%	6%
Cities and Towns	5%	3%
Urban Unincorporated	0.5%	0.1%
Rural	0.7%	0.4%

The shares in Figure 3 were applied to the 2019-2044 countywide growth from **Figure 2** *to create Regional Geography level population and employment growth. Population was then converted to housing units to support the development of housing targets. The conversion used household assumptions (share of group quarters population, household size, and vacancy rates) created for each regional geography from jurisdiction-level 2018 American Community Survey and OFM population estimates, averaged to regional geography, and then adjusted to reflect forecasted trends in reduced household size and longer-term vacancy rates.*

Figure 4 shows the housing, employment, and population initially allocated to Regional Geographies.

Figure 4: Allocated Growth by Regional Geography

Regional Geography	2019-2044 Population Growth	2019-2044 Housing Growth	2019-2044 Employment Growth
Metropolitan Cities	288,407	134,500	223,508
Core Cities	261,912	112,859	222,789
High Capacity Transit Communities	69,641	29,933	28,747
Cities and Towns	33,307	13,985	12,936
Urban Unincorporated	3,028	1,292	719
Rural	4,542	4,211	2,156
Urban King County Subtotal	656,295	292,569	488,698
King County Total	**660,837**	**296,780**	**490,854**

3. Allocation of Projected Growth to Cities and Urban Unincorporated King County

The final phase of the growth target setting process allocated growth to cities and potential annexation areas in urban unincorporated King County. This was a two-step process. First, Regional Geography allocations were apportioned into an initial range of growth target scenarios for individual cities and PAAs. Each scenario within the range is based on a proportional allocation of Regional Geography growth to cities and potential annexation areas based on relevant data, including existing capacity from the Urban Growth

Capacity Report, existing development and recent growth, the number of regional growth centers, and number of transit station areas.

The initial growth target ranges provided the foundation for the second step of this stage of the process, where planning staff representing the 39 cities and unincorporated King County were convened by their VISION 2050 Regional Geography to negotiate the set of draft growth targets. Each Regional Geography group met approximately five times. Groups discussed the preliminary target ranges created in the previous step, weighing the merits and relevancy of capacity, existing development, transit and transportation connections, growth rates, and other supplied data to allocate growth targets within their Regional Geography. Groups worked iteratively, collectively identifying a baseline set of housing and employment targets from the preliminary target ranges as a starting place for negotiation, and then individually working with other jurisdictional staff and elected officials to develop a jurisdictional position on the baseline. King County staff then assembled the individual positions from jurisdictions and convened the Regional Geography groups again to collectively review and attempt to close any gap between the individual growth target positions and the Regional Geography growth allocation.

The ultimate result of this process are the growth targets adopted by the King County Council and ratified by the cities in the 2021 King County Countywide Planning Policies.[13] Figure 5 displays the adopted housing and employment growth targets for 2019-2044.

Figure 5: King County Jurisdiction Growth Targets 2019-2044

	Jurisdiction	Net New Units and Jobs	
		2019-2044 Housing Target	2019-2044 Jobs Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
Metropolitan Cities Subtotal		**147,000**	**239,500**
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
	Tukwila	6,500	15,890
Core Cities Subtotal		**112,860**	**207,170**
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA*	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500

[13] GMPC Motion 21-1 initially adopted by Ordinance 19384 [LINK], and amended in 2022 by GMPC Motion 22-1 adopted by Ordinance 19553 [LINK]

	Jurisdiction	Net New Units and Jobs	
		2019-2044 Housing Target	2019-2044 Jobs Target
	North Highline PAA*	1,420	1,220
	Renton PAA* - East Renton	170	0
	Renton PAA* – Fairwood	840	100
	Renton PAA* - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
High Capacity Transit Communities Subtotal		**29,942**	**25,570**
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	2,100	728
	Skykomish	10	0
	Snoqualmie	1,500	4,425
	Yarrow Point	10	0
Cities and Towns Subtotal		**17,583**	**17,891**
Urban Unincorporated	Auburn PAA*	12	0
	Bellevue PAA*	17	0
	Black Diamond PAA*	328	0
	Issaquah PAA*	35	0
	Kent PAA*	3	300
	Newcastle PAA*	1	0
	Pacific PAA*	134	0
	Redmond PAA*	120	0
	Sammamish PAA*	194	0
	Unaffiliated Urban Unincorporated	448	400
Urban Unincorporated Subtotal		**1,292**	**700**
Urban Growth Area Total		**308,677**	**490,831**

4. 2019-2044 Urban Unincorporated Growth Targets

As shown in Figure 5, growth targets for urban unincorporated King County are divided across two Regional Geographies. Growth targets for the Federal Way PAA, North Highline, and Renton PAA are in the High Capacity Transit Communities Regional Geography, reflecting the planned transit investments in these areas.[14] Targets for other PAAs and unaffiliated urban areas are included in the Urban Unincorporated Regional Geography. Per the Countywide Planning Policies, growth targets were allocated to PAAs in the Urban Unincorporated Regional Geography proportionately based on their relative capacity.[15] Growth targets for the PAAs in the High Capacity Transit Communities geography were also allocated relative to their existing capacity to be consistent with the intent of the Countywide Planning Policies, but not directly proportional to the capacity of urban unincorporated King County given the other jurisdictions in the group.

B. Land Capacity in the UGA

1. Countywide

The GMA requires King County and the cities in King County to include land area and densities sufficient to accommodate projected growth over the 20-year planning period within the UGA.[16] Through the review and evaluation program, King County ensures that sufficient urban capacity for growth persists during the planning period and beyond, ensuring a stable UGA boundary. In 2021, King County completed the Urban Growth Capacity Report, its fourth edition of the required evaluation.[17] King County's previous reports have consistently reported sufficient capacity within the UGA for projected growth.

The Urban Growth Capacity Report assesses patterns of development within the UGA and uses assumptions to estimate a more "market-based" capacity for growth, to test whether capacity is realistically available for future development.[18] Available land supply is identified by its likeliness to re-develop. Densities used to calculate capacity are informed by recent development in a zone, rather than the base or maximum densities expressed in zoning. A "market factor" is applied to the calculated capacity to discount capacity unlikely to develop during the planning period. Therefore, capacity calculated under the Urban Growth Capacity Report is generally a more conservative estimate than the total amount allowed by zoning.

The Urban Growth Capacity Report found that King County had capacity for over 400,000 housing units and 600,000 jobs within the UGA.[19] This was ample capacity to accommodate the remaining projected growth from the previous, 2006-2035 growth targets, and sufficient to accommodate the projected growth under the 2019-2044 growth targets, as reported in Figure 5.

Amendments to the GMA in 2017 ushered in new requirements for the review and evaluation program.[20] The amendments formalized how assumptions about infrastructure gaps and market factors should be considered and expanded the purview for when "reasonable measures" would be required to correct for measured inconsistencies to include the achievement of growth targets and urban densities. The Urban Growth Capacity Report reported on these additional indicators, as a part of its assessment of the patterns of development with the UGA.

The Urban Growth Capacity Report analyzed progress made by cities and urban unincorporated King County towards achieving 2006-2035 growth targets. Because past reports had not focused on this specific outcome before, the 2021 report examined growth since 2006 and through 2018. Over this period, urban King County grew at a rate to achieve its adopted growth targets. Approximately 41 percent of the previous

[14] The Puget Sound Regional Council assigned the entirety of an affiliated PAA to its VISION 2050 Regional Geographies. While Fairwood and East Renton do not have planned high-capacity transit investments during this planning period, they are in the High Capacity Transit Communities geography because the Renton PAA was assigned to it.
[15] 2021 King County Countywide Planning Policy DP-12g [LINK]
[16] RCW 36.70A.110 [LINK]
[17] King County, 2021 King County Urban Growth Capacity Report, ratified 2022 [LINK]
[18] Patterns of development analysis required by RCW 36.70A.130 [LINK]
[19] King County, 2021 King County Urban Growth Capacity Report, ratified 2022 [LINK]
[20] Engrossed Second Substitute Senate Bill 5254, 2017 [LINK]

target period had elapsed between 2006-2018. Urban King County achieved 47 percent of its housing and employment targets during the period, growing slightly faster than this prorated pace.

Countywide, development trends analyzed under the Urban Growth Capacity Report showed that urban densities were being achieved within the UGA. While there is not a stated definition of "urban" growth stated as a density goal, 70 percent of residential development during the period analyzed by the report was developed at densities of at least 48 dwelling units per acre, and about 17 percent of development occurred at densities less than 10 dwelling units per acre. 98 percent of residential development was over four dwelling units per acre.

While the Urban Growth Capacity Report found that sufficient capacity was available in the UGA for projected growth, that urban densities were being achieved, and that urban King County was on track to achieve its 2006-2035 growth targets, a small number of cities lacked sufficient capacity for projected growth or were not growing at a rate to achieve their targets. The Urban Growth Capacity Report noted the cities where inconsistencies were identified and recommended that the cities evaluate whether reasonable measures were required to be taken in the 2024 periodic update to comprehensive plans to correct for the inconsistency.

Figure 6 lists these cities and the observed inconsistencies. Some inconsistencies may have been corrected by adopting revised growth targets for the 2019-2044 planning period. The observed inconsistency for the City of Sammamish related to an infrastructure deficiency that has since been resolved. Following the adoption of comprehensive plans in 2024, each jurisdiction will be required to monitor progress toward resolving the inconsistency, with regular reporting to the Growth Management Planning Council.

Figure 6: Recommendations for Adoption of Reasonable Measures from the 2021 Urban Growth Capacity Report

Jurisdiction	Inconsistency Identified
Burien	• Insufficient employment capacity • Employment growth inconsistent with target
Pacific	• Insufficient employment capacity
Sammamish	• Insufficient housing capacity
Shoreline	• Insufficient employment capacity
Tukwila	• Housing growth inconsistent with target • Employment growth inconsistent with target

2. Unincorporated King County

The Urban Growth Capacity report found sufficient capacity for the remaining portion of the previous housing growth targets, with a shortfall of capacity for the remaining employment target. The evaluation revealed capacity for 7,383 housing units and 2,207 jobs, with 7,339 housing units and 4,343 jobs remaining of the previous period's 2006-2035 growth targets. The 2006-2035 urban unincorporated employment targets included a target of over 4,000 jobs for the Bear Creek Urban Planned Development, a fully contained community surrounded by the rural area. The target was a reflection of estimates of commercial space planned for the community. As the development built out in Bear Creek in the last decade, the community added 1,100 jobs between 2006 and 2020, approximately a quarter of the anticipated growth there.[21] Because of the nature of the development in a fully contained community constrained by developer agreements and subdivision controls, additional growth is not expected to reach the originally targeted level. The 2019-2044 growth targets reflect reduced expectations for employment growth in the urban

[21] Puget Sound Regional Council, Covered Employment Estimates, 2020 [LINK]

unincorporated area, more in line with the land supply and capacity for employment growth, to remedy the apparent capacity shortfall.

For the 2019-2044 planning period, King County is planning for a total of 5,412 housing units and 3,340 jobs in the urban unincorporated area. The land capacity analysis performed to support the development of the 2024 update to the Comprehensive Plan found capacity for 29,600 housing units and 62,900 jobs under current zoning at base densities.

Zoned capacity is higher than the capacity calculated in the Urban Growth Capacity Report, particularly for employment. This reflects the differences seen in recent development, which strongly influenced the capacity calculated in the Urban Growth Capacity Report, and what is allowed under the zoning code. The significant difference in non-residential capacity also owes to the imprecision in estimating a job-based capacity, as the quantity of employees varies across businesses and workplace types and is not directly controlled by the zoning code or land use designations.

King County is unique among jurisdictions in that targets are adopted for subareas within urban unincorporated King County. Figure 7 shows how capacity compares to growth targets for Potential Annexation Areas (PAAs) in urban unincorporated King County.

Figure 7: Potential Annexation Area Growth Targets and Zoned Capacity

Potential Annexation Area	Housing Growth Target	Housing Capacity	Jobs Growth Target	Jobs Capacity
Auburn PAA	12	70	0	0
Bellevue PAA	17	40	0	0
Black Diamond PAA	328	200	0	0
Federal Way PAA	1,020	7,000	720	11,000
Issaquah PAA	35	140	0	0
Kent PAA	3	660	300	4,600
Newcastle PAA	1	250	0	0
North Highline PAA	1,420	4,000	1,220	19,000
Pacific PAA	134	430	0	0
Redmond PAA	120	1,300	0	0
Renton PAA – East Renton	170	2,200	0	0
Renton PAA – Fairwood	840	5,500	100	4,000
Renton PAA – Skyway-West Hill	670	5,000	600	10,100
Sammamish PAA	194	500	0	0
Unaffiliated Urban Unincorporated	448	2,300	400	14,200
Urban Unincorporated King County total*	**5,412**	**29,600**	**3,340**	**62,900**

*Totals differ due to rounding

Figure 7 demonstrates that all PAAs with growth targets have capacity for their planned growth, except for the Black Diamond PAA, which has an approximate 128-housing unit deficit to accommodate its target. This discrepancy arose from differences between the identified land supply and capacity in the 2021 Urban Growth Capacity Report and the land supply and capacity of the land capacity analysis supporting the 2024 King County Comprehensive Plan, outside of the Black Diamond PAA.[22] Following Countywide Planning Policy DP-12g, growth targets are allocated within urban unincorporated King County proportionate to the relative amount of capacity in each PAA. Capacity from the Urban Growth Capacity Report was used to proportionally allocated projected growth within urban unincorporated King County. The Urban Growth

[22] 2021 King County Urban Growth Capacity Report, adopted by Ordinance 19369. [LINK]

Capacity Report-based capacity, reflecting a land supply constrained by recent densities of development and discounted to represent the year 2035, showed a higher amount of capacity in the Black Diamond PAA relative to other PAAs, and thus the area received a larger target. With the full accounting of zoned capacity in the 2024 land capacity analysis, the proportional balance across PAAs shows less capacity concentrated in the Black Diamond PAA, and other PAAs with higher proportions.

Surplus residential capacity exists within other portions of urban unincorporated King County, particularly in areas that have access to transit and are more centrally located within the UGA. King County will work with the Growth Management Planning Council to reallocate growth targets within urban unincorporated King County to address the capacity shortfall in a manner consistent with planning goals and the VISION 2050 Regional Growth Strategy.

IV. Conclusion

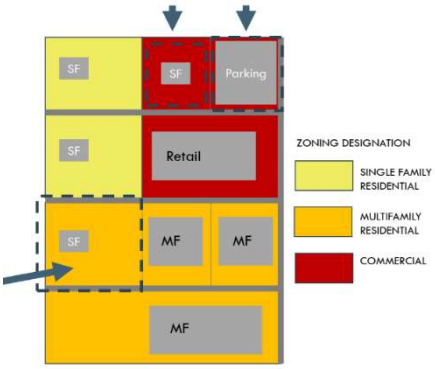
The UGA is sized appropriately to accommodate the projected growth in housing and employment over the 2019-2044 planning period. As demonstrated in the 2021 King County Urban Growth Capacity Report, patterns of development within the UGA have been urban in nature and growth has been occurring at a rate to achieve growth targets. Urban unincorporated King County has sufficient capacity under the current zoning to accommodate its growth targets for the 2019-2044 period.

ATTACHMENT E

KITSAP COUNTY LAND CAPACITY ANALYSIS

Kitsap County is a Growth Management Act (GMA) jurisdiction and must plan for the accommodation of growth within its boundaries, with most growth focused into urban growth areas (UGAs) where urban services are available or can be made available. Per RCW 36.70A.110 and WAC 365-196-310, a Land Capacity Analysis (LCA) is a necessary component in this planning as it quantifies the housing units, population, and employment growth that can be accommodated within urban areas under existing development regulations.

The Residential LCA identifies vacant, partially underutilized and underutilized parcels in residential zones to calculate available capacity for development of housing units and associated population.



Step 1.5 of the LCA methodology identifies Under-Utilized Properties. Under-utilized properties contain some amount of existing development, but there is a strong possibility that the existing use will be converted to a more intensive use during the planning period. For example, a single-family home on a property with multifamily or commercial zoning could be considered under-utilized.

Step 4 of the LCA methodology is for identifying future roads/right of way needs. This deduction is intended to address future infrastructure needs by new development and market conditions. Roads, right of way, and traffic mitigation are necessary for new development, particularly undeveloped properties. Road and right-of-way deductions necessary for a given development project can depend on a variety of factors, including level of service for roadway segments and intersections, site characteristics, environmental features, and permitting requirements. Following a ~~The standard deduction used here is based on~~ review of permit trends and code requirements for vacant land in unincorporated Kitsap County, a standard dediction of 20% was calculated and was conservatively used for all parcels (vacant, partially underutilized and underutilized. However, as underutilized properties already contain existing development, they are already served by roads and right of way networks, thereby reducing the need for new roads or offsite improvements. Following industry principles, t~~.~~ ~~T~~he standard deduction for future roads/rights-of-way for vacant and infrastructure gap areas remains at ~~is~~ 20% for unincorporated Kitsap County, and the deduction for underutilized properties is reduced to~~. Developable land in urban areas may already be served by established road networks, thereby reducing the need for new roads or off-site improvements, the roads/rights-of-way reduction for under-utilized properties is~~ 5%.

This change added 294 detached single-family units to the land capacity supply and 1,070 multi-family units. These changes are shown in the relevant population and housing tables of the 2024 Comprehensive Plan.

Land Use Element – Page 25

Table 3. Comparison of Population Growth Targets to Land Capacity Analysis (Board Directed Preferred Alternative)

Negative numbers indicate excess capacity while positive numbers indicate a shortage of capacity.

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	~~2,491~~ 2,691	~~53~~ **-147**
Silverdale	9,442	~~14,563~~ 16,609	~~-5,121~~ **-7,167**
Kingston	3,121	3,271	**-150**
Poulsbo	1,054	922	132
Port Orchard	3,486	~~3,643~~ 3,814	~~-157~~ **-328**
Central Kitsap	4,787	~~5,611~~ 5,660	~~-824~~ **-873**
Rural	4,391	4,391	0
Total	**28,825**	~~**34,892**~~ **37,357**	~~**-6,067**~~ **-8,532**

Sources: Estimates updated from Countywide Planning Policies and Kitsap County's land capacity analysis.

Housing Element – Page 116

Table 10. Capacity versus housing allocation by income bracket, unincorporated Kitsap County

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt 1 Capacity	Alt 2 Capacity	Alt 3 Capacity	Preferred Alternative Capacity
0-30%	2,768	Multi-Family	RC, C, UVC, NC, UH, UM				
0-30% PSH	1,214	Multi-Family	RC, C, UVC, NC, UH, UM				
31%-50%	2,376	Multi-Family	RC, C, UVC, NC, UH, UM				
51%-80%	1,996	Multi-Family, Single-Family - Attached, Cottage Housing	RC, C, UVC, NC, UH, UM, UCR, UL, UR, GB				
Sub-Total	**8,354**			**2,046**	**7,962**	**3,717**	~~**7,175**~~ **8,245**
81%-100%	1,028	Single Family - Detached	UCR, UL, UR, GB				
101%-120%	1,012	Single Family - Detached	UCR, UL, UR, GB				
Sub-Total	**2,040**			**1,148**	**2,108**	**1,979**	~~**1,874**~~ **1,965**
>120%	4,103	Single Family - Detached	UCR, UL, UR, GB				
Sub-Total	**4,103**			**6,398**	**5,140**	**6,981**	~~**4,179**~~ **4,381**
Total	**14,497**			**9,592**	**15,210**	**12,677**	~~**13,228**~~ **14,591**
Emergency Housing	612	Facility	RC, C, UVC, NC, I				**Sufficient Capacity**

Housing Element – Page 117

Table 11. Preferred Alternative Capacity Relative to Projected Housing Needs

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs [1]	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	7,747 (non-pipeline) + 607 (pipeline) = 8,354	~~6,187~~ 7,257 (non-pipeline) + 607 (pipeline) + 381 ADU = ~~7,175~~ 8,245	~~(1,179)~~ (109)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	~~1,874~~ 1,965	~~(166)~~ (75)
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non-pipeline) + 1,761 (pipeline) = 4,103	~~2,418~~ 2,620 (non- pipeline) + 1,761 (pipeline) = ~~4,179~~ 4,381	~~76~~ 278
Total	**14,497**		**12,129 (non-pipeline) + 2,368 (pipeline) = 14,497**	**~~13,228~~ 14,591 (including 2,368 pipeline units and 381 ADUs)**	**~~(1269)~~ 94**

APPENDIX A: HOUSING ELEMENT TECHNICAL ANALYSIS – Page 5

2.2 Step 1: Summarize land capacity for housing production by zone

The following table summarizes housing capacity by zone for the preferred alternative and compared to current conditions (alternative 1).

Zone	Preferred Alternative Capacity				Change from Alternative 1, Total Units
	Net Acres	SF Units	MF Units	Total Units	
Commercial	~~38.53~~ 41.39	0	~~1117~~ 1198	~~1117~~ 1198	~~1070~~ 989
Commercial – Center[1]	2.00	0	375	375	n/a
Commercial – Corridor[2]	15.59	0	360	360	n/a
Greenbelt	~~55.39~~ 61.99	~~90~~ 102	0	~~90~~ 102	~~3~~ 9
Low Intensity Commercial	~~0.81~~ 1.04	0	~~3~~ 5	~~3~~ 5	~~6~~ -1
Neighborhood Commercial	0.00	0	0	0	0
Regional Center	~~51.53~~ 66.23	0	~~1491~~ 1979	~~1491~~ 1979	~~1406~~ 920
Residential High	0.00	0	0	0	0
Residential Low	90.17	367	0	367	-21
Residential Medium	0.00	0	0	0	0
Urban Cluster Residential	17.35	1034	0	1034	84
Urban High Residential	~~54.10~~ 63.11	0	~~1230~~ 1487	~~1230~~ 1487	~~500~~ 243
Urban High Residential – Center[1]	~~5.49~~ 5.21	0	~~155~~ 176	~~155~~ 176	n/a
Urban Low Residential	~~808.96~~ 823.73	~~4347~~ 4572	0	~~4347~~ 4572	~~141~~ 84
Urban Medium Residential	~~103.57~~ 115.02	0	~~1348~~ 1524	~~1348~~ 1524	~~416~~ 240
Urban Medium Residential – RC[3]	~~16.01~~ 18.35	0	~~183~~ 227	~~183~~ 227	n/a
Urban Restricted Residential	~~211.07~~ 225.96	~~707~~ 764	0	~~707~~ 764	~~58~~ -1
Urban Village Center	14.24	0	57	57	40
All Zones	**~~1,484.79~~ 1,561.71**	**~~6,545~~ 6,839**	**~~6,319~~ 7,388**	**~~12,864~~ 14,227**	**~~4,360~~ 2,586**

APPENDIX A: HOUSING ELEMENT TECHNICAL ANALYSIS – Page 14

4.4 Preferred Alternative

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category [78]
Commercial	~~735~~ 1198	Low-Rise Multifamily	
Commercial - Center	374	Low-Rise Multifamily	
Commercial – Corridor	360	Low-Rise Multifamily	
Low Intensity Commercial	~~3~~ 5	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	~~477~~ 640	Low-Rise Multifamily	~~1,949~~ 2,577
Regional Center	~~1,529~~ 1980	Mid-Rise Multifamily	
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	~~786~~ 1487	Mid-Rise Multifamily	
Urban High Residential – Center	0	Mid-Rise Multifamily	
Urban High Residential – RC	~~501~~ 176	Mid-Rise Multifamily	
Urban Medium Residential	~~1,534~~ 1523	Mid-Rise Multifamily	
Urban Medium Residential - RC	~~185~~ 227	Mid-Rise Multifamily	
Urban Village Center	~~53~~ 57	Mid-Rise Multifamily	~~4,238~~ 5,450
Residential Medium	0	Moderate Density	
Urban Cluster Residential	~~246~~ 1034	Moderate Density	
Urban Low (Moderate Density Share)	~~1,862~~ 2560	Moderate Density	~~1,874~~ 3,594
Greenbelt	~~93~~ 102	Low Density	
Residential Low	~~388~~ 367	Low Density	
Urban Low (Low Density Share)	~~1,211~~ 1371		
Urban Restricted Residential	~~700~~ 764	Low Density	
Rural and Resource Zones	977	Low Density	~~2,418~~ 3,581

APPENDIX A: HOUSING ELEMENT TECHNICAL ANALYSIS – Page 17

5.4 Preferred Alternative

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs [13]	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	7,747 (non-pipeline) + 607 (pipeline) = 8,354	~~6,187~~ 7,257 (non-pipeline) + 607 (pipeline) + 381 ADU = ~~7,175~~ 8,245	~~(1,179)~~ (109)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	~~1,874~~ 1,965	~~(166)~~ (75)
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non-pipeline) + 1,761 (pipeline) = 4,103	~~2,418~~ 2,620 (non- pipeline) + 1,761 (pipeline) = ~~4,179~~ 4,381	~~76~~ 278
Total	**14,497**		**12,129 (non-pipeline) + 2,368 (pipeline) = 14,497**	**~~13,228~~ 14,591 (including 2,368 pipeline units and 381 ADUs)**	**~~(1,269)~~ 94**

Table 14. Projected Need vs Capacity, Preferred Alternative

Bremerton East

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	203.85	904.19	701.70	73.48	11.90	15.52	30.80	70.78	69.94	272	605
Vacant Subtotal	47.89	123.92	0.37	46.83	10.82	8.66	14.54	42.69	42.29	356	791
Total	**251.74**	**1028.11**	**702.07**	**120.31**	**22.73**	**24.18**	**45.35**	**113.47**	**112.23**	**628**	**1396**

Mixed Use Capacity											
Redevelopable Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Redevelopment Total	203.85	904.19	701.70	73.48	11.90	15.52	30.80	70.78	69.94	272	605
Vacant Total	47.89	123.92	0.37	46.83	10.82	8.66	14.54	42.69	42.29	356	791
Total Capacity	**251.74**	**1028.11**	**702.07**	**120.31**	**22.73**	**24.18**	**45.35**	**113.47**	**112.23**	**628**	**1396**

Residential Capacity	**Net Acres**	**Single Family Units**	**Multi-Family Units**	**Population Capacity**
Greenbelt Zone	1.33	1	0	3
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	56.58	207	0	481
Urban Medium Residential	26.46	0	338	721
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	27.87	82	0	190
Subtotal	**112.23**	**290**	**338**	**1396**

Mixed Use Capacity	**Net Acres**	**Single Family Units**	**Multi-Family Units**	**Population Capacity**
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	**0.00**	**0**	**0**	**0**
Total	**112.23**	**290**	**338**	**1396**

Bremerton West

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	376.26	1388.56	1157.61	72.04	16.32	25.66	46.21	70.72	69.56	151	345
Vacant Subtotal	64.73	143.37	42.96	35.26	9.25	7.40	12.94	35.57	35.23	394	893
Total	**440.99**	**1531.93**	**1200.57**	**107.30**	**38.46**	**30.77**	**54.74**	**100.10**	**98.73**	**508**	**1151**

Mixed Use Capacity											
Redevelopable Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Redevelopment Total	376.26	1388.56	1157.61	72.04	16.32	25.95	46.14	70.51	69.35	148	339
Vacant Total	64.73	143.37	42.96	35.26	9.25	7.40	12.94	35.57	35.23	394	893
Total Capacity	**440.99**	**1531.93**	**1200.57**	**107.30**	**25.57**	**33.34**	**59.07**	**106.07**	**104.59**	**542**	**1232**

Residential Capacity	**Net Acres**	**Single Family Units**	**Multi-Family Units**	**Population Capacity**
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	90.22	383	0	892
Urban Medium Residential	14.36	0	159	340
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	0.00	0	0	0
Subtotal	**104.59**	**383**	**159**	**1232**

Mixed Use Capacity	**Net Acres**	**Single Family Units**	**Multi-Family Units**	**Population Capacity**
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	**0.00**	**0**	**0**	**0**
Total	**104.59**	**383**	**159**	**1232**

Gorst

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	0.00	30.04	19.60	2.51	0.36	2.22	1.96	3.40	3.34	9	20
Vacant Subtotal	0.00	9.50	0.00	4.27	0.75	0.60	0.84	3.05	3.01	14	33
Total	**0.00**	**39.54**	**19.60**	**6.78**	**1.11**	**2.82**	**2.79**	**6.44**	**6.36**	**23**	**54**

Mixed Use Capacity											
Redevelopable Subtotal	50.65	0.00	41.55	6.47	0.07	0.05	0.42	0.78	0.78	2	4
Vacant Subtotal	3.52	0.00	0.00	2.27	0.13	0.10	0.14	0.26	0.26	3	6
Total	**54.17**	**0.00**	**41.55**	**8.74**	**0.19**	**0.15**	**0.56**	**1.04**	**1.04**	**4**	**9**

Redevelopment Total	50.65	30.04	61.15	8.98	0.42	2.27	2.38	4.18	4.12	10	24
Vacant Total	3.52	9.50	0.00	6.54	0.87	0.70	0.98	3.31	3.27	17	39
Total Capacity	**54.17**	**39.54**	**61.15**	**15.52**	**1.50**	**2.27**	**3.59**	**7.74**	**7.65**	**27**	**63**

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	1.47	7	0	16
Urban Medium Residential	0.00	0	0	0
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	4.89	16	0	37
Subtotal	**6.36**	**23**	**0**	**54**

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	1.04	0	4	9
Subtotal	**1.04**	**0**	**4**	**9**
Total	**7.40**	**23**	**4**	**63**

Puget Sound Industrial Center - Bremerton

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Mixed Use Capacity											
Redevelopable Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Redevelopment Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Vacant Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Total Capacity	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	0.00	0	0	0
Urban Medium Residential	0.00	0	0	0
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	0.00	0	0	0
Subtotal	**0.00**	**0**	**0**	**0**

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	0.00	0	0	0
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	**0.00**	**0**	**0**	**0**
Total	**0.00**	**0**	**0**	**0**

Central Kitsap

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	79.77	3471.58	3031.94	122.35	16.54	41.38	62.28	197.09	194.04	1219	3019
Vacant Subtotal	25.37	406.32	8.76	143.60	39.64	31.71	28.53	154.08	152.11	892	2228
Total	**105.14**	**3877.90**	**3040.70**	**265.95**	**56.18**	**73.09**	**90.81**	**351.16**	**346.15**	**2111**	**5247**
Mixed Use Capacity											
Redevelopable Subtotal	0.00	88.81	86.95	0.00	0.07	0.07	0.31	0.94	0.94	343	792
Vacant Subtotal	0.00	4.31	0.00	0.84	0.52	0.42	033	1.33	1.33	40	92
Total	**0.00**	**93.12**	**86.95**	**0.84**	**0.59**	**0.48**	**065**	**2.28**	**2.28**	**383**	**885**
Redevelopment Total	79.77	3560.39	3118.89	122.35	16.61	41.45	62.60	198.03	194.98	1562	3811
Vacant Total	25.37	4100.63	8.76	144.44	40.16	32.13	28.86	155.41	153.44	932	2321
Total Capacity	**105.14**	**3971.02**	**3127.65**	**266.79**	**56.77**	**73.58**	**91.46**	**353.44**	**348.42**	**2494**	**6132**

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	60.67	101	0	258
Urban Cluster Residential	17.35	283	0	724
Urban Low Residential	104.23	598	0	1531
Urban Medium Residential	14.03	0	207	477
Urban High Residential	17.23	0	421	974
Urban Restricted Residential	132.64	501	0	1283
Subtotal	**346.15**	**1483**	**628**	**5247**

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	2.27	0	383	885
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	**2.27**	**0**	**383**	**885**
Total	**348.42**	**1483**	**1011**	**6132**

Kingston

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	53.92	577.52	498.22	22.06	3.28	5.59	10.07	38.30	37.86	215	472
Vacant Subtotal	18.17	427.11	368.99	20.97	6.08	4.86	6.23	19.97	19.71	1035	2378
Total	**72.09**	**1004.63**	**867.21**	**43.03**	**9.36**	**10.46**	**16.31**	**58.27**	**57.57**	**1250**	**2850**
Mixed Use Capacity											
Redevelopable Subtotal	0.00	80.24	58.89	0.91	0.28	0.26	1.25	15.59	15.59	153	324
Vacant Subtotal	0.00	10.38	0.00	0.72	0.97	0.77	0.77	4.99	4.99	128	272
Total	**0.00**	**90.62**	**58.89**	**1.63**	**1.25**	**1.04**	**2.02**	**20.58**	**20.58**	**281**	**596**
Redevelopment Total	53.92	657.76	557.11	22.97	3.55	5.85	11.32	53.89	53.46	368	796
Vacant Total	18.17	437.49	368.99	21.69	7.05	5.64	7.01	24.96	24.70	1163	2650
Total Capacity	**72.09**	**1095.25**	**915.10**	**44.66**	**10.60**	**11.49**	**18.33**	**78.86**	**78.16**	**1531**	**3446**

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	751	0	1750
Urban Low Residential	25.98	96	0	223
Urban Medium Residential	19.82	0	350	745
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	10.56	30	0	83
Subtotal	**56.36**	**877**	**350**	**2800**

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	14.24	0	57	120
Regional Center	0.00	0	0	0
Commercial	6.35	0	225	476
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	**20.59**	**0**	**281**	**596**
Total	**76.35**	**877**	**631**	**3397**

Port Orchard

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	321.55	1917.55	1646.33	52.57	19.85	30.31	39.10	129.39	127.63	518	1360
Vacant Subtotal	142.29	213.07	3.75	60.60	24.74	19.79	25.17	79.03	77.95	634	1693
Total	**463.84**	**2130.62**	**1650.08**	**113.17**	**44.59**	**50.10**	**64.26**	**208.42**	**205.58**	**1151**	**3053**
Mixed Use Capacity											
Redevelopable Subtotal	82.78	88.49	24.53	16.15	4.21	3.37	3.37	10.70	10.70	244	514
Vacant Subtotal	0.00	31.91	0.00	3.43	2.04	1.63	1.63	4.89	4.89	117	247
Total	**82.78**	**120.40**	**24.53**	**19.58**	**6.25**	**5.00**	**5.00**	**15.59**	**15.59**	**360**	**760**
Redevelopment Total	404.33	2006.04	1670.86	68.72	24.06	33.68	42.46	140.09	138.33	761	1874
Vacant Total	142.29	244.98	3.75	64.03	26.77	21.42	26.80	83.92	82.84	751	1940
Total Capacity	**546.62**	**2251.02**	**1674.61**	**132.75**	**50.83**	**55.10**	**69.26**	**224.01**	**221.17**	**1512**	**3814**

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	176.13	945	0	2608
Urban Medium Residential	24.92	0	191	404
Urban High Residential	0.00	0	0	0
Urban Restricted Residential	4.53	15	0	42
Subtotal	**205.58**	**960**	**191**	**3053**

Mixed Use Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Urban Village Center	0.00	0	0	0
Regional Center	0.00	0	0	0
Commercial	15.59	0	360	760
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	**15.59**	**0**	**360**	**760**
Total	**221.17**	**960**	**552**	**3814**

Poulsbo

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	0.00	286.33	114.65	36.92	25.69	20.55	16.44	72.07	277	695
Vacant Subtotal	0.00	44.58	0.00	9.24	7.07	5.65	4.52	18.09	90	227
Total	**0.00**	**330.91**	**114.65**	**46.16**	**32.76**	**26.21**	**20.97**	**90.17**	**367**	**922**

Redevelopment Total	0.00	286.33	114.65	36.92	25.69	2055	16.44	72.07	277	695
Vacant Total	0.00	44.58	0.00	9.24	7.07	5.65	4.52	18.09	90	227
Total Capacity	**0.00**	**330.91**	**114.65**	**46.16**	**32.76**	**26.21**	**20.97**	**90.17**	**367**	**922**

Residential Capacity	Net Acres	Single Family Units	Multi-Family Units	Population Capacity
Residential Low	90.17	367	0	922
Residential Medium	0.00	0	0	0
Residential High	0.00	0	0	0
Subtotal	**90.17**	**367**	**0**	**922**

Silverdale

Residential Capacity	Infrastructure Gap Review (Gross Acres)	Define Development Status	Exclude Parcels Unlikely to Develop (-)	Identify Critical Areas (-)	Identify Future Roads/Right of Way Needs (-)	Identify Future Public Facility Needs (-)	Account for Unavailable Lands (-)	Determine Net Acres	Tree Reduction (-)	Calculate Housing Capacity (Units)	Apply Persons per household to calculate population
Redevelopable Subtotal	115.36	2844.64	2283.20	87.43	26.43	57.87	74.00	315.72	311.72	2266	5821
Vacant Subtotal	10.87	471.11	16.00	65.36	62.05	49.64	40.76	191.88	188.72	1789	4543
Total	**126.23**	**3315.75**	**2299.20**	**152.79**	**88.48**	**107.51**	**114.76**	**507.59**	**500.44**	**4055**	**10364**

Mixed Use Capacity											
Redevelopable Subtotal	60.42	727.45	499.52	64.23	7.88	6.92	21.58	73.19	73.19	2130	4516
Vacant Subtotal	0.00	127.52	0.00	29.08	10.57	8.46	7.01	27.80	27.80	816	1729
Total	**60.42**	**854.97**	**499.52**	**93.31**	**18.45**	**15.38**	**28.59**	**101.00**	**101.00**	**2946**	**6245**

Redevelopment Total	175.78	3572.09	2782.72	151.66	34.30	64.79	95.58	388.91	384.91	4396	10336
Vacant Total	10.87	598.63	16.00	94.44	72.62	58.10	47.76	219.68	216.52	2605	6272
Total Capacity	**186.65**	**4170.72**	**2798.72**	**246.10**	**106.93**	**122.89**	**143.34**	**608.59**	**601.44**	**7001**	**16609**

Residential Capacity	**Net Acres**	**Single Family Units**	**Multi-Family Units**	**Population Capacity**
Greenbelt Zone	0.00	0	0	0
Urban Cluster Residential	0.00	0	0	0
Urban Low Residential	369.12	2188	0	6329
Urban Medium Residential	33.75	0	505	1071
Urban High Residential	52.09	0	1242	2632
Urban Restricted Residential	45.48	120	0	332
Subtotal	**500.44**	**2308**	**1747**	**10364**

Mixed Use Capacity	**Net Acres**	**Single Family Units**	**Multi-Family Units**	**Population Capacity**
Urban Village Center	0.00	0	0	0
Regional Center	66.23	0	1979	4196
Commercial	34.77	0	966	2049
Neighborhood Commercial	0.00	0	0	0
Low-Intensity Commercial	0.00	0	0	0
Subtotal	**100.99**	**0**	**2946**	**6245**
Total	**601.44**	**2308**	**4692**	**16609**

Snohomish County
Planning and Development Services

Snohomish County

UGA Land Capacity Analysis

Technical Report

December 4, 2024

Snohomish County Planning and Development Services

Long Range Planning

This report is based on the Future Land Use Map and Urban Growth Area Boundary adopted by the Snohomish County Council as part of Amended Ordinance No. 24-033 on December 4, 2024

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Snohomish County
UGA Land Capacity Analysis
Technical Report
December 4, 2024

Introduction

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

This report describes the results of Snohomish County's updated residential and employment land capacity analysis for unincorporated portions of the UGA adopted by the County Council on December 4, 2024 under Amended Ord. No. 24-033 as part of the county's 2024 GMA plan review and update, required under GMA by December 31, 2024. Using the adopted future land use map, the report compares the estimates of population, housing, and employment capacity with the population, housing, and employment target projections to 2044 for each unincorporated UGA in Snohomish County. This is also done for each unincorporated Municipal Urban Growth Area (MUGA) within the SW County UGA.

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

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

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

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

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

To do this, the county and most cities have started with the capacity work accomplished for the *2021 Buildable Lands Report* effort, but have also added in potential additional capacity associated with (1) the longer 2044 timeframe for estimating developable land capacity and (2) any updated future land use/zoning designations they may be considering[2]. For the county, this updated land capacity work has been accomplished using the future land use map for the unincorporated portion of the UGA adopted by the County Council on December 4, 2024 under Amended Ord. No. 24-033. With cities currently in the process of updating their comprehensive plans before the end of the year, this report uses the initial 2044 population, housing, and employment targets adopted into the Countywide Planning Policies (CPPs) as the basis for placeholder city capacity estimates at this point in time.[3]

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

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

[3] Placeholder capacity estimates are used since, as of this writing, cities have not yet adopted updated plans containing their preferred 2044 growth targets and land capacity analyses demonstrating how they are able to accommodate the preferred targets. In January 2024, County

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

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

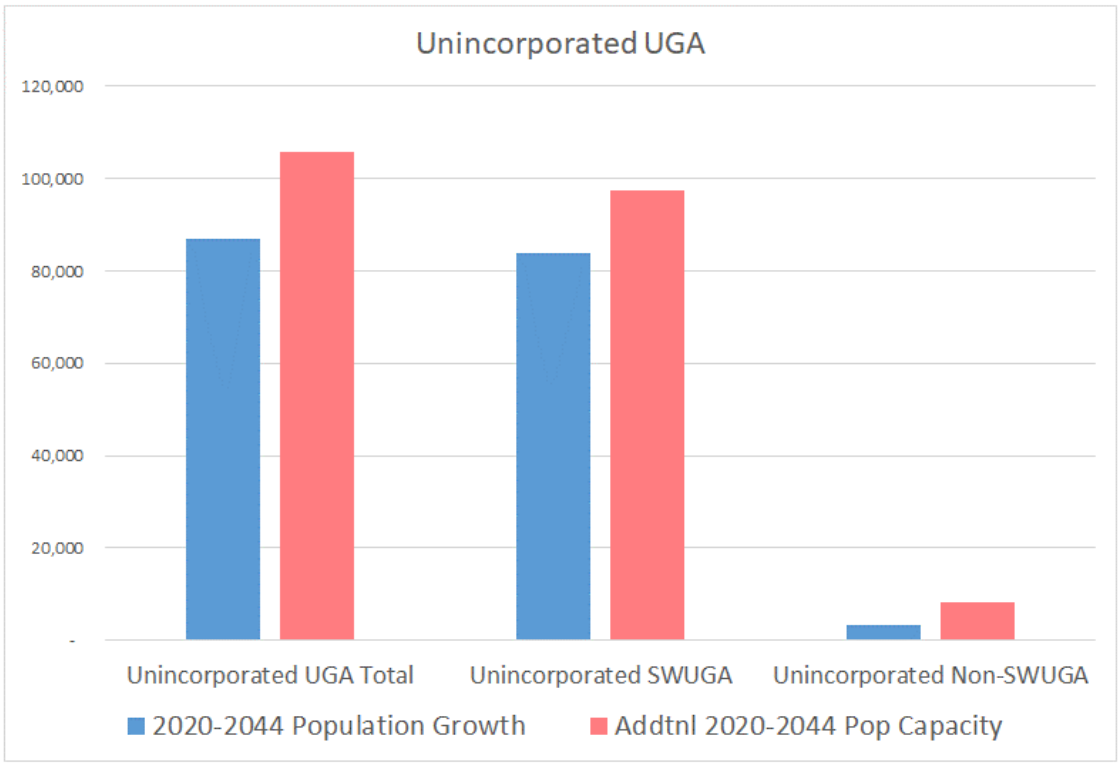
Summary of Key Findings

Population Capacity

- Capacity exists within the unincorporated portions of the UGA for an estimated 105,776 additional persons as of 2020. This is sufficient capacity to accommodate the 2020 – 2044 projected unincorporated UGA population increase of 86,906. (See Chart Pop-1)

Chart Pop-1

Total Unincorporated UGA breakdown of 2044 Population targets/capacities:

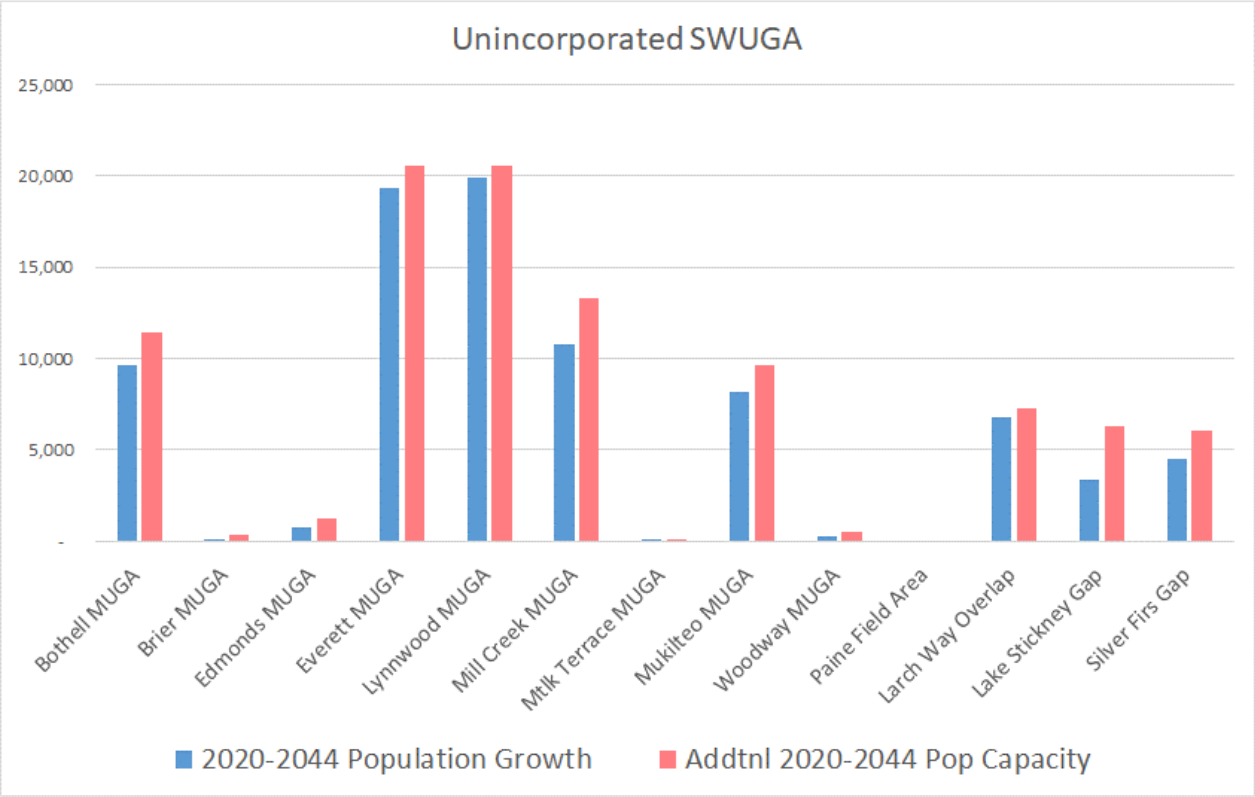


	2020-2044 Population Growth	Addtnl 2020-2044 Pop Capacity	Capacity Surplus vs Shortfall ( )	
Unincorporated UGA Total	86,906	105,776	18,870	
Unincorporated SWUGA	83,736	97,426	13,690	
Unincorporated Non-SWUGA	3,170	8,350	5,180	
Cities	211,384	211,384	-	UGA Safety Factor:
Total UGA (Cities + Uninc. UGA)	298,290	317,159	18,870	6.3%

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

Chart Pop-2

Unincorporated SWUGA breakdown of 2044 Population targets/capacities:

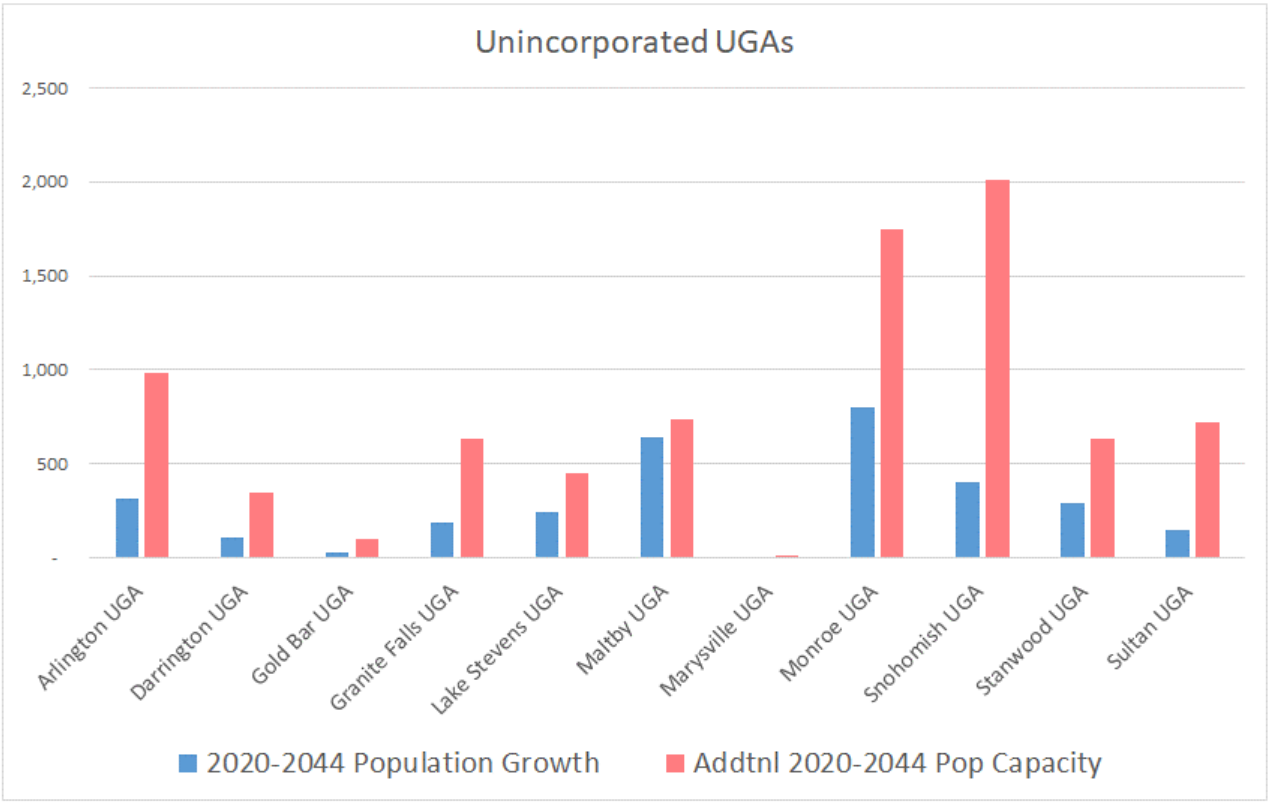


	2020-2044 Population Growth	Addtnl 2020-2044 Pop Capacity	Capacity Surplus vs Shortfall ( )
Bothell MUGA	9,608	11,433	1,825
Brier MUGA	154	356	202
Edmonds MUGA	792	1,293	501
Everett MUGA	19,333	20,545	1,212
Lynnwood MUGA	19,875	20,556	681
Mill Creek MUGA	10,789	13,329	2,540
Mtlk Terrace MUGA	7	24	17
Mukilteo MUGA	8,213	9,679	1,466
Woodway MUGA	271	543	272
Paine Field Area	-	-	-
Larch Way Overlap	6,799	7,280	481
Lake Stickney Gap	3,410	6,300	2,890
Silver Firs Gap	4,485	6,089	1,603

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

Chart Pop-3

Unincorporated UGA breakdown of 2044 Population targets/capacities:



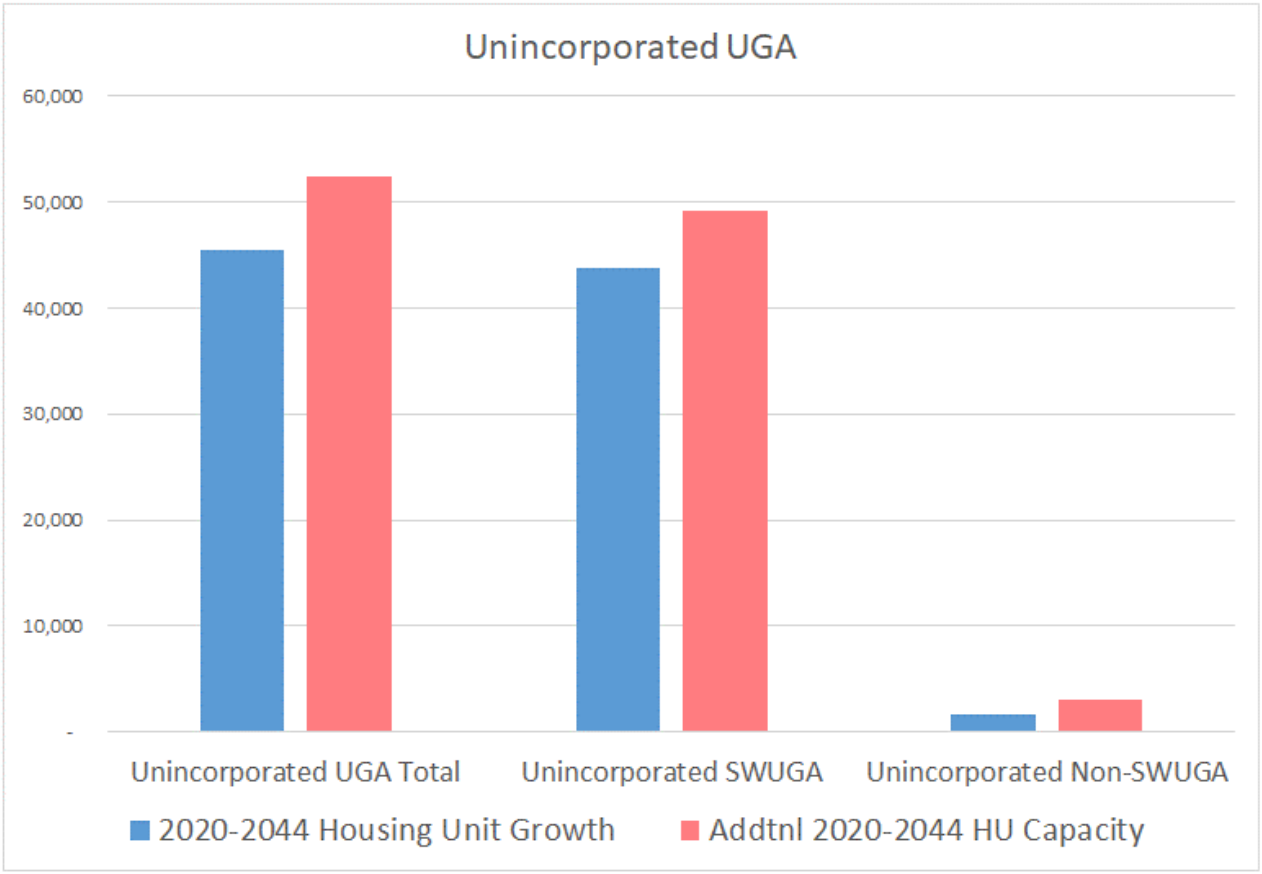
	2020-2044 Population Growth	Addtnl 2020-2044 Pop Capacity	Capacity Surplus vs Shortfall ( )
Arlington UGA	316	981	666
Darrington UGA	111	350	239
Gold Bar UGA	25	101	76
Granite Falls UGA	187	629	442
Lake Stevens UGA	244	447	203
Maltby UGA	640	734	94
Marysville UGA	(4)	1	5
Monroe UGA	803	1,743	940
Snohomish UGA	405	2,010	1,605
Stanwood UGA	293	630	337
Sultan UGA	149	723	574

Housing Capacity

- Capacity exists within the unincorporated portions of the UGA for an estimated 52,350 additional housing units as of 2020. This is sufficient capacity to accommodate the 2020 – 2044 projected unincorporated UGA housing unit increase of 45, 410. (See Chart HU-1)

Chart HU-1

Total Unincorporated UGA breakdown of 2044 Housing Unit targets/capacities:

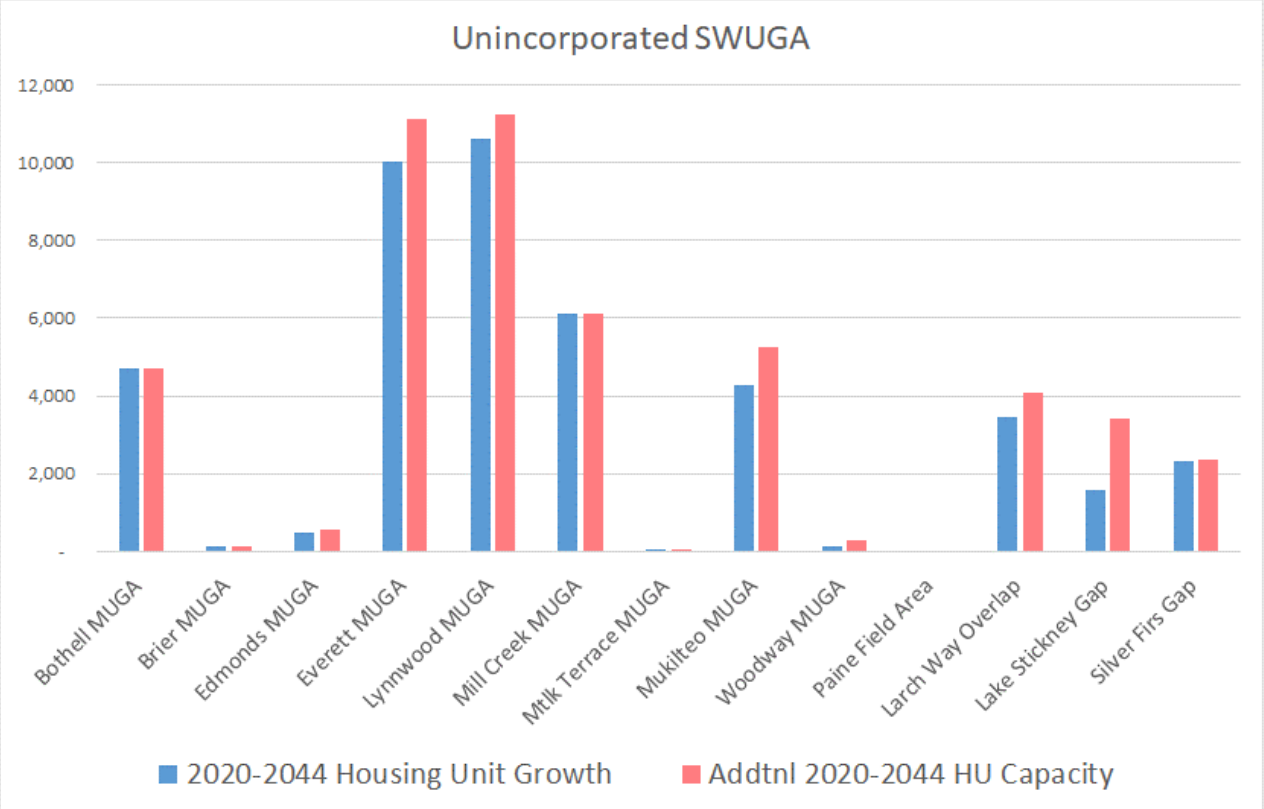


	2020-2044 Housing Unit Growth	Addtnl 2020-2044 HU Capacity	Capacity Surplus vs Shortfall ( )
Unincorporated UGA Total	45,410	52,350	6,940
Unincorporated SWUGA	43,828	49,249	5,421
Unincorporated Non-SWUGA	1,582	3,101	1,519
Cities	116,839	116,839	-
Total UGA (Cities + Uninc. UGA)	162,249	169,189	6,940

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

Chart HU-2

Unincorporated SWUGA breakdown of 2044 Housing Unit targets/capacities:

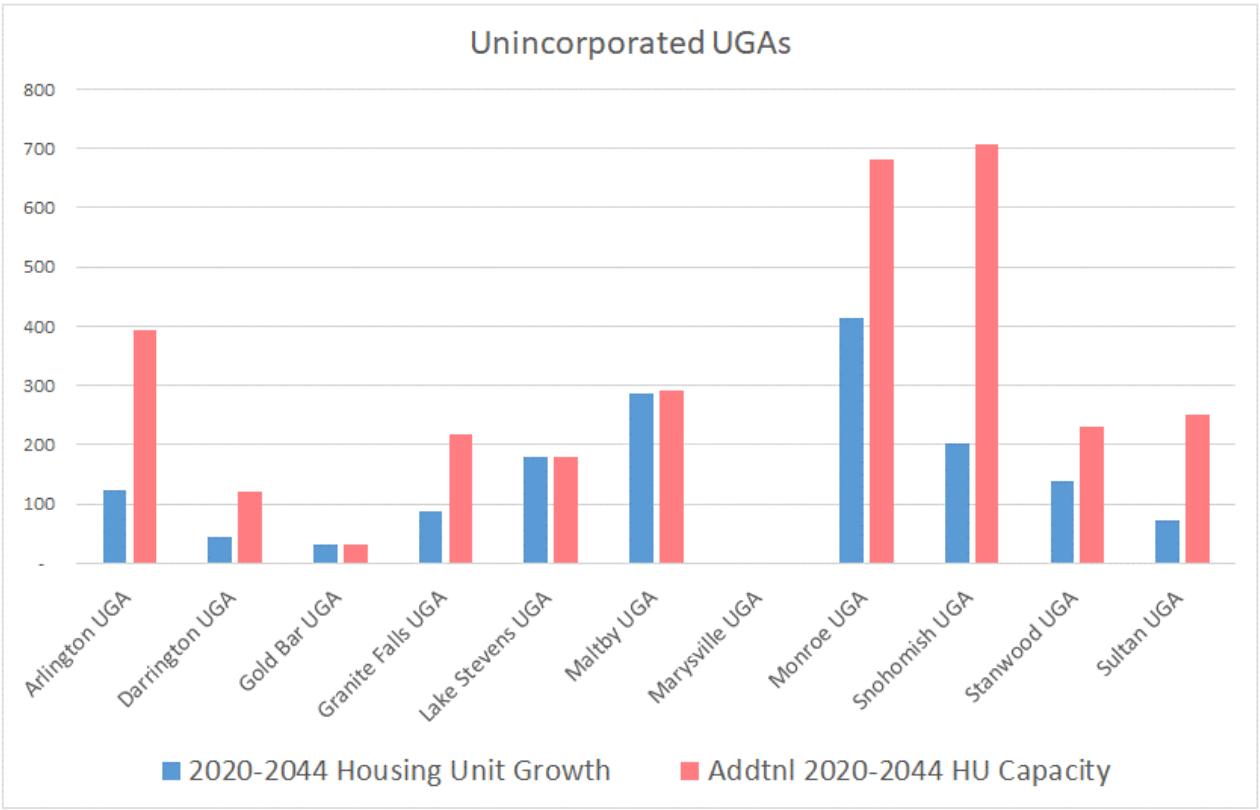


	2020-2044 Housing Unit Growth	Addtnl 2020-2044 HU Capacity	Capacity Surplus vs Shortfall ( )
Bothell MUGA	4,704	4,704	-
Brier MUGA	141	141	-
Edmonds MUGA	474	561	87
Everett MUGA	10,004	11,101	1,097
Lynnwood MUGA	10,608	11,237	629
Mill Creek MUGA	6,125	6,125	(0)
Mtlk Terrace MUGA	4	9	5
Mukilteo MUGA	4,261	5,256	995
Woodway MUGA	140	297	157
Paine Field Area	-	-	-
Larch Way Overlap	3,455	4,074	619
Lake Stickney Gap	1,583	3,402	1,819
Silver Firs Gap	2,331	2,344	13

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

Chart HU-3

Unincorporated UGA breakdown of 2044 Housing Unit targets/capacities:



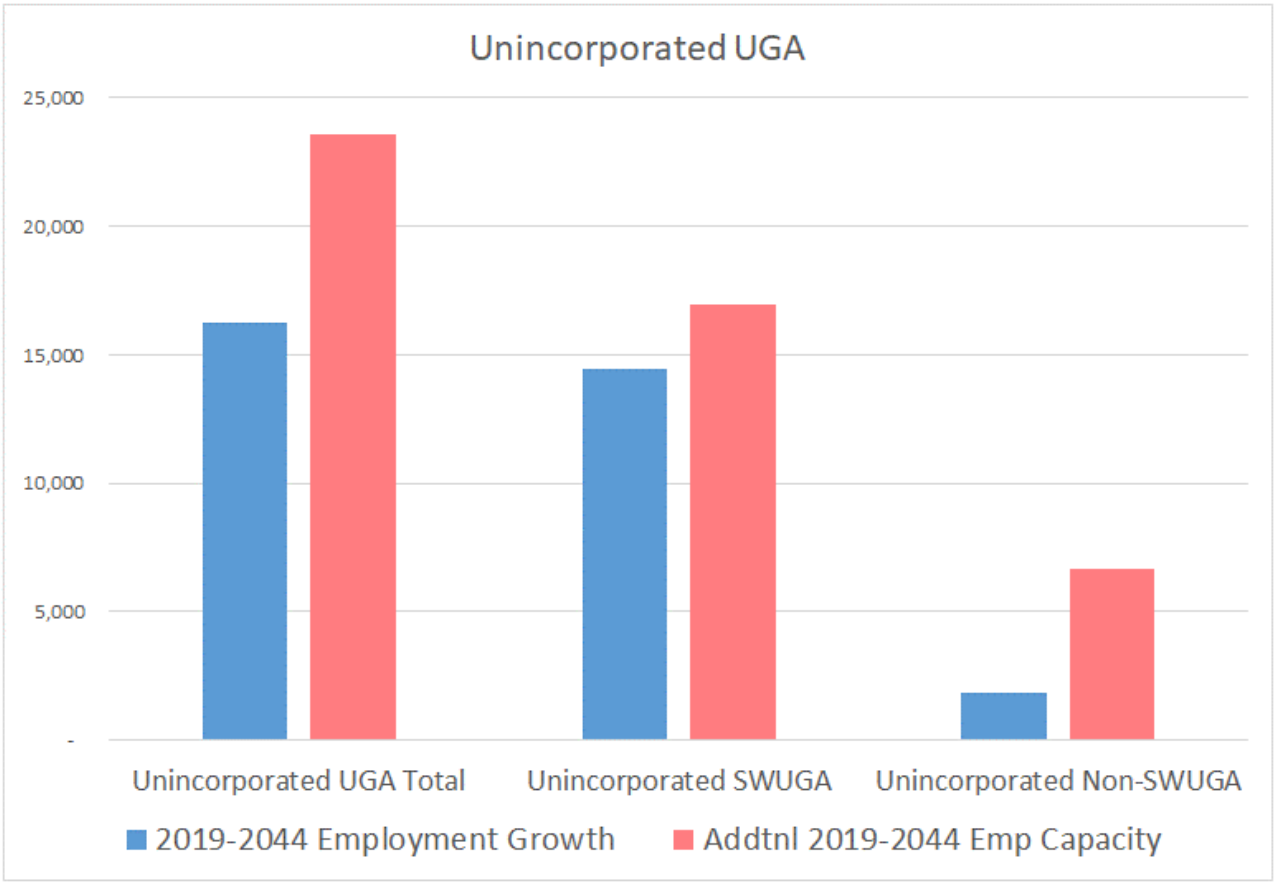
	2020-2044 Housing Unit Growth	Addtnl 2020-2044 HU Capacity	Capacity Surplus vs Shortfall ( )
Arlington UGA	124	394	270
Darrington UGA	44	121	77
Gold Bar UGA	31	31	-
Granite Falls UGA	87	218	131
Lake Stevens UGA	179	179	-
Maltby UGA	287	291	4
Marysville UGA	-	-	-
Monroe UGA	414	680	266
Snohomish UGA	203	707	504
Stanwood UGA	139	230	91
Sultan UGA	73	250	177

Employment Capacity

- Capacity exists within the unincorporated portions of the UGA for an estimated 23,590 additional jobs as of 2019. This is sufficient capacity to accommodate the 2019 – 2044 projected unincorporated UGA employment increase of 16,256. (See Chart Emp-1)

Chart Emp-1

Total Unincorporated UGA breakdown of 2044 Employment targets/capacities:

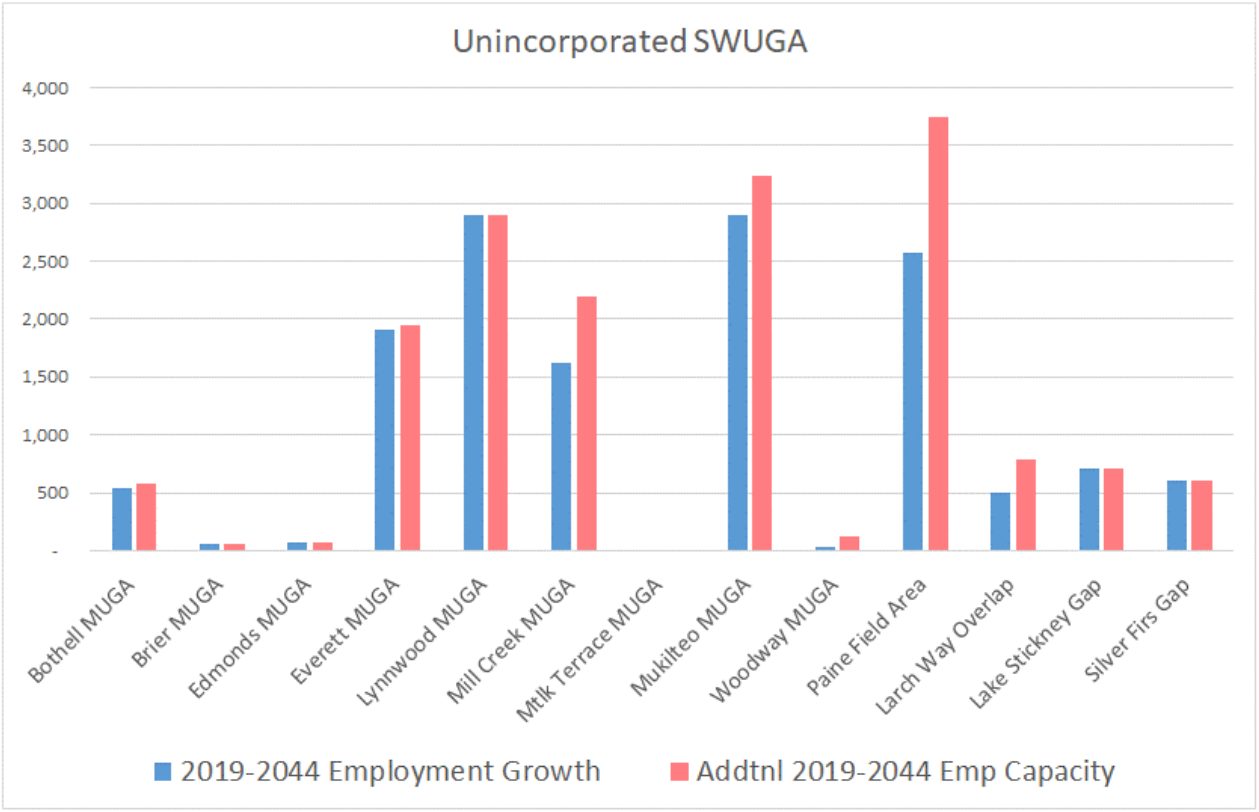


	2019-2044 Employment Growth	Addtnl 2019-2044 Emp Capacity	Capacity Surplus vs Shortfall ( )
Unincorporated UGA Total	16,256	23,590	7,334
Unincorporated SWUGA	14,435	16,936	2,501
Unincorporated Non-SWUGA	1,820	6,654	4,834
Cities	151,135	151,135	-
Total UGA (Cities + Uninc. UGA)	167,390	174,725	7,334

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

Chart Emp-2

Unincorporated SWUGA breakdown of 2044 Employment targets/capacities:

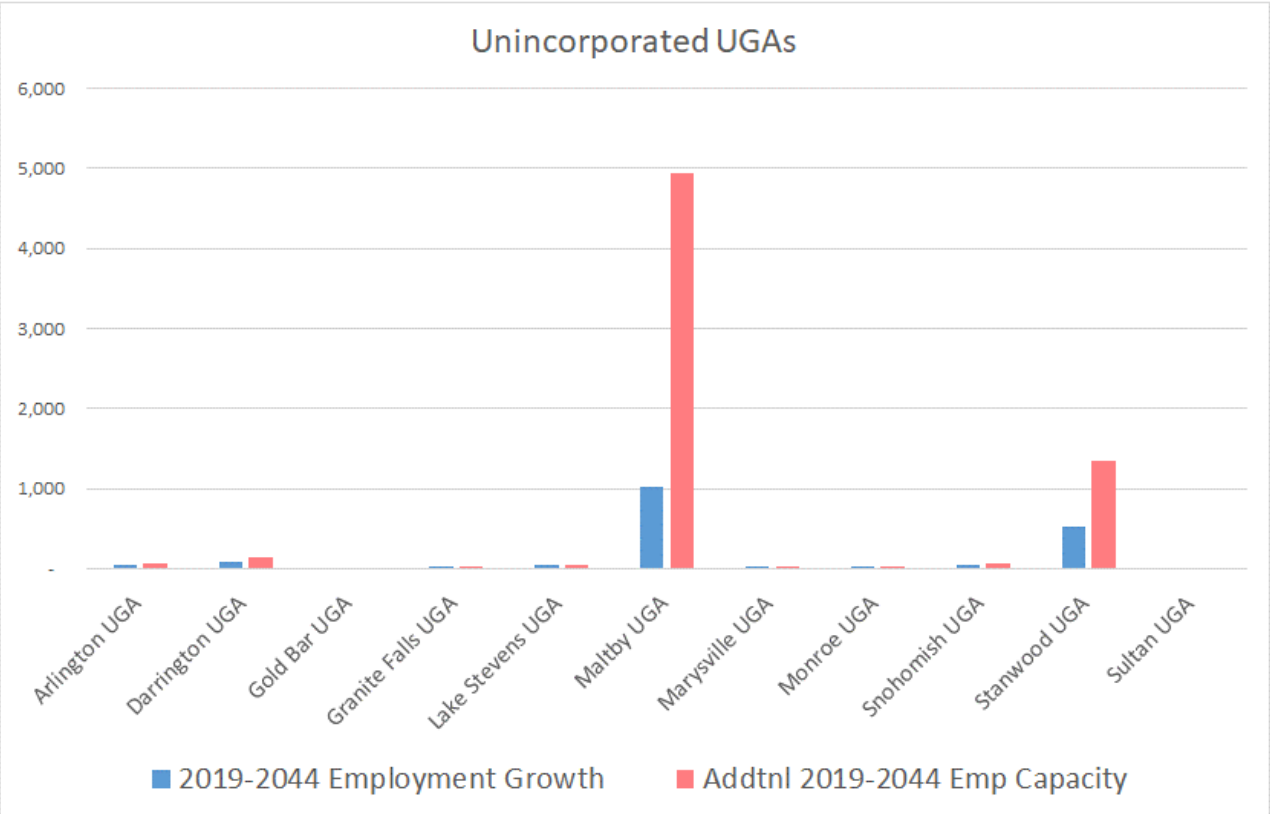


	2019-2044 Employment Growth	Addtnl 2019-2044 Emp Capacity	Capacity Surplus vs Shortfall ( )
Bothell MUGA	544	573	29
Brier MUGA	58	58	-
Edmonds MUGA	76	76	-
Everett MUGA	1,906	1,940	34
Lynnwood MUGA	2,896	2,896	-
Mill Creek MUGA	1,626	2,194	568
Mtlk Terrace MUGA	-	-	-
Mukilteo MUGA	2,903	3,232	329
Woodway MUGA	32	119	87
Paine Field Area	2,572	3,747	1,175
Larch Way Overlap	504	781	277
Lake Stickney Gap	707	710	3
Silver Firs Gap	610	610	-

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

Chart Emp-3

Unincorporated UGA breakdown of 2044 Employment targets/capacities:



	2019-2044 Employment Growth	Addtnl 2019-2044 Emp Capacity	Capacity Surplus vs Shortfall ( )
Arlington UGA	39	59	20
Darrington UGA	76	136	60
Gold Bar UGA	-	-	-
Granite Falls UGA	3	3	0
Lake Stevens UGA	43	43	-
Maltby UGA	1,013	4,936	3,923
Marysville UGA	29	29	-
Monroe UGA	35	35	-
Snohomish UGA	49	66	17
Stanwood UGA	534	1,347	813
Sultan UGA	-	-	-

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

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

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

2020 - 2044 Additional Population Capacity for Unincorporated UGAs Only

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

Revised April 1, 2019 Pop Estimate for 2021 BLR Base using Current Aug-26-2021 City Bdys	Addtnl 2019-2044 Pop Capacity	ADU Production, 2020-2044_/1	Pop Capacity Adjustment to account for at least 2023 Pop Estimate_/2	Total 2044 Pop Capacity using Aug-26-2021 City Bdys	Addtnl 2020-2044 Pop Capacity	Pop Capacity Surplus/ Shortfall
552	979	-		1,531	981	666
103	349	-		452	350	239
812	54	-	43	909	101	76
147	629	-		776	629	442
1,977	516	26		2,519	447	203
164	734	-		898	734	94
198	-	-		198	1	5
1,432	1,852	26		3,310	1,743	940
1,404	1,980	26		3,410	2,010	1,605
139	633	-		772	630	337
58	720	-		778	723	574
220,277	99,300	915	(3)	320,490	97,426	13,690
227,264	107,746	994	40	336,044	105,776	18,870

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

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

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

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	505,947	730,750	224,803	72.9%
Incorporated SW County UGA Total	282,883	423,950	141,067	45.7%
Unincorporated SW County UGA Total	223,064	306,800	83,736	27.2%
Bothell Area	53,504	76,261	22,757	7.4%
Bothell City (part)	19,205	32,355	13,150	4.3%
Unincorporated MUGA	34,299	43,907	9,608	3.1%
Brier Area	8,388	9,082	694	0.2%
Brier City	6,560	7,100	540	0.2%
Unincorporated MUGA	1,828	1,982	154	0.0%
Edmonds Area	46,860	60,765	13,905	4.5%
Edmonds City	42,853	55,966	13,113	4.3%
Unincorporated MUGA	4,007	4,799	792	0.3%
Everett Area	158,319	246,199	87,880	28.5%
Everett City	110,629	179,176	68,547	22.2%
Unincorporated MUGA	47,690	67,023	19,333	6.3%
Lynnwood Area	74,220	119,262	45,042	14.6%
Lynnwood City	38,568	63,735	25,167	8.2%
Unincorporated MUGA	35,652	55,527	19,875	6.4%
Mill Creek Area	72,975	87,651	14,676	4.8%
Mill Creek City	20,926	24,813	3,887	1.3%
Unincorporated MUGA	52,049	62,838	10,789	3.5%
Mountlake Terrace Area	21,309	34,740	13,431	4.4%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Unincorporated MUGA	23	30	7	0.0%
Mukilteo Area	37,122	48,413	11,291	3.7%
Mukilteo City	21,538	24,616	3,078	1.0%
Unincorporated MUGA	15,584	23,797	8,213	2.7%
Woodway Area	1,318	1,751	433	0.1%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated MUGA	-	271	271	0.1%
Paine Field Area (Unincorporated)	50	50	-	0.0%
Larch Way Overlap (Unincorporated)	4,999	11,798	6,799	2.2%
Lake Stickney Gap (Unincorporated)	11,042	14,452	3,410	1.1%
Silver Firs Gap (Unincorporated)	15,841	20,326	4,485	1.5%
County Total	827,957	1,136,309	308,352	100.0%

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

2020 - 2044 Additional Population Capacity for Unincorporated MUGAs Only

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

Revised April 1, 2019 Pop Estimate for 2021 BLR Base using Current Aug-26-2021 City Bdys	Addtnl 2019-2044 Pop Capacity	ADU Production, 2020-2044_/1	Pop Capacity Adjustment to account for at least 2023 Pop Estimate_/2	Total 2044 Pop Capacity using Aug-26-2021 City Bdys	Addtnl 2020-2044 Pop Capacity	Pop Capacity Surplus/ Shortfall
220,277	99,300	915	(3)	320,490	97,426	13,690
33,601	11,974	157		45,732	11,433	1,825
1,809	351	26	(3)	2,184	356	202
3,999	1,118	183		5,300	1,293	501
47,524	20,633	78		68,235	20,545	1,212
35,481	20,701	26		56,208	20,556	681
51,351	13,870	157		65,378	13,329	2,540
23	24	-		47	24	17
15,504	9,602	157		25,263	9,679	1,466
-	543	-		543	543	272
50	-	-		50	-	-
4,752	7,474	52		12,279	7,280	481
10,341	6,974	26		17,342	6,300	2,890
15,841	6,036	52		21,930	6,089	1,603

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

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

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

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

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

2020 - 2044 Additional Housing Unit Capacity for Unincorporated UGAs Only

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

Addtnl 2019-2044 HU Capacity	HU's Constructed 2019	ADU Production, 2020-2044_/1	HU Capacity Adjustment to account for at least 2023 Pop Estimate_/2	Addtnl 2020-2044 HU Capacity	HU Capacity Surplus/ Shortfall
394	-	-		394	270
121	-	-		121	77
19	3	-	15	31	-
219	1	-		218	131
179	19	19		179	-
291	-	-		291	4
-	-	-		-	-
662	1	19		680	266
689	1	19		707	504
231	1	-		230	91
250	-	-		250	177
50,015	1,428	663	(1)	49,249	5,421
53,070	1,454	720	14	52,350	6,940

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

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

Table 4: 2044 Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	199,902	325,470	125,569	75.0%
Incorporated SW County UGA Total	118,993	200,733	81,740	48.8%
Unincorporated SW County UGA Total	80,909	124,737	43,828	26.2%
Bothell Area	19,495	31,181	11,686	7.0%
Bothell City (part)	7,343	14,325	6,982	4.2%
Unincorporated MUGA	12,152	16,856	4,704	2.8%
Brier Area	2,991	3,671	680	0.4%
Brier City	2,355	2,894	539	0.3%
Unincorporated MUGA	636	777	141	0.1%
Edmonds Area	20,612	30,153	9,541	5.7%
Edmonds City	19,005	28,073	9,068	5.4%
Unincorporated MUGA	1,607	2,081	474	0.3%
Everett Area	64,822	113,382	48,560	29.0%
Everett City	47,023	85,580	38,557	23.0%
Unincorporated MUGA	17,799	27,803	10,004	6.0%
Lynnwood Area	30,488	55,147	24,659	14.7%
Lynnwood City	16,132	30,183	14,051	8.4%
Unincorporated MUGA	14,356	24,964	10,608	6.3%
Mill Creek Area	26,810	35,552	8,742	5.2%
Mill Creek City	8,961	11,578	2,617	1.6%
Unincorporated MUGA	17,849	23,974	6,125	3.7%
Mountlake Terrace Area	9,142	16,829	7,687	4.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Unincorporated MUGA	9	13	4	0.0%
Mukilteo Area	14,029	20,436	6,407	3.8%
Mukilteo City	8,565	10,711	2,146	1.3%
Unincorporated MUGA	5,464	9,725	4,261	2.5%
Woodway Area	476	714	238	0.1%
Woodway Town	476	574	98	0.1%
Unincorporated MUGA	-	140	140	0.1%
Paine Field Area (Unincorporated)	2	2	-	0.0%
Larch Way Overlap (Unincorporated)	1,765	5,220	3,455	2.1%
Lake Stickney Gap (Unincorporated)	4,036	5,619	1,583	0.9%
Silver Firs Gap (Unincorporated)	5,234	7,565	2,331	1.4%
County Total	317,348	484,791	167,443	100.0%

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

2020 - 2044 Additional Housing Unit Capacity for Unincorporated MUGAs Only

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

Addtnl 2019-2044 HU Capacity	HU's Constructed 2019	ADU Production, 2020-2044_/1	HU Capacity Adjustment to account for at least 2023 Pop Estimate_/2	Addtnl 2020-2044 HU Capacity	HU Capacity Surplus/ Shortfall
50,015	1,428	663	(1)	49,249	5,421
4,821	231	114		4,704	-
124	1	19	(1)	141	-
455	27	133		561	87
11,327	283	57		11,101	1,097
11,460	242	19		11,237	629
6,510	499	114		6,125	(0)
9	-	-		9	5
5,174	32	114		5,256	995
297	-	-		297	157
-	-	-		-	-
4,066	30	38		4,074	619
3,454	71	19		3,402	1,819
2,318	12	38		2,344	13

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

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

Table 5: 2044 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	58,827	104,831	46,004	26.8%
Arlington UGA	10,289	24,751	14,462	8.4%
Arlington City	10,267	24,690	14,423	8.4%
Unincorporated	22	61	39	0.0%
Darrington UGA	522	1,091	569	0.3%
Darrington Town	522	1,015	493	0.3%
Unincorporated	-	76	76	0.0%
Gold Bar UGA	257	848	591	0.3%
Gold Bar City	250	841	591	0.3%
Unincorporated	7	7	-	0.0%
Granite Falls UGA	971	2,128	1,157	0.7%
Granite Falls City	971	2,126	1,155	0.7%
Unincorporated	-	3	3	0.0%
Index UGA (incorporated)	27	30	3	0.0%
Lake Stevens UGA	5,732	8,994	3,262	1.9%
Lake Stevens City	5,675	8,894	3,219	1.9%
Unincorporated	57	100	43	0.0%
Maltby UGA (unincorporated)	3,623	4,636	1,013	0.6%
Marysville UGA	15,974	33,619	17,645	10.3%
Marysville City	15,310	32,926	17,616	10.3%
Unincorporated	664	693	29	0.0%
Monroe UGA	10,260	12,619	2,359	1.4%
Monroe City	10,096	12,420	2,324	1.4%
Unincorporated	164	199	35	0.0%
Snohomish UGA	6,110	7,983	1,873	1.1%
Snohomish City	5,842	7,666	1,824	1.1%
Unincorporated	268	317	49	0.0%
Stanwood UGA	4,057	5,799	1,742	1.0%
Stanwood City	3,865	5,073	1,208	0.7%
Unincorporated	192	726	534	0.3%
Sultan UGA	1,005	2,334	1,329	0.8%
Sultan City	1,005	2,334	1,329	0.8%
Unincorporated	-	-	-	0.0%
S.W. County UGA	219,102	340,488	121,386	70.6%
Incorporated S.W.	184,813	291,764	106,951	62.2%
Bothell City (part)	16,100	24,805	8,705	5.1%
Brier City	495	609	114	0.1%
Edmonds City	14,174	17,232	3,058	1.8%
Everett City	99,817	167,157	67,340	39.2%
Lynnwood City	28,628	50,540	21,912	12.8%
Mill Creek City	6,787	7,523	736	0.4%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Mukilteo City	10,313	12,671	2,358	1.4%
Woodway Town	68	80	12	0.0%
Unincorporated S.W.	34,289	48,724	14,435	8.4%
UGA Total	277,929	445,319	167,390	97.4%
City Total	238,643	389,778	151,135	88.0%
Unincorporated UGA Total	39,286	55,542	16,256	9.5%
Non-UGA Total * (Uninc Rural/Resource Area)	17,887	22,314	4,427	2.6%
County Total	295,816	467,634	171,818	100.0%

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

2019 - 2044 Additional Employment Capacity for Unincorporated UGAs Only

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

Addtnl 2019-2044 Emp Capacity	Emp Capacity Adjustment to account for at least 2022 Emp Estimate_/1	Revised Addtnl 2019-2044 Emp Capacity	Emp Capacity Surplus/ Shortfall
59		59	20
136		136	60
-		-	-
3		3	0
43		43	-
4,936		4,936	3,923
29		29	-
1	35	35	-
66		66	17
1,347		1,347	813
-		-	-
16,445		16,936	2,501
23,065		23,590	7,334

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

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

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth Amount	2019-2044 Employment Growth Pct of Total County Growth
SW County UGA Total	219,102	340,488	121,386	70.6%
Incorporated SW County UGA Total	184,813	291,764	106,951	62.2%
Unincorporated SW County UGA Total	34,289	48,724	14,435	8.4%
Bothell Area	18,314	27,562	9,248	5.4%
Bothell City (part)	16,100	24,805	8,705	5.1%
Unincorporated MUGA	2,214	2,758	544	0.3%
Brier Area	619	791	172	0.1%
Brier City	495	609	114	0.1%
Unincorporated MUGA	124	182	58	0.0%
Edmonds Area	14,421	17,555	3,134	1.8%
Edmonds City	14,174	17,232	3,058	1.8%
Unincorporated MUGA	247	323	76	0.0%
Everett Area	106,229	175,475	69,246	40.3%
Everett City	99,817	167,157	67,340	39.2%
Unincorporated MUGA	6,412	8,318	1,906	1.1%
Lynnwood Area	33,695	58,503	24,808	14.4%
Lynnwood City	28,628	50,540	21,912	12.8%
Unincorporated MUGA	5,067	7,963	2,896	1.7%
Mill Creek Area	12,567	14,930	2,363	1.4%
Mill Creek City	6,787	7,523	736	0.4%
Unincorporated MUGA	5,780	7,406	1,626	0.9%
Mountlake Terrace Area	8,431	11,148	2,717	1.6%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Unincorporated MUGA	-	-	-	0.0%
Mukilteo Area	14,006	19,267	5,261	3.1%
Mukilteo City	10,313	12,671	2,358	1.4%
Unincorporated MUGA	3,693	6,596	2,903	1.7%
Woodway Area	68	112	44	0.0%
Woodway Town	68	80	12	0.0%
Unincorporated MUGA	-	32	32	0.0%
Paine Field Area (Unincorporated)	6,371	8,943	2,572	1.5%
Larch Way Overlap (Unincorporated)	1,636	2,140	504	0.3%
Lake Stickney Gap (Unincorporated)	911	1,618	707	0.4%
Silver Firs Gap (Unincorporated)	1,834	2,444	610	0.4%
County Total	295,816	467,634	171,818	100.0%

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

2019 - 2044 Additional Employment Capacity for Unincorporated MUGAs Only

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

Addtnl 2019-2044 Emp Capacity	Emp Capacity Adjustment to account for at least 2022 Emp Estimate_/1	Revised Addtnl 2019-2044 Emp Capacity	Emp Capacity Surplus/ Shortfall
16,445		16,936	2,501
573		573	29
-	58	58	-
76		76	-
1,940		1,940	34
2,896		2,896	-
2,194		2,194	568
-		-	-
3,232		3,232	329
119		119	87
3,747		3,747	1,175
781		781	277
710		710	3
177	610	610	-

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

Methodology:
Summary of Updates to the Unincorporated UGA Capacity Analysis since the *2021 Buildable Lands Report*

The unincorporated UGA capacity analysis uses the results from the *2021 Buildable Lands Report for Snohomish County* as a starting point for the 2024 plan update land capacity analysis. It then introduces two key enhancements that address the new 2044 plan horizon and the future land use plan designations contained in the 2024 plan update adopted by the County Council under Amended Ord. No. 24-033 on December 4, 2024.

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

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

(1) Add the capacity from parcels not considered to be developable by 2035, but which could be potentially redevelopable or partially-used to support additional development at potentially higher densities by 2044. By adding 9 years to the plan horizon, during which time urban land market changes could be expected to generate greater demand for more intensified use of the remaining urban land, more parcels could be considered under-utilized and thus candidate sites for redevelopment/additional development.[4]

(2) Reflect the future land use designation changes adopted by the County Council on December 4, 2024 under Amended Ord. No. 24-033 for areas within the unincorporated UGA. These changes are intended to support a land use strategy of higher density infill development and redevelopment in certain areas of the unincorporated UGA to 2044. Locations for these proposed redesignations were mainly within the Urban Core Subarea Plan portion of the unincorporated SW County UGA. The subarea is generally located between the cities of Everett, Mill Creek, Lynnwood, and Mukilteo. This area will be served in the future by light rail transit as part of Sound Transit's Everett Link extension. The Urban Core Subarea Plan proposes amendments to the FLU designations and rezones in many parts of the subarea to encourage more development at higher densities that is supportive of and served by current and planned high-capacity transit in the area. (See the county's *2024 Reasonable Measures Report* for more detail on the amendments to the FLU designations and rezones contained in County's 2024 plan update.)

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

Table 7. 2024 Update Land Capacity Estimates - Assumptions		
	2021 BLR	**Executive Recommendation**
Land Status Assumptions		
Vacant	< $5,000 Improvement Value Except parks/cemeteries constant, some parking lots over $5,000 classified vacant	Same as BLR.
Redevelopable		
SFR Designated Land	Improvement Value < $162,000 and Improvement to Land Value Ratio (ILR) < 0.75; if too small to subdivide, held constant	With the exception of areas proposed for redesignation described below: Improvement Value < $162,000 and ILR < 0.80. Note if ILR < 0.75 and BLR showed as constant, hold constant.
MFR Designated Land	ILR < 1, except condos	With the exception of areas proposed for redesignation described below: ILR < 1.1, except condos
Commercial, Industrial, Mixed-Use Designated Land	ILR < 1, except condos, certain commercial uses such as gas stations and warehouses may be held constant. For certain large properties with high-value buildings, use partially-used.	With the exception of areas proposed for redesignation described below: ILR < 1.25, except condos, certain commercial uses such as gas stations and warehouses may be held constant. For certain large properties with high-value buildings, use partially-used. Note: Some properties near Mariner and Ash Way Light Rail Station Areas had over-rides to redevelopable based on planner review.
Partially-Used		
SFR Designated Land	Lot size twice min. lot size, not vacant or redev. For ULDR, use 7,500 sq ft as min. lot size, for UMDR use 5,000 sq ft min. lot size (except Arlington, Granite Falls, Snohomish, Stanwood, Sultan UGAs)	With the exception of areas proposed for redesignation described below: Same as BLR.
MFR Designated Land	Building footprint < 20% of property area, actual density less than norm for designation, not vacant or redev.	With the exception of areas proposed for redesignation described below: Same as BLR.
Commercial, Industrial, Mixed-Use Designated Land	Building footprint < 25% of property area, not vacant or redev. Certain auto-oriented uses requiring large parking areas may use a < 10% threshold instead.	With the exception of areas proposed for redesignation described below: Same as BLR.
Land Status for properties proposed for redesignation from ULDR to UMDR in Executive Recommendation	NA	1. If Land Status in DEIS Alt 1 (No Action) equals Pending, Vacant, or Special, that Land Status is maintained. 2. If Land Status in DEIS Alt 1 (No Action) is Partially-Used and IL Ratio >=0.75 but < 0.8 and Improvement Value<162000, Land Status is switched to Redevelopable. Those with ILR < 0.75 but classified as Partially Used in BLR/Alt 1 remain Partially Used. 3. If the Land Status in DEIS Alt 1 (No Action) is Constant and IL Ratio < 0.8 and Improvement Value <162000 and the existing use is residential, switch Land Status to Redevelopable. 4. If the Land Status in DEIS Alt 1 (No Action) is Constant and Improvement Value>=162000 and parcel size is at least twice the minimum lot size, then Land Status switched to Partially-Used.
Land Status For UGA Expansions/Addition Areas	NA	1. If the proposed FLU designation is P/IU, then Land Status is Constant (or Pending if there is a pending school as of 2019 or later). 2. For all other areas, if the Improvement Value<5000, Land Status is Vacant. 3. For areas proposed for ULDR3, ULDR, or UMDR, if the parcel is at least double the minimum lot size and Improvement Value >5000 and <162000, then Land Status is Redevelopable. 4. For areas proposed for ULDR3, ULDR, or UMDR, if the parcel is at least double the minimum lot size and Improvement Value >162000, then Land Status is Partially Used. 5. For areas proposed for ULDR3, ULDR, or UMDR that don't meet criteria 2, 3, or 4, the Land Status is Constant. 6. For Darrington UGA additions proposed for UI, if the IL Ratio<1 and existing use is neither residential nor industrial, then Land Status is Redevelopable; if existing use is single family and Improvement Value<162000 then Land Status is Redevelopable; if existing use is single family with Improvement Value>=162000 or use is industrial with existing building, and Lot Coverage<25% then Land Status is Partially Used. 7. Parcels that don't meet any criteria listed above have a Land Status of Constant.

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

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

Permit Accessory Dwelling Units (ADUs) in single family zones

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

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

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

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

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

Source: Snohomish County Issued Permits Data, 2017-2023

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

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

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

Detailed Additional Capacity Tables – Unincorporated UGAs

Residential

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
Arlington UGA	UNINC	(1) PENDING		ULDR	8.72	2.75	5.97	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		Sum			8.72	2.75	5.97	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		(2) VACANT		ULDR	18.90	18.78	0.12	0.00	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
				ULDR-LA	6.63	0.00	6.63	0.00	19	0	19	0	38	16	0	16	0	32	45	0	29	0	75
		Sum			25.53	18.78	6.75	0.00	21	0	19	0	40	18	0	16	0	33	50	0	29	0	79
		(3) PARTUSE		ULDR	38.79	7.36	31.43	25.37	90	0	0	0	90	73	0	0	0	73	209	0	0	0	209
				ULDR-LA	51.34	17.38	33.96	27.37	78	0	78	0	156	59	0	59	0	119	171	0	109	0	280
		Sum			90.12	24.74	65.38	52.74	168	0	78	0	246	132	0	59	0	191	380	0	109	0	489
		(4) REDEV		ULDR	10.13	3.60	6.53	0.00	21	0	0	0	21	17	0	0	0	17	49	0	0	0	49
				ULDR-LA	39.46	6.08	33.38	0.00	90	0	97	0	187	68	0	74	0	142	197	0	136	0	333
		Sum			49.59	9.68	39.91	0.00	111	0	97	0	208	85	0	74	0	159	246	0	136	0	381
	Sum				**173.96**	**55.95**	**118.01**	**52.74**	**310**	**0**	**194**	**0**	**504**	**245**	**0**	**149**	**0**	**394**	**705**	**0**	**274**	**0**	**979**
Bothell MUGA	UNINC	(1) PENDING		UCENTER	18.65	4.89	13.75	0.00	0	0	100	0	100	0	0	100	0	100	0	0	184	0	184
				UHDR	34.55	22.16	12.39	0.00	45	24	506	0	575	45	24	506	0	575	130	61	931	0	1122
				ULDR	104.14	19.12	85.02	0.00	493	0	29	0	522	493	0	29	0	522	1420	0	53	0	1473
				UMDR	16.63	2.88	13.75	0.00	106	11	0	0	117	106	11	0	0	117	305	28	0	0	333
		Sum			173.97	49.06	124.92	0.00	644	35	635	0	1314	644	35	635	0	1314	1855	89	1168	0	3112
		(2) VACANT		UHDR	17.60	6.49	11.11	0.00	41	48	91	14	194	34	40	76	12	161	98	102	139	14	353
				ULDR	18.33	6.12	12.21	0.00	67	11	0	0	78	60	10	0	0	70	174	25	0	0	199
				UMDR	23.24	8.07	15.17	0.00	118	26	1	0	145	104	23	1	0	127	299	58	2	0	358
		Sum			59.17	20.68	38.49	0.00	226	85	92	14	417	198	73	77	12	359	571	185	141	14	910
		(3) PARTUSE		UHDR	4.74	1.49	3.25	1.91	7	8	15	2	32	5	6	10	1	22	14	14	19	2	49
				ULDR	213.73	42.35	171.38	91.78	476	65	3	0	544	418	57	3	0	479	1205	145	6	0	1356
				UMDR	172.32	56.46	115.86	68.27	522	109	1	0	632	422	88	1	0	510	1214	224	1	0	1439
				UVILL	1.34	0.00	1.34	1.11	0	2	22	2	26	0	1	15	1	18	0	4	28	2	33
		Sum			392.13	100.31	291.83	163.07	1005	184	41	4	1234	845	152	29	3	1029	2433	387	54	3	2877
		(4) REDEV		UCENTER	21.26	3.97	17.29	0.00	-58	8	770	161	881	-40	6	530	111	607	-115	14	976	130	1005
				UCOM	4.85	2.24	2.61	0.00	0	0	12	1	13	0	0	8	1	9	0	0	15	1	16
				UHDR	20.05	0.28	19.77	0.00	12	55	136	5	208	8	38	94	3	143	24	96	172	4	297
				ULDR	178.95	51.74	127.20	0.00	597	125	0	0	722	525	110	0	0	634	1511	279	0	0	1790
				UMDR	135.83	33.67	102.16	0.00	651	163	3	0	817	526	132	2	0	660	1514	335	4	0	1853
				UVILL	4.69	0.00	4.69	0.00	-8	3	92	9	96	-6	2	63	6	66	-16	5	117	7	113
		Sum			365.62	91.91	273.72	0.00	1194	354	1013	176	2737	1013	287	698	121	2119	2918	730	1284	143	5075
	Sum				**990.89**	**261.95**	**728.96**	**163.07**	**3069**	**658**	**1781**	**194**	**5702**	**2700**	**547**	**1439**	**136**	**4821**	**7776**	**1391**	**2648**	**159**	**11974**
Brier MUGA	UNINC	(1) PENDING		ULDR	6.62	4.16	2.46	0.00	22	0	2	0	24	22	0	2	0	24	63	0	4	0	67
		Sum			6.62	4.16	2.46	0.00	22	0	2	0	24	22	0	2	0	24	63	0	4	0	67
		(2) VACANT		ULDR	9.31	6.75	2.56	0.00	14	1	0	0	15	13	1	0	0	14	36	2	0	0	39
				UMDR	6.28	6.10	0.18	0.00	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
		Sum			15.59	12.85	2.74	0.00	16	1	0	0	17	14	1	0	0	15	41	2	0	0	44
		(3) PARTUSE		ULDR	25.23	6.79	18.44	10.48	53	7	0	0	60	47	6	0	0	53	134	16	0	0	150
				UMDR	16.76	11.16	5.60	1.27	10	2	0	0	12	8	2	0	0	10	23	4	0	0	27
			Sum		41.98	17.94	24.04	11.75	63	9	0	0	72	55	8	0	0	62	157	20	0	0	177
			MARKET-READY	ULDR	1.16	0.08	1.08	0.90	5	1	0	0	6	5	1	0	0	6	14	2	0	0	16
			Sum		1.16	0.08	1.08	0.90	5	1	0	0	6	5	1	0	0	6	14	2	0	0	16
		Sum			43.14	18.02	25.12	12.65	68	10	0	0	78	59	9	0	0	68	171	22	0	0	193

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
		(4) REDEV		ULDR	8.56	4.09	4.47	0.00	16	3	0	0	19	14	3	0	0	17	40	7	0	0	47
		Sum			8.56	4.09	4.47	0.00	16	3	0	0	19	14	3	0	0	17	40	7	0	0	47
	Sum				**73.91**	**39.13**	**34.78**	**12.65**	**122**	**14**	**2**	**0**	**138**	**110**	**12**	**2**	**0**	**124**	**316**	**31**	**4**	**0**	**351**
Darrington UGA	UNINC	(2) VACANT		ULDR3	15.51	14.73	0.78	0.00	4	0	0	0	4	3	0	0	0	3	10	0	0	0	10
		Sum			15.51	14.73	0.78	0.00	4	0	0	0	4	3	0	0	0	3	10	0	0	0	10
		(3) PARTUSE		ULDR3	64.92	21.49	43.43	33.68	87	0	0	0	87	70	0	0	0	70	202	0	0	0	202
		Sum			64.92	21.49	43.43	33.68	87	0	0	0	87	70	0	0	0	70	202	0	0	0	202
		(4) REDEV		ULDR3	28.79	5.76	23.04	0.00	59	0	0	0	59	48	0	0	0	48	137	0	0	0	137
		Sum			28.79	5.76	23.04	0.00	59	0	0	0	59	48	0	0	0	48	137	0	0	0	137
	Sum				**109.22**	**41.97**	**67.24**	**33.68**	**150**	**0**	**0**	**0**	**150**	**121**	**0**	**0**	**0**	**121**	**349**	**0**	**0**	**0**	**349**
Edmonds MUGA	UNINC	(1) PENDING		MF-HD	0.98	0.00	0.98	0.00	0	25	0	0	25	0	25	0	0	25	0	64	0	0	64
				UMDR	5.32	0.55	4.78	0.00	47	12	0	0	59	47	12	0	0	59	135	31	0	0	166
		Sum			6.30	0.55	5.75	0.00	47	37	0	0	84	47	37	0	0	84	135	94	0	0	229
		(2) VACANT		UMDR	0.88	0.00	0.88	0.00	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
		Sum			0.88	0.00	0.88	0.00	6	0	0	0	6	5	0	0	0	5	15	0	0	0	15
		(3) PARTUSE		UMDR	6.50	0.00	6.50	1.98	13	1	0	0	14	10	1	0	0	11	30	2	0	0	32
		Sum			6.50	0.00	6.50	1.98	13	1	0	0	14	10	1	0	0	11	30	2	0	0	32
		(4) REDEV		MF-HD	3.46	0.03	3.44	0.00	-18	0	105	0	87	-12	0	72	0	60	-36	0	133	0	97
				MF-HD-UCOM	10.48	1.36	9.13	0.00	-9	7	116	0	114	-6	5	80	0	79	-18	12	147	0	141
				UCOM	0.38	0.12	0.26	0.00	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
				UHDR	1.74	0.00	1.74	0.00	1	6	12	0	19	1	4	8	0	13	2	11	15	0	28
				UMDR	51.02	0.35	50.66	0.00	221	29	0	0	250	178	23	0	0	202	514	60	0	0	574
		Sum			67.08	1.86	65.23	0.00	195	42	234	0	471	161	32	161	0	354	462	82	297	0	841
	Sum				**80.77**	**2.41**	**78.36**	**1.98**	**261**	**80**	**234**	**0**	**575**	**223**	**70**	**161**	**0**	**455**	**643**	**179**	**297**	**0**	**1118**
Everett MUGA	UNINC	(1) PENDING		MF-HD	9.20	0.65	8.55	0.00	11	0	22	0	33	11	0	22	0	33	32	0	40	0	72
				UCENTER-AIR	3.41	0.70	2.71	0.00	0	0	0	222	222	0	0	0	222	222	0	0	0	261	261
				UCENTER-CORE	6.17	0.00	6.17	0.00	0	0	192	0	192	0	0	192	0	192	0	0	353	0	353
				UHDR	3.29	1.25	2.03	0.00	36	0	0	0	36	36	0	0	0	36	104	0	0	0	104
				ULDR	80.50	34.79	45.71	0.00	242	0	4	0	246	242	0	4	0	246	697	0	7	0	704
				UMDR	11.69	0.72	10.97	0.00	69	20	6	0	95	69	20	6	0	95	199	51	11	0	261
		Sum			114.25	38.11	76.14	0.00	358	20	224	222	824	358	20	224	222	824	1031	51	412	261	1755
		(2) VACANT		CMU	2.73	2.09	0.64	0.00	0	0	28	6	34	0	0	23	5	28	0	0	43	6	49
				MF-HD	6.79	1.85	4.94	0.00	3	8	140	0	151	2	7	116	0	126	7	17	214	0	238
				UCENTER-AIR	4.82	3.63	1.19	0.00	0	0	97	22	119	0	0	81	18	99	0	0	148	22	170
				UCENTER-CORE	0.07	0.00	0.07	0.00	0	0	5	1	6	0	0	4	1	5	0	0	8	1	9
				UHDR	0.38	0.08	0.31	0.00	1	1	2	0	4	1	1	2	0	3	2	2	3	0	8
				ULDR	37.68	24.57	13.11	0.00	75	9	0	0	84	68	8	0	0	76	195	21	0	0	216
			Sum		58.64	33.84	24.80	0.00	107	22	272	29	430	96	19	226	24	365	275	49	416	28	768
		Sum			58.64	33.84	24.80	0.00	107	22	272	29	430	96	19	226	24	365	275	49	416	28	768
		(3) PARTUSE		CMU	22.72	6.41	16.31	6.24	0	4	278	58	340	0	3	191	40	234	0	7	352	47	406
				MF-HD	2.27	0.29	1.98	1.27	0	3	39	0	42	0	2	27	0	29	0	5	49	0	55
				UCENTER-CORE	5.11	0.00	5.11	1.84	0	0	155	38	193	0	0	107	26	133	0	0	196	31	227
				UHDR	1.04	0.00	1.04	0.27	0	0	2	0	2	0	0	1	0	1	0	0	3	0	3
				ULDR	197.32	93.33	103.98	56.45	298	44	0	0	342	262	39	0	0	301	754	98	0	0	853
				UMDR	40.86	4.00	36.87	18.34	132	22	0	0	154	107	18	0	0	124	307	45	0	0	352

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
				UVILL	1.57	0.16	1.40	0.09	0	0	1	0	1	0	0	1	0	1	0	0	1	0	1
		Sum			270.88	104.19	166.69	84.49	430	73	475	96	1074	368	61	327	66	823	1061	156	602	78	1897
		(4) REDEV		CMU	10.94	4.68	6.26	0.00	-15	2	276	55	318	-10	1	190	38	219	-30	4	350	45	368
				MF-HD	112.62	10.85	101.76	0.00	-449	89	2892	0	2532	-309	61	1992	0	1744	-891	156	3665	0	2930
				MF-HD-UCOM	0.82	0.07	0.75	0.00	-2	0	9	0	7	-1	0	6	0	5	-4	0	11	0	7
				UCENTER-AIR	48.17	11.40	36.77	0.00	-13	0	3084	756	3827	-9	0	2124	521	2636	-26	0	3908	612	4495
				UCENTER-CORE	63.02	2.64	60.38	0.00	-298	0	5061	1231	5994	-205	0	3486	848	4128	-591	0	6414	997	6820
				UCOM	2.30	0.19	2.11	0.00	-1	0	8	0	7	-1	0	6	0	5	-2	0	10	0	8
				UHDR	7.19	0.23	6.95	0.00	4	24	51	4	83	3	17	35	3	57	8	42	65	3	118
				ULDR	88.74	46.66	42.08	0.00	174	35	0	0	209	153	31	0	0	184	440	78	0	0	519
				UMDR	91.03	2.10	88.93	0.00	357	50	0	0	407	288	40	0	0	329	830	103	0	0	933
			Sum		424.82	78.81	345.99	0.00	-243	200	11381	2046	13384	-92	150	7839	1409	9306	-265	382	14423	1657	16198
			MARKET-READY	MF-HD	0.33	0.00	0.33	0.00	-1	0	10	0	9	-1	0	10	0	9	-3	0	17	0	15
			Sum		0.33	0.00	0.33	0.00	-1	0	10	0	9	-1	0	10	0	9	-3	0	17	0	15
		Sum			425.15	78.81	346.32	0.00	-244	200	11391	2046	13393	-93	150	7848	1409	9315	-267	382	14441	1657	16213
	Sum				**868.92**	**254.95**	**613.95**	**84.49**	**651**	**315**	**12362**	**2393**	**15721**	**729**	**251**	**8625**	**1721**	**11327**	**2100**	**638**	**15871**	**2024**	**20633**
Gold Bar UGA	UNINC	(2) VACANT		ULDR3	6.94	4.44	2.49	0.00	22	0	0	0	22	19	0	0	0	19	54	0	0	0	54
		Sum			6.94	4.44	2.49	0.00	22	0	0	0	22	19	0	0	0	19	54	0	0	0	54
	Sum				**6.94**	**4.44**	**2.49**	**0.00**	**22**	**0**	**0**	**0**	**22**	**19**	**0**	**0**	**0**	**19**	**54**	**0**	**0**	**0**	**54**
Granite Falls UGA	UNINC	(1) PENDING		ULDR	0.94	0.41	0.53	0.00	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
		Sum			0.94	0.41	0.53	0.00	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
		(2) VACANT		ULDR	62.18	40.32	21.86	0.00	84	0	0	0	84	72	0	0	0	72	207	0	0	0	207
		Sum			62.18	40.32	21.86	0.00	84	0	0	0	84	72	0	0	0	72	207	0	0	0	207
		(3) PARTUSE		ULDR	44.47	10.39	34.09	25.10	89	0	0	0	89	72	0	0	0	72	207	0	0	0	207
				UMDR	0.93	0.00	0.93	0.67	2	0	0	0	2	2	0	0	0	2	5	0	0	0	5
		Sum			45.40	10.39	35.01	25.77	91	0	0	0	91	73	0	0	0	73	212	0	0	0	212
		(4) REDEV		ULDR	42.10	16.94	25.16	0.00	80	0	0	0	80	65	0	0	0	65	186	0	0	0	186
			Sum		42.10	16.94	25.16	0.00	80	0	0	0	80	65	0	0	0	65	186	0	0	0	186
			MARKET-READY	UMDR	2.51	0.00	2.51	0.00	8	0	0	0	8	8	0	0	0	8	22	0	0	0	22
			Sum		2.51	0.00	2.51	0.00	8	0	0	0	8	8	0	0	0	8	22	0	0	0	22
		Sum			44.61	16.94	27.67	0.00	88	0	0	0	88	72	0	0	0	72	208	0	0	0	208
	Sum				**153.13**	**68.06**	**85.07**	**25.77**	**264**	**0**	**0**	**0**	**264**	**219**	**0**	**0**	**0**	**219**	**629**	**0**	**0**	**0**	**629**
Lake Stevens UGA	UNINC	(1) PENDING		ULDR	1.56	0.00	1.56	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		Sum			1.56	0.00	1.56	0.00	10	0	0	0	10	10	0	0	0	10	29	0	0	0	29
		(2) VACANT		ULDR	6.82	4.89	1.94	0.00	10	0	0	0	10	9	0	0	0	9	25	0	0	0	25
		Sum			6.82	4.89	1.94	0.00	10	0	0	0	10	9	0	0	0	9	25	0	0	0	25
		(3) PARTUSE		ULDR	65.66	31.98	33.68	23.23	110	0	0	0	110	89	0	0	0	89	256	0	0	0	256
		Sum			65.66	31.98	33.68	23.23	110	0	0	0	110	89	0	0	0	89	256	0	0	0	256
		(4) REDEV		ULDR	30.18	9.72	20.46	0.00	89	0	0	0	89	72	0	0	0	72	207	0	0	0	207
		Sum			30.18	9.72	20.46	0.00	89	0	0	0	89	72	0	0	0	72	207	0	0	0	207
	Sum				**104.22**	**46.58**	**57.64**	**23.23**	**219**	**0**	**0**	**0**	**219**	**179**	**0**	**0**	**0**	**179**	**516**	**0**	**0**	**0**	**516**
Larch Way Overlap	UNINC	(1) PENDING		MF-HD	0.32	0.00	0.32	0.00	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
				UCENTER-CORE	2.04	0.00	2.04	0.00	0	10	123	0	133	0	10	123	0	133	0	25	226	0	252
				ULDR	6.63	0.00	6.63	0.00	43	0	0	0	43	43	0	0	0	43	124	0	0	0	124
				UMDR	19.54	2.87	16.67	0.00	55	88	0	0	143	55	88	0	0	143	158	224	0	0	382
		Sum			28.53	2.87	25.66	0.00	100	98	123	0	321	100	98	123	0	321	288	249	226	0	764
		(2) VACANT		MF-HD	1.39	0.00	1.39	0.00	0	4	37	0	41	0	3	31	0	34	0	8	57	0	65
				UCENTER-CORE	3.98	0.00	3.98	0.00	0	0	333	80	413	0	0	277	67	343	0	0	509	78	588
				ULDR	3.58	2.55	1.03	0.00	7	0	0	0	7	6	0	0	0	6	18	0	0	0	18
				UMDR	7.80	3.03	4.77	0.00	36	8	0	0	44	32	7	0	0	39	91	18	0	0	109
		Sum			16.76	5.58	11.17	0.00	43	12	370	80	505	38	10	308	67	422	109	26	566	78	780
		(3) PARTUSE		UCENTER-CORE	5.78	0.00	5.78	3.80	0	0	318	77	395	0	0	219	53	272	0	0	403	62	465
				ULDR	14.37	1.54	12.84	6.22	31	2	0	0	33	27	2	0	0	29	78	4	0	0	83
				UMDR	42.71	2.80	39.91	16.78	119	14	0	0	133	96	11	0	0	107	277	29	0	0	306
		Sum			62.86	4.34	58.52	26.80	150	16	318	77	561	123	13	219	53	408	355	33	403	62	854
		(4) REDEV		MF-HD	8.24	1.05	7.19	0.00	-97	16	191	0	110	-67	11	132	0	76	-192	28	242	0	78
				UCENTER-CORE	38.15	0.18	37.98	0.00	-44	0	3171	762	3889	-30	0	2184	525	2679	-87	0	4019	617	4549
				ULDR	8.20	2.53	5.67	0.00	23	5	0	0	28	20	4	0	0	25	58	11	0	0	69
				UMDR	28.94	2.20	26.74	0.00	139	28	0	0	167	112	23	0	0	135	323	58	0	0	381
		Sum			83.53	5.96	77.57	0.00	21	49	3362	762	4194	35	38	2316	525	2914	102	97	4261	617	5076
	Sum				**191.67**	**18.75**	**172.93**	**26.80**	**314**	**175**	**4173**	**919**	**5581**	**297**	**159**	**2965**	**644**	**4066**	**854**	**406**	**5456**	**758**	**7474**
Lake Stickney Gap	UNINC	(1) PENDING		CMU	9.53	2.00	7.53	0.00	0	0	205	0	205	0	0	205	0	205	0	0	377	0	377
				MF-HD	27.14	10.56	16.58	0.00	66	261	2	0	329	66	261	2	0	329	190	664	4	0	858
				UMDR	27.05	3.14	23.91	0.00	188	33	0	0	221	188	33	0	0	221	541	84	0	0	625
		Sum			63.73	15.70	48.03	0.00	254	294	207	0	755	254	294	207	0	755	732	748	381	0	1860
		(2) VACANT		CMU	1.98	1.26	0.72	0.00	0	0	31	5	36	0	0	26	4	30	0	0	47	5	52
				MF-HD	8.27	2.78	5.49	0.00	2	14	153	0	169	2	12	127	0	140	5	30	234	0	268
				UMDR	10.41	40.70	6.16	0.00	51	12	0	0	63	45	11	0	0	55	129	27	0	0	156
		Sum			20.66	44.75	12.37	0.00	53	26	184	5	268	46	22	153	4	226	134	56	281	5	477
		(3) PARTUSE		MF-HD	15.32	0.09	15.23	11.05	0	32	360	0	392	0	22	248	0	270	0	56	456	0	512
				UMDR	39.74	11.95	27.79	14.55	107	18	0	0	125	86	15	0	0	101	249	37	0	0	286
		Sum			55.06	12.04	43.02	25.60	107	50	360	0	517	86	37	248	0	371	249	93	456	0	798
		(4) REDEV		CMU	44.99	6.29	38.70	0.00	-76	18	1720	358	2020	-52	12	1185	247	1391	-151	32	2180	290	2351
				MF-HD	34.07	7.72	26.34	0.00	-68	42	746	0	720	-47	29	514	0	496	-135	74	945	0	884
				UMDR	52.30	17.44	34.87	0.00	209	57	1	0	267	169	46	1	0	216	486	117	1	0	605
		Sum			131.36	31.45	99.91	0.00	65	117	2467	358	3007	70	87	1699	247	2103	200	222	3127	290	3839
	Sum				**270.81**	**103.93**	**203.33**	**25.60**	**479**	**487**	**3218**	**363**	**4547**	**456**	**440**	**2307**	**251**	**3454**	**1315**	**1120**	**4245**	**295**	**6974**
Lynnwood MUGA	UNINC	(1) PENDING		CMU	19.95	1.74	18.21	0.00	0	28	875	0	903	0	28	875	0	903	0	71	1610	0	1681
				MF-HD	31.81	7.99	23.82	0.00	83	86	57	254	480	83	86	57	254	480	239	219	105	299	861
				UCENTER-CORE	15.94	2.61	13.33	0.00	1	116	371	131	619	1	116	371	131	619	3	295	683	154	1135
				UHDR	3.89	0.06	3.83	0.00	5	68	0	0	73	5	68	0	0	73	14	173	0	0	187
				ULDR	28.24	18.30	9.94	0.00	108	0	0	0	108	108	0	0	0	108	311	0	0	0	311
				UMDR	19.33	9.94	9.39	0.00	81	8	17	0	106	81	8	17	0	106	233	20	31	0	285
		Sum			119.16	40.64	78.51	0.00	278	306	1320	385	2289	278	306	1320	385	2289	801	778	2429	453	4461
		(2) VACANT		CMU	10.56	0.10	10.47	0.00	0	6	466	98	570	0	5	387	81	474	0	13	713	96	821
				MF-HD	9.92	6.31	3.61	0.00	0	9	96	0	105	0	7	80	0	87	0	19	147	0	166
				UCENTER-CORE	8.35	4.97	3.39	0.00	1	0	281	67	349	1	0	234	56	290	2	0	430	65	498
				UHDR	13.86	13.86	0.00	0.00	3	0	0	0	3	2	0	0	0	2	7	0	0	0	7
				ULDR	9.46	6.48	2.98	0.00	16	1	0	0	17	14	1	0	0	15	42	2	0	0	44

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
				UMDR	38.39	31.00	7.40	0.00	62	11	0	0	73	54	10	0	0	64	157	25	0	0	182
			Sum		90.54	62.71	27.84	0.00	82	27	843	165	1117	72	23	701	137	933	208	59	1289	161	1717
			MARKET-READY	CMU	4.53	0.00	4.53	0.00	0	3	202	43	248	0	3	192	41	236	0	7	353	48	408
			Sum		4.53	0.00	4.53	0.00	0	3	202	43	248	0	3	192	41	236	0	7	353	48	408
		Sum			95.08	62.71	32.37	0.00	82	30	1045	208	1365	72	26	893	178	1169	208	66	1642	209	2126
		(3) PARTUSE		CMU	5.67	0.00	5.67	4.43	0	2	197	41	240	0	1	136	28	165	0	4	250	33	286
				MF-HD	4.13	0.00	4.13	3.27	0	8	96	0	104	0	6	66	0	72	0	14	122	0	136
				UCENTER-CORE	0.65	0.27	0.38	0.03	0	0	2	0	2	0	0	1	0	1	0	0	3	0	3
				UHDR	5.42	0.00	5.42	1.53	5	6	12	2	25	3	4	8	1	17	10	11	15	2	37
				ULDR	18.70	6.03	12.67	7.89	43	8	0	0	51	38	7	0	0	45	109	18	0	0	127
				UMDR	69.82	15.83	53.99	23.85	173	24	0	0	197	140	19	0	0	159	402	49	0	0	452
		Sum			104.40	22.13	82.27	41.00	221	48	307	43	619	181	37	211	30	459	521	95	389	35	1040
		(4) REDEV		CMU	48.71	0.99	47.72	0.00	-75	16	2114	429	2484	-52	11	1456	295	1711	-149	28	2679	347	2906
				MF-HD	105.73	15.00	90.73	0.00	-505	139	2683	0	2317	-348	96	1848	0	1596	-1002	244	3400	0	2642
				MF-HD-UCOM	0.76	0.00	0.76	0.00	0	0	9	0	9	0	0	6	0	6	0	0	11	0	11
				UCENTER-CORE	57.74	5.17	52.57	0.00	-203	0	4341	1019	5157	-140	0	2990	702	3552	-403	0	5501	825	5924
				UCOM	22.05	0.00	22.05	0.00	-2	0	101	9	108	-1	0	70	6	74	-4	0	128	7	131
				UHDR	34.35	3.97	30.39	0.00	9	89	207	7	312	6	61	143	5	215	18	156	262	6	442
				ULDR	14.75	1.55	13.20	0.00	55	10	0	0	65	48	9	0	0	57	139	22	0	0	162
				UMDR	76.16	24.15	52.01	0.00	265	53	0	0	318	214	43	0	0	257	616	109	0	0	725
			Sum		360.25	50.82	309.44	0.00	-456	307	9455	1464	10770	-272	220	6512	1008	7468	-784	559	11982	1186	12943
			MARKET-READY	CMU	1.12	0.00	1.12	0.00	0	0	49	8	57	0	0	47	8	54	0	0	86	9	95
				UCOM	4.31	0.00	4.31	0.00	0	0	20	2	22	0	0	19	2	21	0	0	35	2	37
			Sum		5.43	0.00	5.43	0.00	0	0	69	10	79	0	0	66	10	75	0	0	121	11	132
		Sum			365.68	50.82	314.87	0.00	-456	307	9524	1474	10849	-272	220	6578	1018	7543	-784	559	12103	1197	13075
	Sum				**684.31**	**176.29**	**508.02**	**41.00**	**125**	**691**	**12196**	**2110**	**15122**	**259**	**589**	**9002**	**1610**	**11460**	**746**	**1498**	**16563**	**1894**	**20701**
Maltby UGA	UNINC	(1) PENDING		UCOM	40.55	18.70	21.85	0.00	0	281	0	0	281	0	281	0	0	281	0	715	0	0	715
		Sum			40.55	18.70	21.85	0.00	0	281	0	0	281	0	281	0	0	281	0	715	0	0	715
		(2) VACANT		UCOM	0.69	0.30	0.39	0.00	0	0	1	0	1	0	0	1	0	1	0	0	2	0	2
		Sum			0.69	0.30	0.39	0.00	0	0	1	0	1	0	0	1	0	1	0	0	2	0	2
		(4) REDEV		UCOM	2.77	0.00	2.77	0.00	0	0	13	1	14	0	0	9	1	10	0	0	16	1	17
		Sum			2.77	0.00	2.77	0.00	0	0	13	1	14	0	0	9	1	10	0	0	16	1	17
	Sum				**44.01**	**19.00**	**25.01**	**0.00**	**0**	**281**	**14**	**1**	**296**	**0**	**281**	**10**	**1**	**291**	**0**	**715**	**18**	**1**	**734**
Mill Creek MUGA	UNINC	(1) PENDING		CMU	4.37	0.00	4.37	0.00	8	26	0	0	34	8	26	0	0	34	23	66	0	0	89
				MF-HD	0.17	0.01	0.16	0.00	5	0	0	0	5	5	0	0	0	5	14	0	0	0	14
				UCENTER	1.97	0.01	1.96	0.00	0	0	0	133	133	0	0	0	133	133	0	0	0	156	156
				UCENTER-CORE	13.43	10.16	3.27	0.00	0	8	150	0	158	0	8	150	0	158	0	20	276	0	296
				UHDR	7.13	3.31	3.82	0.00	37	46	21	0	104	37	46	21	0	104	107	117	39	0	262
				ULDR	87.54	38.38	49.16	0.00	388	0	0	0	388	388	0	0	0	388	1117	0	0	0	1117
				UMDR	43.97	3.12	40.85	0.00	262	0	14	0	276	262	0	14	0	276	755	0	26	0	780
				UVILL	5.54	1.97	3.57	0.00	0	0	83	0	83	0	0	83	0	83	0	0	153	0	153
		Sum			164.10	56.95	107.14	0.00	700	80	268	133	1181	700	80	268	133	1181	2016	204	493	156	2869
		(2) VACANT		CMU	1.30	0.00	1.30	0.00	0	0	57	11	68	0	0	47	9	57	0	0	87	11	98
				UCENTER	4.15	3.52	0.64	0.00	0	0	28	6	34	0	0	23	5	28	0	0	43	6	49
				UCENTER-CORE	0.72	0.01	0.71	0.00	0	0	59	14	73	0	0	49	12	61	0	0	90	14	104
				UHDR	1.43	0.11	1.32	0.00	4	5	10	1	20	3	4	8	1	17	10	11	15	1	36
				ULDR	51.61	39.98	11.63	0.00	68	10	0	0	78	61	9	0	0	70	177	23	0	0	200

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
				UMDR	27.07	19.58	7.49	0.00	62	8	0	0	70	54	7	0	0	62	157	18	0	0	175
				UVILL	4.62	0.00	4.62	0.00	0	9	93	12	114	0	7	77	10	95	0	19	142	12	173
			Sum		90.89	63.19	27.70	0.00	134	32	247	44	457	119	28	205	37	389	343	70	378	43	834
			MARKET-READY	UCENTER	12.32	0.11	12.21	0.00	0	9	546	115	670	0	9	519	109	637	0	22	954	128	1105
			Sum		12.32	0.11	12.21	0.00	0	9	546	115	670	0	9	519	109	637	0	22	954	128	1105
		Sum			103.22	63.30	39.91	0.00	134	41	793	159	1127	119	36	724	146	1025	343	92	1332	171	1939
		(3) PARTUSE		UCENTER-CORE	10.01	5.94	4.07	4.07	0	0	342	84	426	0	0	236	58	293	0	0	433	68	501
				UHDR	0.88	0.01	0.86	0.45	1	1	3	0	5	1	1	2	0	3	2	2	4	0	8
				ULDR	113.83	17.49	96.35	41.83	208	17	0	0	225	183	15	0	0	198	526	38	0	0	564
				UMDR	157.48	15.11	142.37	67.35	492	65	0	0	557	397	52	0	0	450	1144	134	0	0	1278
				UVILL	1.77	0.00	1.77	1.11	0	2	22	2	26	0	1	15	1	18	0	4	28	2	33
			Sum		283.97	38.56	245.41	114.80	701	85	367	86	1239	581	69	253	59	962	1673	177	465	70	2384
			MARKET-READY	UMDR	2.31	1.28	1.03	0.50	4	1	0	0	5	4	1	0	0	5	11	2	0	0	13
			Sum		2.31	1.28	1.03	0.50	4	1	0	0	5	4	1	0	0	5	11	2	0	0	13
		Sum			286.28	39.84	246.44	115.29	705	86	367	86	1244	585	70	253	59	967	1684	179	465	70	2397
		(4) REDEV		CMU	45.95	1.24	44.71	0.00	-120	7	1941	370	2198	-83	5	1337	255	1514	-238	12	2460	300	2534
				MF-HD	7.86	2.31	5.55	0.00	-13	9	146	0	142	-9	6	101	0	98	-26	16	185	0	175
				UCENTER	12.31	5.49	6.82	0.00	-8	0	298	57	347	-6	0	205	39	239	-16	0	378	46	408
				UCENTER-CORE	6.94	1.51	5.43	0.00	-1	0	454	111	564	-1	0	313	76	388	-2	0	575	90	663
				UCOM	4.98	0.88	4.10	0.00	0	0	18	2	20	0	0	12	1	14	0	0	23	2	24
				UHDR	7.29	1.27	6.03	0.00	11	21	44	5	81	8	14	30	3	56	22	37	56	4	118
				ULDR	50.67	9.75	40.92	0.00	155	25	0	0	180	136	22	0	0	158	392	56	0	0	448
				UMDR	136.16	18.74	117.42	0.00	696	143	2	0	841	578	118	2	0	697	1664	300	3	0	1966
				UVILL	11.93	2.23	9.70	0.00	-3	17	194	24	232	-2	12	134	17	160	-6	30	246	19	289
			Sum		284.08	43.42	240.66	0.00	717	222	3097	569	4605	622	177	2133	392	3324	1790	450	3926	461	6627
			MARKET-READY	UMDR	2.62	0.95	1.67	0.00	11	3	0	0	14	10	3	0	0	13	30	7	0	0	37
			Sum		2.62	0.95	1.67	0.00	11	3	0	0	14	10	3	0	0	13	30	7	0	0	37
		Sum			286.70	44.38	242.33	0.00	728	225	3097	569	4619	632	180	2133	392	3337	1820	457	3926	461	6664
	Sum				**840.29**	**204.47**	**635.83**	**115.29**	**2267**	**432**	**4525**	**947**	**8171**	**2036**	**366**	**3378**	**730**	**6510**	**5863**	**932**	**6216**	**858**	**13870**
Monroe UGA	UNINC	(1) PENDING		LDSFR	60.18	31.63	28.55	0.00	103	0	0	0	103	103	0	0	0	103	297	0	0	0	297
				MDSFR	79.39	36.49	42.90	0.00	200	0	0	0	200	200	0	0	0	200	576	0	0	0	576
		Sum			139.57	68.12	71.45	0.00	303	0	0	0	303	303	0	0	0	303	873	0	0	0	873
		(2) VACANT		LDSFR	15.87	6.40	9.47	0.00	40	0	0	0	40	34	0	0	0	34	98	0	0	0	98
				LDSFR UE	1.85	0.37	1.49	0.00	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
		Sum			17.72	6.77	10.95	0.00	45	0	0	0	45	38	0	0	0	38	111	0	0	0	111
		(3) PARTUSE		LDSFR	27.33	14.95	12.39	10.87	42	0	0	0	42	34	0	0	0	34	98	0	0	0	98
				LDSFR UE	1.29	0.71	0.58	0.58	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
				MDSFR	24.44	1.78	22.66	21.48	124	0	17	0	141	100	0	14	0	114	288	0	25	0	314
				MU	3.12	0.69	2.44	2.03	0	0	28	0	28	0	0	19	0	19	0	0	35	0	35
		Sum			56.19	18.12	38.07	34.96	167	0	45	0	212	135	0	33	0	168	388	0	61	0	449
		(4) REDEV		LDSFR	41.88	26.81	15.07	0.00	46	0	0	0	46	37	0	0	0	37	107	0	0	0	107
				MDSFR	25.17	3.40	21.77	0.00	121	0	19	0	140	98	0	15	0	113	281	0	28	0	310
				MU	1.06	0.61	0.45	0.00	-1	0	4	0	3	-1	0	3	0	2	-2	0	5	0	3
		Sum			68.11	30.82	37.29	0.00	166	0	23	0	189	134	0	18	0	152	386	0	33	0	420
	Sum				**281.57**	**123.82**	**157.75**	**34.96**	**681**	**0**	**68**	**0**	**749**	**610**	**0**	**51**	**0**	**662**	**1758**	**0**	**94**	**0**	**1852**
MtLkTerrace MUGA	UNINC	(4) REDEV		MF-HD	0.92	0.78	0.13	0.00	-1	0	4	0	3	-1	0	3	0	2	-2	0	5	0	3

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
				UMDR	2.11	0.00	2.11	0.00	8	1	0	0	9	6	1	0	0	7	19	2	0	0	21
		Sum			3.03	0.78	2.25	0.00	7	1	4	0	12	6	1	3	0	9	17	2	5	0	24
	Sum				**3.03**	**0.78**	**2.25**	**0.00**	**7**	**1**	**4**	**0**	**12**	**6**	**1**	**3**	**0**	**9**	**17**	**2**	**5**	**0**	**24**
Mukilteo MUGA	UNINC	(1) PENDING		MF-HD	2.21	0.00	2.21	0.00	7	26	0	0	33	7	26	0	0	33	20	66	0	0	86
				UCOM	3.36	0.00	3.36	0.00	-1	14	176	0	189	-1	14	176	0	189	-3	36	324	0	357
				ULDR	23.26	15.26	8.00	0.00	115	0	0	0	115	115	0	0	0	115	331	0	0	0	331
				ULDR NS	1.61	1.61	0.00	0.00	0	0	2	0	2	0	0	2	0	2	0	0	4	0	4
				ULDR UE	1.55	1.06	0.48	0.00	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
				UMDR	10.74	0.96	9.78	0.00	70	7	4	0	81	70	7	4	0	81	202	18	7	0	227
		Sum			42.72	18.89	23.83	0.00	193	47	182	0	422	193	47	182	0	422	556	120	335	0	1010
		(2) VACANT		CMU	1.50	0.33	1.17	0.00	0	0	51	9	60	0	0	42	7	50	0	0	78	9	87
				MF-HD	5.89	3.65	2.24	0.00	0	6	72	0	78	0	5	60	0	65	0	13	110	0	123
				UCENTER-AIR	0.47	0.00	0.47	0.00	0	0	39	9	48	0	0	32	7	40	0	0	60	9	68
				ULDR	8.32	7.12	1.21	0.00	10	0	0	0	10	9	0	0	0	9	26	0	0	0	26
				ULDR NS	22.63	20.18	2.45	0.00	24	0	0	0	24	22	0	0	0	22	62	0	0	0	62
				ULDR UE	28.42	25.87	2.56	0.00	12	0	0	0	12	11	0	0	0	11	31	0	0	0	31
				UMDR	6.69	0.73	5.96	0.00	49	12	0	0	61	43	11	0	0	54	124	27	0	0	151
		Sum			73.92	57.87	16.05	0.00	95	18	162	18	293	85	16	135	15	250	244	40	248	18	548
		(3) PARTUSE		CMU	2.97	1.38	1.59	1.07	0	0	47	10	57	0	0	32	7	39	0	0	60	8	68
				UCENTER-AIR	1.28	0.00	1.28	0.20	0	0	15	3	18	0	0	10	2	12	0	0	19	2	21
				ULDR	4.25	0.31	3.94	1.60	8	0	0	0	8	7	0	0	0	7	20	0	0	0	20
				UMDR	12.03	0.37	11.65	4.46	30	2	0	0	32	24	2	0	0	26	70	4	0	0	74
		Sum			20.52	2.06	18.46	7.33	38	2	62	13	115	31	2	43	9	85	90	4	79	11	183
		(4) REDEV		CMU	47.66	5.02	42.64	0.00	-20	20	1892	388	2280	-14	14	1303	267	1570	-40	35	2398	314	2707
				MF-HD	30.93	3.38	27.55	0.00	-92	41	866	0	815	-63	28	596	0	561	-182	72	1097	0	987
				UCENTER-AIR	29.40	1.28	28.12	0.00	-59	0	2356	574	2871	-41	0	1623	395	1977	-117	0	2986	465	3334
				UCOM	7.18	0.00	7.18	0.00	-1	0	33	2	34	-1	0	23	1	23	-2	0	42	2	41
				UHDR	3.72	1.31	2.41	0.00	1	7	16	1	25	1	5	11	1	17	2	12	20	1	35
				ULDR	5.84	0.00	5.84	0.00	20	4	0	0	24	18	4	0	0	21	51	9	0	0	60
				UMDR	54.15	2.14	52.02	0.00	248	58	0	0	306	200	47	0	0	247	577	119	0	0	696
		Sum			178.89	13.13	165.76	0.00	97	130	5163	965	6355	100	97	3556	665	4418	288	247	6543	782	7860
	Sum				**316.05**	**91.95**	**224.10**	**7.33**	**423**	**197**	**5569**	**996**	**7185**	**409**	**161**	**3915**	**689**	**5174**	**1178**	**410**	**7204**	**810**	**9602**
Silver Firs Gap	UNINC	(1) PENDING		UCOM	34.22	4.58	29.64	0.00	0	328	0	0	328	0	328	0	0	328	0	834	0	0	834
				ULDR	63.14	17.46	45.68	0.00	260	0	0	0	260	260	0	0	0	260	749	0	0	0	749
				UVILL	144.75	1.66	143.09	0.00	575	366	360	0	1301	575	366	360	0	1301	1656	931	662	0	3250
		Sum			242.10	23.70	218.40	0.00	835	694	360	0	1889	835	694	360	0	1889	2405	1766	662	0	4833
		(2) VACANT		UCOM	1.07	0.00	1.07	0.00	0	0	5	0	5	0	0	4	0	4	0	0	8	0	8
				ULDR	8.78	4.72	4.06	0.00	23	5	0	0	28	21	5	0	0	25	60	11	0	0	71
			Sum		9.85	4.72	5.12	0.00	23	5	5	0	33	21	5	4	0	29	60	11	8	0	79
			MARKET-READY	ULDR	19.96	9.53	10.43	0.00	61	15	0	0	76	58	14	0	0	72	167	36	0	0	203
			Sum		19.96	9.53	10.43	0.00	61	15	0	0	76	58	14	0	0	72	167	36	0	0	203
		Sum			29.81	14.26	15.55	0.00	84	20	5	0	109	79	19	4	0	102	227	48	8	0	282
		(3) PARTUSE		ULDR	54.12	20.89	33.23	24.35	137	28	0	0	165	120	25	0	0	145	347	63	0	0	409
		Sum			54.12	20.89	33.23	24.35	137	28	0	0	165	120	25	0	0	145	347	63	0	0	409
		(4) REDEV		ULDR	56.33	25.78	30.55	0.00	166	41	0	0	207	146	36	0	0	182	420	92	0	0	512
		Sum			56.33	25.78	30.55	0.00	166	41	0	0	207	146	36	0	0	182	420	92	0	0	512
	Sum				**382.36**	**84.62**	**297.73**	**24.35**	**1222**	**783**	**365**	**0**	**2370**	**1180**	**773**	**364**	**0**	**2318**	**3398**	**1968**	**670**	**0**	**6036**

2019 - 2044 Additional Residential Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

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	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total	SF	TH	MF	Sr. Apts.	Total
Snohomish UGA	UNINC	(2) VACANT		ULDR	4.24	0.65	3.58	0.00	17	0	0	0	17	15	0	0	0	15	42	0	0	0	42
		Sum			4.24	0.65	3.58	0.00	17	0	0	0	17	15	0	0	0	15	42	0	0	0	42
		(3) PARTUSE		UCOM	5.72	0.08	5.63	5.01	0	0	6	0	6	0	0	4	0	4	0	0	8	0	8
				ULDR	205.36	71.45	133.91	117.61	563	0	0	0	563	455	0	0	0	455	1309	0	0	0	1309
				UMDR	27.40	6.10	21.30	18.54	90	0	0	0	90	73	0	0	0	73	209	0	0	0	209
		Sum			238.48	77.64	160.84	141.16	653	0	6	0	659	527	0	4	0	531	1519	0	8	0	1526
		(4) REDEV		ULDR	62.04	22.46	39.58	0.00	150	0	0	0	150	121	0	0	0	121	349	0	0	0	349
				UMDR	9.68	3.15	6.54	0.00	27	0	0	0	27	22	0	0	0	22	63	0	0	0	63
		Sum			71.72	25.60	46.12	0.00	177	0	0	0	177	143	0	0	0	143	412	0	0	0	412
	Sum				**314.44**	**103.90**	**210.54**	**141.16**	**847**	**0**	**6**	**0**	**853**	**685**	**0**	**4**	**0**	**689**	**1972**	**0**	**8**	**0**	**1980**
Stanwood UGA	UNINC	(2) VACANT		ULDR	11.22	1.78	9.43	0.00	29	0	0	0	29	25	0	0	0	25	71	0	0	0	71
				UMDR	2.30	0.00	2.30	0.00	7	0	0	0	7	6	0	0	0	6	17	0	0	0	17
		Sum			13.52	1.78	11.73	0.00	36	0	0	0	36	31	0	0	0	31	89	0	0	0	89
		(3) PARTUSE		ULDR	40.47	13.08	27.39	21.28	67	0	0	0	67	54	0	0	0	54	156	0	0	0	156
				UMDR	19.11	5.77	13.34	11.46	52	0	0	0	52	42	0	0	0	42	121	0	0	0	121
		Sum			59.58	18.85	40.73	32.74	119	0	0	0	119	96	0	0	0	96	277	0	0	0	277
		(4) REDEV		UI	34.02	23.09	10.93	0.00	63	0	43	0	106	43	0	30	0	73	125	0	54	0	179
				ULDR	24.48	12.24	12.24	0.00	34	0	0	0	34	27	0	0	0	27	79	0	0	0	79
				UMDR	1.70	0.00	1.70	0.00	4	0	0	0	4	3	0	0	0	3	9	0	0	0	9
		Sum			60.20	35.33	24.87	0.00	101	0	43	0	144	74	0	30	0	104	213	0	54	0	268
	Sum				**133.29**	**55.96**	**77.33**	**32.74**	**256**	**0**	**43**	**0**	**299**	**201**	**0**	**30**	**0**	**231**	**579**	**0**	**54**	**0**	**633**
Sultan UGA	UNINC	(2) VACANT		ULDR	1.43	0.02	1.41	0.00	8	0	0	0	8	7	0	0	0	7	20	0	0	0	20
		Sum			1.43	0.02	1.41	0.00	8	0	0	0	8	7	0	0	0	7	20	0	0	0	20
		(3) PARTUSE		ULDR	47.76	16.64	31.12	25.74	149	0	0	0	149	120	0	0	0	120	347	0	0	0	347
				UMDR	4.88	1.32	3.56	2.99	17	0	0	0	17	14	0	0	0	14	40	0	0	0	40
		Sum			52.64	17.96	34.68	28.73	166	0	0	0	166	134	0	0	0	134	386	0	0	0	386
		(4) REDEV		ULDR	59.83	38.56	21.27	0.00	115	0	0	0	115	93	0	0	0	93	267	0	0	0	267
				UMDR	9.97	6.33	3.64	0.00	20	0	0	0	20	16	0	0	0	16	47	0	0	0	47
		Sum			69.80	44.89	24.91	0.00	135	0	0	0	135	109	0	0	0	109	314	0	0	0	314
	Sum				**123.87**	**62.87**	**61.00**	**28.73**	**309**	**0**	**0**	**0**	**309**	**250**	**0**	**0**	**0**	**250**	**720**	**0**	**0**	**0**	**720**
Woodway MUGA	UNINC	(4) REDEV	MARKET-READY	UVILL	62.22	49.66	12.56	0.00	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543
		Sum			62.22	49.66	12.56	0.00	0	25	255	33	313	0	24	242	31	297	0	60	446	37	543
	Sum				**62.22**	**49.66**	**12.56**	**0.00**	**0**	**25**	**255**	**33**	**313**	**0**	**24**	**242**	**31**	**297**	**0**	**60**	**446**	**37**	**543**
Grand Total					**6209.87**	**1871.46**	**4374.85**	**875.57**	**11998**	**4139**	**45009**	**7956**	**69102**	**10934**	**3674**	**32647**	**5813**	**53070**	**31488**	**9350**	**60073**	**6836**	**107746**

Detailed Additional Capacity Tables – Unincorporated UGAs

Employment

2019 - 2044 Additional Employment Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
					Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
Arlington UGA	UNINC	(2) VACANT		UI	3.53	0.00	3.53	0.00	26	11	0	37	22	9	0	31
		Sum			3.53	0.00	3.53	0.00	26	11	0	37	22	9	0	31
		(3) PARTUSE		UI	1.22	0.00	1.22	0.29	2	1	0	3	1	1	0	2
		Sum			1.22	0.00	1.22	0.29	2	1	0	3	1	1	0	2
		(4) REDEV		UI	4.27	0.76	3.51	0.00	26	11	0	37	18	7	0	25
		Sum			4.27	0.76	3.51	0.00	26	11	0	37	18	7	0	25
	Sum				**9.02**	**0.76**	**8.27**	**0.29**	**55**	**23**	**0**	**77**	**41**	**17**	**0**	**59**
Bothell MUGA	UNINC	(1) PENDING		P/I	31.82	11.20	20.62	0.00	0	0	208	208	0	0	208	208
		Sum			31.82	11.20	20.62	0.00	0	0	208	208	0	0	208	208
		(3) PARTUSE		UVILL	2.32	0.00	2.32	1.11	11	0	0	11	8	0	0	8
		Sum			2.32	0.00	2.32	1.11	11	0	0	11	8	0	0	8
		(4) REDEV		UCENTER	21.26	3.97	17.29	0.00	423	0	17	440	291	0	12	303
				UCOM	4.85	2.24	2.61	0.00	35	2	1	37	24	1	1	26
				UVILL	4.73	0.00	4.73	0.00	41	0	0	41	28	0	0	28
		Sum			30.84	6.21	24.63	0.00	499	2	18	519	344	1	13	357
	Sum				**64.99**	**17.41**	**47.58**	**1.11**	**510**	**2**	**227**	**738**	**351**	**1**	**221**	**573**
Darrington UGA	UNINC	(2) VACANT		UI	2.18	0.52	1.66	0.00	0	10	0	10	0	8	0	8
		Sum			2.18	0.52	1.66	0.00	0	10	0	10	0	8	0	8
		(3) PARTUSE		UI	8.95	0.72	8.22	7.62	2	45	0	47	1	31	0	32
		Sum			8.95	0.72	8.22	7.62	2	45	0	47	1	31	0	32
		(4) REDEV		UI	25.27	2.58	22.69	0.00	5	134	0	139	4	92	0	96
		Sum			25.27	2.58	22.69	0.00	5	134	0	139	4	92	0	96
	Sum				**36.40**	**3.82**	**32.58**	**7.62**	**7**	**189**	**0**	**196**	**5**	**131**	**0**	**136**
Edmonds MUGA	UNINC	(4) REDEV		UCOM	10.86	1.48	9.38	0.00	100	7	4	110	69	5	2	76
		Sum			10.86	1.48	9.38	0.00	100	7	4	110	69	5	2	76
	Sum				**10.86**	**1.48**	**9.38**	**0.00**	**100**	**7**	**4**	**110**	**69**	**5**	**2**	**76**
Everett MUGA	UNINC	(1) PENDING		CMU	0.70	0.00	0.70	0.00	33	0	0	33	33	0	0	33
		Sum			0.70	0.00	0.70	0.00	33	0	0	33	33	0	0	33
		(2) VACANT		CMU	2.73	2.09	0.64	0.00	17	0	1	17	14	0	1	14
				UCENTER-AIR	4.82	3.63	1.19	0.00	31	0	1	32	26	0	1	27
				UCENTER-CORE	0.07	0.00	0.07	0.00	2	0	0	2	2	0	0	2
		Sum			7.62	5.73	1.89	0.00	49	0	2	51	41	0	2	42
		(3) PARTUSE		CMU	22.72	6.41	16.31	6.24	162	0	6	168	112	0	4	116
				UCENTER-CORE	5.11	0.00	5.11	1.84	48	0	2	50	33	0	1	34
				UVILL	2.18	0.25	1.92	0.12	1	0	0	1	1	0	0	1
		Sum			30.01	6.66	23.35	8.19	211	0	8	219	145	0	6	151
		(4) REDEV		CMU	10.94	4.68	6.26	0.00	120	0	6	127	83	0	4	87
				MF-HD-UCOM	0.82	0.07	0.75	0.00	8	1	0	8	5	0	0	6
				UCENTER-AIR	48.17	11.40	36.77	0.00	869	0	32	901	598	0	22	621
				UCENTER-CORE	63.02	2.64	60.38	0.00	1366	0	60	1427	941	0	42	983
				UCOM	2.30	0.19	2.11	0.00	23	1	1	25	16	1	1	18
		Sum			125.25	18.98	106.27	0.00	2386	2	100	2488	1644	1	69	1714
	Sum				**163.57**	**31.37**	**132.20**	**8.19**	**2679**	**2**	**110**	**2791**	**1863**	**1**	**76**	**1940**
Granite Falls UGA	UNINC	(4) REDEV		UI	2.77	2.16	0.61	0.00	1	4	0	5	0	3	0	3
		Sum			2.77	2.16	0.61	0.00	1	4	0	5	0	3	0	3

2019 - 2044 Additional Employment Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
					Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
	Sum				**2.77**	**2.16**	**0.61**	**0.00**	**1**	**4**	**0**	**5**	**0**	**3**	**0**	**3**
Lake Stevens UGA	UNINC	(2) VACANT		UI	0.82	0.00	0.82	0.00	0	5	0	5	0	4	0	5
		Sum			0.82	0.00	0.82	0.00	0	5	0	5	0	4	0	5
		(4) REDEV		UI	11.01	2.70	8.31	0.00	2	54	0	55	1	37	0	38
		Sum			11.01	2.70	8.31	0.00	2	54	0	55	1	37	0	38
	Sum				**11.83**	**2.70**	**9.13**	**0.00**	**2**	**59**	**0**	**61**	**1**	**41**	**0**	**43**
Larch Way Overlap	UNINC	(2) VACANT		UCENTER-CORE	3.98	0.00	3.98	0.00	104	0	4	108	86	0	3	89
		Sum			3.98	0.00	3.98	0.00	104	0	4	108	86	0	3	89
		(3) PARTUSE		UCENTER-CORE	5.78	0.00	5.78	3.80	99	0	4	103	68	0	3	71
		Sum			5.78	0.00	5.78	3.80	99	0	4	103	68	0	3	71
		(4) REDEV		UCENTER-CORE	38.15	0.18	37.98	0.00	863	0	38	901	595	0	26	621
		Sum			38.15	0.18	37.98	0.00	863	0	38	901	595	0	26	621
	Sum				**47.92**	**0.18**	**47.74**	**3.80**	**1066**	**0**	**46**	**1112**	**749**	**0**	**32**	**781**
Lake Stickney Gap	UNINC	(1) PENDING		CMU	2.99	0.26	2.73	0.00	0	30	0	30	0	30	0	30
		Sum			2.99	0.26	2.73	0.00	0	30	0	30	0	30	0	30
		(2) VACANT		CMU	1.98	1.26	0.72	0.00	19	0	1	20	16	0	1	16
		Sum			1.98	1.26	0.72	0.00	19	0	1	20	16	0	1	16
		(4) REDEV		CMU	44.99	6.29	38.71	0.00	926	0	38	964	638	0	26	664
		Sum			44.99	6.29	38.71	0.00	926	0	38	964	638	0	26	664
	Sum				**49.96**	**7.80**	**42.16**	**0.00**	**945**	**30**	**39**	**1014**	**653**	**30**	**27**	**710**
Lynnwood MUGA	UNINC	(1) PENDING		UI	2.27	0.33	1.94	0.00	24	0	0	24	24	0	0	24
		Sum			2.27	0.33	1.94	0.00	24	0	0	24	24	0	0	24
		(2) VACANT		CMU	10.56	0.10	10.47	0.00	272	0	10	283	226	0	9	235
				UCENTER-CORE	5.42	2.03	3.39	0.00	88	0	3	91	73	0	3	76
				UI	16.67	11.85	4.83	0.00	50	83	2	134	41	69	2	112
			Sum		32.65	13.98	18.68	0.00	410	83	16	508	341	69	13	423
			MARKET-READY	CMU	4.53	0.00	4.53	0.00	118	0	5	122	112	0	4	116
				UI	0.85	0.00	0.85	0.00	9	15	0	24	8	14	0	22
			Sum		5.38	0.00	5.38	0.00	127	15	5	146	120	14	5	139
		Sum			38.04	13.98	24.06	0.00	536	97	21	654	461	83	18	561
		(3) PARTUSE		CMU	5.67	0.00	5.67	4.43	115	0	4	120	79	0	3	82
				UCENTER-CORE	0.65	0.27	0.38	0.03	1	0	0	1	1	0	0	1
				UCOM	0.50	0.00	0.50	0.04	1	0	0	1	0	0	0	0
				UI	20.18	0.00	20.18	12.97	63	172	3	238	43	119	2	164
		Sum			27.00	0.27	26.73	17.47	179	172	8	359	124	119	5	247
		(4) REDEV		CMU	48.71	0.99	47.72	0.00	1080	0	48	1127	744	0	33	776
				MF-HD-UCOM	0.76	0.00	0.76	0.00	8	1	0	9	6	0	0	6
				UCENTER-CORE	57.95	5.38	52.57	0.00	1359	0	53	1411	936	0	36	972
				UCOM	22.24	0.00	22.24	0.00	256	9	8	274	177	6	6	189
				UI	3.67	1.47	2.20	0.00	23	38	1	61	16	26	1	42
			Sum		133.33	7.83	125.51	0.00	2726	48	110	2883	1877	33	76	1986
			MARKET-READY	CMU	1.12	0.00	1.12	0.00	20	0	1	21	19	0	1	20
				UCOM	4.31	0.00	4.31	0.00	57	1	2	60	55	1	2	57
			Sum		5.43	0.00	5.43	0.00	77	1	3	81	74	1	3	77
		Sum			138.76	7.83	130.93	0.00	2803	49	113	2964	1951	34	78	2063

2019 - 2044 Additional Employment Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Uninc					Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
	Sum				**206.07**	**22.41**	**183.66**	**17.47**	**3543**	**318**	**141**	**4002**	**2559**	**235**	**101**	**2896**
Maltby UGA	UNINC	(1) PENDING		UI	18.99	9.59	9.39	0.00	21	146	0	167	21	146	0	167
		Sum			18.99	9.59	9.39	0.00	21	146	0	167	21	146	0	167
		(2) VACANT		UCOM	0.69	0.30	0.39	0.00	5	0	0	6	4	0	0	5
				UI	57.31	20.61	36.71	0.00	196	604	4	805	163	502	3	669
		Sum			58.00	20.91	37.09	0.00	202	604	4	810	168	502	3	673
		(3) PARTUSE		UCOM	2.21	0.00	2.21	1.28	12	0	0	12	8	0	0	8
				UI	10.17	0.00	10.17	4.18	11	36	1	48	7	25	0	33
		Sum			12.38	0.00	12.38	5.47	23	36	1	60	16	25	0	41
		(4) REDEV		UCOM	3.77	0.27	3.50	0.00	42	2	1	45	29	2	1	31
				UI	370.08	73.24	296.83	0.00	1560	4224	33	5817	1085	2915	23	4023
		Sum			373.84	73.51	300.33	0.00	1602	4226	34	5862	1114	2917	23	4054
	Sum				**463.22**	**104.01**	**359.20**	**5.47**	**1848**	**5013**	**39**	**6899**	**1319**	**3590**	**27**	**4936**
Marysville UGA	UNINC	(2) VACANT		UI	8.56	8.22	0.34	0.00	1	2	0	3	1	2	0	2
		Sum			8.56	8.22	0.34	0.00	1	2	0	3	1	2	0	2
		(4) REDEV		UI	24.48	19.97	4.51	0.00	9	30	0	38	6	21	0	26
		Sum			24.48	19.97	4.51	0.00	9	30	0	38	6	21	0	26
	Sum				**33.04**	**28.19**	**4.84**	**0.00**	**9**	**32**	**0**	**41**	**6**	**22**	**0**	**29**
Mill Creek MUGA	UNINC	(1) PENDING		CMU	0.30	0.00	0.30	0.00	10	1	0	11	10	1	0	11
				UCENTER	1.64	0.00	1.64	0.00	0	0	35	35	0	0	35	35
		Sum			1.94	0.00	1.94	0.00	10	1	35	46	10	1	35	46
		(2) VACANT		CMU	1.31	0.00	1.31	0.00	34	0	1	35	28	0	1	29
				UCENTER	4.15	3.52	0.64	0.00	17	0	1	17	14	0	1	14
				UCENTER-CORE	0.72	0.01	0.71	0.00	18	0	1	19	15	0	1	16
				UVILL	4.62	0.00	4.62	0.00	46	0	0	46	38	0	0	38
			Sum		10.80	3.52	7.27	0.00	115	0	3	118	96	0	2	98
			MARKET-READY	UCENTER	12.32	0.11	12.21	0.00	317	0	12	330	302	0	12	313
			Sum		12.32	0.11	12.21	0.00	317	0	12	330	302	0	12	313
		Sum			23.12	3.63	19.48	0.00	433	0	15	448	397	0	14	411
		(3) PARTUSE		UCENTER-CORE	10.01	5.94	4.07	4.07	106	0	4	110	73	0	3	76
				UVILL	1.77	0.00	1.77	1.11	11	0	0	11	8	0	0	8
		Sum			11.78	5.94	5.84	5.18	117	0	4	121	80	0	3	83
		(4) REDEV		CMU	47.91	2.86	45.05	0.00	1117	0	45	1162	769	0	31	800
				UCENTER	13.29	6.45	6.85	0.00	133	0	7	140	92	0	5	96
				UCENTER-CORE	6.94	1.51	5.43	0.00	122	0	5	127	84	0	3	88
				UCOM	5.76	1.66	4.10	0.00	32	3	2	37	22	2	1	25
				UI	46.50	13.67	32.83	0.00	303	526	14	843	209	362	10	581
				UVILL	11.93	2.23	9.70	0.00	92	0	0	92	64	0	0	64
		Sum			132.33	28.38	103.95	0.00	1800	529	73	2401	1240	364	50	1654
	Sum				**169.16**	**37.96**	**131.21**	**5.18**	**2359**	**530**	**126**	**3016**	**1727**	**366**	**102**	**2194**
Monroe UGA	UNINC	(4) REDEV		MU	0.37	0.25	0.12	0.00	2	0	0	2	1	0	0	1
		Sum			0.37	0.25	0.12	0.00	2	0	0	2	1	0	0	1
	Sum				**0.37**	**0.25**	**0.12**	**0.00**	**2**	**0**	**0**	**2**	**1**	**0**	**0**	**1**
Mukilteo MUGA	UNINC	(1) PENDING		UI	9.92	1.67	8.25	0.00	253	82	0	335	253	82	0	335
		Sum			9.92	1.67	8.25	0.00	253	82	0	335	253	82	0	335
		(2) VACANT		CMU	1.50	0.33	1.17	0.00	30	0	1	32	25	0	1	26
				UCENTER-AIR	0.47	0.00	0.47	0.00	12	0	0	13	10	0	0	11

2019 - 2044 Additional Employment Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
					Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
				UI	39.62	17.95	21.67	0.00	223	372	9	604	185	309	8	502
		Sum			41.59	18.28	23.31	0.00	265	372	11	648	220	309	9	539
		(3) PARTUSE		CMU	2.97	1.38	1.59	1.07	28	0	1	29	19	0	1	20
				UCENTER-AIR	1.28	0.00	1.28	0.20	5	0	0	5	4	0	0	4
		Sum			4.25	1.38	2.87	1.27	33	0	1	34	23	0	1	24
		(4) REDEV		CMU	47.66	5.02	42.64	0.00	940	0	43	983	648	0	29	677
				UCENTER-AIR	29.40	1.28	28.12	0.00	657	0	28	685	453	0	19	472
				UCOM	7.18	0.00	7.18	0.00	66	5	3	74	46	3	2	51
				UI	71.12	11.86	59.26	0.00	585	881	25	1492	403	607	18	1028
			Sum		155.35	18.16	137.19	0.00	2249	886	99	3235	1549	611	68	2228
			MARKET-READY	UI	4.02	0.00	4.02	0.00	41	69	2	112	39	65	2	106
			Sum		4.02	0.00	4.02	0.00	41	69	2	112	39	65	2	106
		Sum			159.37	18.16	141.21	0.00	2290	955	101	3346	1588	676	70	2334
	Sum				**215.13**	**39.49**	**175.64**	**1.27**	**2842**	**1409**	**113**	**4364**	**2085**	**1067**	**80**	**3232**
Paine Field	UNINC	(2) VACANT		UI	252.24	94.06	158.19	0.00	1625	2713	68	4405	1350	2255	57	3662
		Sum			252.24	94.06	158.19	0.00	1625	2713	68	4405	1350	2255	57	3662
		(3) PARTUSE		UI	7.19	0.74	6.45	3.74	18	50	1	69	12	34	1	47
		Sum			7.19	0.74	6.45	3.74	18	50	1	69	12	34	1	47
		(4) REDEV		UI	2.90	0.95	1.95	0.00	20	33	1	54	14	23	1	37
		Sum			2.90	0.95	1.95	0.00	20	33	1	54	14	23	1	37
	Sum				**262.33**	**95.75**	**166.58**	**3.74**	**1663**	**2796**	**70**	**4528**	**1377**	**2312**	**58**	**3747**
Silver Firs Gap	UNINC	(1) PENDING		UCOM	30.98	4.58	26.40	0.00	20	0	0	20	20	0	0	20
				UVILL	144.75	1.66	143.09	0.00	145	0	0	145	145	0	0	145
		Sum			175.73	6.24	169.49	0.00	165	0	0	165	165	0	0	165
		(2) VACANT		UCOM	1.07	0.00	1.07	0.00	14	1	0	15	12	1	0	13
		Sum			1.07	0.00	1.07	0.00	14	1	0	15	12	1	0	13
	Sum				**176.80**	**6.24**	**170.56**	**0.00**	**179**	**1**	**0**	**180**	**177**	**1**	**0**	**177**
Snohomish UGA	UNINC	(1) PENDING		UCOM	1.56	0.00	1.56	0.00	6	2	0	8	6	2	0	8
		Sum			1.56	0.00	1.56	0.00	6	2	0	8	6	2	0	8
		(3) PARTUSE		UCOM	6.27	0.08	6.19	5.56	58	0	0	58	40	0	0	40
		Sum			6.27	0.08	6.19	5.56	58	0	0	58	40	0	0	40
		(4) REDEV		UCOM	4.17	2.64	1.53	0.00	20	7	0	26	14	5	0	18
		Sum			4.17	2.64	1.53	0.00	20	7	0	26	14	5	0	18
	Sum				**12.00**	**2.72**	**9.28**	**5.56**	**83**	**9**	**0**	**92**	**59**	**7**	**0**	**66**
Stanwood UGA	UNINC	(1) PENDING		UI	8.76	6.62	2.14	0.00	13	0	0	13	13	0	0	13
		Sum			8.76	6.62	2.14	0.00	13	0	0	13	13	0	0	13
		(2) VACANT		UI	14.82	11.09	3.73	0.00	10	65	0	75	9	54	0	62
				ULDR	26.31	12.16	14.15	0.00	39	245	0	284	33	204	0	236
		Sum			41.13	23.25	17.88	0.00	50	310	0	359	41	257	0	299
		(3) PARTUSE		UI	25.88	8.00	17.87	15.89	44	275	0	319	30	190	0	220
				ULDR	17.61	3.84	13.76	12.46	35	216	0	251	24	149	0	173
		Sum			43.48	11.85	31.64	28.36	79	491	0	570	54	338	0	393
		(4) REDEV		UCOM	0.96	0.00	0.96	0.00	15	1	0	16	10	1	0	11
				UI	48.46	28.60	19.86	0.00	55	344	0	399	38	237	0	275
				ULDR	23.41	15.86	7.56	0.00	18	131	0	149	12	90	0	103

2019 - 2044 Additional Employment Capacity for Unincorporated UGAs (using Aug-26-2021 city boundaries)

Uninc					Acres				Additional Employment Capacity (before reductions)				Additional Employment Capacity (after reductions)			
UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Total	Unbuildable	Buildable	Surplus	Commercial	Industrial	Government	Total	Commercial	Industrial	Government	Total
				UMDR	3.13	1.39	1.75	0.00	5	30	0	35	3	21	0	24
			Sum		75.97	45.84	30.13	0.00	93	506	0	599	64	349	0	413
			MARKET-READY	UMDR	23.75	11.66	12.09	0.00	34	209	0	243	32	199	0	231
			Sum		23.75	11.66	12.09	0.00	34	209	0	243	32	199	0	231
		Sum			99.72	57.50	42.22	0.00	126	716	0	842	96	548	0	643
	Sum				**193.09**	**99.22**	**93.88**	**28.36**	**267**	**1516**	**0**	**1784**	**204**	**1143**	**0**	**1347**
Woodway MUGA	UNINC	(4) REDEV	MARKET-READY	UVILL	62.22	49.66	12.56	0.00	126	0	0	126	119	0	0	119
		Sum			62.22	49.66	12.56	0.00	126	0	0	126	119	0	0	119
	Sum				**62.22**	**49.66**	**12.56**	**0.00**	**126**	**0**	**0**	**126**	**119**	**0**	**0**	**119**
Grand Total					**2190.74**	**553.58**	**1637.18**	**88.04**	**18286**	**11940**	**915**	**31138**	**13365**	**8972**	**726**	**23065**