



2012 Buildable Lands Report Validation Study

COMPARING 2012 BLR DEVELOPMENT PREDICTIONS WITH ACTUAL DEVELOPMENT

APRIL 2020



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NOTES: UGA - Urban Growth Area

MUGA - Municipal Urban Growth Area

Introduction

In preparation for the 2021 Buildable Lands Report (BLR), Planning and Development Services (PDS) staff compared the residential development that occurred in single family subdivisions¹, multi-family, and mixed-use developments from 2013 through 2018 with the housing unit capacity predictions made in the 2012 BLR. The purpose of this exercise was to evaluate the accuracy of the 2012 BLR housing capacity estimates by comparing actual development with what was predicted. Several variables were evaluated when comparing actual development with the predicted development: housing unit yield, unbuildable acres (critical areas and buffers, and certain utility easements), buildable density, and land status classifications.

The validation study included 219 projects with 263 projects excluded. They are broken down by project type as follows:

	Included	Excluded	Total
Single Family	171 (45%)	209 (55%)	380 (100%)
Multi-Family	36 (50%)	36 (50%)	72 (100%)
Mixed-Use	12 (40%)	18 (60%)	30 (100%)
Total	219 (45%)	263 (55%)	482 (100%)

Projects were excluded for the following reasons:

- The project was pending at time of 2012 BLR, so information about the project was already known and used (rather than predicted) in the 2012 BLR
- The project is a phased development in which not all phases have been completed
- The project was a condominium conversion²
- The economic unit (EU) – parcel(s) in the 2012 BLR predicted to be developed as a single site – was split by the project
- Other: Converted office to unit, permit for illegal unit, etc.

Pending ³	165
Phased	10
Condo	23
Split EU	63
Other	2
Total	263

How to Use this Document

This document assumes familiarity with Snohomish County's BLR analysis methodology, such as the use of land status classifications and how assumed buildable densities are applied across different future land use designations⁴. The purpose of this document is to review the accuracy of the current BLR model against actual developments.

¹ Single family development included recorded formal plat subdivisions, condominium plats that resembled single-family subdivisions (units were not vertical or stacked and typically had a front, rear, and at least one side yard), and unit-lot subdivisions.

² Stacked/vertical condominiums and duplexes that were converted to condominiums, with no net increase in units, were excluded.

³ The pending count does not include four pending projects in the 2012 BLR that were withdrawn or expired and subsequently had a new project submitted. These four were included in the validation study summary graphs and tables.

⁴ Refer to the 2012 Buildable Lands Report for Snohomish County, available online at:
<https://www.snohomishcountywa.gov/1352/Buildable-Lands>

This report is organized according to the variables studied and concludes with general findings followed by the project summary sheets.

In order to provide greater detail than is shown in the following summary graphs and tables, project summary sheets are included at the end of the report that provide individual comparisons of the actual developments with the 2012 BLR predictions.

Housing Yields

Overall, the number of housing units in residential developments between 2013 and 2018 exceeded the number predicted in the 2012 BLR by 31%.

Development Type. Projects in all development types realized higher housing unit yields when compared with the capacity estimates made in the 2012 BLR. Mixed-use residential projects exceeded predictions the most, realizing more than twice the predicted number of units, followed by multi-family residential developments with 52% more than predicted, and single family with 6% more.

Figure 1

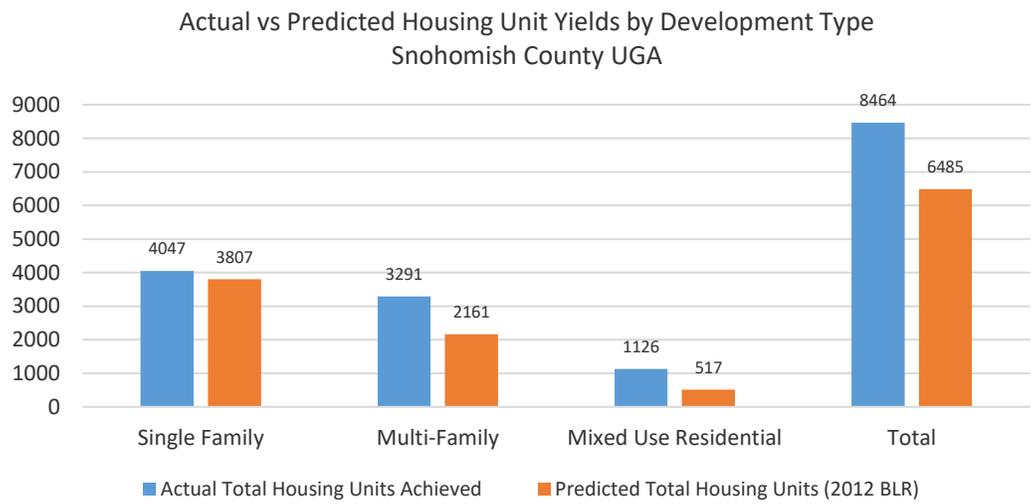


Table 1

Development Type:	Actual as Percent of Predicted	Total Number of Development Projects
Single Family	106%	171
Multi-Family	152%	36
Mixed Use Residential	218%	12
Total	131%	219

Land Status. Projects in all land status classifications realized higher housing unit yields than predicted in the 2012 BLR, with the exception of projects in partially-used locations. Housing units developed on partially-used sites came in 5% lower than predicted, whereas they exceeded 2012 BLR predictions by 32% on redevelopable sites and by 14% on vacant parcels.

Figure 2

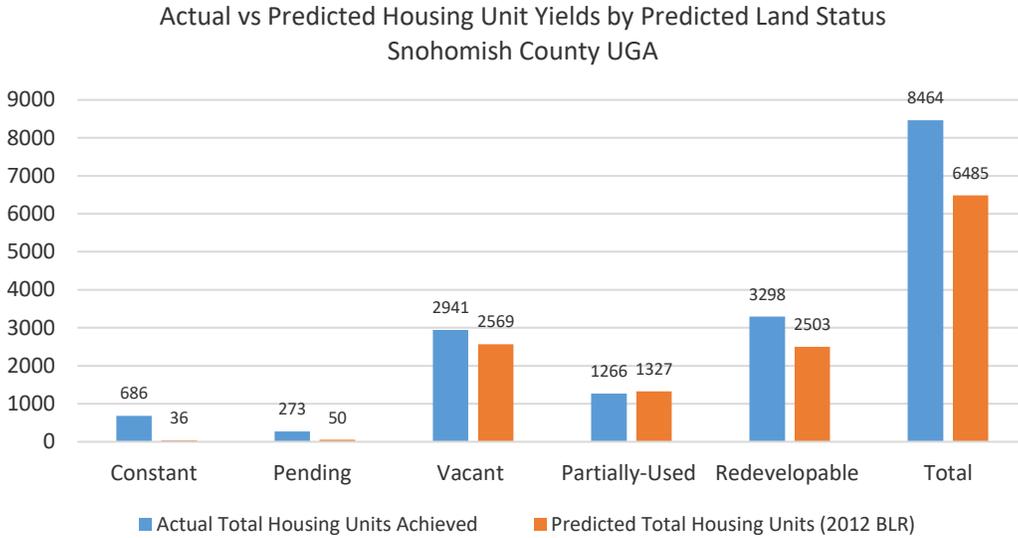


Table 2

Predicted Development Land Status	Actual as Percent of Predicted	Total Number of Development Projects
Constant	1906%	15
Pending	546%	4
Vacant	114%	53
Partially-Used	95%	42
Redevelopable	132%	105
Total	131%	219

Density Categories. When broken down by generalized comprehensive plan designation, the sum of actual housing units consistently exceeded predicted yields within each of the planned density categories. Yields exceeded predictions the most (by about 3.5 times the predicted number) within the urban commercial designation category.

Figure 3

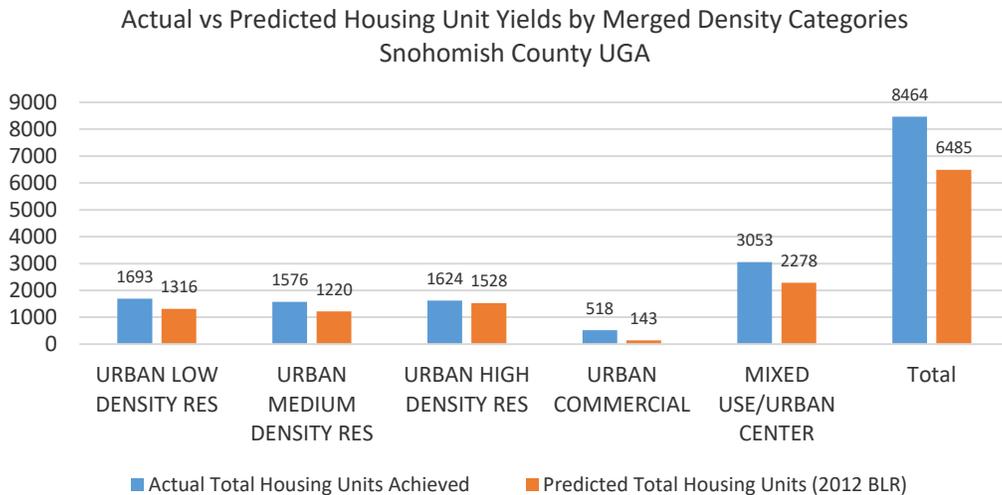


Table 3

Merged Residential Density Categories	Actual as Percent of Predicted	Total Number of Development Projects
Urban Low Density Res	129%	67
Urban Medium Density Res	129%	70
Urban High Density Res	106%	50
Urban Commercial	362%	5
Mixed Use/ Urban Center	134%	27
Total	131%	219

Jurisdiction Type. Residential projects in both cities overall and in the unincorporated UGA realized higher housing unit yields than predicted in the 2012 BLR. Housing unit yields exceeded predicted yields to a greater extent in cities, with 44% more units developed than predicted compared with 20% in the unincorporated UGA.

Figure 4

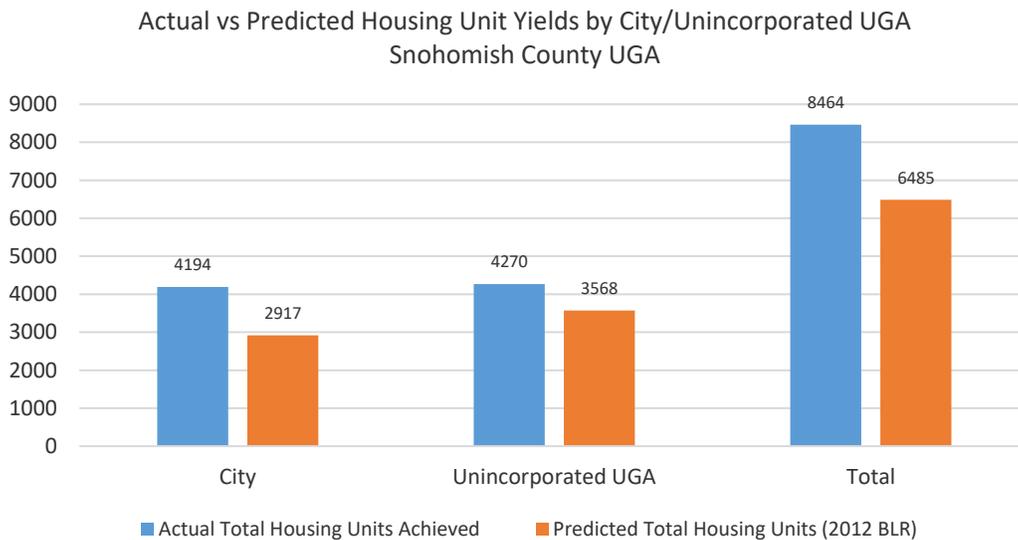


Table 4

City/Unincorporated UGA	Actual as Percent of Predicted	Total Number of Development Projects
City	144%	108
Unincorporated UGA	120%	111
Total	131%	219

Unbuildable Acres. The degree to which a project site was constrained by unbuildable area had a noticeable impact on the relationship between actual and predicted housing unit yields. For projects in which unbuildable area accounted for 15% or less of the project site, actual yields exceeded predicted by 67% to 70%. However, when constrained area reached 15-30% of the site, actual yields essentially matched the predicted amounts, while they dropped below predicted amounts by 30% for 30-50% constrained sites and by 42% for sites where more than half the area was constrained.

Figure 5

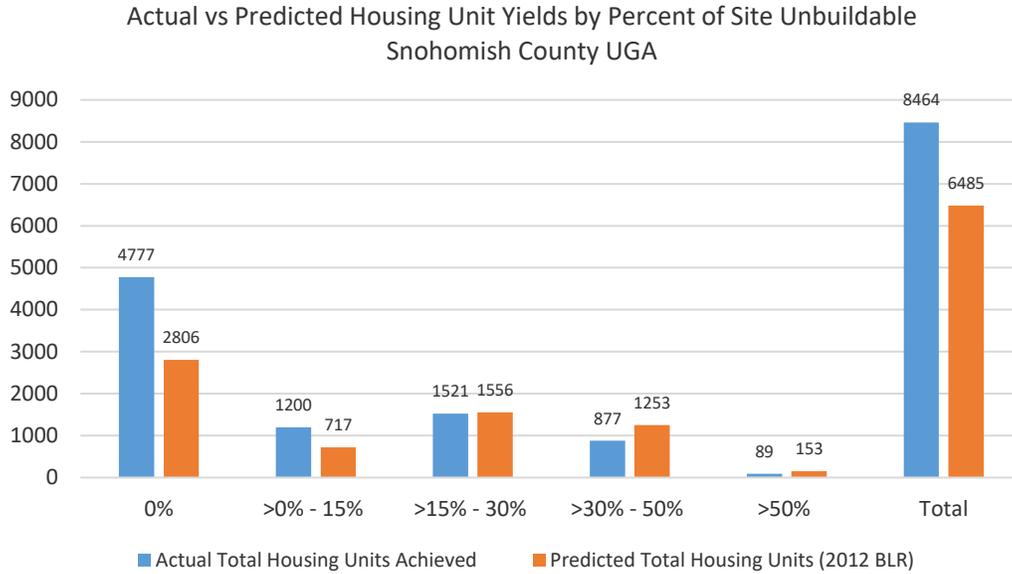


Table 5

Percent of Site Area Determined to be Unbuildable	Actual as Percent of Predicted	Total Number of Development Projects
0%	170%	148
>0% - 15%	167%	24
>15% - 30%	98%	21
>30% - 50%	70%	18
>50%	58%	8
Total	131%	219

Unbuildable Acres

Overall, the total unbuildable area in residential developments between 2013 and 2018 was 31% lower than was estimated in the 2012 BLR for the same locations.

Development Type. Actual unbuildable area within residential developments was 35% lower for single family developments and 47% lower in mixed-use developments compared with the 2021 BLR estimates for these development types. The 2012 BLR estimates of unbuildable acres nearly matched actual unbuildable acres for multi-family developments.

Figure 6

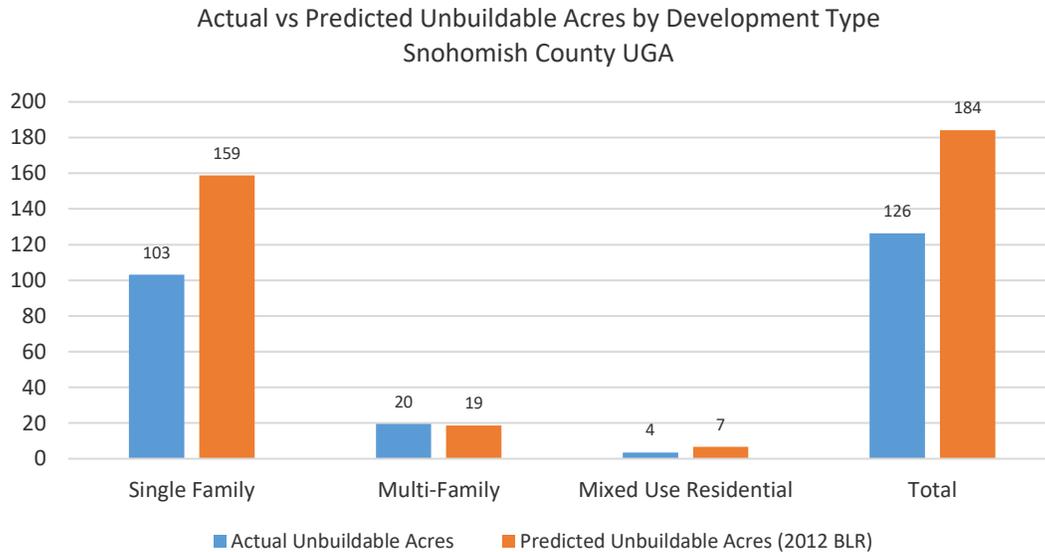


Table 6

Development Type:	Actual as Percent of Predicted	Total Number of Development Projects
Single Family	65%	171
Multi-Family	105%	36
Mixed Use Residential	53%	12
Total	69%	219

Density Categories. Similar to the results shown above by development type, the actual unbuildable area within residential developments was lower than predicted in the 2012 BLR for all planned density categories, with the exception of the Urban High Density Residential (multi-family) category. Within this designation, the 2012 BLR estimates of unbuildable acres essentially matched actual unbuildable acres.

Figure 7

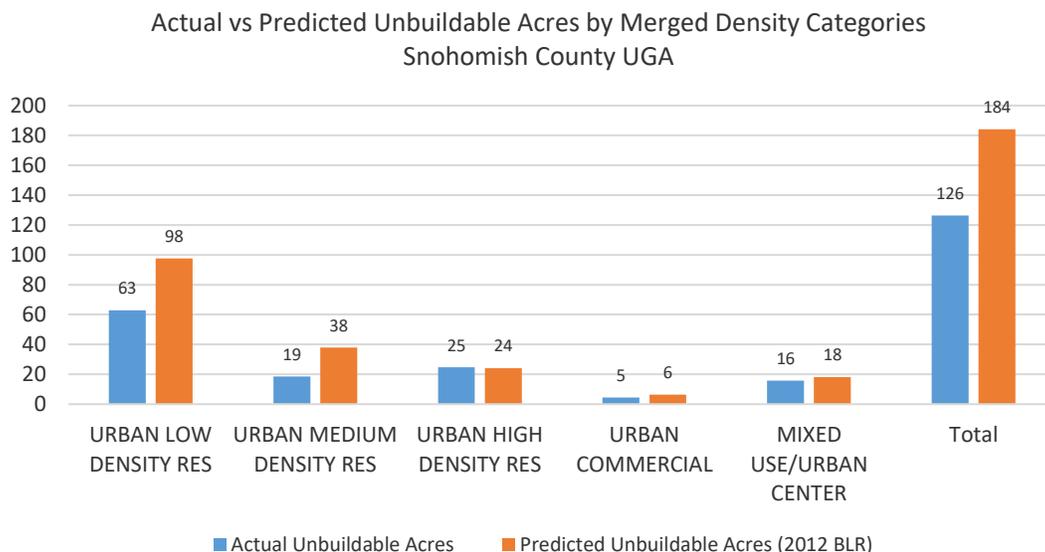


Table 7

Merged Residential Density Categories	Actual as Percent of Predicted	Total Number of Development Projects
Urban Low Density Res	64%	67
Urban Medium Density Res	49%	70
Urban High Density Res	102%	50
Urban Commercial	71%	5
Mixed Use/ Urban Center	87%	27
Total	69%	219

Jurisdiction Type. The general pattern of less actual unbuildable area within residential developments compared with 2012 BLR estimates of unbuildable area was found in both cities and the unincorporated UGA. Actual unbuildable area was 20% lower in cities overall compared with the 2012 BLR estimates, and even lower (45% lower) for unincorporated UGAs.

Figure 8

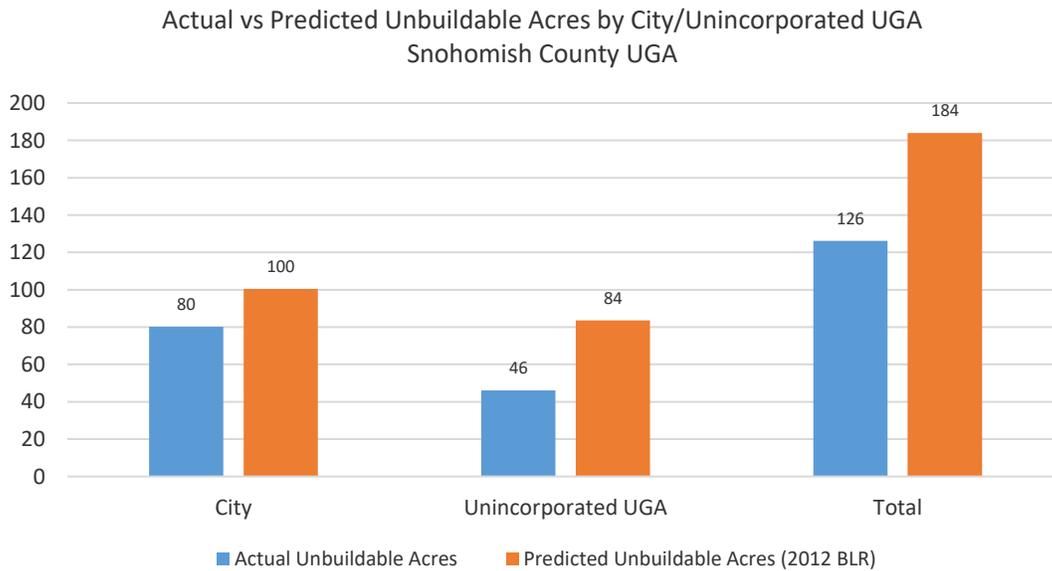


Table 8

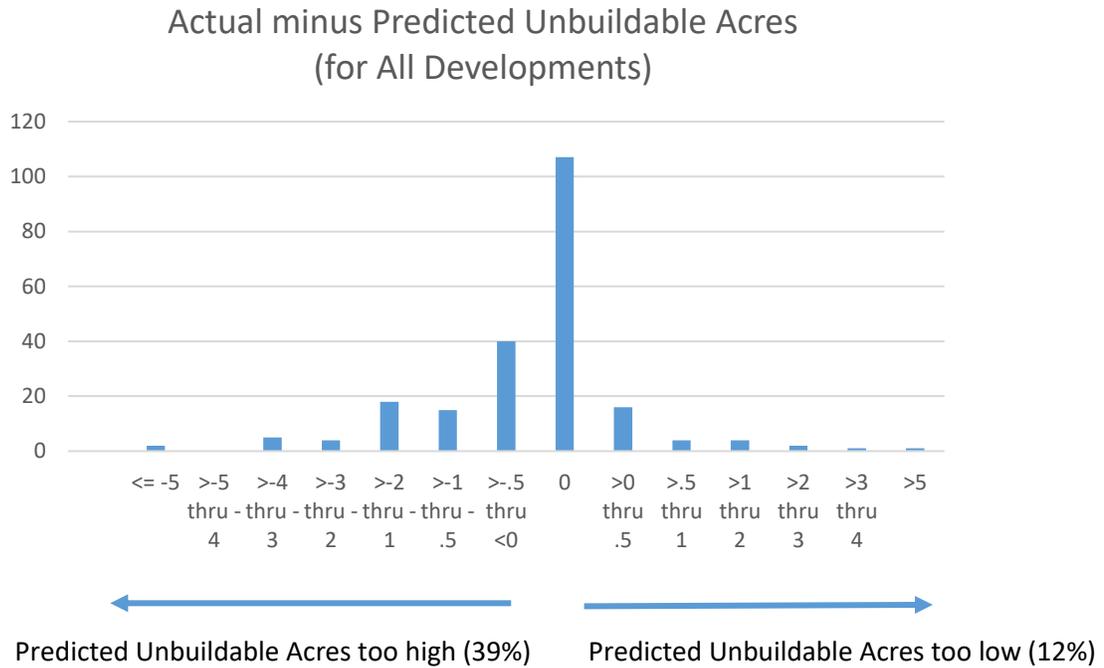
City/Unincorporated UGA	Actual as Percent of Predicted	Total Number of Development Projects
City	80%	108
Unincorporated UGA	55%	111
Total	69%	219

Actual vs. predicted unbuildable acres by project.

Overall, the 2012 BLR overestimated unbuildable acres on residential project sites developed between 2013 and 2018. For 39% of these projects, predicted unbuildable acres were too high and for 12%, they were too low. However, the project-specific differences between actual and predicted unbuildable acres were relatively

small – predicted unbuildable acres in the 2012 BLR were within a ½ acre of actual unbuildable acres for 75% of the development projects.

Figure 9



Buildable Densities

Overall, the average buildable density achieved in residential developments between 2013 and 2018 exceeded the 2012 BLR average predicted buildable density for the same locations by 20%.

Development Type. Actual buildable density exceeded predicted buildable density significantly in the multi-family (by 58%) and mixed-use residential (by 60%) development type categories, whereas the average actual buildable density achieved nearly matched predicted buildable density for single family residential developments.

Figure 10

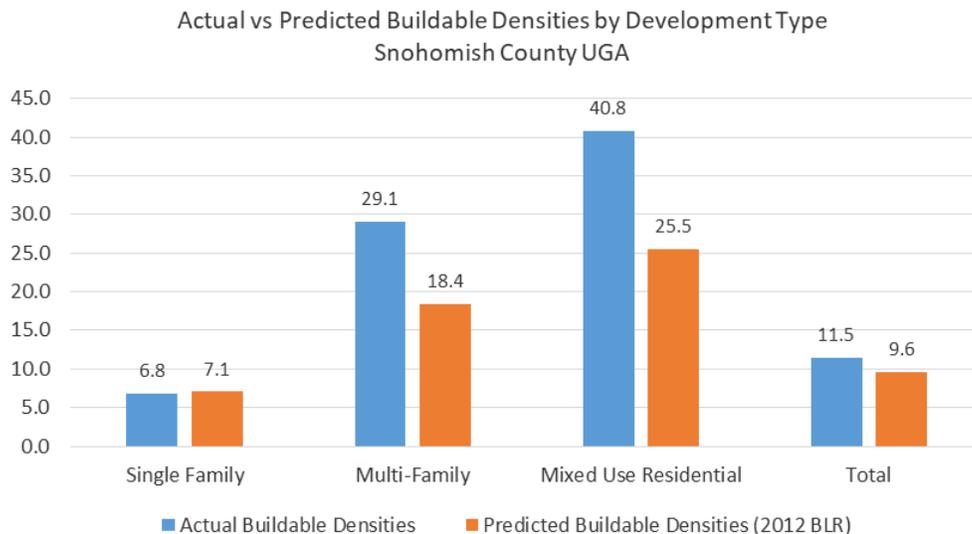


Table 9

Development Type:	Actual as Percent of Predicted	Total Number of Development Projects
Single Family	96%	171
Multi-Family	158%	36
Mixed Use Residential	160%	12
Total	120%	219

Density Categories. Actual buildable density exceeded predicted buildable density in all planned density categories, with actual average buildable density exceeding predicted the most within urban commercial designations (by 159%) and mixed-use/urban center designations (by 38%).

Figure 11

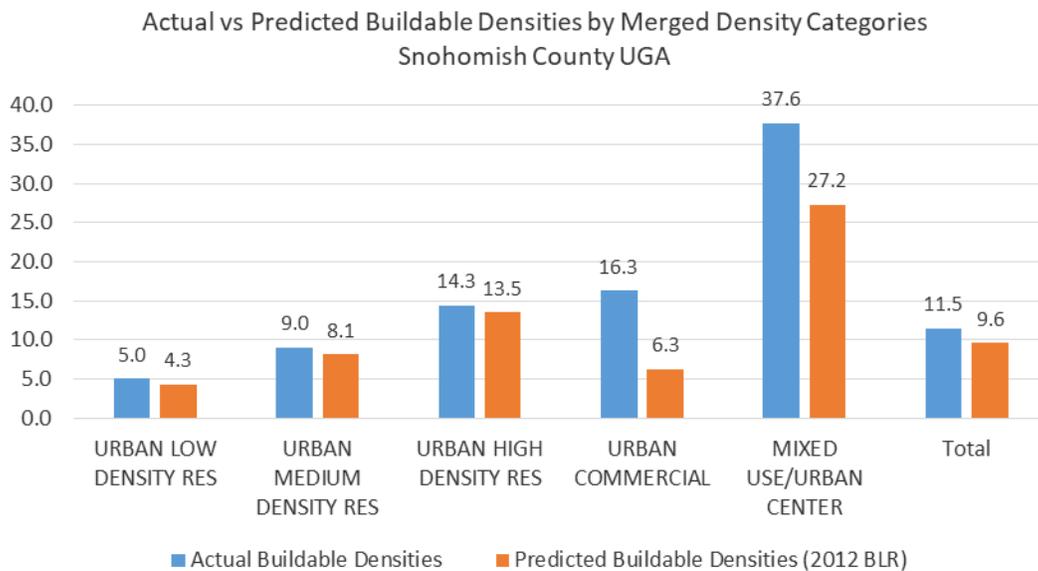


Table 10

Merged Residential Density Categories	Actual as Percent of Predicted	Total Number of Development Projects
Urban Low Density Res	117%	67
Urban Medium Density Res	111%	70
Urban High Density Res	106%	50
Urban Commercial	259%	5
Mixed Use/Urban Center	138%	27
Total	120%	219

Jurisdiction Type. The degree to which the actual average buildable density exceeded predicted buildable density in the 2012 BLR was much more pronounced in cities than in the unincorporated UGA. Actual average buildable density exceeded the overall city prediction by 38%, much higher than in the unincorporated UGA (where actual exceeded predicted by 4%).

Figure 12

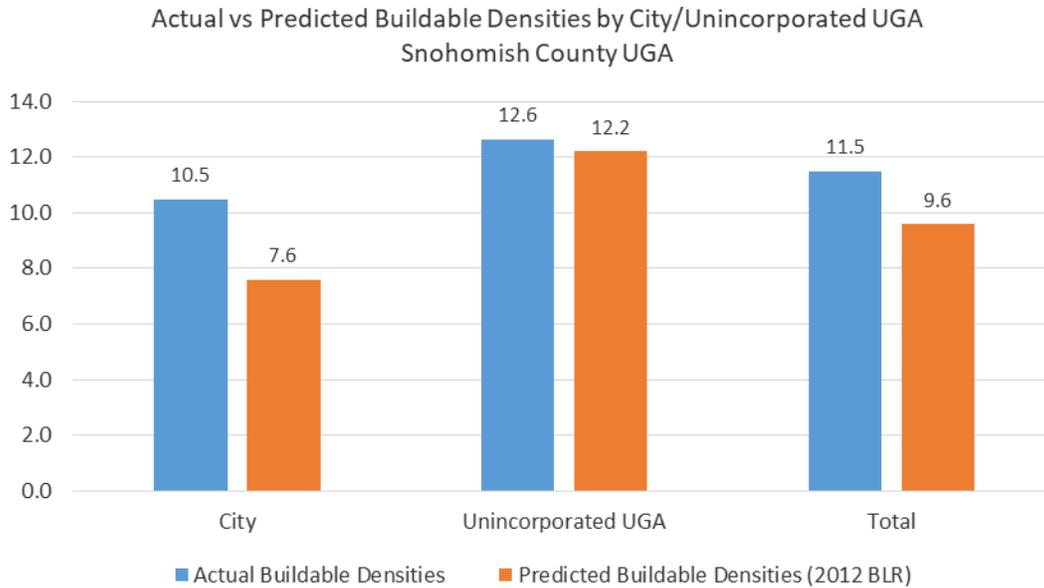


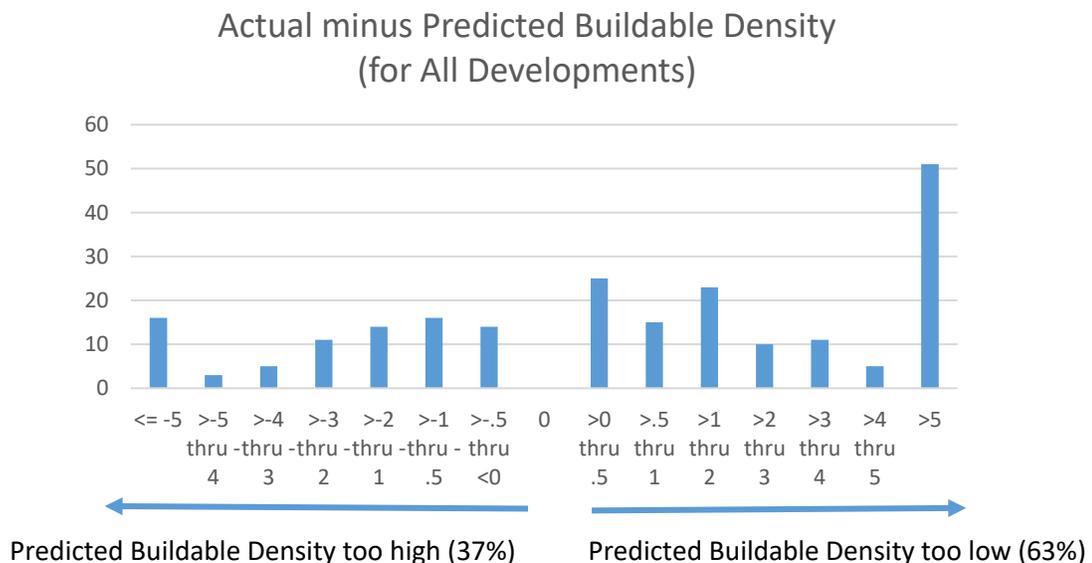
Table 11

City/Unincorporated UGA	Actual as Percent of Predicted	Total Number of Development Projects
City	138%	108
Unincorporated UGA	104%	111
Total	120%	219

Actual vs. predicted buildable densities by project.

Overall, the 2012 BLR underestimated buildable densities achieved for residential projects developed between 2013 and 2018. For 63% of these projects, predicted buildable densities were too low and for 37%, they were too high.

Figure 13



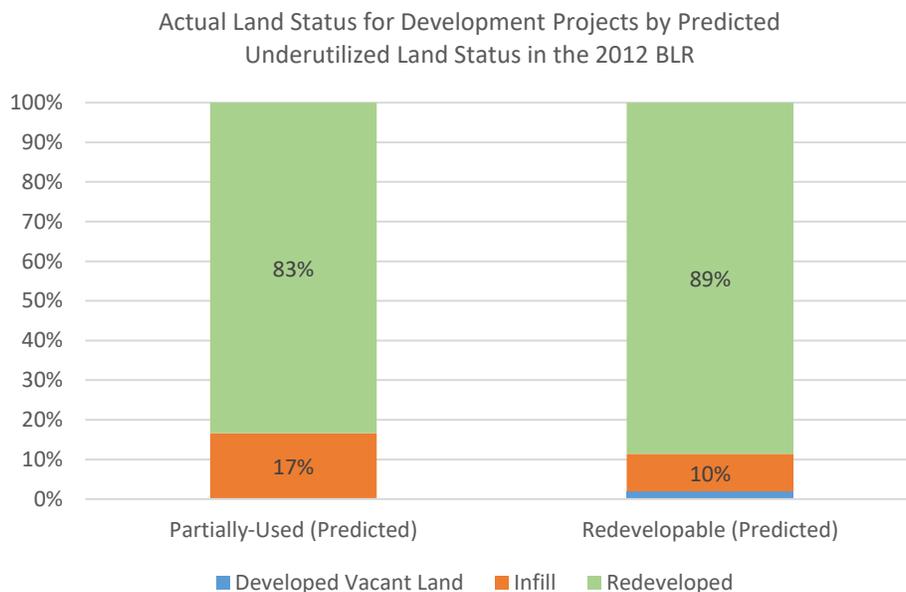
Review of the above unbuildable area and buildable density findings provides support for the conclusion that underestimation in the 2012 BLR of actual buildable densities achieved, combined with the overestimation of unbuildable areas, contributed to the overall capacity underestimation by the 2012 BLR of actual housing units in residential developments between 2013 and 2018.⁵

Land Status Classification

A core element of a buildable lands analysis is the classification of land status which helps to determine how much additional capacity is calculated for parcels in the BLR. Thus, accurately defining the classifications has implications for assumptions in subsequent steps of the buildable lands analysis and BLR results. This section of the report compares the predicted land status classifications from the 2012 BLR with the actual land status observed for residential developments between 2013 and 2018.

Of the 105 validation study development projects that were classified redevelopable, 93 (89%) actually redeveloped; while of the 42 projects that developed that were classified partially-used, only 7 (17%) were developed through infill. The rest (35 or 83%) were actually redeveloped. Constant parcels were predicted such that only 15 (7%) projects out of the 219 total development projects occurred on land categorized as constant in 2012.

Figure 14



⁵ Multiple linear regression analysis of the validation study data supports this statement. The difference between actual and predicted buildable density was positively correlated with the difference between actual and predicted housing unit yields (Pearson $r = .621$), while the difference between actual and predicted unbuildable acres was negatively correlated (Pearson $r = -.332$). Combined, the difference between actual and predicted buildable density and the difference between actual and predicted unbuildable area accounted for 52% (R Square = .516) of the variance in the difference between actual and predicted housing unit yields. The difference between actual and predicted buildable density accounted for a greater percentage of the variance in the difference between actual and predicted housing unit yields (39%) than was accounted for by the difference between actual and predicted unbuildable acres (13%). These results suggest that there is greater value in improving assumed buildable densities in the 2021 BLR to reduce housing unit yield prediction errors when compared with improving unbuildable area estimates.

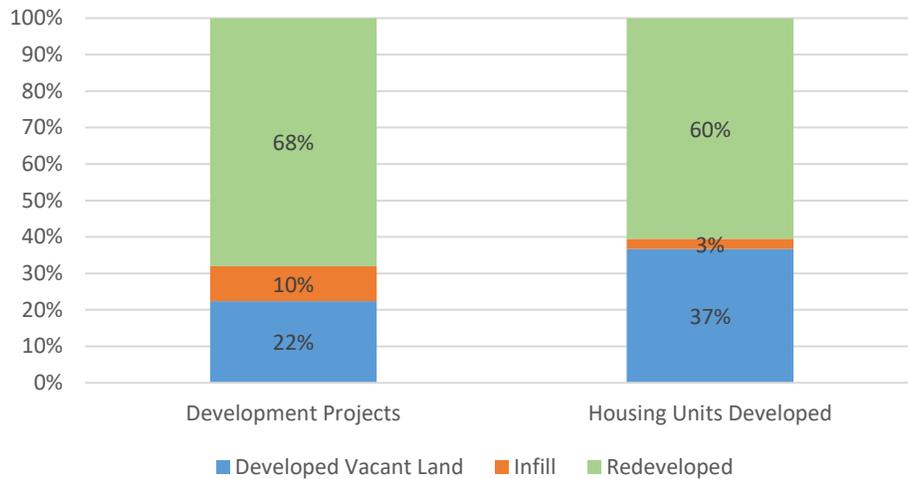
Table 12

Predicted Land Status of Development Projects by Actual Development Land Status												
	Predicted Development Land Status (based on predominant land area)											
Actual Development Land Status	Constant		Pending		Vacant		Partially-Used		Redevelopable		Total	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Developed Vacant Land	2	13.3%	0	0.0%	45	84.9%	0	0.0%	2	1.9%	49	22.4%
Infill	4	26.7%	0	0.0%	0	0.0%	7	16.7%	10	9.5%	21	9.6%
Redeveloped	9	60.0%	4	100.0%	8	15.1%	35	83.3%	93	88.6%	149	68.0%
Total	15	100.0%	4	100.0%	53	100.0%	42	100.0%	105	100.0%	219	100.0%

For reference, the chart and table below show the actual land status of residential developments that occurred between 2013 and 2018. Most residential development that has occurred in Snohomish County’s UGA in recent years has relied on redevelopment as its source of capacity. At the project level, 68% of the residential developments entailed redevelopment, while 10% used infill on partially-used parcels as their source, and 22% relied on vacant land. The redevelopment percentage drops slightly to 60% when housing units developed are considered, since projects on vacant land on average include more units than redevelopment or infill projects⁶.

Figure 15

Actual Source of Additional Capacity for Projects and Housing Units Developed, 2013 -2018



⁶ This percentage breakdown of the land status source of additional capacity used to develop housing units from 2013 to 2018 (i.e., 60% from redevelopment, 3% from infill and 37% from development of vacant parcels) compares with the 2012 BLR predicted breakdown of additional population capacity by land status source (once pending projects as of 2012 are removed) as follows: 51% from redevelopment, 26% from infill on partially-used parcels, and 23% from development of vacant parcels [source; pie chart at the bottom of page 43 of the 2012 Buildable Lands Report for Snohomish County (<https://www.snohomishcountywa.gov/1352/Buildable-Lands>)]. The recent development history results show a somewhat elevated share of vacant parcel utilization for new housing compared with the longer-term share anticipated by the 2012 BLR. This trend will be monitored as the sources of additional land capacity inside the UGA are likely to increasingly shift from vacant to redevelopable land over time.

Table 13

Actual Total Housing Units Achieved							
Actual Development Land Status	Number of Housing Units Developed	% Distr	Number of Housing Units per Project			Number of Projects	% Distr
			Average	Minimum	Maximum		
Developed Vacant Land	3,104	36.7%	63	2	312	49	22.4%
Infill	240	2.8%	11	2	45	21	9.6%
Redeveloped	5,120	60.5%	34	2	316	149	68.0%
Total	8,464	100.0%	39	2	316	219	100.0%

General Findings

Unbuildable Acres

Actual unbuildable acres were overestimated in the 2012 BLR, especially in lower density plan designation categories. Actual unbuildable area was 20% lower in cities overall compared with the 2012 BLR estimates, and even lower (45% lower) for unincorporated UGAs. Although for 75% of projects, actual unbuildable acres fell within a half-acre of what was predicted, the 2012 BLR still showed an overall overestimation of unbuildable areas – for 39% of all projects, predicted unbuildable acres were too high and for 12%, they were too low.

Buildable Density

Average buildable density achieved in residential developments between 2013 and 2018 exceeded the 2012 BLR average predicted buildable density for the same locations by 20%. Predicted buildable density underestimated actual buildable densities achieved, with 63% of projects achieving a higher buildable density than what was predicted.

Housing Yields

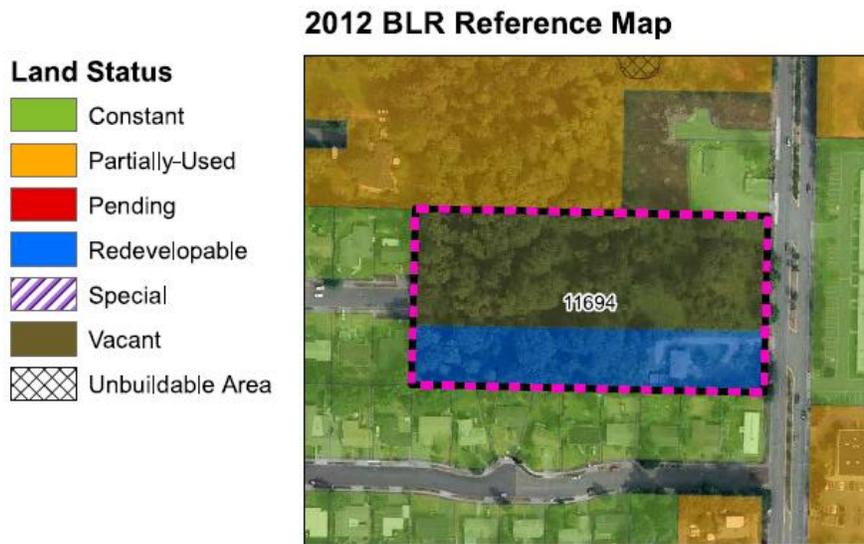
Actual housing unit yields were higher compared with the 2012 BLR capacity estimates in both cities overall and the unincorporated UGA, for all development types, and in all generalized comprehensive plan designations. Multi-family and mixed use projects showed greater gains relative to predicted yields, while single family developments showed smaller increases. Underestimation in the 2012 BLR of actual buildable densities achieved, combined with the overestimation of unbuildable areas, contributed to the overall housing capacity underestimation in the 2012 BLR.

Land Classification

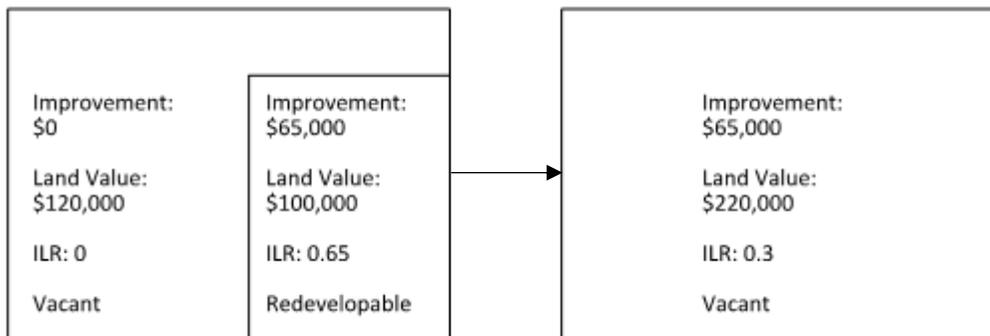
For residential projects that were developed between 2013 and 2018, a high percentage of those that were classified as redevelopable and vacant in the 2012 BLR developed consistent with their land status classifications – 89% for redevelopable and 85% for vacant. This was not the case for parcels classified as partially-used in the 2012 BLR – only 17% experienced infill development, the rest (83%) were actually redeveloped.

Methodology

The validation study evaluated the 2012 BLR data on the project level rather than the parcel level. Multiple parcels can be involved in one project. When this occurred, key variables such as improvement value, unbuildable acres, and housing capacity fields were summarized. Calculated values such as the improvement to land value ratio (ILR) were recalculated with the new totals at the project level, in order to allow for a valid comparison of the site characteristics from the 2012 BLR with the development information about the project, using the same geographic area. Note that when there were multiple economic units or parcels with different 2012 BLR land status classifications involved in one project, the land status that had the greatest site area was retained. In the examples below, combining the parcels resulted in the retention of the 'Vacant' land status to describe the entire project site since it occupied a larger portion of the project site area.



The following example shows how the assessed value statistics were recalculated at the project level:



Project Summary Sheets

The project summary sheets give an overview of each project included in the validation study. Each project summary page provides the following pieces of data:

- Project Name
- Generalized Plan Designation
- UGA
- Actual Land Development Type
- Jurisdiction
- Predicted Housing Yield
- Improvement to Land Value Ratio
- Predicted Buildable Density

- Predicted Unbuildable Acres
- Achieved Housing Yield
- Achieved Buildable Density
- Achieved Unbuildable Acres

There are three data frames included on each summary sheet. These are a 2011 aerial photo paired to the 2012 BLR Land Status map (bottom right), a 2018 aerial with layers showing the lot configuration created by the project (top left), and a vicinity map (top right).

Along with critical areas and buffers, the 2012 BLR showed all utility easements as ‘Unbuildable Acres’. Utility easements were approached differently when compiling the development history. Utility easements with open space or critical areas underneath were retained in the ‘Unbuildable Acres’ category, while portions of utility easements that contained a road, parking lot, portions of residential lots, and/or detention ponds underneath were considered “Buildable Acres”.

Protected critical areas are shown as ‘Critical Area Protection Areas’ on the project sheets. These are areas that have been designated on a Critical Area Site Plan (CASP), Plat Map, Site Plan Approval (SPA), or Business Site Plan (BSP) as an area that contains wetlands, stream or fish corridor, steep slopes, geologic hazards, etc. No development is allowed in areas designated as such, hence they are included as part of the ‘Unbuildable Acres’ total.

Residential lots that contained critical areas or detention vaults are displayed as encumbered. When a portion of a lot was encumbered by a wetland it was included as part of the ‘Unbuildable Acres’ total.

Mixed-Use projects only show residential density and do not display any information pertaining to employment density.

The ‘Generalized Plan Designation’ was determined by grouping each jurisdiction’s unique zones into general categories based on allowed density. This method was originally proposed in Appendix E⁷ of the Snohomish County Tomorrow Buildable Lands Procedures Report (July 2000).

The pages are organized alphabetically by jurisdiction shown in the outline below.

1. City
 - a. City
 - i. Single Family
 - ii. Multi-Family
 - iii. Mixed-Use
 - b. Unincorporated MUGA/UGA
 - i. Single Family
 - ii. Multi-Family
 - iii. Mixed-Use
2. Other Unincorporated SWUGA areas (Non-MUGA)
 - a. Single Family
 - b. Multi-Family
 - c. Mixed-Use

⁷ Appendix E: Proposed Data Structure: <https://snohomishcountywa.gov/DocumentCenter/View/7740/Appendix-E-Proposed-Data-Structure?bidId=>

Table 14 shows a summary of actual development results compared with 2012 BLR predictions for three key variables (housing unit yields, unbuildable area, and buildable density) for individual jurisdictions.

Table 14

Actual vs Predicted Housing Units, Unbuildable Acres and Buildable Density by Jurisdiction										
Area Name	Actual Total Housing Units Achieved	Predicted Total Housing Units (2012 BLR)	Actual as Percent of Predicted	Actual Total Unbuildable Acres	Predicted Total Unbuildable Acres (2012 BLR)	Actual as Percent of Predicted	Actual Average Buildable Densities	Predicted Average Buildable Densities (2012 BLR)	Actual as Percent of Predicted	Total Number of Projects
City of Arlington	590	597	99%	8.5	0.0	24932%	14.8	12.3	120%	7
City of Bothell	203	167	122%	8.4	14.1	60%	4.0	3.4	115%	11
City of Brier	31	33	94%	0.0	0.0	NA	2.5	2.6	94%	2
City of Edmonds	115	66	174%	0.2	0.9	27%	19.1	11.6	164%	8
City of Everett	498	288	173%	3.9	3.6	106%	26.0	14.8	176%	22
City of Granite Falls	68	50	136%	0.0	0.0	NA	20.4	14.3	143%	4
City of Lake Stevens	354	269	132%	12.9	22.9	56%	5.9	5.4	110%	9
City of Lynnwood	361	45	802%	0.5	1.9	29%	22.9	3.1	736%	6
City of Marysville	393	227	173%	13.9	15.2	92%	9.7	5.6	173%	7
City of Mill Creek	295	75	393%	6.1	11.2	55%	16.4	5.4	306%	4
City of Monroe	570	496	115%	12.4	14.2	87%	6.0	5.6	107%	9
City of Mountlake Terrace	517	379	136%	3.5	6.2	57%	44.6	34.6	129%	4
City of Mukilteo	130	128	102%	6.8	6.2	109%	7.0	6.6	106%	10
City of Snohomish	21	12	175%	0.0	0.2	0%	8.1	5.1	161%	4
City of Stanwood	48	85	56%	3.0	3.8	79%	8.1	16.6	49%	1
Bothell MUGA (Uninc)	960	549	175%	7.5	16.8	45%	10.0	6.5	154%	24
Edmonds MUGA (Uninc)	37	30	123%	0.0	0.0	NA	11.5	9.2	125%	5
Everett MUGA (Uninc)	341	405	84%	0.3	4.2	8%	13.0	18.3	71%	18
Lake Stevens UGA (Uninc)	16	0	NA	0.0	0.0	NA	16.6	0.0	NA	1
Lynnwood MUGA (Uninc)	578	669	86%	8.5	9.2	92%	17.9	20.9	86%	18
Mill Creek MUGA (Uninc)	958	1076	89%	15.3	34.8	44%	10.4	14.8	70%	23
Mukilteo MUGA (Uninc)	485	217	224%	0.0	0.7	0%	25.6	19.6	131%	3
Unincorporated UGA (Remaind	895	622	144%	14.4	17.9	81%	13.1	9.5	138%	19
Total UGA	8464	6485	131%	126.3	184.0	69%	11.5	9.6	120%	219

Plat No. 11353 - Smokey Point 18617 Condominium



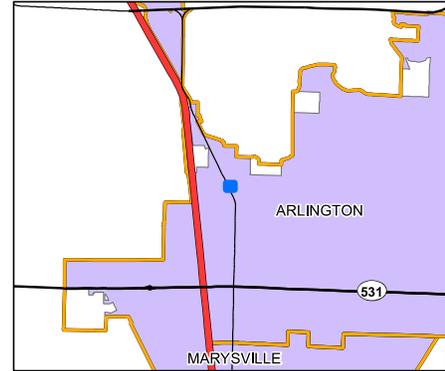
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Arlington UGA
 Jurisdiction: City of Arlington
 Generalized Plan Designation: UMDR
 Zoning Designation: RMD
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	2	2
Unbuildable Acres:	0	0	0
Buildable Density:	6.85	3.51	3.34

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

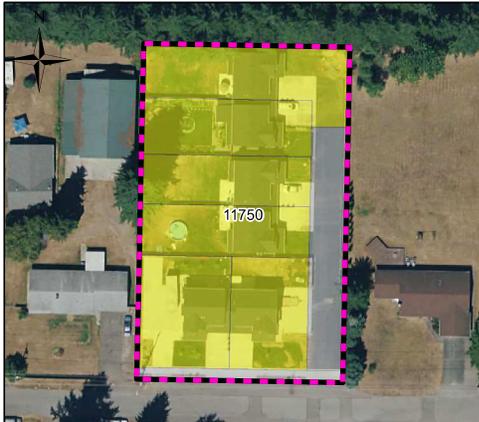
Vicinity Map



2012 BLR Reference Map



Plat No. 11750 - Town Houses At The Point, a Condo



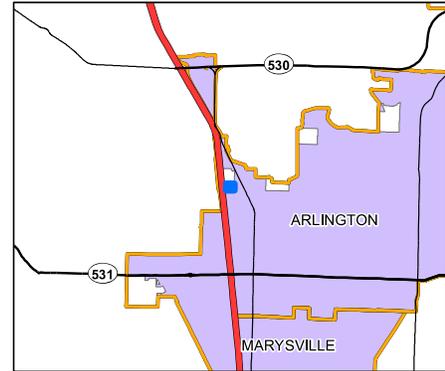
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Arlington UGA
 Jurisdiction: City of Arlington
 Generalized Plan Designation: UMDR
 Zoning Designation: RMD
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	6	4	2
Unbuildable Acres:	0	0	0
Buildable Density:	5.85	3.92	1.94

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11669 - Gregory Park



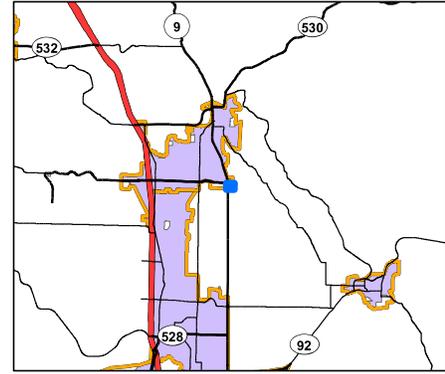
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Arlington UGA
 Jurisdiction: City of Arlington
 Generalized Plan Designation: UHDR
 Zoning Designation: RHD
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.309

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	84	427	-343
Unbuildable Acres:	8.48	0	8.48
Buildable Density:	5.66	18.14	-12.48

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

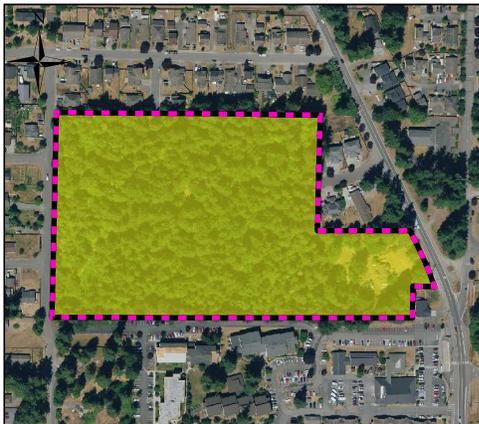
Vicinity Map



2012 BLR Reference Map



Multi-Family - Villas at Arlington



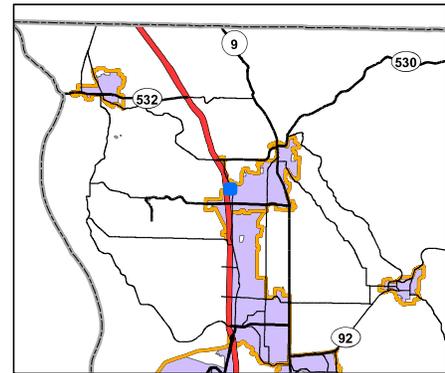
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Arlington UGA
 Jurisdiction: City of Arlington
 Generalized Plan Designation: UMDR
 Zoning Designation: RMD
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.061

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	312	66	246
Unbuildable Acres:	0	0	0
Buildable Density:	20.73	4.39	16.35

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - 128 W Burke Ave



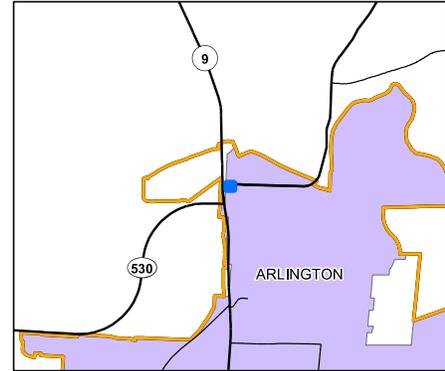
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Arlington UGA
 Jurisdiction: City of Arlington
 Generalized Plan Designation: UHDR
 Zoning Designation: OTBD - 3
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	5	1	4
Unbuildable Acres:	0	0.01	-0.01
Buildable Density:	21.78	4.52	17.26

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

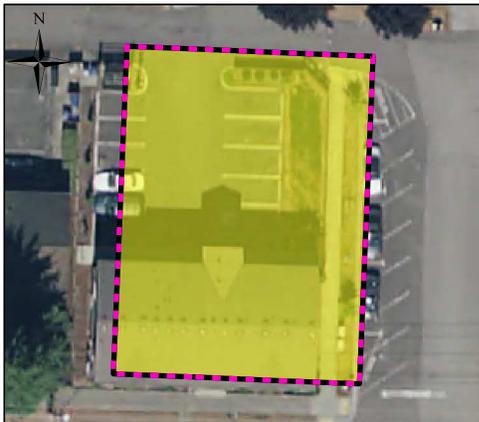
Vicinity Map



2012 BLR Reference Map



Multi-Family - Bridge Place Apartments



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Arlington UGA
 Jurisdiction: City of Arlington
 Generalized Plan Designation: UHDR
 Zoning Designation: OTBD - 3
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

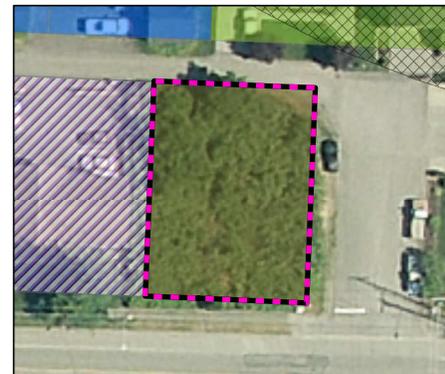
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	8	1	7
Unbuildable Acres:	0	0	0
Buildable Density:	46.46	5.81	40.65

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Park 77 Project



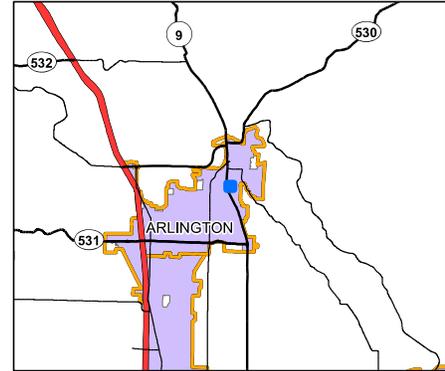
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Arlington UGA
 Jurisdiction: City of Arlington
 Generalized Plan Designation: UCOM
 Zoning Designation: GC
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	171	96	75
Unbuildable Acres:	0	0.03	-0.03
Buildable Density:	21.36	12.03	9.33

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11572 - Ashcott Highlands



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.199

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	15	14	1
Unbuildable Acres:	0.56	0.61	-0.04
Buildable Density:	3.44	3.31	0.13

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11635 - Tall Cedars Estates



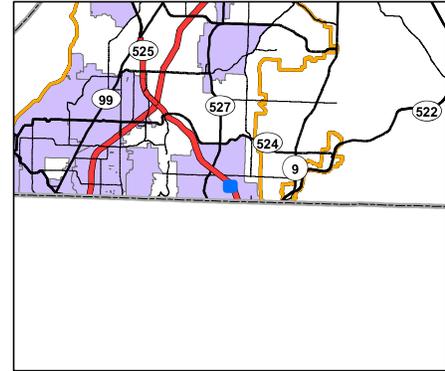
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.568

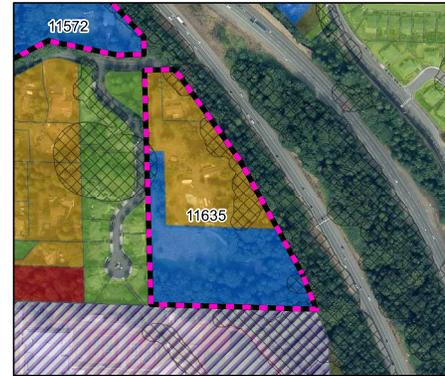
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	25	22	3
Unbuildable Acres:	0	1.17	-1.17
Buildable Density:	3.12	3.23	-0.11

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

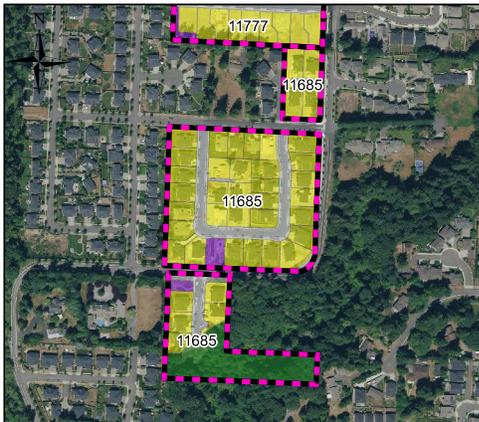
Vicinity Map



2012 BLR Reference Map



Plat No. 11685 - Greenstone Heights



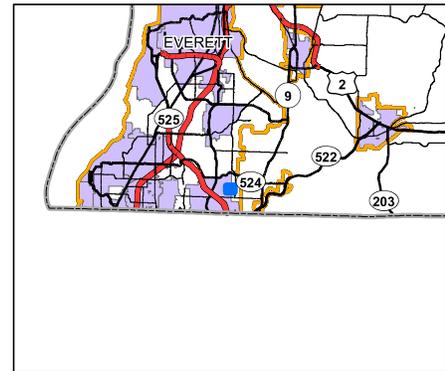
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.223

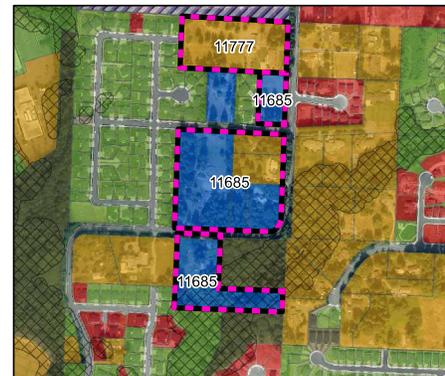
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	41	41	0
Unbuildable Acres:	2.25	4.34	-2.09
Buildable Density:	3.47	3.09	0.38

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

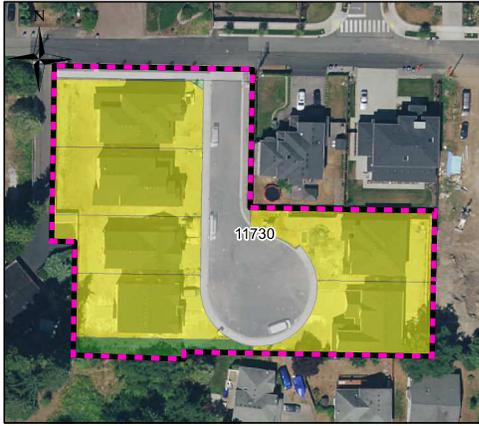
Vicinity Map



2012 BLR Reference Map

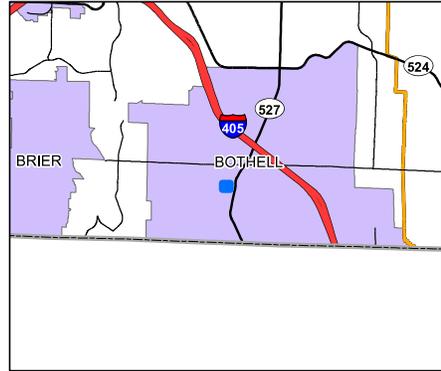


Plat No. 11730 - Avellino



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



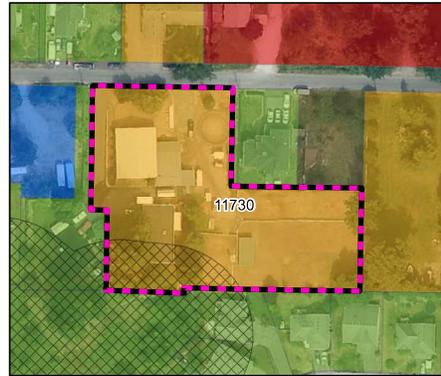
UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.488

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	6	4	2
Unbuildable Acres:	0.05	0.19	-0.14
Buildable Density:	4.47	3.32	1.15

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

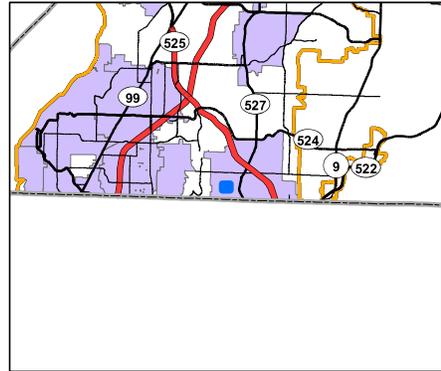


Plat No. 11732 - Palmetto Place



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



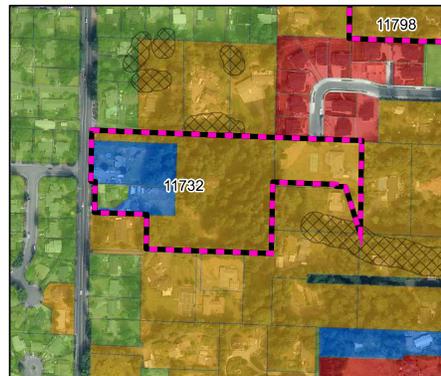
UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.631

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	21	22	-1
Unbuildable Acres:	0.54	0.01	0.53
Buildable Density:	3.38	3.21	0.16

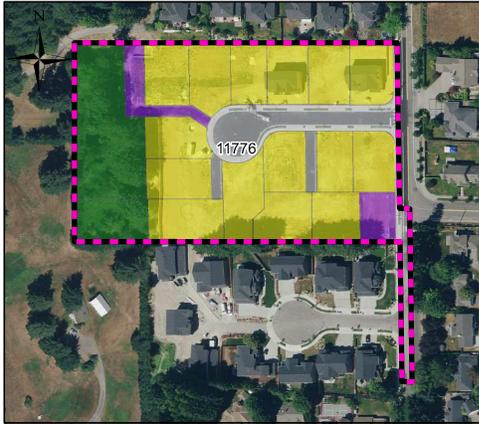
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11776 - Alton Ridge



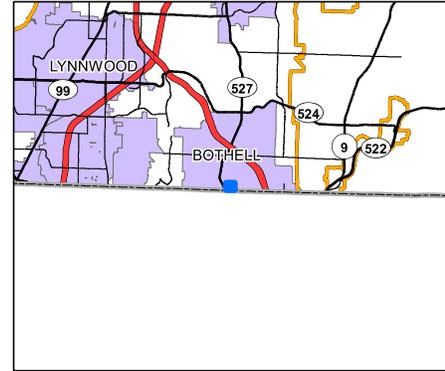
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.324

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	15	13	2
Unbuildable Acres:	1.1	1.7	-0.6
Buildable Density:	3.22	3.18	0.04

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

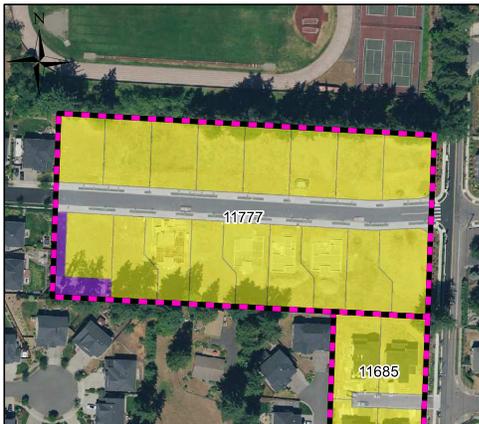
Vicinity Map



2012 BLR Reference Map



Plat No. 11777 - Meadows At Palm Creek



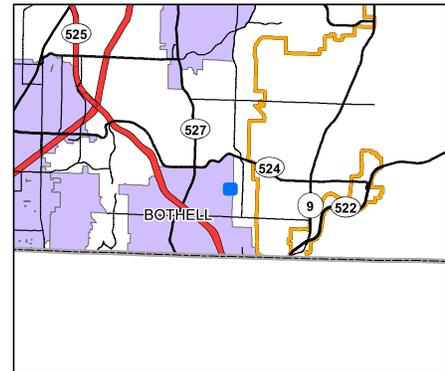
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.388

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	17	14	3
Unbuildable Acres:	0	0	0
Buildable Density:	3.6	2.96	0.63

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

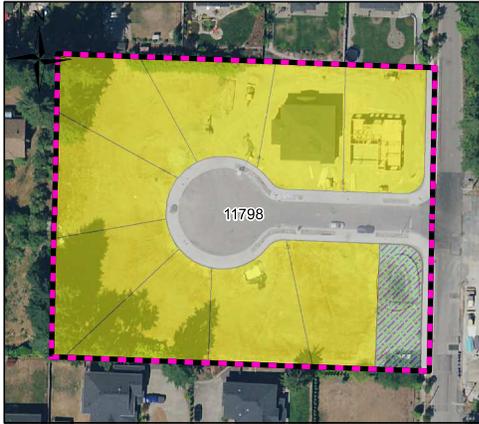
Vicinity Map



2012 BLR Reference Map

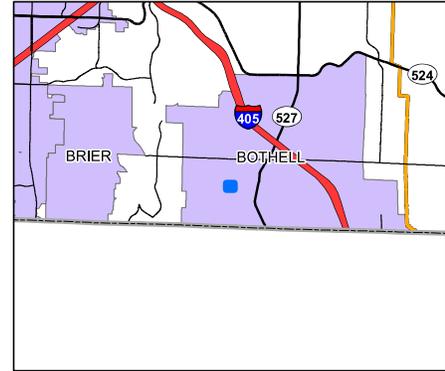


Plat No. 11798 - Shelton Heights



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.644

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	9	8	1
Unbuildable Acres:	0	0	0
Buildable Density:	3.49	3.1	0.39

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

2012 BLR Reference Map

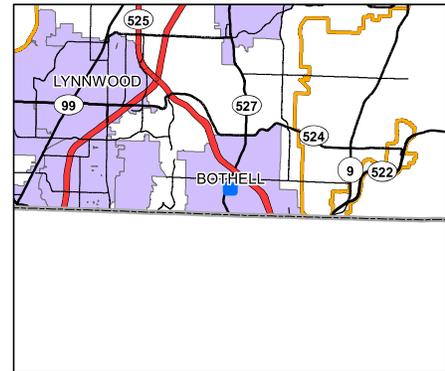


Plat No. 11807 - Westerford



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map

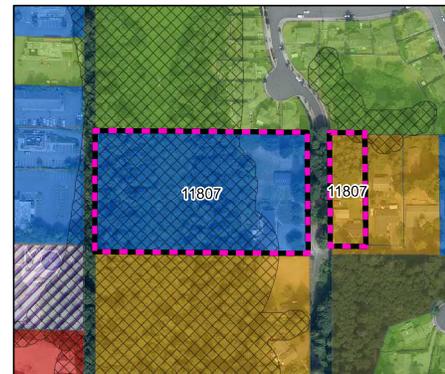


UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: ULDR
 Zoning Designation: R 9,600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.493

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	8	4	4
Unbuildable Acres:	3.08	3.5	-0.42
Buildable Density:	4.22	2.68	1.53

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

2012 BLR Reference Map



Plat No. 11794 - Cedar Park North/South Condominium



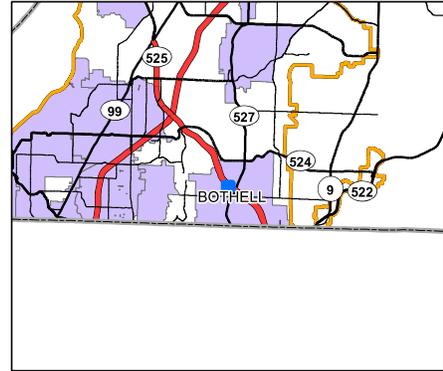
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: UMDR
 Zoning Designation: R 5,400a
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.963

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	36	20	16
Unbuildable Acres:	0.79	1.79	-1
Buildable Density:	7.77	6.39	1.37

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - 1814 228th St SE



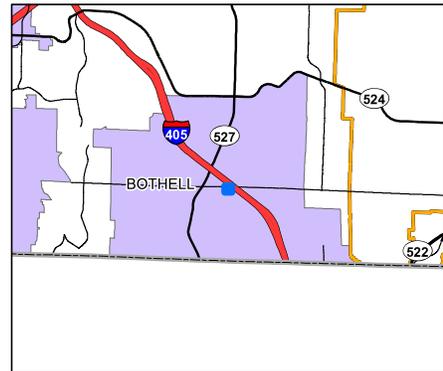
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Bothell
 Generalized Plan Designation: UHDR
 Zoning Designation: R 2,800
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.004

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	10	5	5
Unbuildable Acres:	0	0.73	-0.73
Buildable Density:	8.86	12.69	-3.83

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

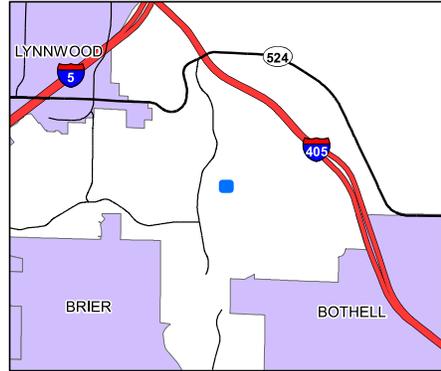


Plat No. 11389 - Crawford Road Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.343

	Actual	Predicted	Difference
Unit Count:	2	1	1
Unbuildable Acres:	0	0	0
Buildable Density:	5.34	2.6	2.74

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

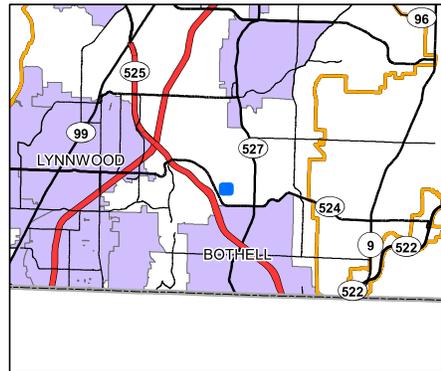


Plat No. 11457 - Filbert Glen



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	16	9	7
Unbuildable Acres:	0	1.66	-1.66
Buildable Density:	5.05	6.01	-0.96

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11478 - Sierra Hills



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.354

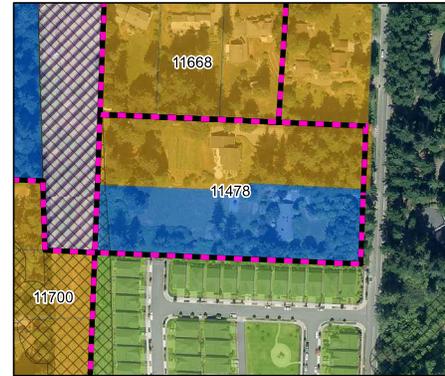
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	30	27	3
Unbuildable Acres:	0.14	0.15	-0.01
Buildable Density:	6.48	5.67	0.82

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11583 - Marisol



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.463

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	45	38	7
Unbuildable Acres:	0	0	0
Buildable Density:	6.27	4.35	1.91

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

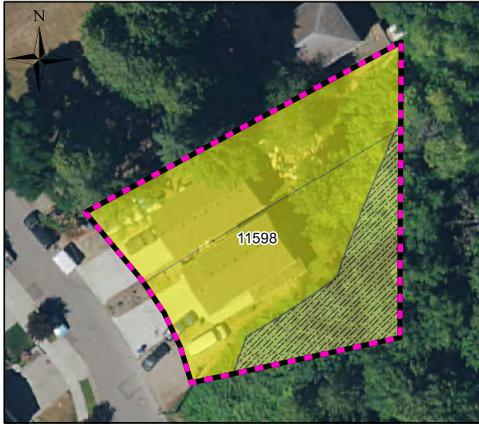
Vicinity Map



2012 BLR Reference Map



Plat No. 11598 - 203rd Condominium



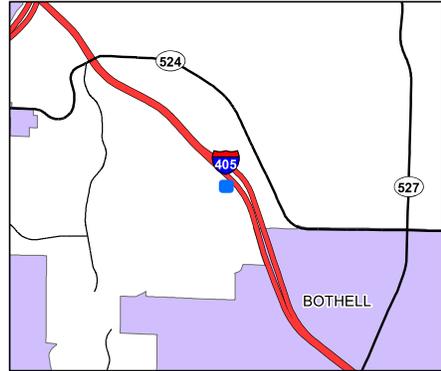
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.097

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	1	1
Unbuildable Acres:	0.07	0.26	-0.19
Buildable Density:	8.31	18.52	-10.21

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11664 - Crestmont Place



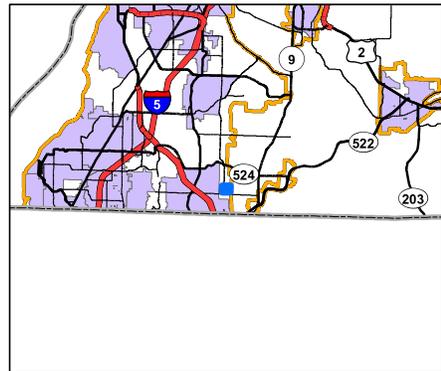
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.001

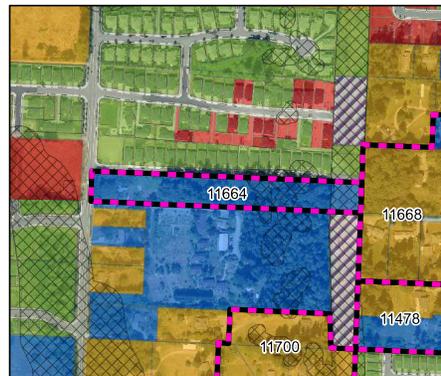
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	25	17	8
Unbuildable Acres:	1.47	1.29	0.19
Buildable Density:	8.7	5.58	3.11

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

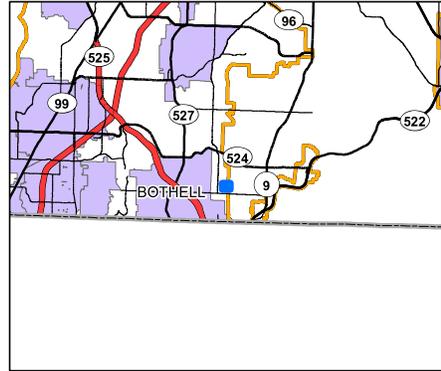


Plat No. 11668 - Grove at Canyon Park



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



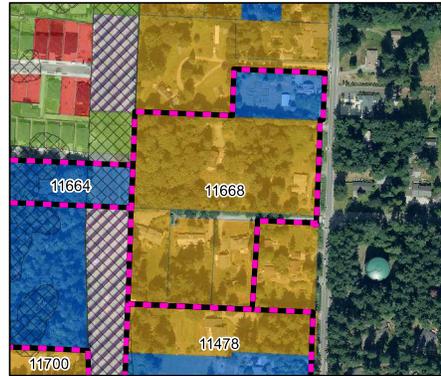
UGA: Southwest County UGA
Jurisdiction: Bothell MUGA
Generalized Plan Designation: ULDR
Zoning Designation: N/A
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 0.696

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	60	47	13
Unbuildable Acres:	0	0.01	-0.01
Buildable Density:	6.48	5.32	1.17

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

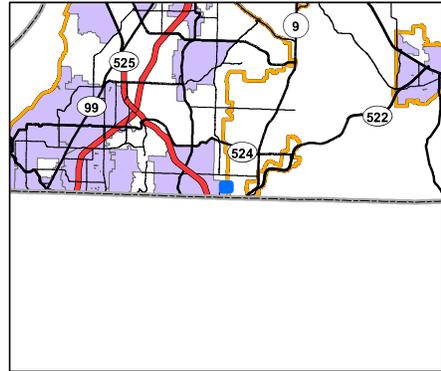


Plat No. 11687 & 11704 - North Creek Ridge



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
Jurisdiction: Bothell MUGA
Generalized Plan Designation: ULDR
Zoning Designation: N/A
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 0.723

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	97	63	34
Unbuildable Acres:	1.72	2.52	-0.8
Buildable Density:	7.6	5.38	2.22

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11700 - Parkview Ridge



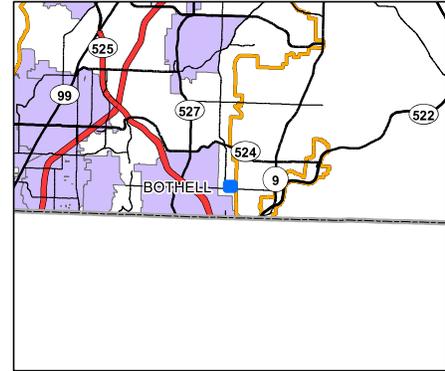
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.312

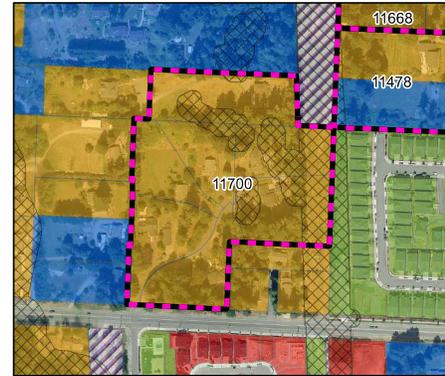
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	54	34	20
Unbuildable Acres:	0.96	2.46	-1.5
Buildable Density:	6.34	4.9	1.43

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11781 - Tuscan Ridge



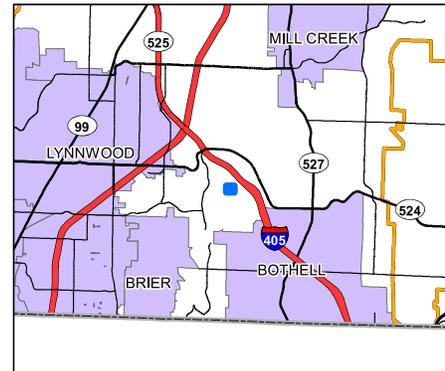
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.449

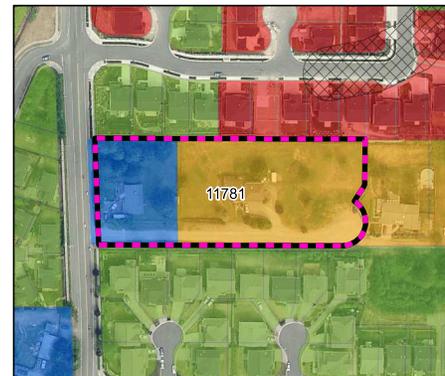
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	10	4	6
Unbuildable Acres:	0	0	0
Buildable Density:	4.36	5.27	-0.91

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

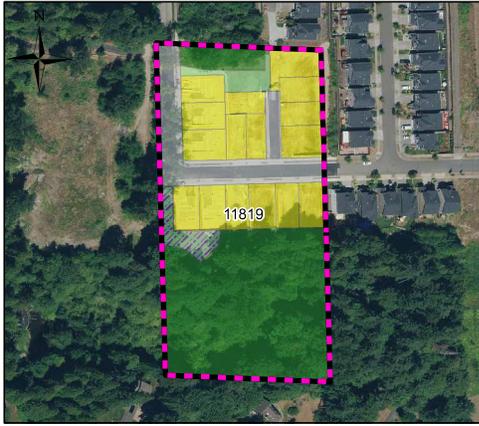
Vicinity Map



2012 BLR Reference Map



Plat No. 11819 - Fern Crest



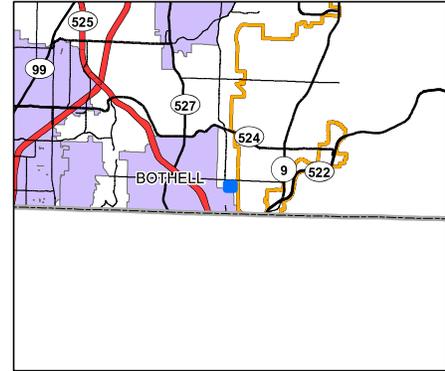
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	16	17	-1
Unbuildable Acres:	2.36	2	0.36
Buildable Density:	5.93	5.56	0.37

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11415 - Ashbrooke Heights, a Condo



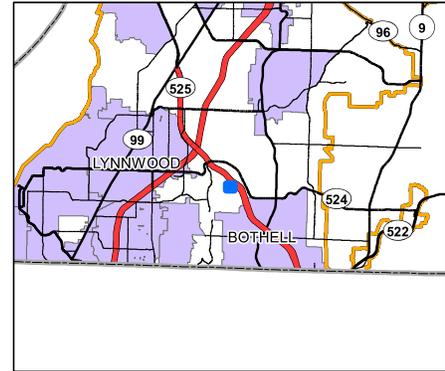
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.173

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	71	70	1
Unbuildable Acres:	0	1.43	-1.43
Buildable Density:	8	9.42	-1.42

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

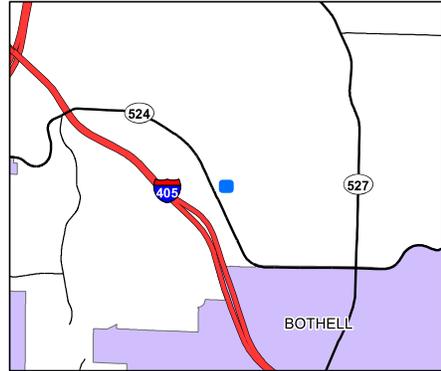


Plat No. 11446 - Filbert Crest



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.933

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	1	2
Unbuildable Acres:	0	0	0
Buildable Density:	9.25	3.08	6.17

2012 BLR Reference Map



Plat No. 11472 - Logan Crest, Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.352

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	27	28	-1
Unbuildable Acres:	0	0	0
Buildable Density:	8.86	9.06	-0.2

2012 BLR Reference Map



Plat No. 11532 - Greenstone, Condominium



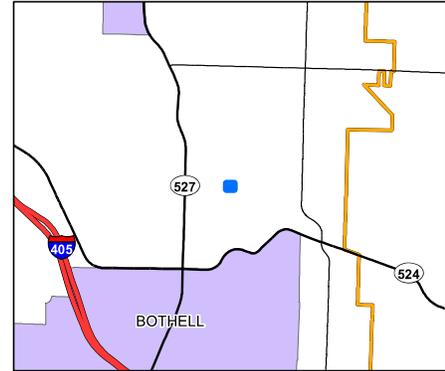
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.381

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	7	5	2
Unbuildable Acres:	0	0	0
Buildable Density:	10.79	7.7	3.09

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11671 - Ryan Park Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.039

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	23	25	-2
Unbuildable Acres:	0	0.15	-0.15
Buildable Density:	8.11	9.26	-1.15

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11707 - Maple Hollow Condominium



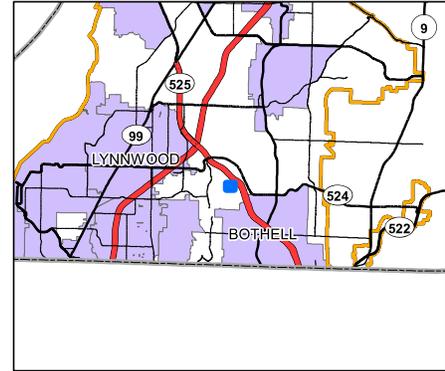
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.48

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	18	22	-4
Unbuildable Acres:	0	0	0
Buildable Density:	7.83	9.43	-1.6

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

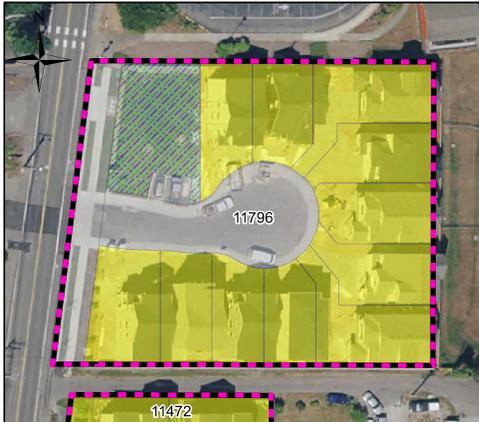
Vicinity Map



2012 BLR Reference Map



Plat No. 11796 - Damson Crest Condominium



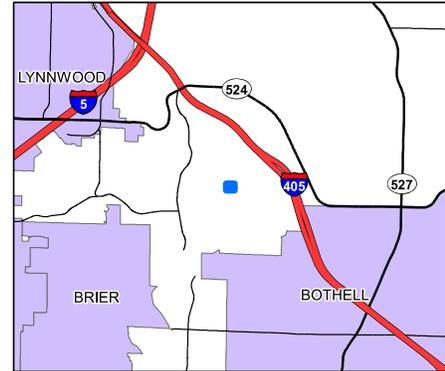
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.277

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	11	10	1
Unbuildable Acres:	0	0	0
Buildable Density:	10.08	8.66	1.42

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

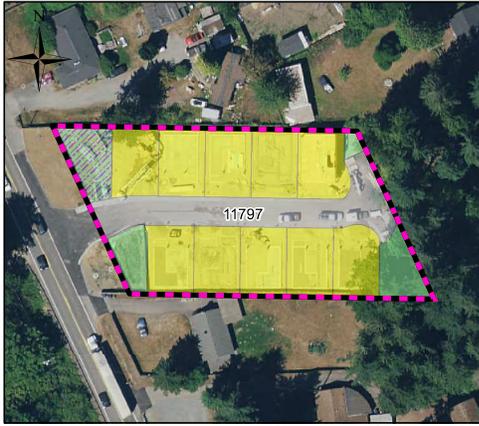
Vicinity Map



2012 BLR Reference Map



Plat No. 11797 - Lincoln Landing, a Condominium



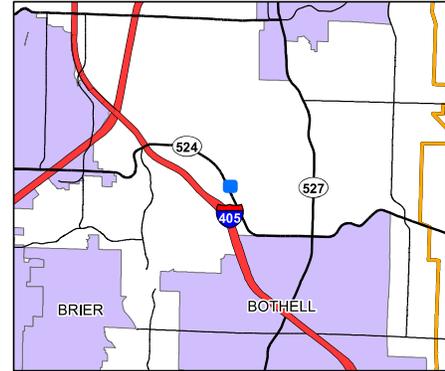
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.936

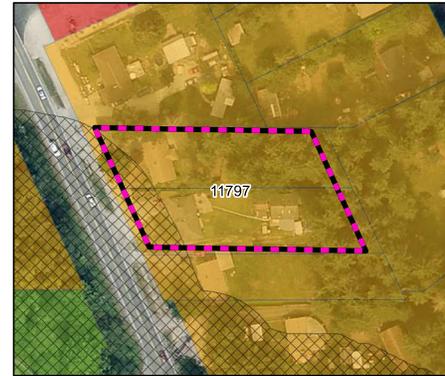
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	10	6	4
Unbuildable Acres:	0	0.18	-0.18
Buildable Density:	7.46	6.9	0.55

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11497 - Talon Landing, a Condominium



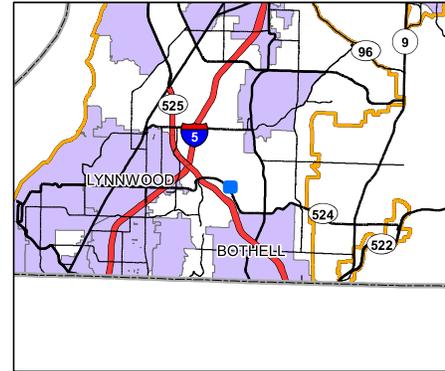
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.11

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	56	63	-7
Unbuildable Acres:	0	0.37	-0.37
Buildable Density:	9.03	11.73	-2.7

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

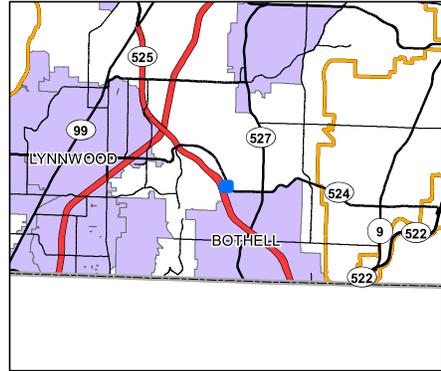


Plat No. 11569 - Sierra Vista, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.385

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	25	41	-16
Unbuildable Acres:	0.29	0.43	-0.14
Buildable Density:	7.44	12.71	-5.27

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

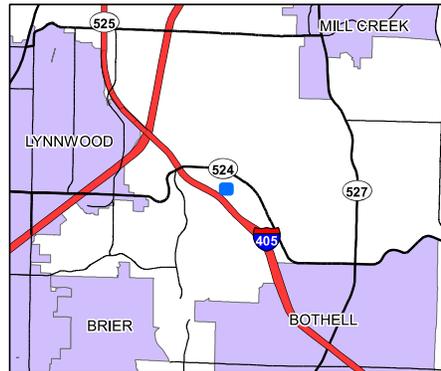


Plat No. 11743 - Rosedale Townhomes



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Bothell MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.367

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	20	16	4
Unbuildable Acres:	0	0	0
Buildable Density:	16.17	12.5	3.67

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

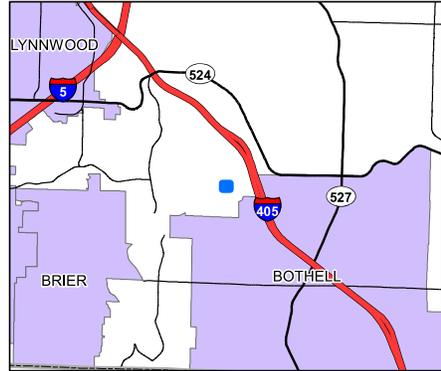


Plat No. 11795 - Gardner Grove Homes, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



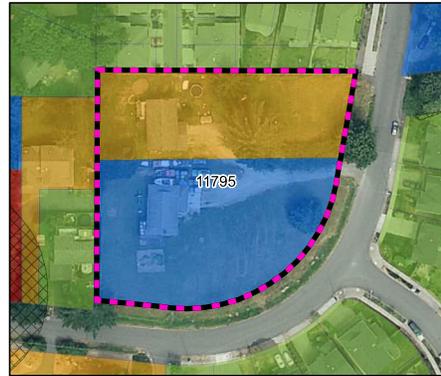
UGA: Southwest County UGA
Jurisdiction: Bothell MUGA
Generalized Plan Designation: UHDR
Zoning Designation: N/A
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 1.153

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	16	4	12
Unbuildable Acres:	0	0	0
Buildable Density:	11.34	6.93	4.41

2012 BLR Reference Map

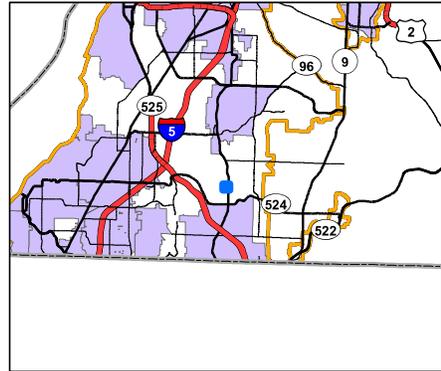


Multi-Family - Avalon North Creek Apartments



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
Jurisdiction: Bothell MUGA
Generalized Plan Designation: UCENTER
Zoning Designation: N/A
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 1.06

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	316	0	316
Unbuildable Acres:	0.5	3.85	-3.35
Buildable Density:	33.36	0	33.36

2012 BLR Reference Map



Plat No. 11397 - Wynbrook II



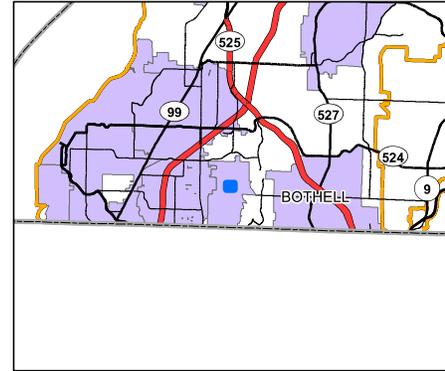
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Brier
 Generalized Plan Designation: ULDR
 Zoning Designation: RS 12500
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.022

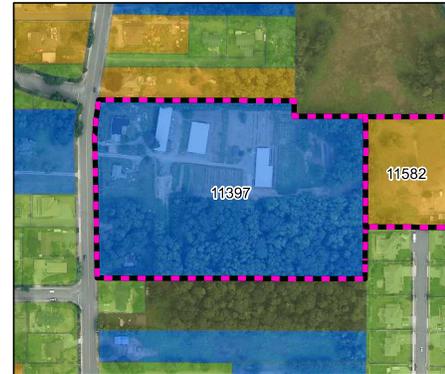
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	22	24	-2
Unbuildable Acres:	0	0	0
Buildable Density:	2.44	2.69	-0.24

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

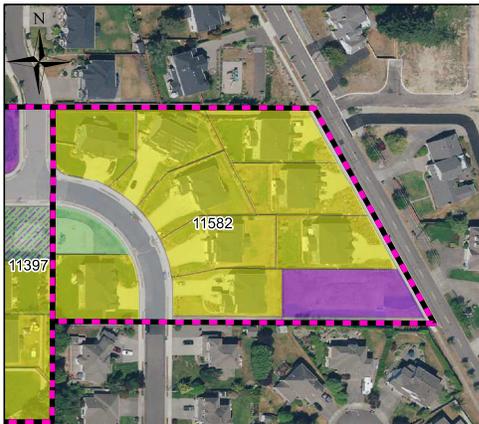
Vicinity Map



2012 BLR Reference Map



Plat No. 11582 - Fisken



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Brier
 Generalized Plan Designation: ULDR
 Zoning Designation: RS 12500
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.245

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	9	9	0
Unbuildable Acres:	0	0	0
Buildable Density:	2.56	2.54	0.02

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

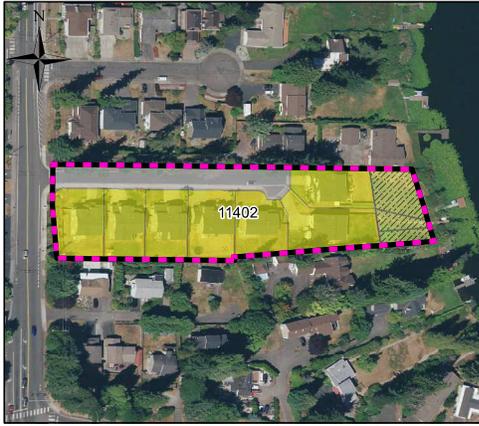
Vicinity Map



2012 BLR Reference Map



Plat No. 11402 - Shoreshire



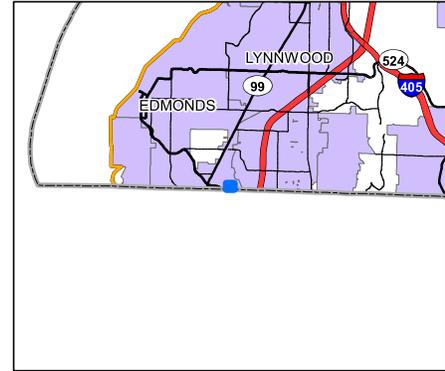
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: ULDR
 Zoning Designation: RSW-12
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.251

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	7	3	4
Unbuildable Acres:	0.25	0.9	-0.66
Buildable Density:	3.67	1.96	1.71

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

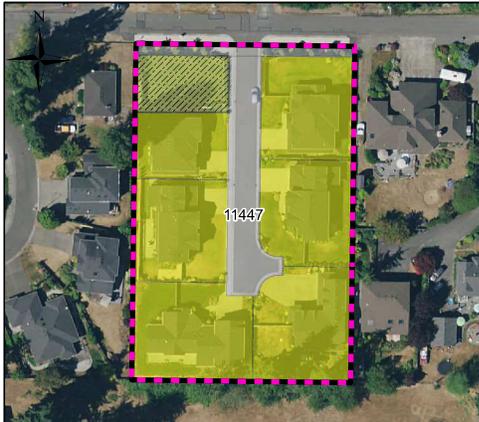
Vicinity Map



2012 BLR Reference Map



Plat No. 11447 - Echelbargers Shaw Lane



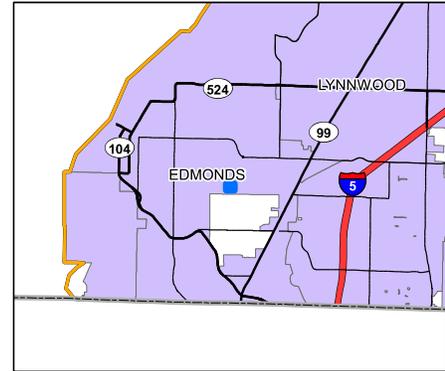
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: UMDR
 Zoning Designation: RS-8
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.074

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	6	6	0
Unbuildable Acres:	0	0	0
Buildable Density:	4.12	4.07	0.05

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11772 - Brackett's Corner



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: UHDR
 Zoning Designation: RM-2.4 Residential
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.343

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	14	14	0
Unbuildable Acres:	0	0	0
Buildable Density:	13.6	13.58	0.02

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - 620 / 622 Glen Street



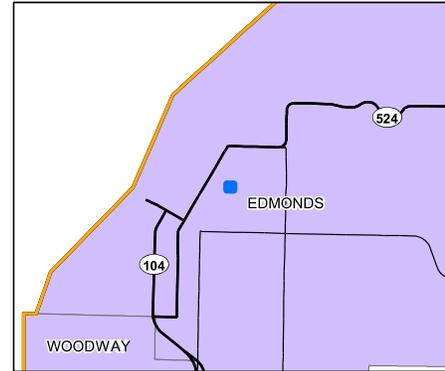
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: UHDR
 Zoning Designation: RM-1.5 Residential
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.353

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	3	1
Unbuildable Acres:	0	0	0
Buildable Density:	26.4	19.74	6.66

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - 622 Bell St



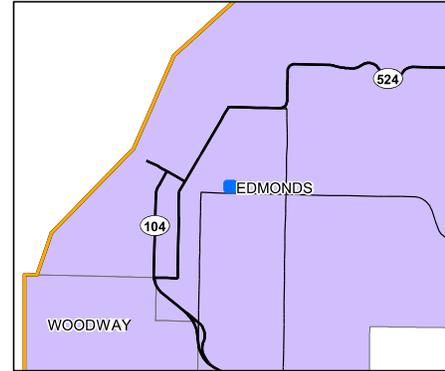
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: UHDR
 Zoning Designation: RM-1.5 Residential
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.112

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	3	1
Unbuildable Acres:	0	0	0
Buildable Density:	26.4	19.74	6.66

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

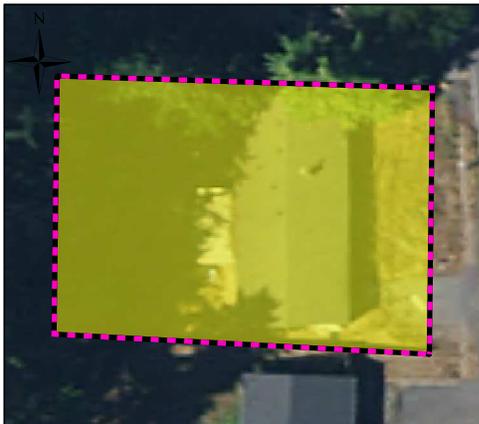
Vicinity Map



2012 BLR Reference Map



Multi-Family - Edmonds Townhomes



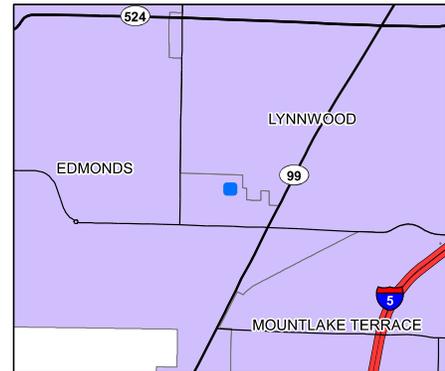
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: UHDR
 Zoning Designation: RM-1.5-CMU
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.303

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	5	-1
Unbuildable Acres:	0	0	0
Buildable Density:	23.04	28.74	-5.69

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Beach Walk Apartments



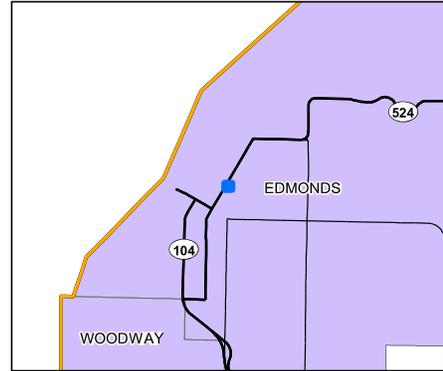
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: Mix
 Zoning Designation: BD2
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.363

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	13	4	9
Unbuildable Acres:	0	0	0
Buildable Density:	78.64	24.24	54.39

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Mixed Use - Edmonds Post Office



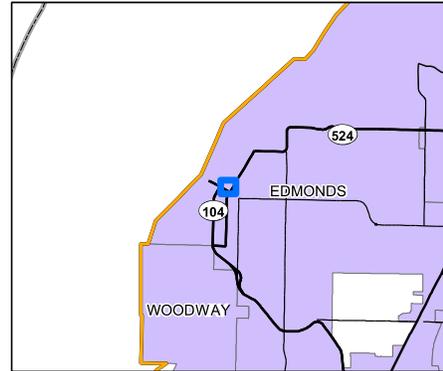
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Edmonds
 Generalized Plan Designation: Mix
 Zoning Designation: BD2
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.194

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	63	28	35
Unbuildable Acres:	0	0	0
Buildable Density:	63.52	28.23	35.3

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2021 BLR Reference Map



Plat No. 11453 - The Arbors at Chase Lake



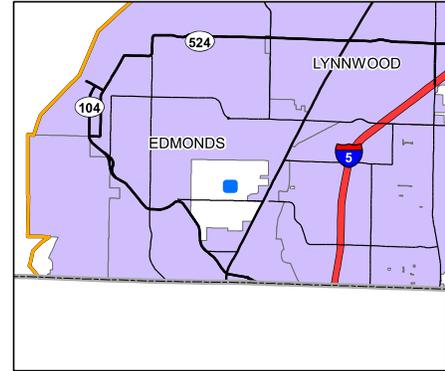
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Edmonds MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.005

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	9	10	-1
Unbuildable Acres:	0	0	0
Buildable Density:	7.99	8.87	-0.87

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

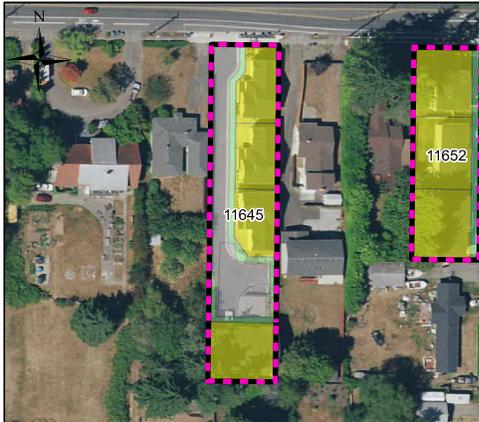
Vicinity Map



2012 BLR Reference Map



Plat No. 11645 - Hadley Lane Condominium



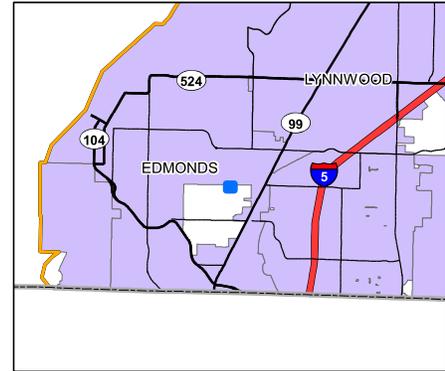
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Edmonds MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.365

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	4	0
Unbuildable Acres:	0	0	0
Buildable Density:	8.63	8.42	0.2

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

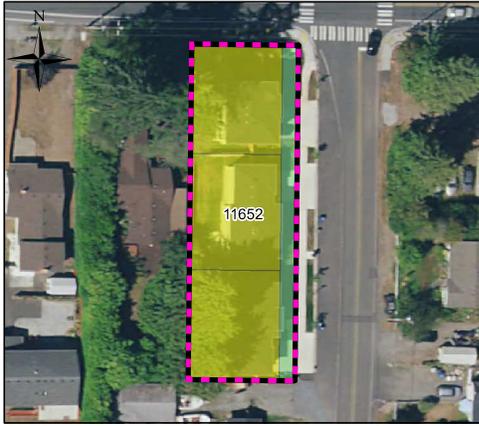
Vicinity Map



2012 BLR Reference Map



Plat No. 11652 - Eighty 80th Ave Condominium



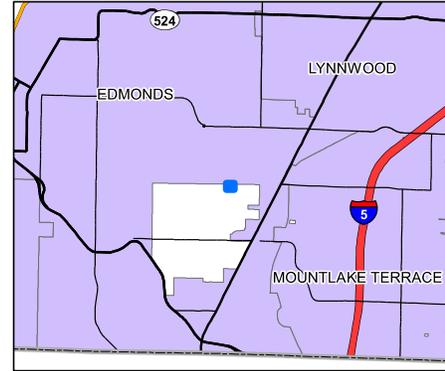
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Edmonds MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.211

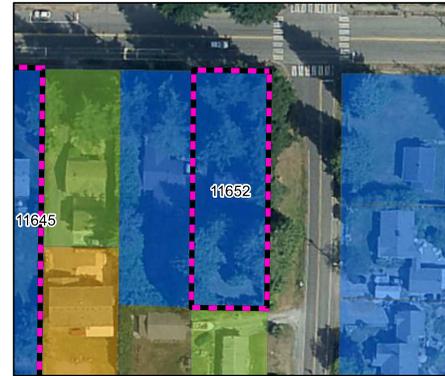
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	2	1
Unbuildable Acres:	0	0	0
Buildable Density:	10.27	6.78	3.49

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11801 - Corner Vista, A Condominium



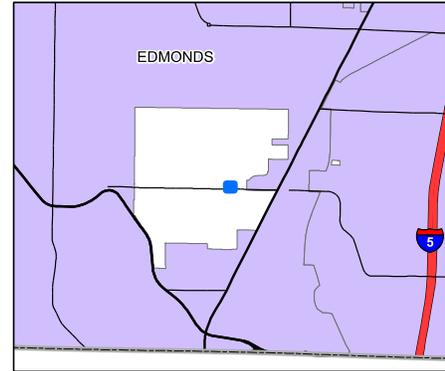
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Edmonds MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.914

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	1	1
Unbuildable Acres:	0	0	0
Buildable Density:	7.13	3.5	3.63

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11828 - Esperance Townhomes



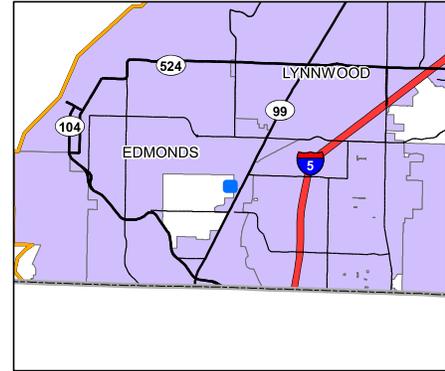
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Edmonds MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.334

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	19	13	6
Unbuildable Acres:	0	0	0
Buildable Density:	17.97	12.18	5.79

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11345 - Thompson Subdivision



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: ULDR
 Zoning Designation: R-2
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.01

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	11	17	-6
Unbuildable Acres:	0	0	0
Buildable Density:	4.52	6.97	-2.45

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11616 - Dynasty Homes 103rd Street Condos



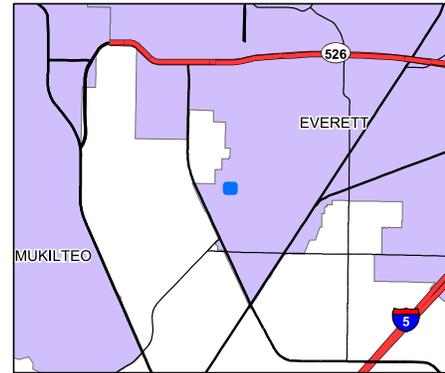
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: ULDR
 Zoning Designation: R-2
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	3	1
Unbuildable Acres:	0.5	0.3	0.21
Buildable Density:	8.66	4.47	4.19

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11702 - M & T Condominium



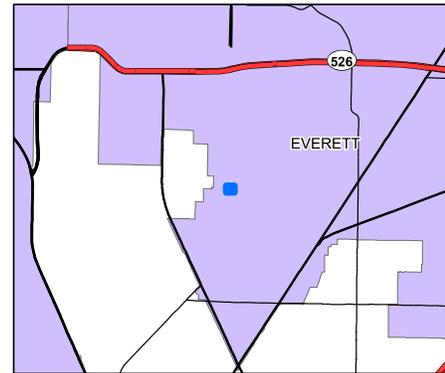
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: ULDR
 Zoning Designation: R-3L
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	4	0
Unbuildable Acres:	0.1	0.09	0.01
Buildable Density:	14.12	13.47	0.66

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

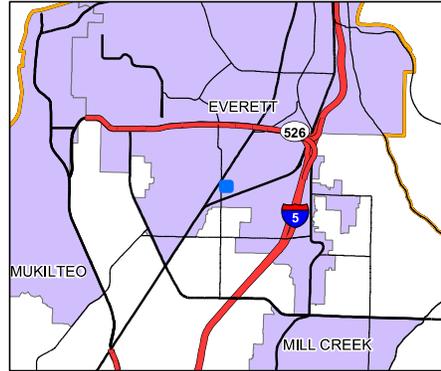


Plat No. 11426 - Providence Park, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-3 S
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

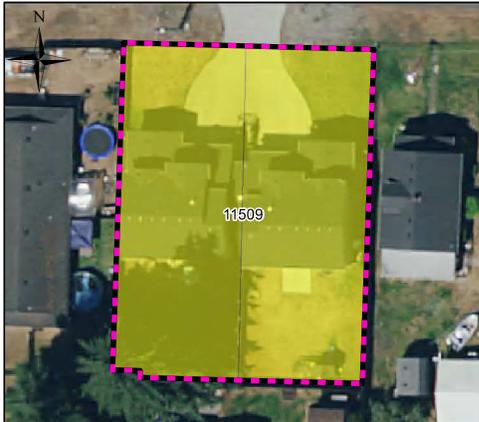
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	22	-20
Unbuildable Acres:	0.96	0	0.96
Buildable Density:	6.57	17.41	-10.84

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

2012 BLR Reference Map



Plat No. 11509 - Howard Avenue Condominiums



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-2
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.99

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	1	1
Unbuildable Acres:	0	0	0
Buildable Density:	8.05	3.82	4.23

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

2012 BLR Reference Map

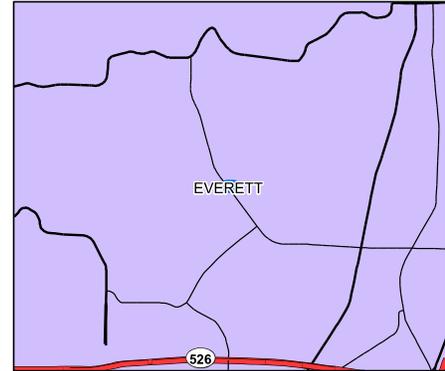


Plat No. 11554 - Glenwood Meadows Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-2
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	2	0
Unbuildable Acres:	0	0	0
Buildable Density:	5.46	5.54	-0.08

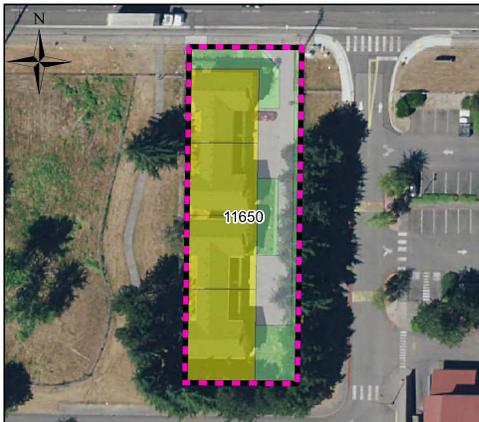
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11650 - Horizon Townhomes



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-3 S
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	6	-2
Unbuildable Acres:	0	0	0
Buildable Density:	9.59	13.79	-4.21

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

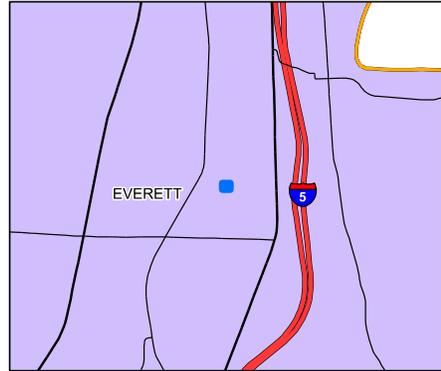


Plat No. 11715 - Oakplex Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-2
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.631

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	1	1
Unbuildable Acres:	0	0	0
Buildable Density:	9.22	4.59	4.64

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

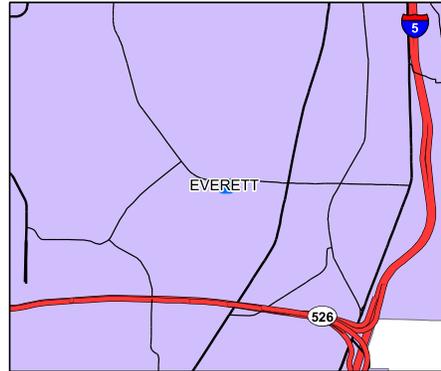


Plat No. 11740 - North Cabot Road Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-2
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 1.28

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	1	1
Unbuildable Acres:	0	0	0
Buildable Density:	7.22	3.44	3.79

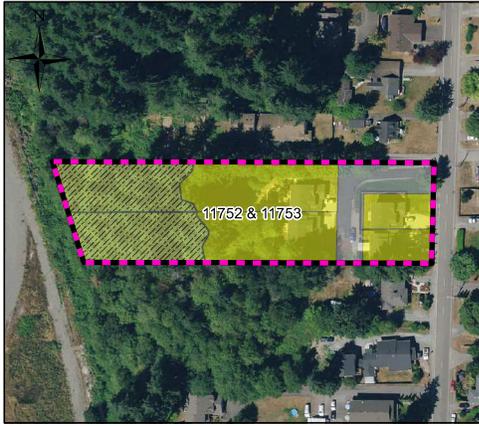
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11752 & 11753 - Lower Ridge East Condominium



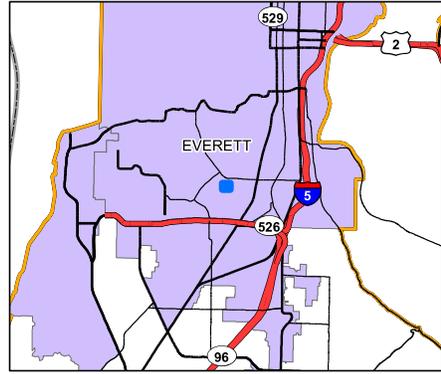
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-2
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.39

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	7	-3
Unbuildable Acres:	0.59	0.45	0.14
Buildable Density:	3.61	5.79	-2.19

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

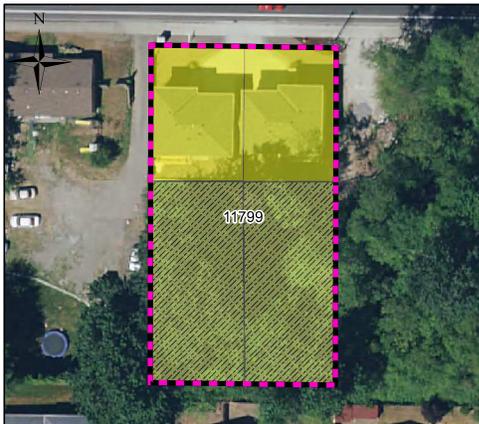
Vicinity Map



2012 BLR Reference Map



Plat No. 11799 - Shaffer's 112th Street Condos



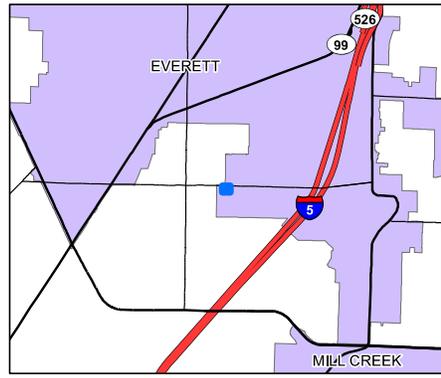
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-2
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	2	0
Unbuildable Acres:	0.25	0	0.25
Buildable Density:	11.92	4.42	7.51

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

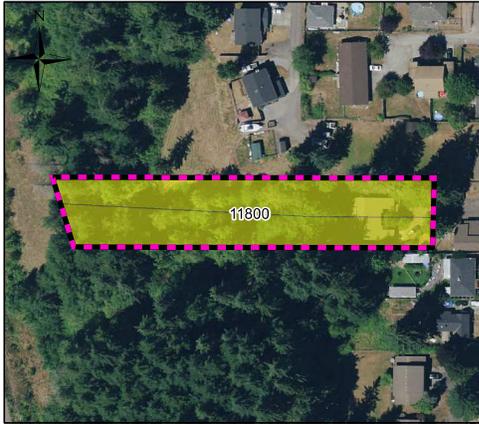
Vicinity Map



2012 BLR Reference Map



Plat No. 11800 - Janice Darlene Condominium



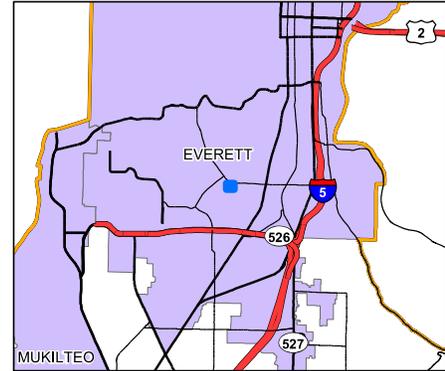
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UMDR
 Zoning Designation: R-2
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.687

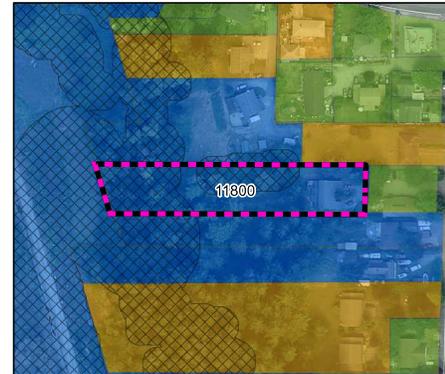
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	3	-1
Unbuildable Acres:	0	0.49	-0.49
Buildable Density:	2.1	6.7	-4.6

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11571 - Alpine Heights



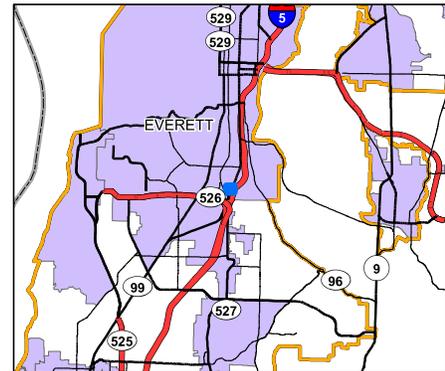
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UHDR
 Zoning Designation: R-3L
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.026

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	82	89	-7
Unbuildable Acres:	1.47	2.32	-0.86
Buildable Density:	12.58	15.66	-3.08

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11688 - Seventh 7th Fairway



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UHDR
 Zoning Designation: R-3 S
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.007

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	18	11	7
Unbuildable Acres:	0	0	0
Buildable Density:	28.51	17.43	11.08

2012 BLR Reference Map



Plat No. 11420 - Cascade Valley View, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: Mix
 Zoning Designation: BMU
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

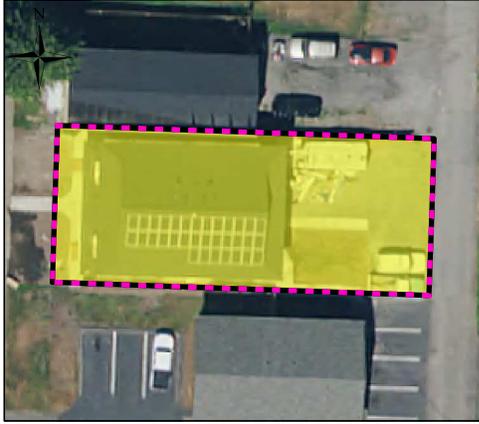
- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	3	0
Unbuildable Acres:	0	0	0
Buildable Density:	21.87	21.87	0

2012 BLR Reference Map



Multi-Family - 1519 Walnut St



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UHDR
 Zoning Designation: R-3 N
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.343

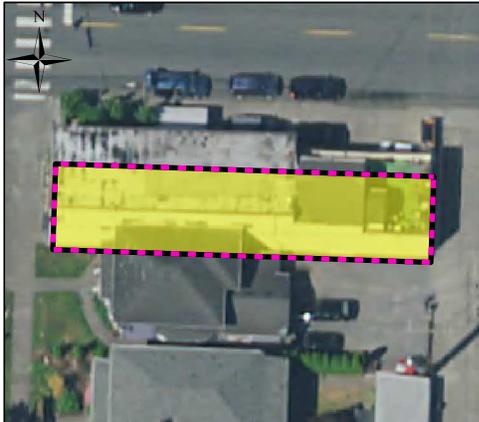
- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	4	0
Unbuildable Acres:	0	0	0
Buildable Density:	29.04	28.99	0.05

2012 BLR Reference Map



Multi-Family - 2301 Colby Ave



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map

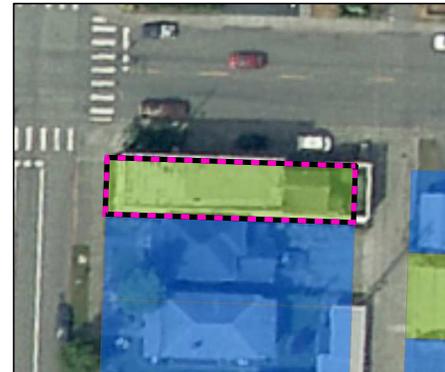


UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UHDR
 Zoning Designation: R-4
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 1.796

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	5	4	1
Unbuildable Acres:	0	0	0
Buildable Density:	79.2	63.49	15.71

2012 BLR Reference Map



Multi-Family - 3623 Hoyt Ave



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UHDR
 Zoning Designation: R-4
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.446

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	5	-2
Unbuildable Acres:	0	0	0
Buildable Density:	20.29	33.78	-13.49

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - The Reserve, a Condo



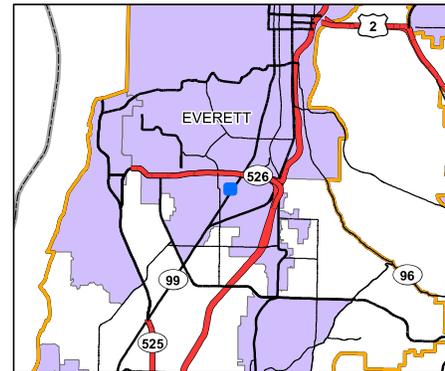
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UHDR
 Zoning Designation: E-1
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	180	2	178
Unbuildable Acres:	0	0	0
Buildable Density:	75.61	0.83	74.77

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - YW Colby Developments



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: UHDR
 Zoning Designation: R-4 (C-O)
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.973

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	18	8	10
Unbuildable Acres:	0	0	0
Buildable Density:	57.97	25.81	32.17

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Emerald Court



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: Mix
 Zoning Designation: E-1 (MUO)
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	42	30	12
Unbuildable Acres:	0	0	0
Buildable Density:	44.92	31.06	13.86

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Mixed Use - Aero Apartments



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Everett
 Generalized Plan Designation: Mix
 Zoning Designation: B-3
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.089

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	102	63	39
Unbuildable Acres:	0	0	0
Buildable Density:	158.75	97.98	60.77

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2021 BLR Reference Map



Plat No. 11448 - Brownstone



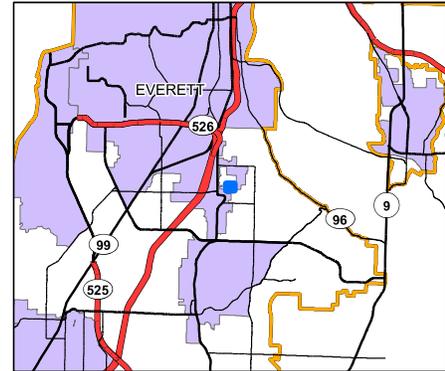
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.163

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	22	4	18
Unbuildable Acres:	0.14	3.77	-3.63
Buildable Density:	5.04	5.81	-0.77

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11499 - Ruggs Lake Villas



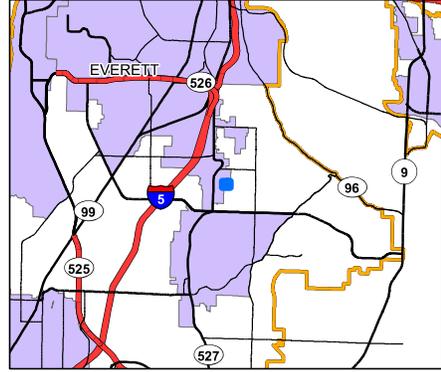
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.2

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	11	13	-2
Unbuildable Acres:	0	0.01	-0.01
Buildable Density:	4.86	5.72	-0.86

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

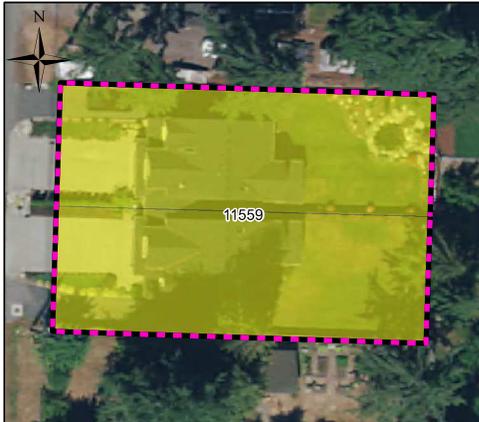
Vicinity Map



2012 BLR Reference Map



Plat No. 11559 - Silver Acres Northwest, a Condo



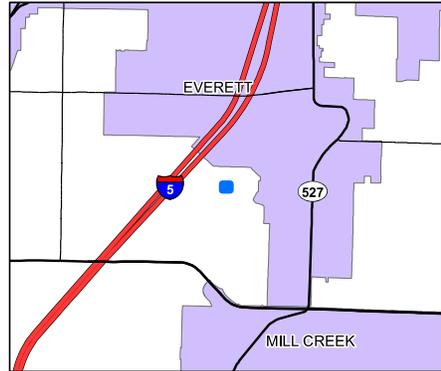
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.14

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	2	0
Unbuildable Acres:	0	0	0
Buildable Density:	5.81	5.81	-0.01

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

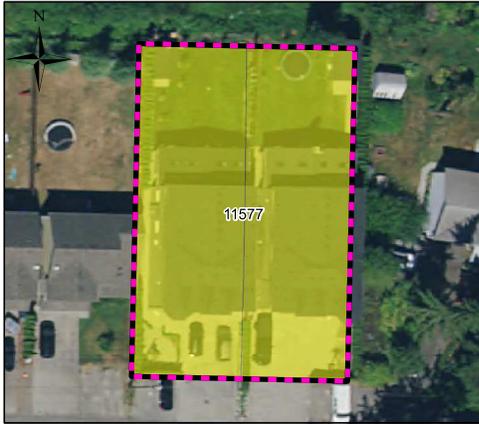
Vicinity Map



2012 BLR Reference Map

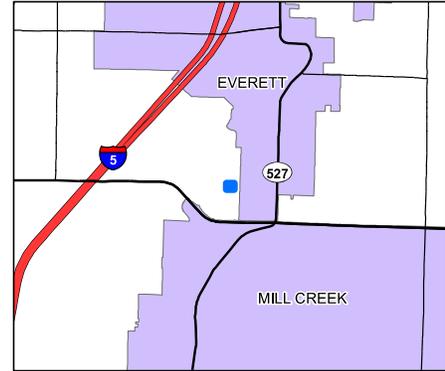


Plat No. 11577 - 1329 129th St SE, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.362

	Actual	Predicted	Difference
Unit Count:	2	1	1
Unbuildable Acres:	0	0	0
Buildable Density:	5.98	2.99	2.99

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11586 - Eastmont Heights



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	11	12	-1
Unbuildable Acres:	0	0.2	-0.2
Buildable Density:	4.68	5.59	-0.91

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11666 - Emory Court Condominium



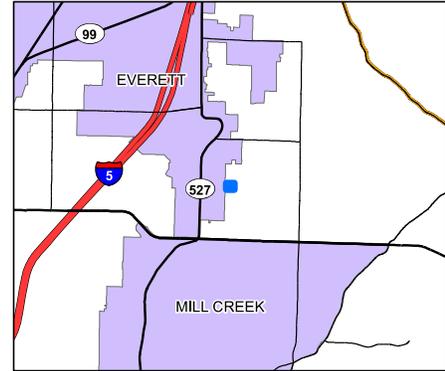
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.063

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	10	5	5
Unbuildable Acres:	0	0	0
Buildable Density:	10.24	5.43	4.81

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11444 - Freeway Place Homes



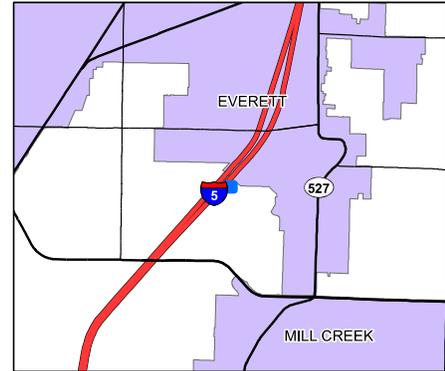
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.525

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	3	0
Unbuildable Acres:	0	0	0
Buildable Density:	8.71	8.72	-0.01

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

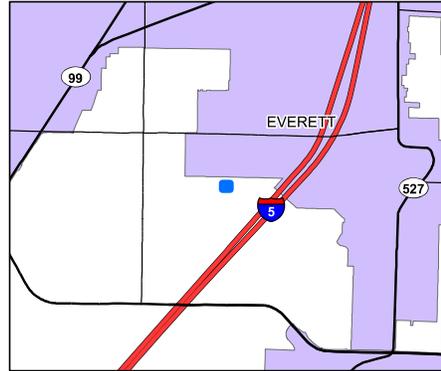


Plat No. 11473 - Ajs Second Drive, Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.748

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	3	-1
Unbuildable Acres:	0	0	0
Buildable Density:	6	9.01	-3.01

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11528 - Milos Place, Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.302

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	2	0
Unbuildable Acres:	0	0	0
Buildable Density:	6.39	6.39	0

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

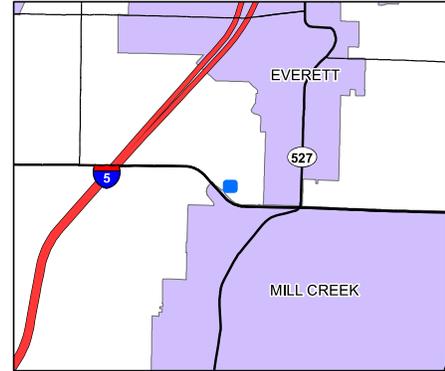


Plat No. 11608 - 1114 Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.193

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	2	0
Unbuildable Acres:	0	0	0
Buildable Density:	5.33	5.33	0

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

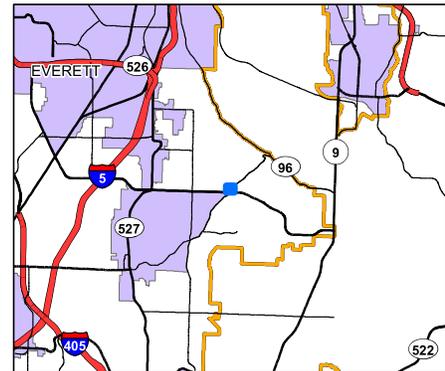


Plat No. 11648 - Cowen Court Condominiums



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.002

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	44	39	5
Unbuildable Acres:	0	0	0
Buildable Density:	10.96	9.66	1.31

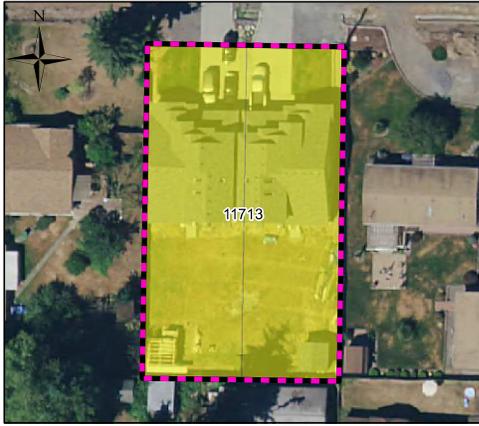
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11713 - Schwann 116th Place Condominium



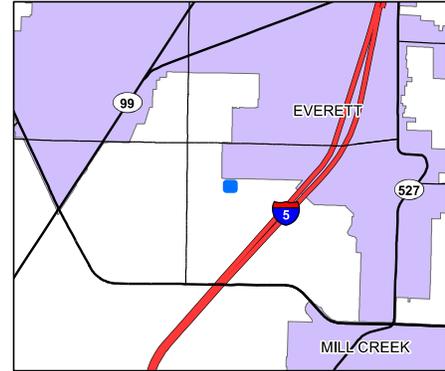
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.154

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	3	-1
Unbuildable Acres:	0	0	0
Buildable Density:	5.79	8.7	-2.91

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11716 - Elm's 119th Street Condominium



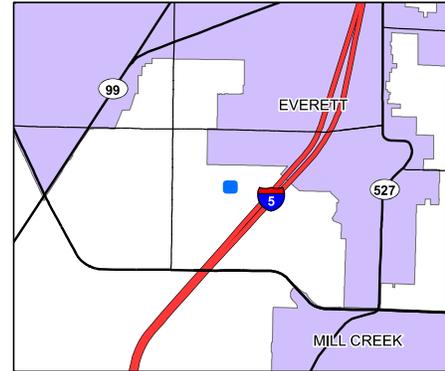
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.381

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	3	-1
Unbuildable Acres:	0	0	0
Buildable Density:	5.79	8.7	-2.9

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

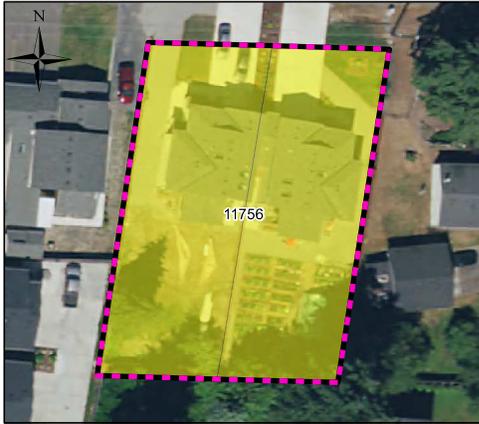
Vicinity Map



2012 BLR Reference Map

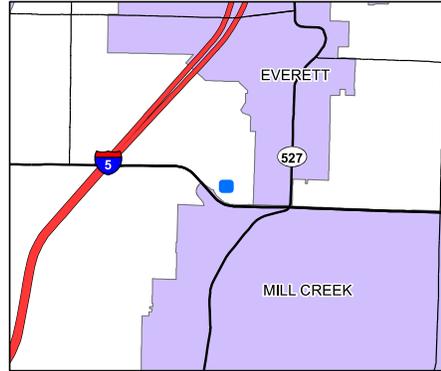


Plat No. 11756 - 1208 Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.866

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	4	-2
Unbuildable Acres:	0	0	0
Buildable Density:	5.33	10.67	-5.34

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

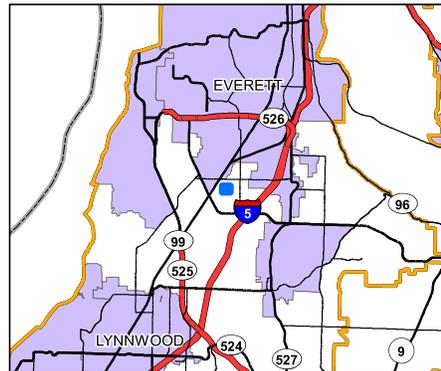


Plat No. 11356 - Ashton Woods, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.198

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	27	-1
Unbuildable Acres:	0	0	0
Buildable Density:	10.86	11.25	-0.39

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

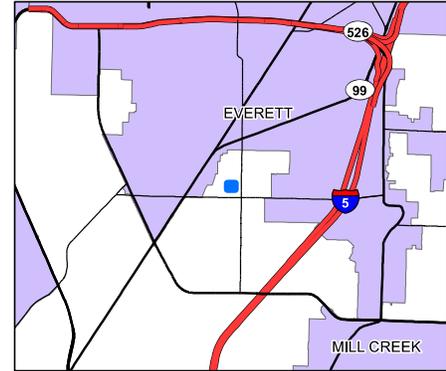


Plat No. 11530 - APK Estates, Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.504

Land Status

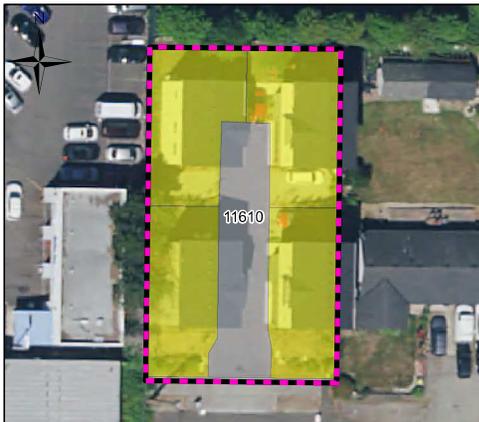
- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	5	-3
Unbuildable Acres:	0.19	0	0.19
Buildable Density:	8.07	11.55	-3.48

2012 BLR Reference Map

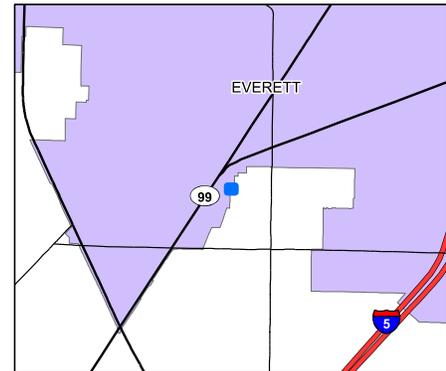


Plat No. 11610 - Makayla Place Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	1	3
Unbuildable Acres:	0	0.24	-0.24
Buildable Density:	16.36	0	16.36

2012 BLR Reference Map



Multi-Family - Silver Lake Garden Apartments



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

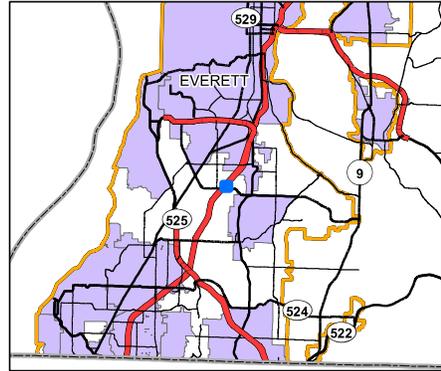
UGA: Southwest County UGA
 Jurisdiction: Everett MUGA
 Generalized Plan Designation: UCENTER
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	192	276	-84
Unbuildable Acres:	0	0	0
Buildable Density:	31.12	44.81	-13.68

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Tilson 0712 LLC



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

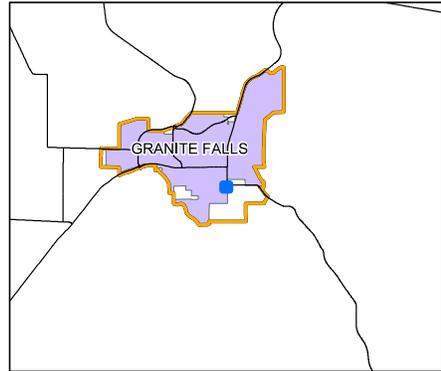
UGA: Granite Falls UGA
 Jurisdiction: City of Granite Falls
 Generalized Plan Designation: UMDR
 Zoning Designation: DT 2500
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.306

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	6	9	-3
Unbuildable Acres:	0	0	0
Buildable Density:	7.56	9.3	-1.74

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

Vicinity Map



2012 BLR Reference Map

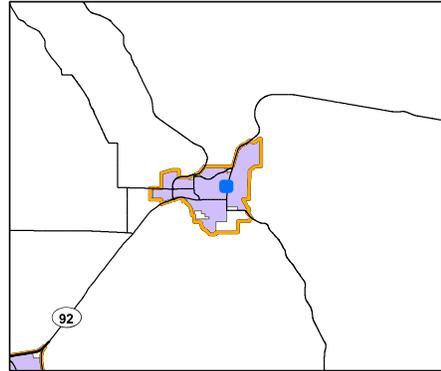


Multi-Family - Chestnut Cove



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Granite Falls UGA
 Jurisdiction: City of Granite Falls
 Generalized Plan Designation: UHDR
 Zoning Designation: MR
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.003

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	54	40	14
Unbuildable Acres:	0	0	0
Buildable Density:	27.11	20.08	7.03

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

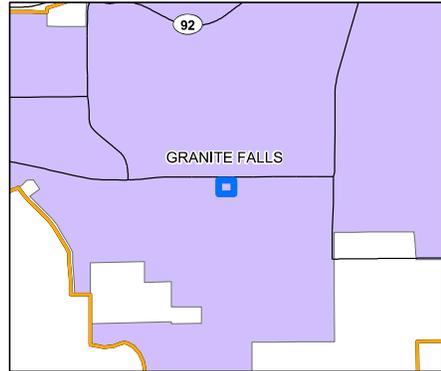


Mixed Use - Grandview North



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Granite Falls UGA
 Jurisdiction: City of Granite Falls
 Generalized Plan Designation: Mix
 Zoning Designation: CBD
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	5	0	5
Unbuildable Acres:	0	0	0
Buildable Density:	21.58	0	21.58

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2021 BLR Reference Map

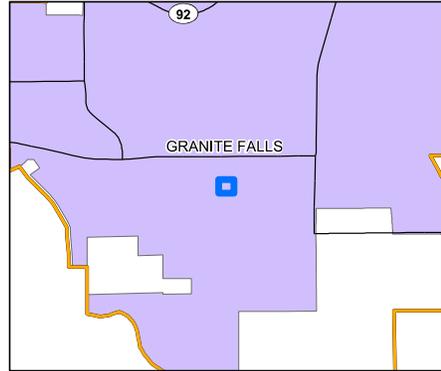


Mixed Use - The Bike Shop



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Granite Falls UGA
Jurisdiction: City of Granite Falls
Generalized Plan Designation: Mix
Zoning Designation: CBD
Actual Development Type: Infill
Improvement-to-Land Ratio (2012 BLR): 0.828

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	1	2
Unbuildable Acres:	0	0	0
Buildable Density:	9.68	3.23	6.45

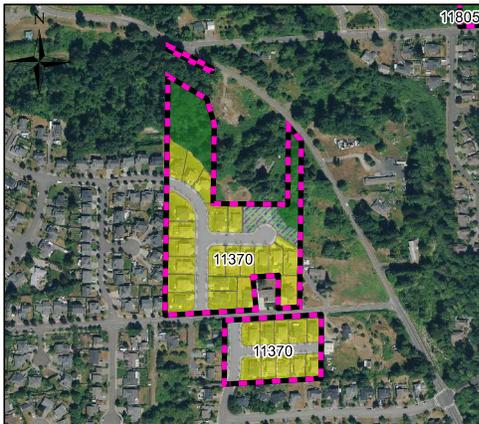
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

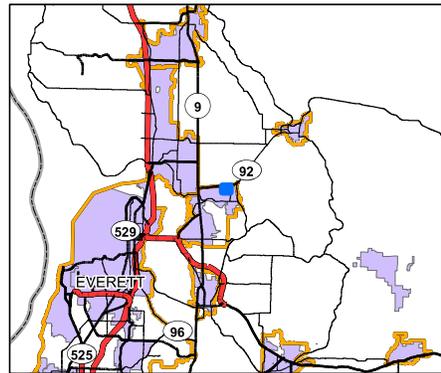


Plat No. 11370 - Catherine Crest



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Lake Stevens UGA
Jurisdiction: City of Lake Stevens
Generalized Plan Designation: UMDR
Zoning Designation: UR
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 0.058

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	31	47	-16
Unbuildable Acres:	2.02	4.13	-2.11
Buildable Density:	3	5.44	-2.45

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11425 - Snowberry Court



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UMDR
 Zoning Designation: SR
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.24

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	15	13	2
Unbuildable Acres:	1.17	0.8	0.37
Buildable Density:	5.16	3.98	1.18

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

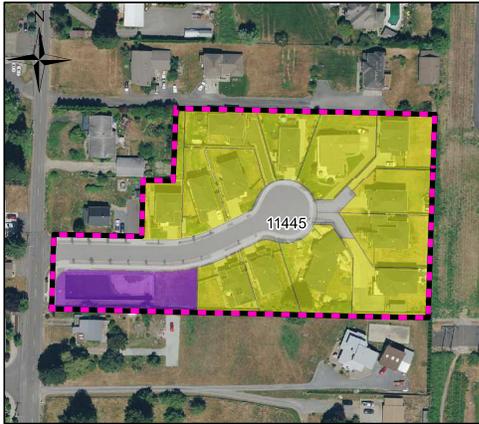
Vicinity Map



2012 BLR Reference Map



Plat No. 11445 - Arcadia



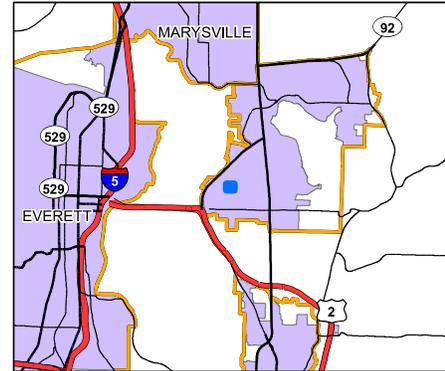
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UMDR
 Zoning Designation: UR
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.976

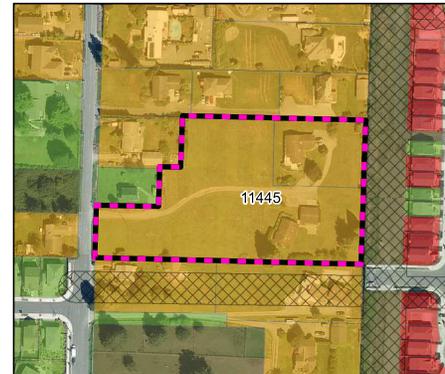
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	13	18	-5
Unbuildable Acres:	0	0	0
Buildable Density:	3.47	4.83	-1.36

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

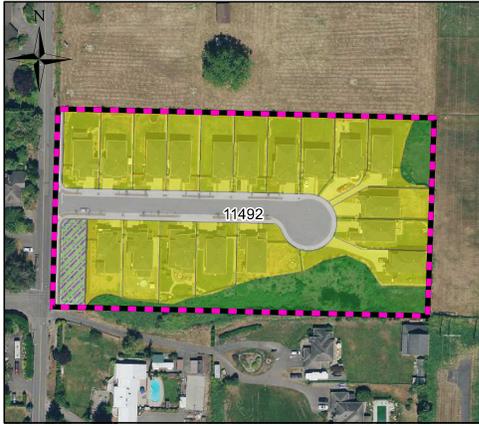
Vicinity Map



2012 BLR Reference Map



Plat No. 11492 - Bayview at Lake Stevens



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UMDR
 Zoning Designation: UR
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

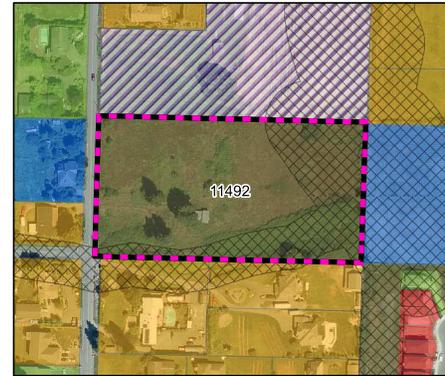
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	18	15	3
Unbuildable Acres:	0.72	1.78	-1.06
Buildable Density:	4.59	5.23	-0.64

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11518 - Maple Rock



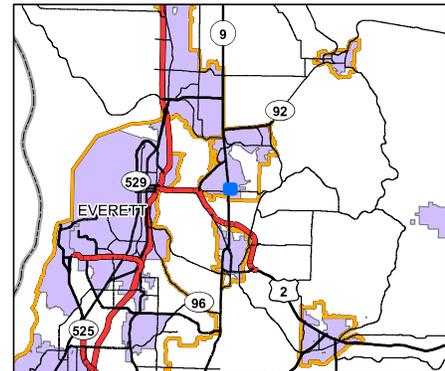
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UMDR
 Zoning Designation: HUR
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.202

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	63	54	9
Unbuildable Acres:	1.37	2.75	-1.38
Buildable Density:	7.88	8.15	-0.27

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11690 - Eagle Glen



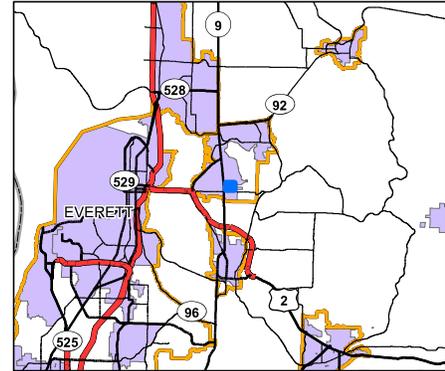
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UMDR
 Zoning Designation: HUR
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.143

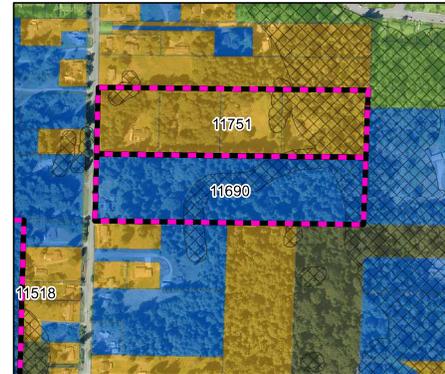
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	68	59	9
Unbuildable Acres:	0.92	2.79	-1.87
Buildable Density:	7.47	8.16	-0.69

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

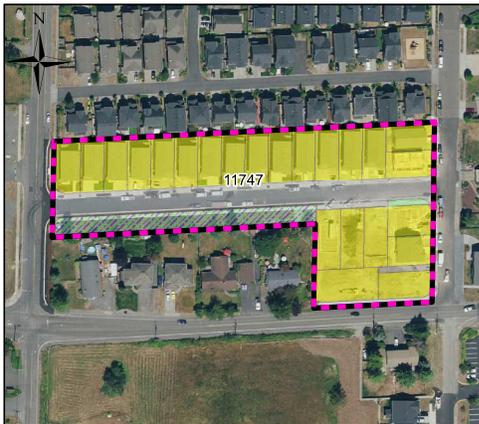
Vicinity Map



2012 BLR Reference Map



Plat No. 11747 - Stevens Vista



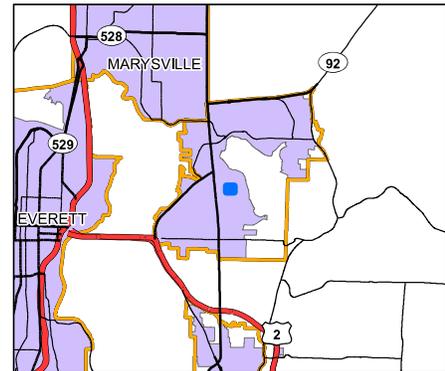
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UMDR
 Zoning Designation: HUR
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	23	15	8
Unbuildable Acres:	0	1.28	-1.28
Buildable Density:	7.37	8.18	-0.81

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

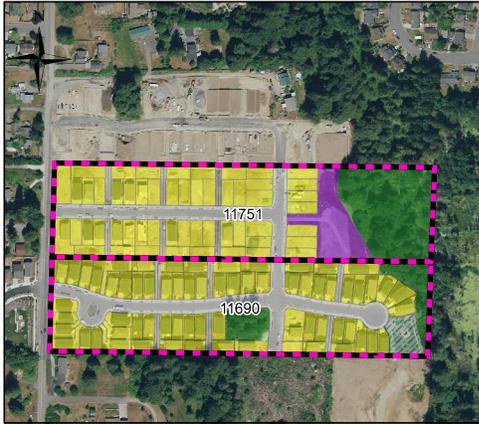
Vicinity Map



2012 BLR Reference Map



Plat No. 11751 - Eagle Glen North



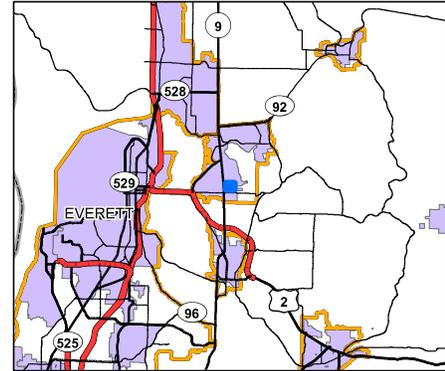
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UMDR
 Zoning Designation: HUR
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.281

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	53	48	5
Unbuildable Acres:	2.2	3.49	-1.28
Buildable Density:	6.76	7.31	-0.55

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11805 - Brookwood Trails



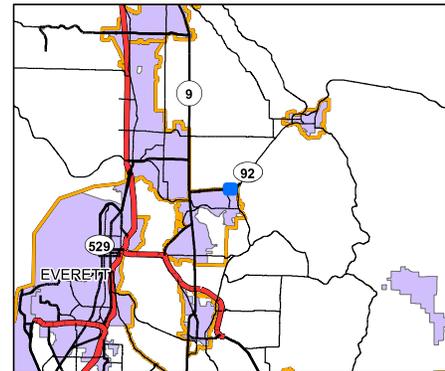
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: UCOM
 Zoning Designation: PBD
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	70	0	70
Unbuildable Acres:	4.53	5.87	-1.34
Buildable Density:	6.55	0	6.55

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

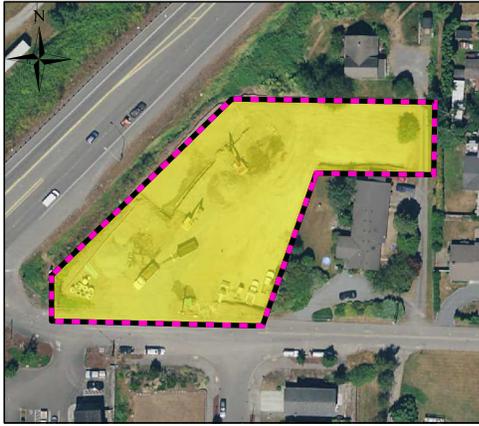
Vicinity Map



2012 BLR Reference Map



Mixed Use - Smoots Commercial



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: City of Lake Stevens
 Generalized Plan Designation: Mix
 Zoning Designation: LB
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	16	0	16
Unbuildable Acres:	0	0	0
Buildable Density:	16.59	0	16.59

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2021 BLR Reference Map



Plat No. 11746 - Hawksbeard



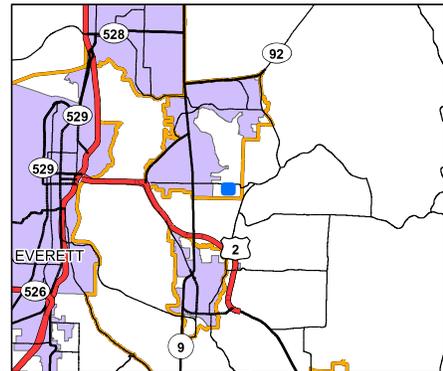
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Lake Stevens UGA
 Jurisdiction: Unincorporated UGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	42	29	13
Unbuildable Acres:	0	0	0
Buildable Density:	7.23	5	2.24

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11380 - Belterra Park, Div. 2



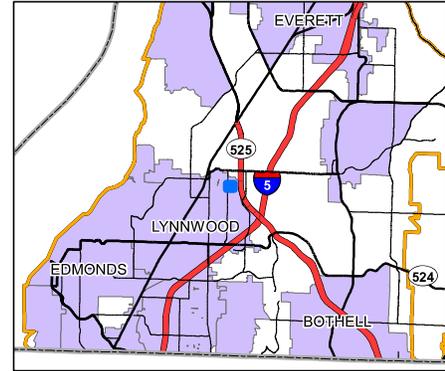
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Lynnwood
 Generalized Plan Designation: ULDR
 Zoning Designation: RS8
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.079

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	8	7	1
Unbuildable Acres:	0	0	0
Buildable Density:	3.99	3.46	0.54

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

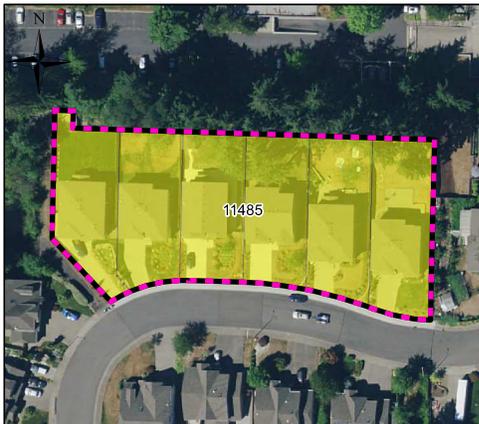
Vicinity Map



2012 BLR Reference Map



Plat No. 11485 - Clare



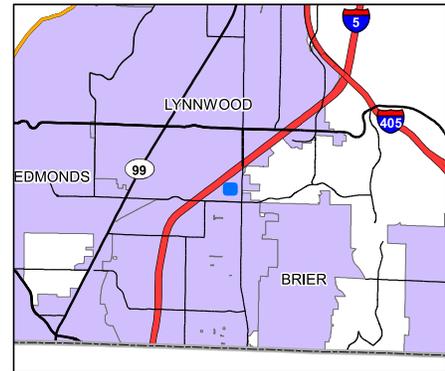
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Lynnwood
 Generalized Plan Designation: ULDR
 Zoning Designation: RS8
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.044

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	6	4	2
Unbuildable Acres:	0	0.01	-0.01
Buildable Density:	5.16	3.45	1.71

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11693 - Winesap Grove



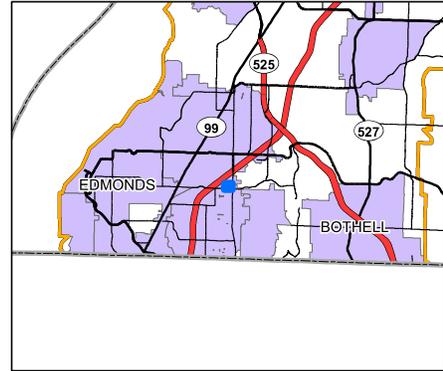
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Lynnwood
 Generalized Plan Designation: ULDR
 Zoning Designation: RS8
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.102

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	16	17	-1
Unbuildable Acres:	0	0	0
Buildable Density:	3.58	3.81	-0.22

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11694 - Leawood Heights



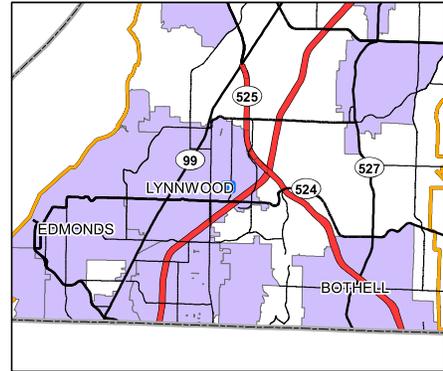
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Lynnwood
 Generalized Plan Designation: ULDR
 Zoning Designation: RS8
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.051

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	16	16	0
Unbuildable Acres:	0	0	0
Buildable Density:	3.67	3.67	0

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

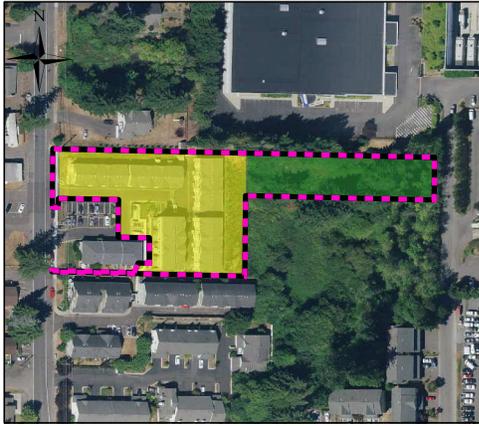
Vicinity Map



2012 BLR Reference Map



Multi-Family - Bailey Court



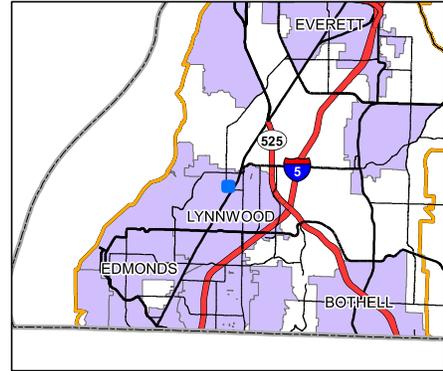
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Lynnwood
 Generalized Plan Designation: UMDR
 Zoning Designation: RML
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	20	1	19
Unbuildable Acres:	0.54	1.73	-1.21
Buildable Density:	16.83	0	16.83

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - The Reserve at Lynnwood



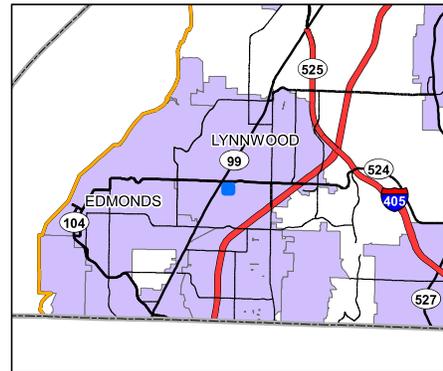
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Lynnwood
 Generalized Plan Designation: Mix
 Zoning Designation: H99-MU
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 2.009

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	295	0	295
Unbuildable Acres:	0	0.12	-0.12
Buildable Density:	112.77	0	112.77

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11524 & 11726 - Locust Way Condominium



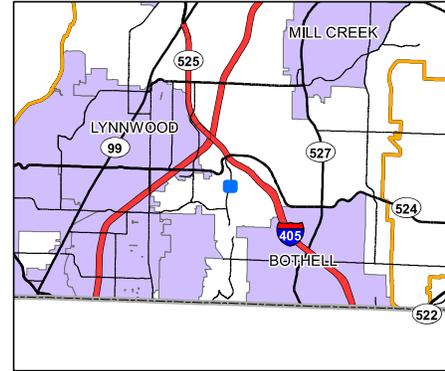
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	1	3
Unbuildable Acres:	3.19	3.52	-0.33
Buildable Density:	7.22	4.24	2.98

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11351 - Madison Way Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	14	10	4
Unbuildable Acres:	0	0	0
Buildable Density:	11.11	7.84	3.26

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

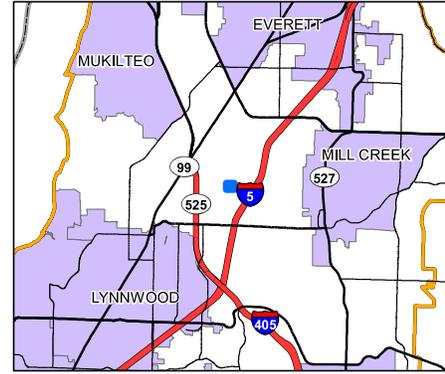


Plat No. 11487 - Mandy Estates, a Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.498

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	11	12	-1
Unbuildable Acres:	0	0	0
Buildable Density:	6.81	7.51	-0.7

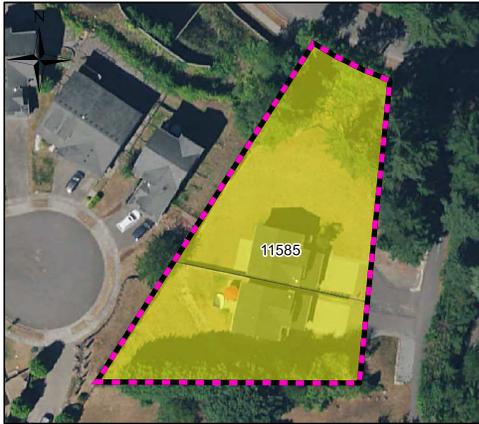
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

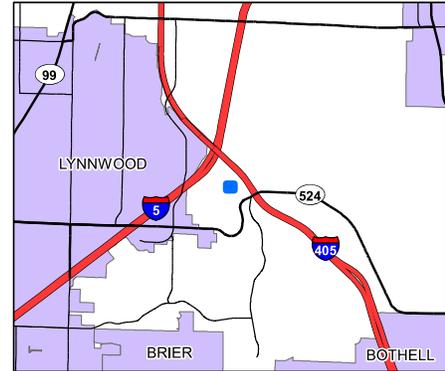


Plat No. 11585 - Magnolia Road Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.397

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	2	0
Unbuildable Acres:	0	0.14	-0.14
Buildable Density:	3.63	4.88	-1.25

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11691 - Kingstone Condominium



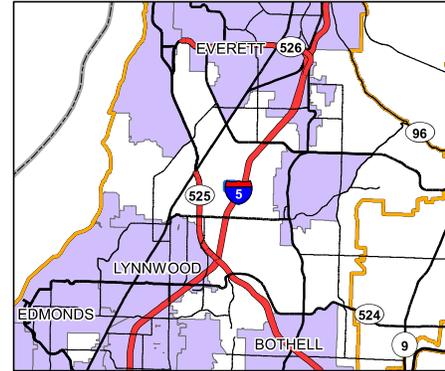
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.93

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	50	36	14
Unbuildable Acres:	0	0.12	-0.12
Buildable Density:	10.22	7.51	2.72

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11698 - Hawk Ridge Condominium



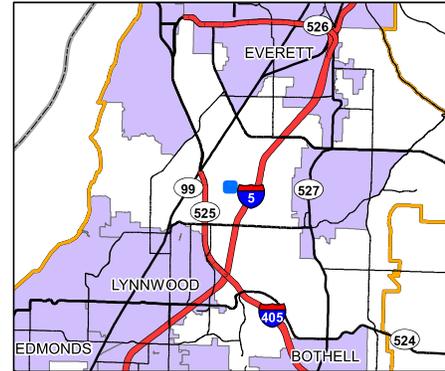
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.72

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	16	10
Unbuildable Acres:	0	1.85	-1.85
Buildable Density:	6.6	7.68	-1.08

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

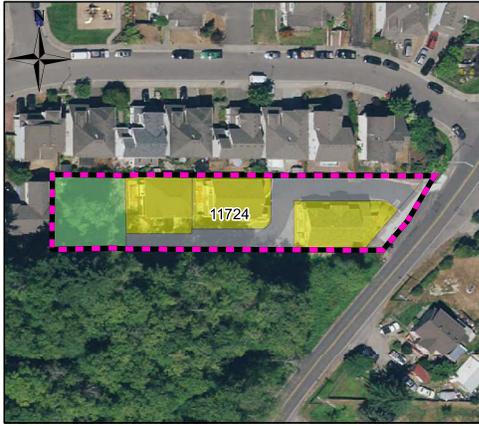
Vicinity Map



2012 BLR Reference Map



Plat No. 11724 - Park Manor Condominiums



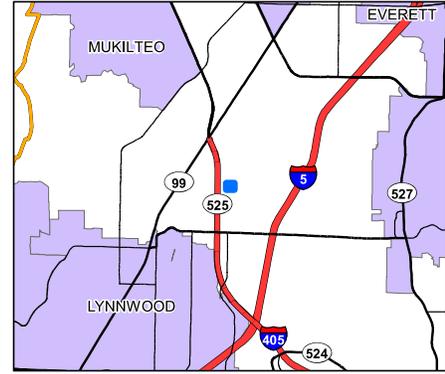
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.382

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	4	-1
Unbuildable Acres:	0	0	0
Buildable Density:	5.54	7.92	-2.38

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11443 - Alder Meadows, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.282

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	12	15	-3
Unbuildable Acres:	0	0	0
Buildable Density:	9.3	11.92	-2.62

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

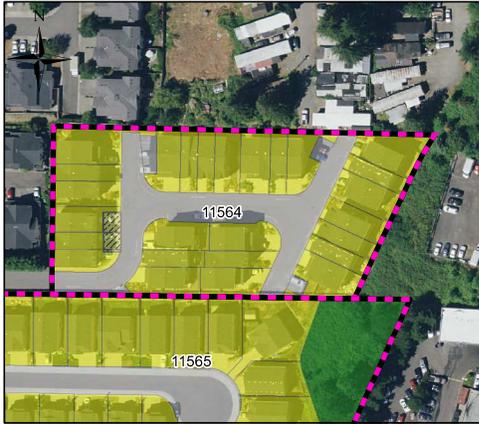
Vicinity Map



2012 BLR Reference Map



Plat No. 11564 - Centerstone



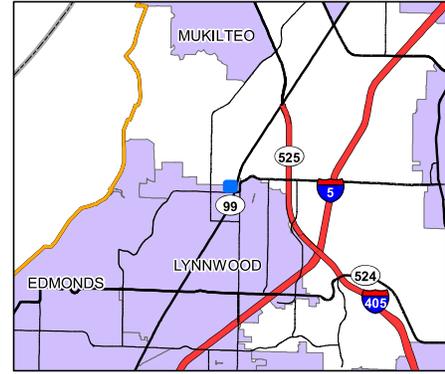
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	22	4
Unbuildable Acres:	0	0.15	-0.15
Buildable Density:	14.4	12.44	1.96

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11565 - Lancaster Estates, a Condo



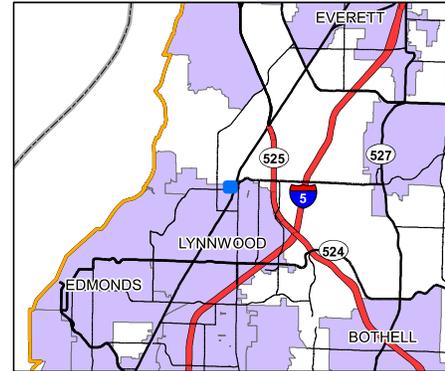
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.152

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	20	29	-9
Unbuildable Acres:	0.31	0.06	0.26
Buildable Density:	8.58	11.22	-2.64

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11614 - Brown MR



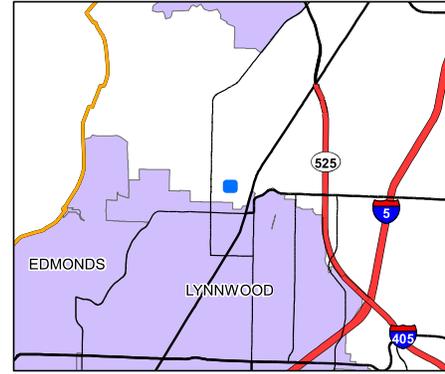
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.183

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	10	1	9
Unbuildable Acres:	0.43	0.61	-0.18
Buildable Density:	18.44	2	16.44

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11625 - Lucas Vuong Condominium



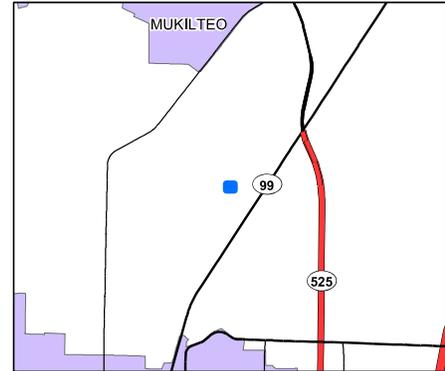
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 1.045

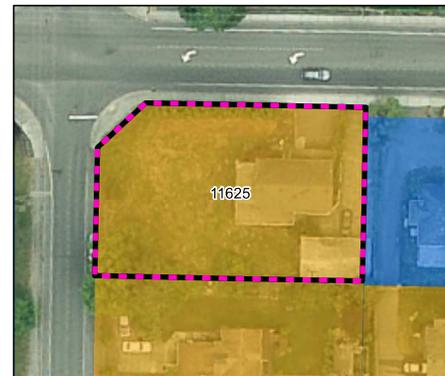
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	3	1
Unbuildable Acres:	0	0	0
Buildable Density:	10.72	8.04	2.68

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11706 - Thirty 38 Lundin



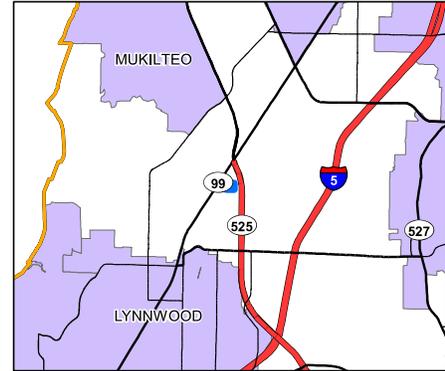
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.157

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	38	20	18
Unbuildable Acres:	0	0	0
Buildable Density:	20.93	11.01	9.91

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11720 - Investment Holdings Condominium



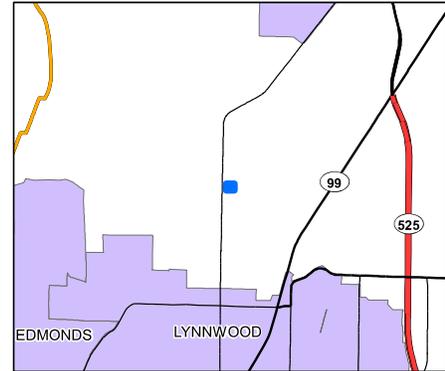
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.664

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	5	4	1
Unbuildable Acres:	0	0.09	-0.09
Buildable Density:	10.6	10.34	0.26

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

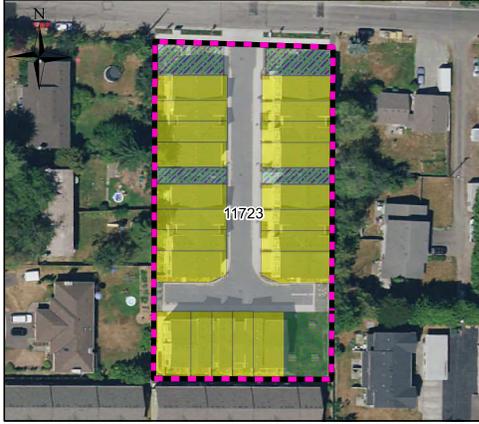
Vicinity Map



2012 BLR Reference Map



Plat No. 11723 - One 156th Street Townhomes



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.05

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	21	13	8
Unbuildable Acres:	0.06	0	0.06
Buildable Density:	21.37	12.08	9.28

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11679 - Manor Cottages



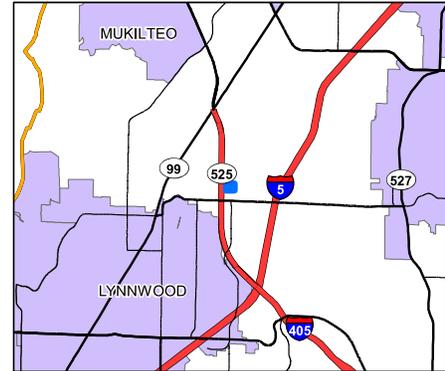
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UCENTER
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.535

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	61	-35
Unbuildable Acres:	0	0	0
Buildable Density:	18.78	43.7	-24.92

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Residences at 35th



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	30	8	22
Unbuildable Acres:	0	0	0
Buildable Density:	45.38	11.16	34.22

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

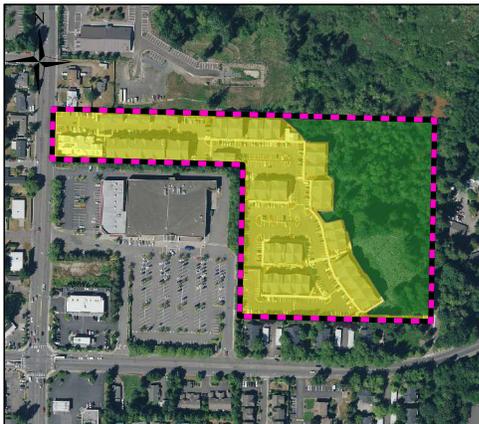
Vicinity Map



2012 BLR Reference Map



Multi-Family - Scriber Creek Apartments



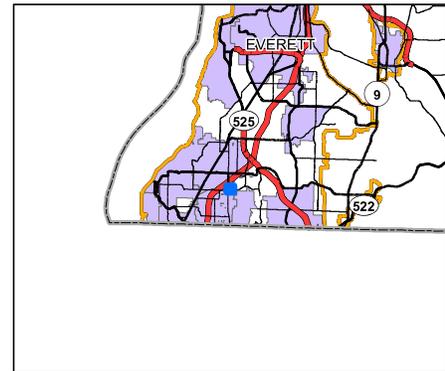
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Lynnwood MUGA
 Generalized Plan Designation: UCENTER
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.083

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	276	412	-136
Unbuildable Acres:	4.52	2.69	1.83
Buildable Density:	37.06	44.43	-7.37

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11307 & 11463 - Harvest Hills



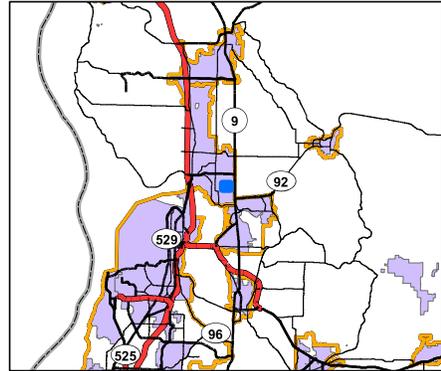
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Marysville UGA
 Jurisdiction: City of Marysville
 Generalized Plan Designation: ULDR
 Zoning Designation: R6.5 SFH
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

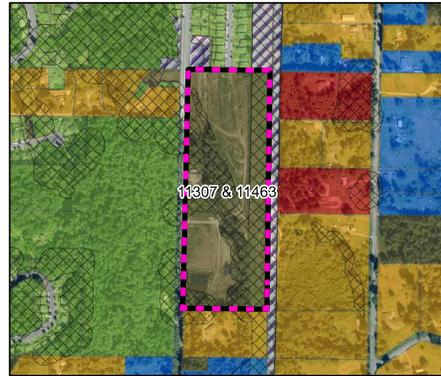
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	70	42	28
Unbuildable Acres:	8.48	12.18	-3.7
Buildable Density:	5.58	4.69	0.88

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11729 - Davis Meadows



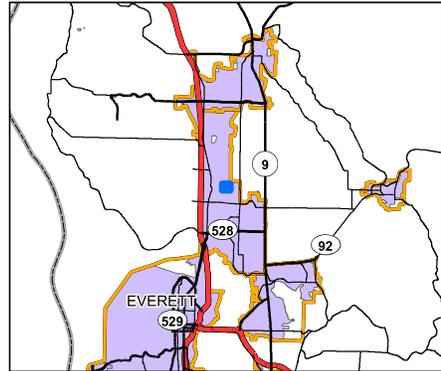
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Marysville UGA
 Jurisdiction: City of Marysville
 Generalized Plan Designation: ULDR
 Zoning Designation: R6.5 SFH
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.403

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	45	42	3
Unbuildable Acres:	0	0	0
Buildable Density:	4.85	4.51	0.34

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

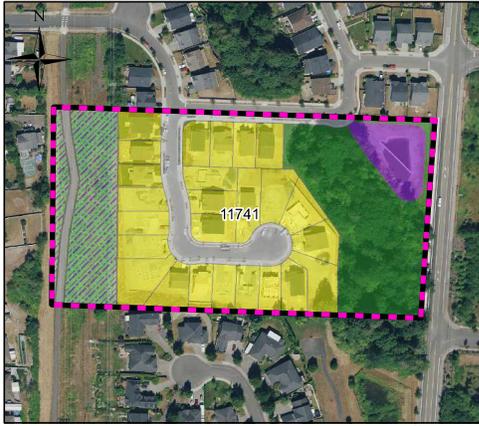
Vicinity Map



2012 BLR Reference Map



Plat No. 11741 - Palmer Place



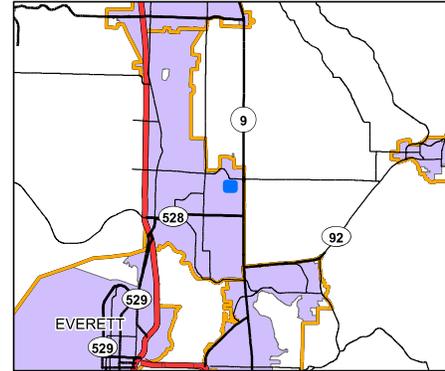
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Marysville UGA
 Jurisdiction: City of Marysville
 Generalized Plan Designation: ULDR
 Zoning Designation: R4,5 SFM
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	25	26	-1
Unbuildable Acres:	3.55	2.77	0.78
Buildable Density:	4.44	4.3	0.14

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

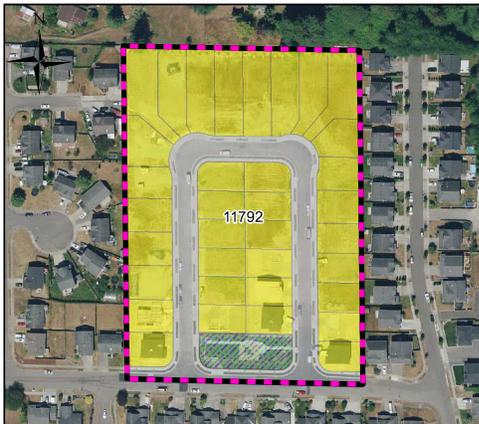
Vicinity Map



2012 BLR Reference Map



Plat No. 11792 - Denali Firs



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Marysville UGA
 Jurisdiction: City of Marysville
 Generalized Plan Designation: ULDR
 Zoning Designation: R6,5 SFH
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.343

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	35	30	5
Unbuildable Acres:	0	0.25	-0.25
Buildable Density:	5.08	4.52	0.56

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Oxford Place Apartments



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Marysville UGA
 Jurisdiction: City of Marysville
 Generalized Plan Designation: UHDR
 Zoning Designation: R28 MFH
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.231

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	18	13	5
Unbuildable Acres:	0	0	0
Buildable Density:	27.93	20.19	7.74

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Brunner Tri-Plex



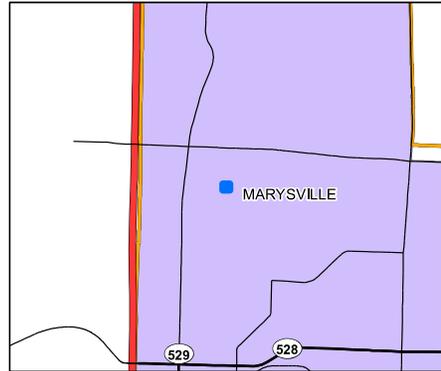
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Marysville UGA
 Jurisdiction: City of Marysville
 Generalized Plan Designation: UHDR
 Zoning Designation: R18 MFM
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

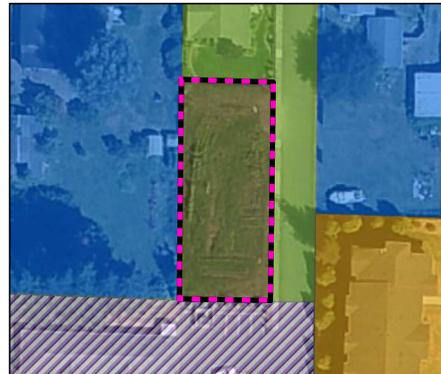
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	2	1
Unbuildable Acres:	0	0	0
Buildable Density:	15.19	10.15	5.04

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Vintage at Lakewood, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Marysville UGA
 Jurisdiction: City of Marysville
 Generalized Plan Designation: Mix
 Zoning Designation: MU LW
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.071

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	197	72	125
Unbuildable Acres:	1.88	0	1.88
Buildable Density:	36.37	8.12	28.25

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11354 - Creekside Place



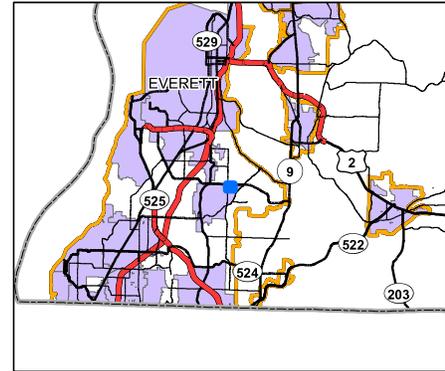
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mill Creek
 Generalized Plan Designation: ULDR
 Zoning Designation: LDR
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	8	18
Unbuildable Acres:	4.67	8.45	-3.78
Buildable Density:	4.12	3.32	0.8

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11639 - Woodland Trails



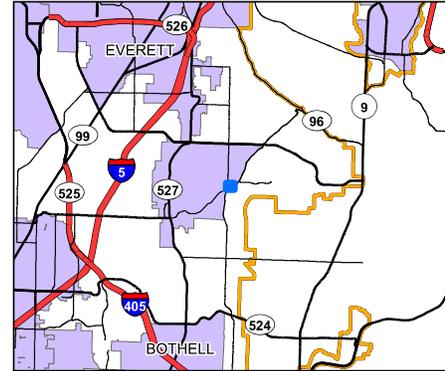
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mill Creek
 Generalized Plan Designation: ULDR
 Zoning Designation: LDR
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.154

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	28	18	10
Unbuildable Acres:	1.41	1.79	-0.38
Buildable Density:	5.07	3.37	1.7

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11553 - Crestview Village



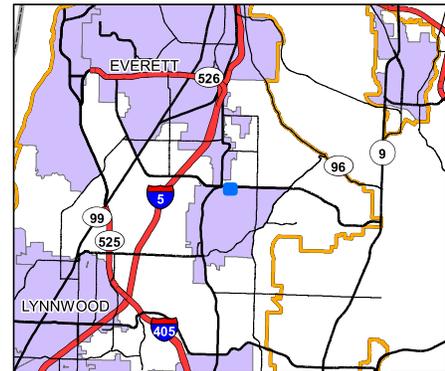
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mill Creek
 Generalized Plan Designation: UMDR
 Zoning Designation: MDR
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.711

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	25	17	8
Unbuildable Acres:	0	0.91	-0.91
Buildable Density:	7.68	6.92	0.76

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Mixed Use - Vintage at Mill Creek



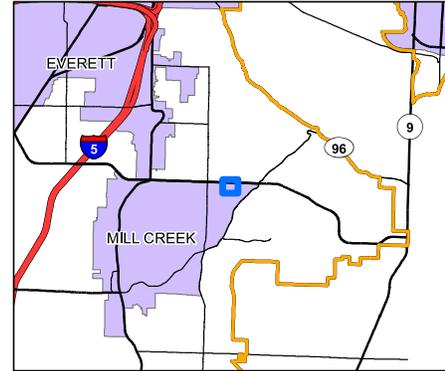
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mill Creek
 Generalized Plan Designation: Mix
 Zoning Designation: EGPUV
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

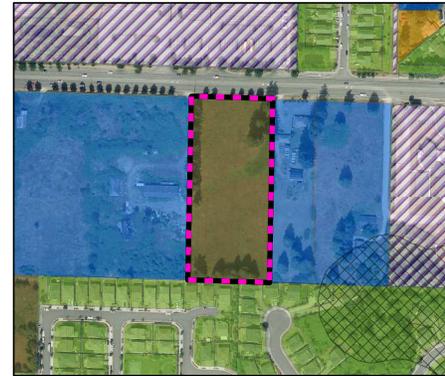
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	216	32	184
Unbuildable Acres:	0	0	0
Buildable Density:	56.87	8.43	48.45

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11449 - Foxglove Hills



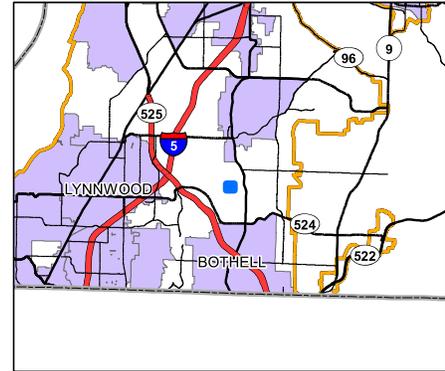
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.166

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	16	12	4
Unbuildable Acres:	1.98	3.88	-1.9
Buildable Density:	3.93	5.47	-1.53

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11474 - SE 172nd Place Condominiums



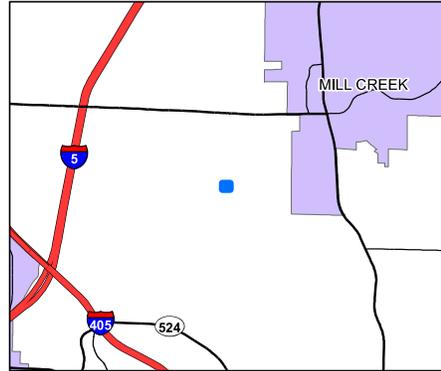
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

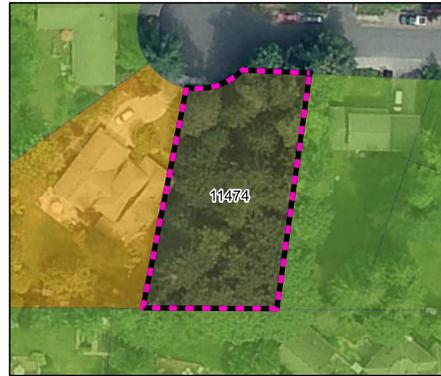
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	2	0
Unbuildable Acres:	0	0	0
Buildable Density:	5.64	5.63	0

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

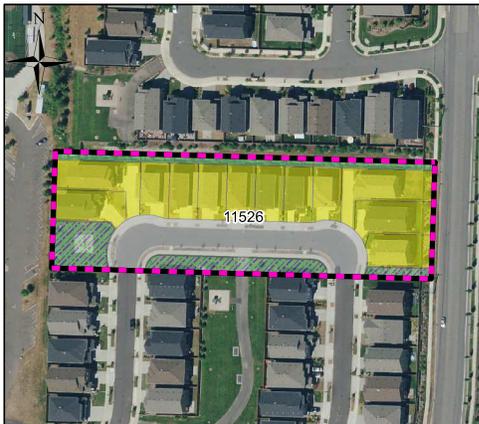
Vicinity Map



2012 BLR Reference Map



Plat No. 11526 - Canton Park South



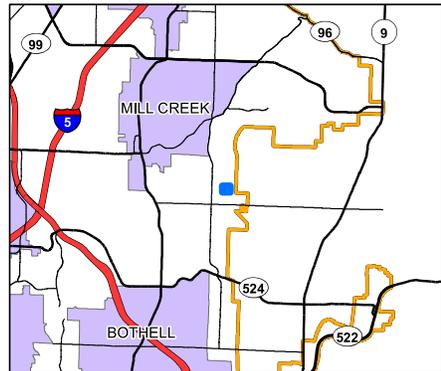
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.643

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	12	11	1
Unbuildable Acres:	0	0.16	-0.16
Buildable Density:	6.02	6.01	0.01

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11534 - Bella Monte



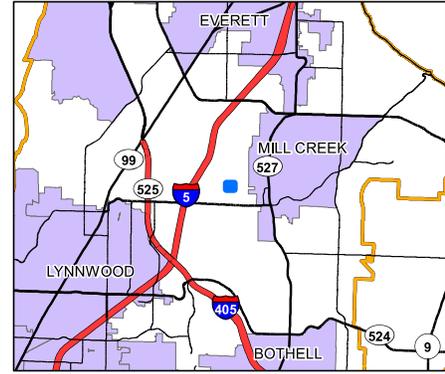
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.692

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	21	18	3
Unbuildable Acres:	0.17	0.11	0.06
Buildable Density:	6.22	5.22	1

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11563 - North Creek Landing



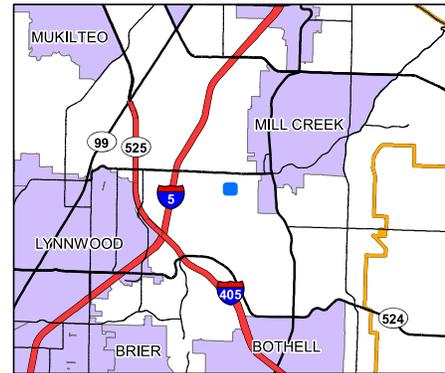
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.568

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	22	4
Unbuildable Acres:	0	0	0
Buildable Density:	6.39	5.39	1

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11567 - North Lane



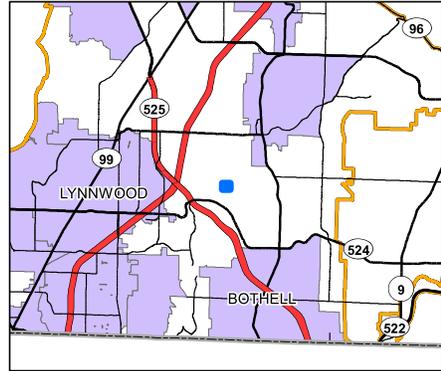
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	14	19	-5
Unbuildable Acres:	0.35	0	0.35
Buildable Density:	4.95	5.93	-0.98

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11604 - Emerald Vista



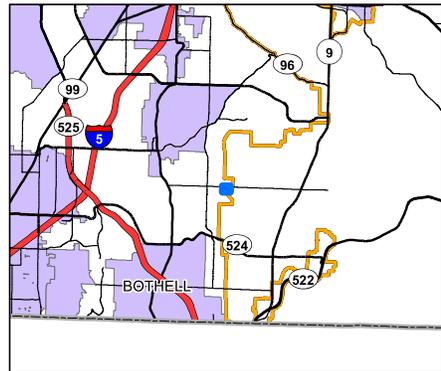
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.716

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	43	23	20
Unbuildable Acres:	2.31	5.72	-3.41
Buildable Density:	5.69	5.39	0.29

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11630 - Birch



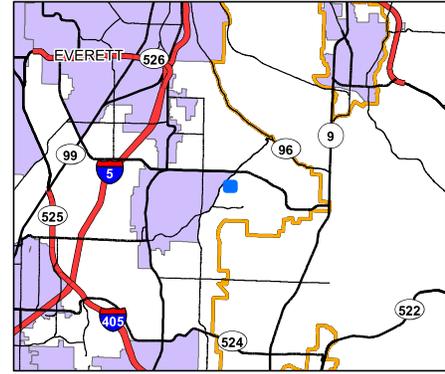
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.173

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	12	9	3
Unbuildable Acres:	2.52	3.64	-1.12
Buildable Density:	4.43	5.6	-1.18

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11640 - Mayfield II



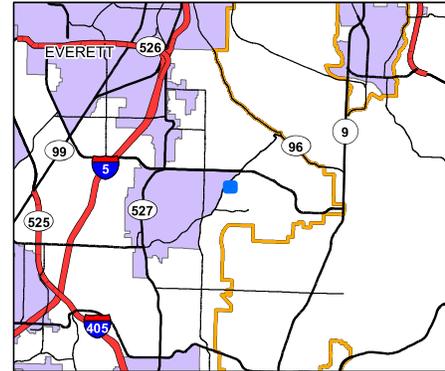
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.865

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	17	16	1
Unbuildable Acres:	0.18	0.6	-0.42
Buildable Density:	5	5.33	-0.34

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11642 - Normandie Crest



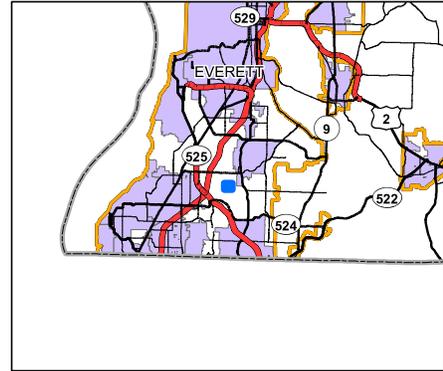
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.864

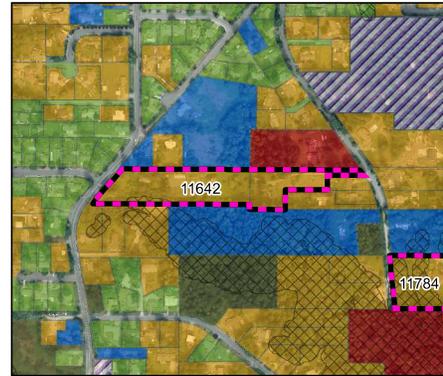
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	28	29	-1
Unbuildable Acres:	0.49	0.2	0.29
Buildable Density:	5.75	5.54	0.21

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

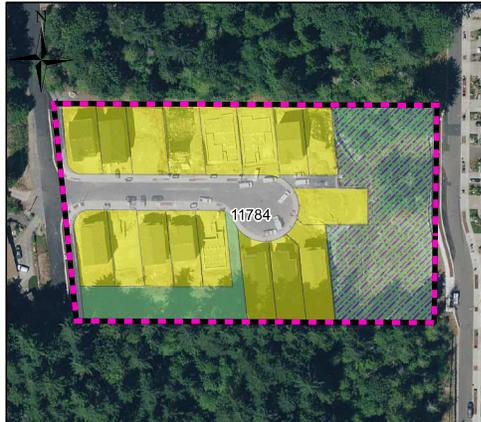
Vicinity Map



2012 BLR Reference Map



Plat No. 11784 - Millbrook Ridge



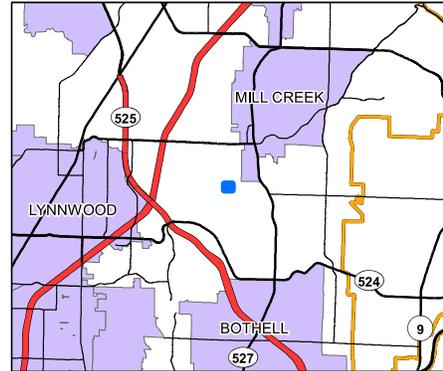
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.018

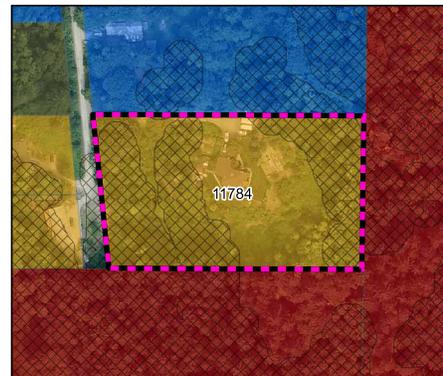
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	17	8	9
Unbuildable Acres:	0	2.06	-2.06
Buildable Density:	4.89	5.65	-0.76

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

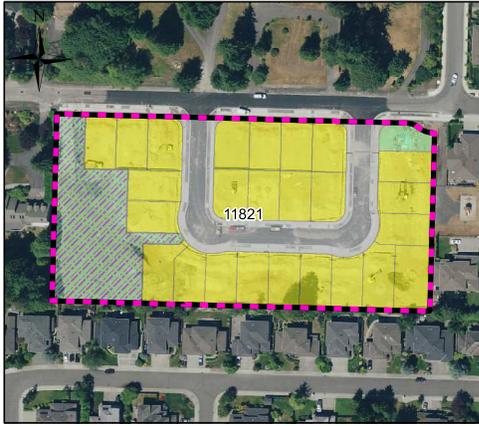
Vicinity Map



2012 BLR Reference Map



Plat No. 11821 - Manchester Court



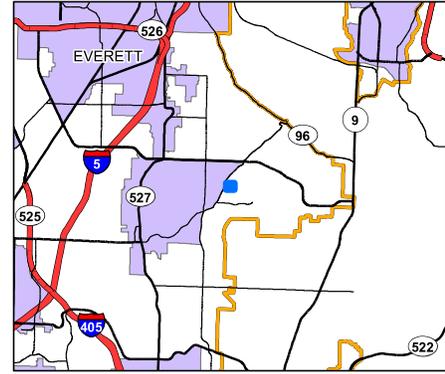
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.977

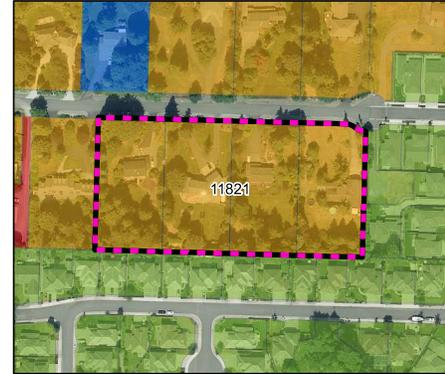
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	25	19	6
Unbuildable Acres:	0	0	0
Buildable Density:	6.07	4.62	1.45

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

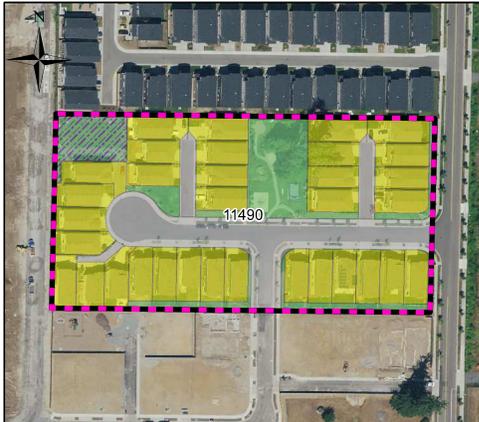
Vicinity Map



2012 BLR Reference Map



Plat No. 11490 - 1301 - WLD Perra



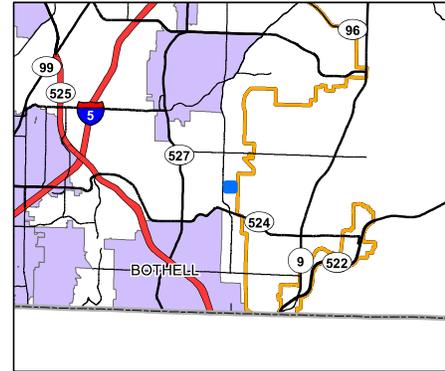
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.43

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	33	45	-12
Unbuildable Acres:	0	0.04	-0.04
Buildable Density:	6.9	9.81	-2.91

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

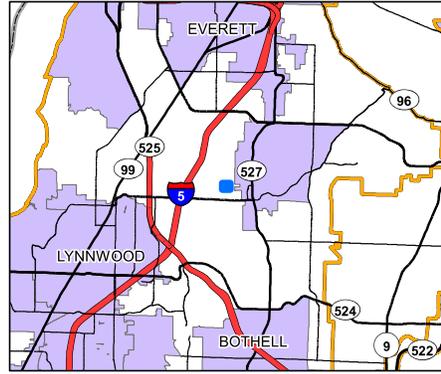


Plat No. 11500 - Lake Shore Park, Phase II Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
Jurisdiction: Mill Creek MUGA
Generalized Plan Designation: UMDR
Zoning Designation: N/A
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 0.991

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	38	19	19
Unbuildable Acres:	0.69	2.43	-1.73
Buildable Density:	8.5	7.12	1.38

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

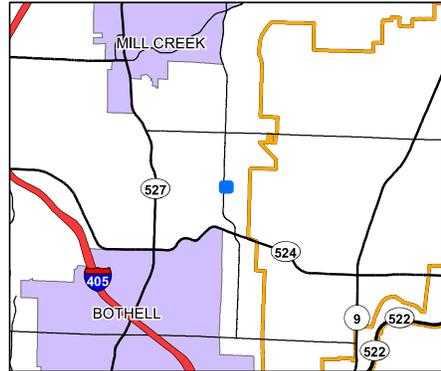


Plat No. 11561 - Village at Brookshire, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



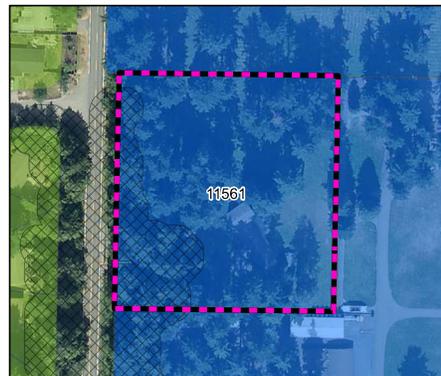
UGA: Southwest County UGA
Jurisdiction: Mill Creek MUGA
Generalized Plan Designation: UMDR
Zoning Designation: N/A
Actual Development Type: Redeveloped
Improvement-to-Land Ratio (2012 BLR): 0.402

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	19	17	2
Unbuildable Acres:	0	0.46	-0.46
Buildable Density:	8.28	9.37	-1.09

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

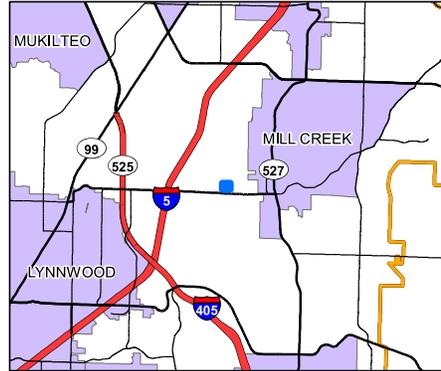


Plat No. 11745 - North Parke Run, A Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.137

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	10	10	0
Unbuildable Acres:	0	0	0
Buildable Density:	7.91	7.89	0.02

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

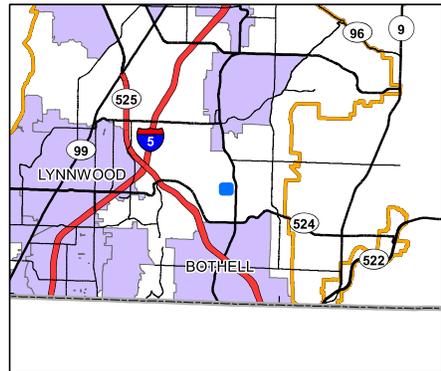


Plat No. 11783 - Shadow Creek, A Condominium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.093

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	17	9
Unbuildable Acres:	1.28	2.93	-1.66
Buildable Density:	8.82	12.53	-3.71

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11786 - Braemar East



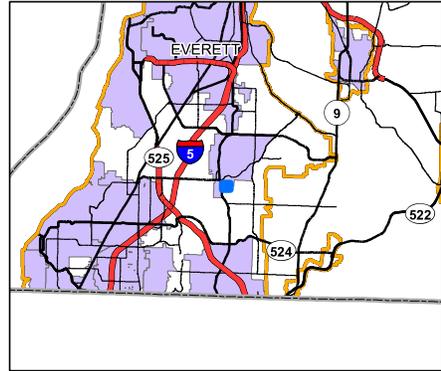
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.516

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	140	71	69
Unbuildable Acres:	0	8.28	-8.28
Buildable Density:	10	12.93	-2.92

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11438 - 6th Avenue Townhomes



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UCOM
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.184

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	30	5	25
Unbuildable Acres:	0	0.04	-0.04
Buildable Density:	21.35	3.66	17.69

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11570 - Kingsbury, a Condo



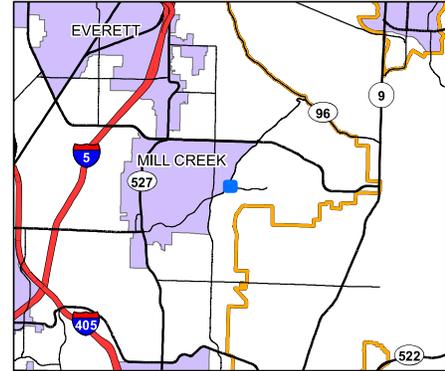
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UVILL
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.009

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	29	80	-51
Unbuildable Acres:	0	0	0
Buildable Density:	9	24.78	-15.78

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11737 - Creekside Urban Center



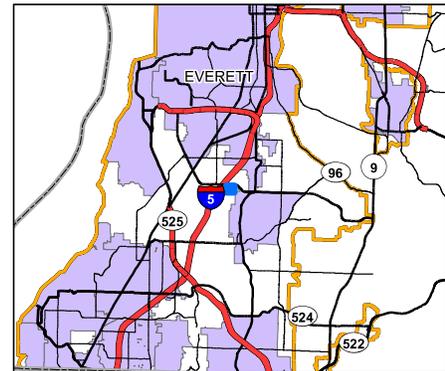
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UCENTER
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.188

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	78	163	-85
Unbuildable Acres:	1.26	1.99	-0.73
Buildable Density:	17.79	44.6	-26.81

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

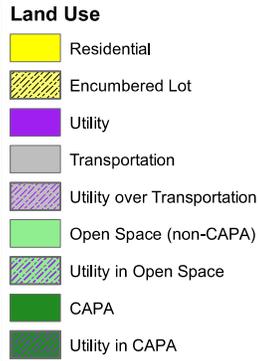
Vicinity Map



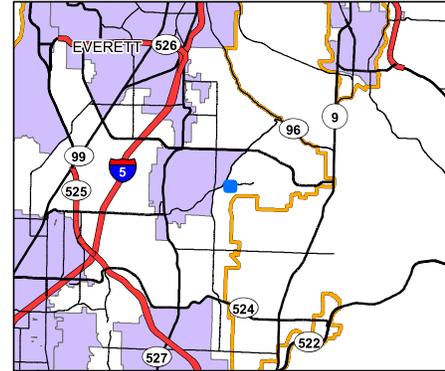
2012 BLR Reference Map



Multi-Family - Harmony At Mill Creek



Vicinity Map



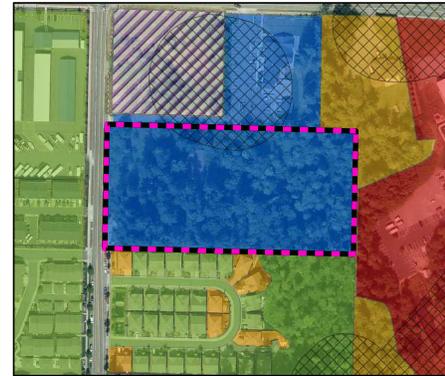
UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UVILL
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.025

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	50	111	-61
Unbuildable Acres:	2.55	0.25	2.29
Buildable Density:	24	24.71	-0.71

Land Status



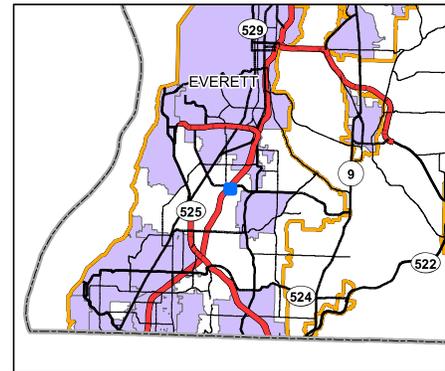
2012 BLR Reference Map



Multi-Family - Puget Park Apartments



Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: Mill Creek MUGA
 Generalized Plan Designation: UCENTER
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.025

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	272	350	-78
Unbuildable Acres:	1.5	1.99	-0.49
Buildable Density:	33.53	44.71	-11.18

Land Status



2012 BLR Reference Map



Plat No. 11419 & 11544 & 11623 - Eaglemont



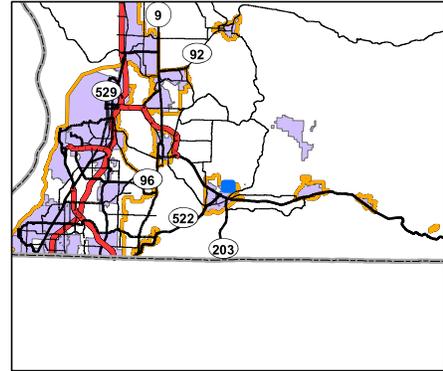
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: ULDR
 Zoning Designation: R4
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.016

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	145	124	21
Unbuildable Acres:	3.21	4.09	-0.88
Buildable Density:	4.72	3.98	0.74

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

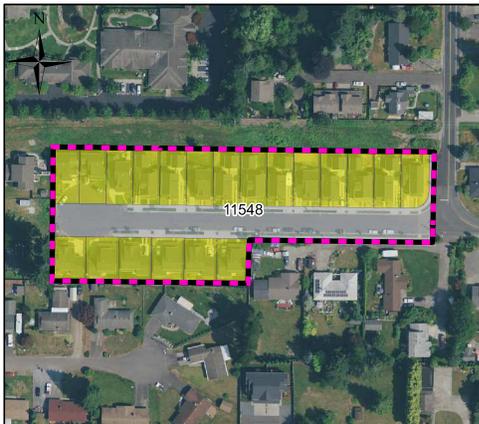
Vicinity Map



2012 BLR Reference Map



Plat No. 11548 - Columbia Crossing



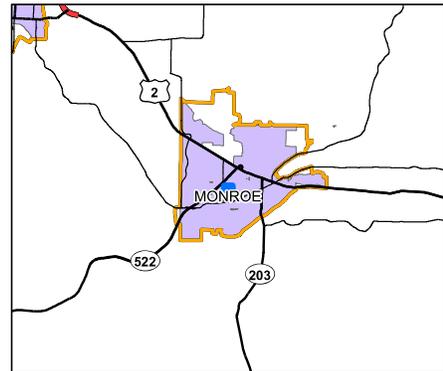
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: ULDR
 Zoning Designation: UR6000
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.57

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	20	15	5
Unbuildable Acres:	0	0	0
Buildable Density:	7.92	5.95	1.98

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

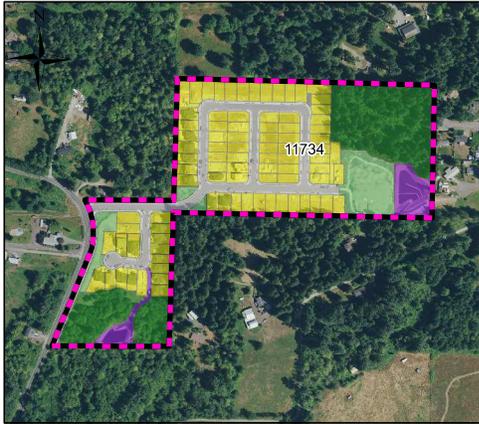
Vicinity Map



2012 BLR Reference Map



Plat No. 11734 - Easton Cove



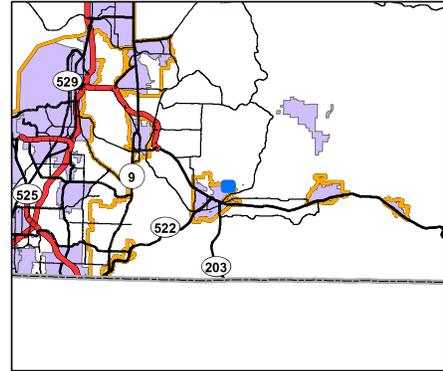
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: ULDR
 Zoning Designation: R4
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.148

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	88	86	2
Unbuildable Acres:	7.02	5.12	1.9
Buildable Density:	4.43	3.92	0.51

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

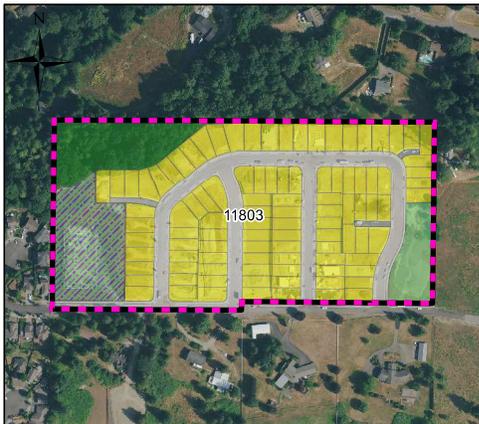
Vicinity Map



2012 BLR Reference Map



Plat No. 11803 - Sweetbriar At Monroe



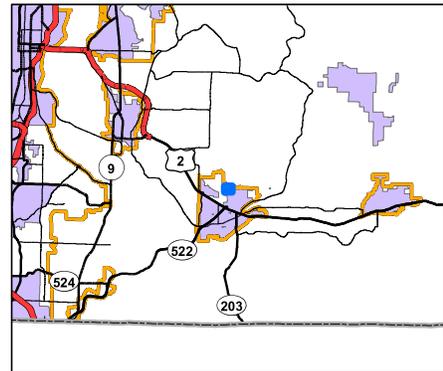
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: ULDR
 Zoning Designation: UR9600
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.828

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	100	72	28
Unbuildable Acres:	1.83	2.46	-0.63
Buildable Density:	5.73	4.35	1.38

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11824 - Eaglemont Division 5



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

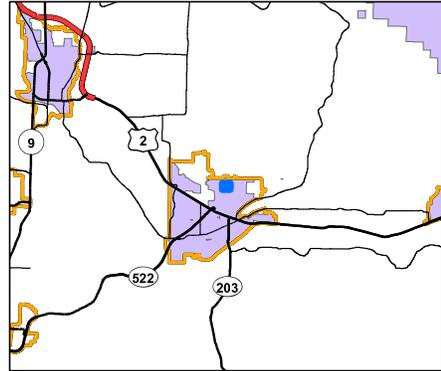
UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: ULDR
 Zoning Designation: R4
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.493

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	16	17	-1
Unbuildable Acres:	0	0.35	-0.35
Buildable Density:	3.22	3.68	-0.47

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

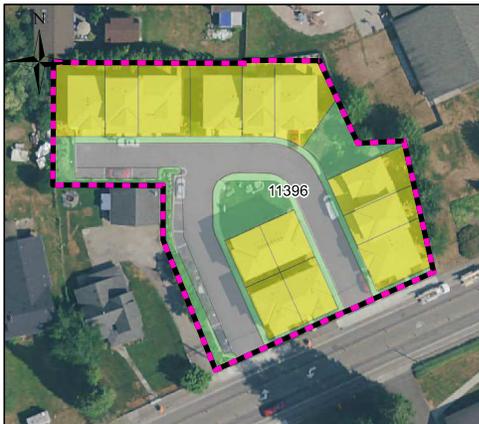
Vicinity Map



2012 BLR Reference Map



Plat No. 11396 - Main Street Townhomes, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

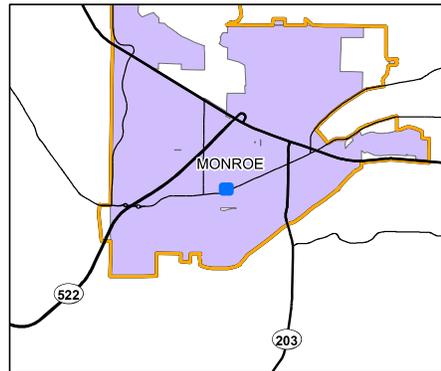
UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: UMDR
 Zoning Designation: MUNC
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.237

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	13	5	8
Unbuildable Acres:	0	0	0
Buildable Density:	14.35	5.27	9.08

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

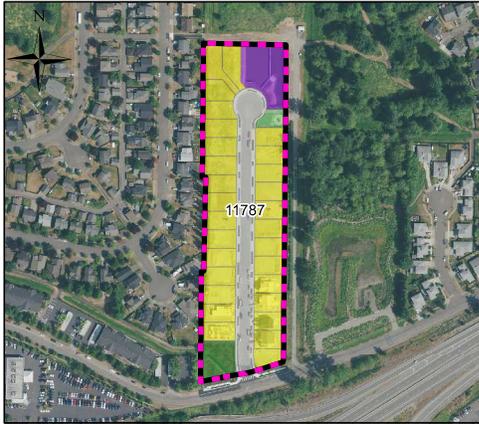
Vicinity Map



2012 BLR Reference Map



Plat No. 11787 - Iron Eagle



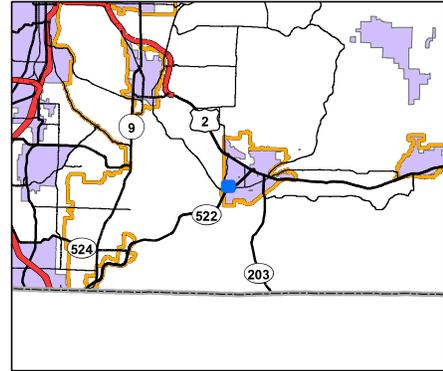
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: UMDR
 Zoning Designation: MR6000
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.184

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	29	28	1
Unbuildable Acres:	0.32	0.28	0.04
Buildable Density:	4.63	4.31	0.32

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Lake Apartments



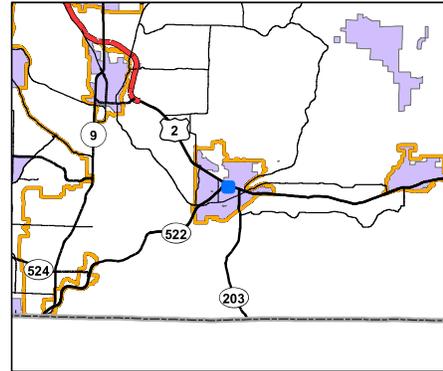
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: UMDR
 Zoning Designation: MR6000
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	112	145	-21
Unbuildable Acres:	0	1.22	-1.22
Buildable Density:	10.85	15.94	-5.09

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

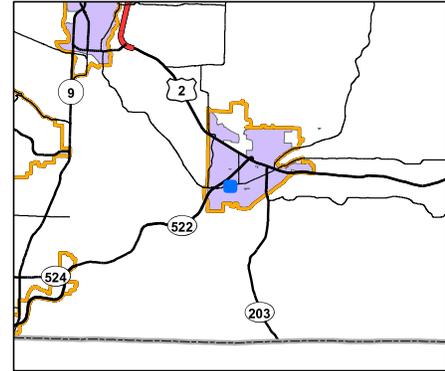


Multi-Family - Monroe Family Village



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



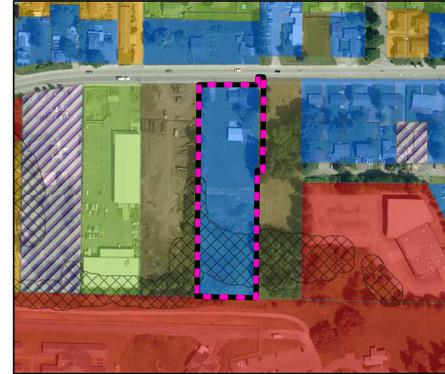
UGA: Monroe UGA
 Jurisdiction: City of Monroe
 Generalized Plan Designation: Mix
 Zoning Designation: MUC
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.164

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	47	4	43
Unbuildable Acres:	0	0.66	-0.66
Buildable Density:	19.36	2.42	16.94

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map



Plat No. 11829 - 55th Ave W Townhomes



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Mountlake Terrace
 Generalized Plan Designation: Mix
 Zoning Designation: BC/D-E
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.277

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	12	4	8
Unbuildable Acres:	0	0	0
Buildable Density:	24.95	8.32	16.63

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2012 BLR Reference Map

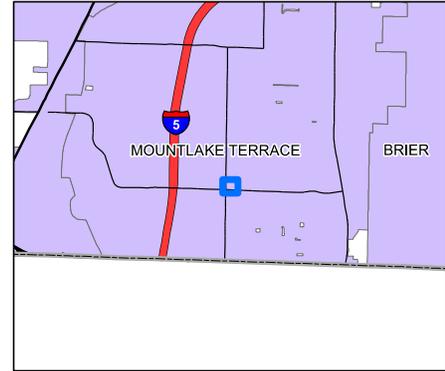


Mixed Use - Acacia Terrace



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Mountlake Terrace
 Generalized Plan Designation: Mix
 Zoning Designation: BC/D-B
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.764

	Actual	Predicted	Difference
Unit Count:	151	8	143
Unbuildable Acres:	0	0	0
Buildable Density:	124.7	6.62	118.08

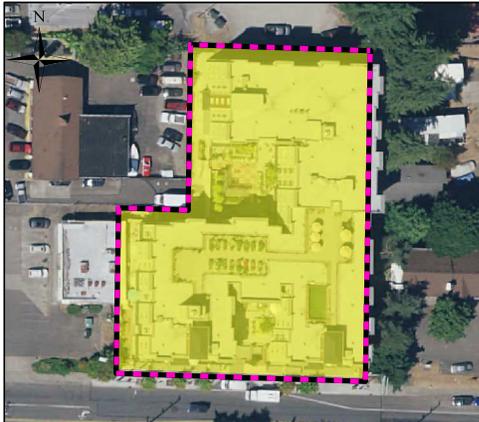
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2021 BLR Reference Map

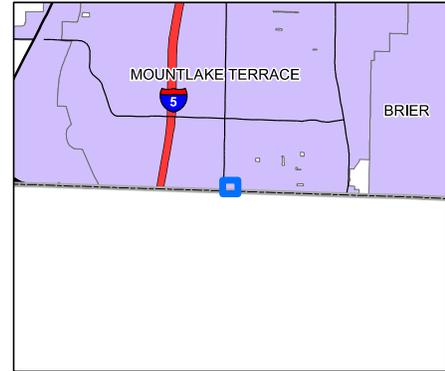


Mixed Use - Mountlake Senior Living



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Mountlake Terrace
 Generalized Plan Designation: Mix
 Zoning Designation: BC/D-C
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	96	10	86
Unbuildable Acres:	0	0	0
Buildable Density:	111.43	11.6	99.83

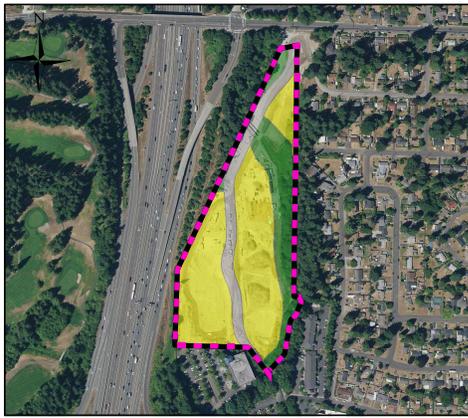
Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

2021 BLR Reference Map



Mixed Use - Gateway TOD BSP



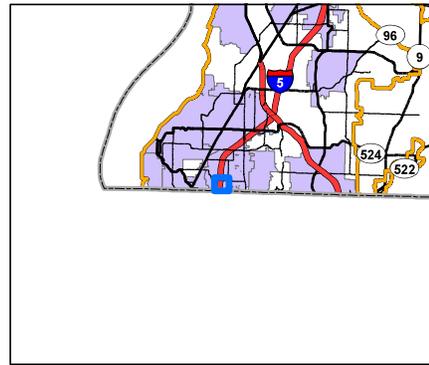
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mountlake Terrace
 Future Land Use Classification: Mix
 Zoning Designation: F/T-C
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.883

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	258	357	-99
Unbuildable Acres:	3.53	6.23	-2.71
Buildable Density:	23.24	42.44	-19.2

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

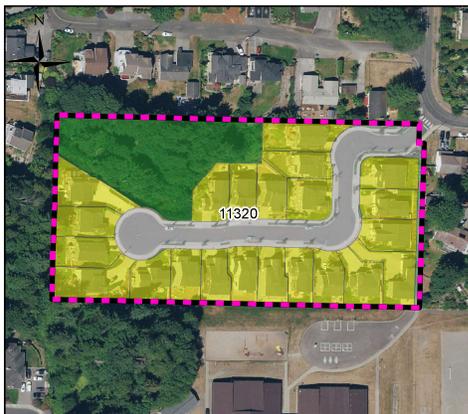
Vicinity Map



2021 BLR Reference Map



Plat No. 11320 - Raymond Ridge



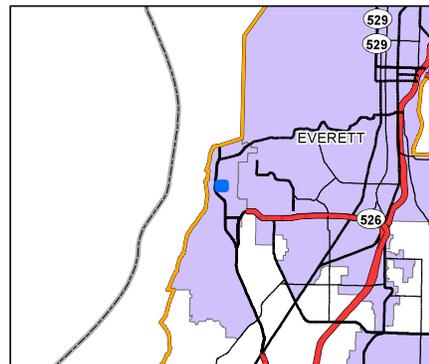
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: ULDR
 Zoning Designation: RD 7.5
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	22	18	4
Unbuildable Acres:	1.04	1.47	-0.42
Buildable Density:	5.39	5.04	0.34

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11363 - Pine Crest North



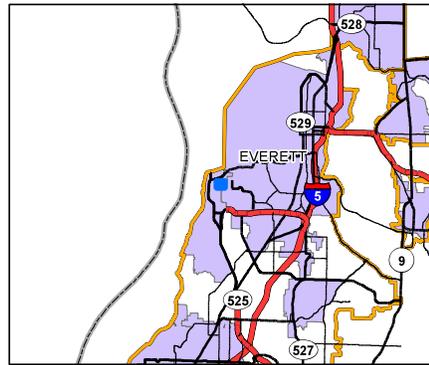
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: ULDR
 Zoning Designation: RD 7.5
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	6	5	1
Unbuildable Acres:	3.31	3.9	-0.59
Buildable Density:	3.98	4.34	-0.36

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11385 - Hunting's Hilltop



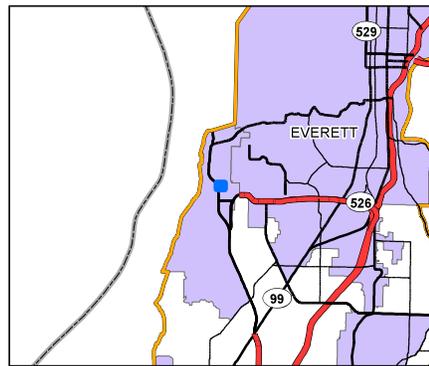
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: ULDR
 Zoning Designation: RD 9.6
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.105

	Actual	Predicted	Difference
Unit Count:	14	17	-3
Unbuildable Acres:	1.73	0.22	1.5
Buildable Density:	4.19	3.52	0.68

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

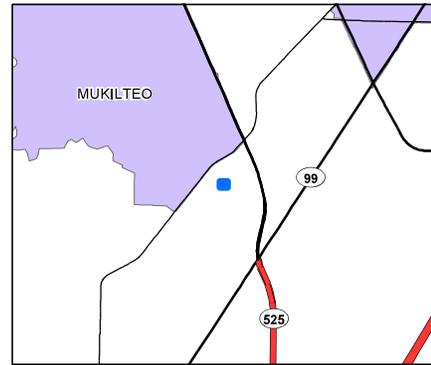


Plat No. 11405 - Wigen Road, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.5

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	2	4	-2
Unbuildable Acres:	0	0	0
Buildable Density:	4.18	8.46	-4.28

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

2012 BLR Reference Map

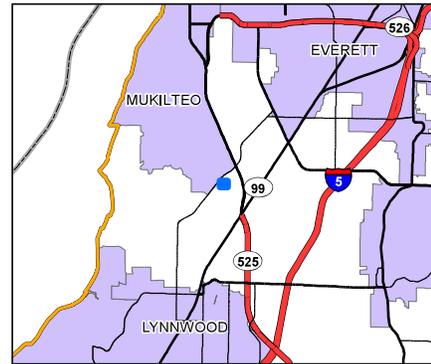


Plat No. 11479 - 1305 WLD Lake Serene, Conodminium



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

Vicinity Map



UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.567

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	23	21	2
Unbuildable Acres:	0	0	0
Buildable Density:	9.16	8.31	0.85

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

2012 BLR Reference Map



Plat No. 11634 - Mukilteo Landing a Condo



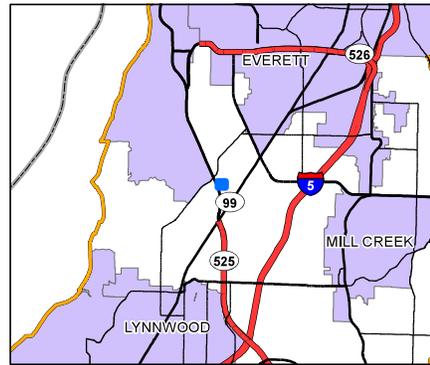
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.029

	Actual	Predicted	Difference
Unit Count:	23	29	-6
Unbuildable Acres:	0.75	0.65	0.1
Buildable Density:	7.73	9.43	-1.71

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11714 - Serene Pointe Condominium



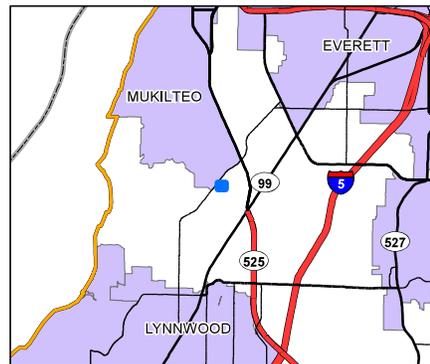
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.241

	Actual	Predicted	Difference
Unit Count:	17	16	1
Unbuildable Acres:	0	0	0
Buildable Density:	9.74	9.15	0.58

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11742 - Lake Crest Estates Condominium



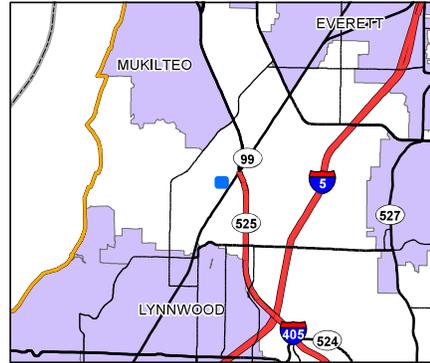
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.934

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	13	14	-1
Unbuildable Acres:	0	0	0
Buildable Density:	8.69	9.27	-0.58

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

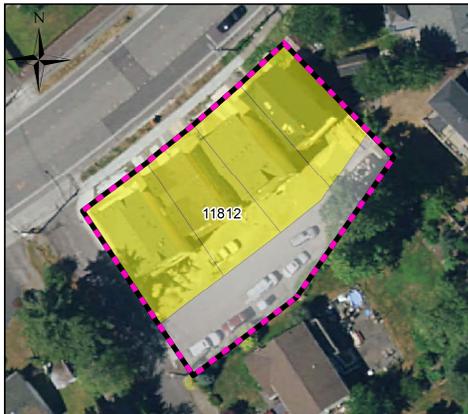
Vicinity Map



2012 BLR Reference Map



Plat No. 11812 - Emerson's Condominium



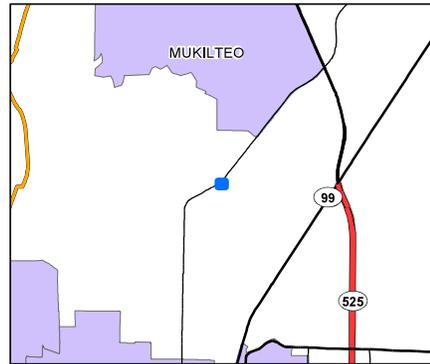
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.586

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	3	1
Unbuildable Acres:	0	0	0
Buildable Density:	11.51	8.65	2.87

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

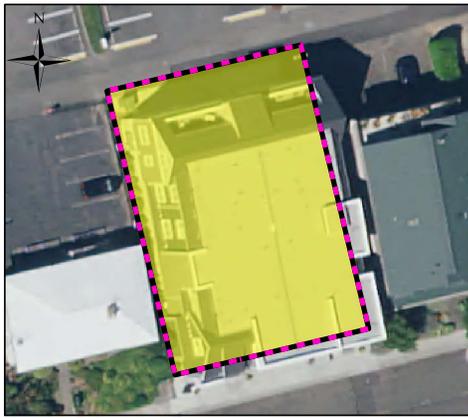
Vicinity Map



2012 BLR Reference Map



Mixed Use - 716 3rd St



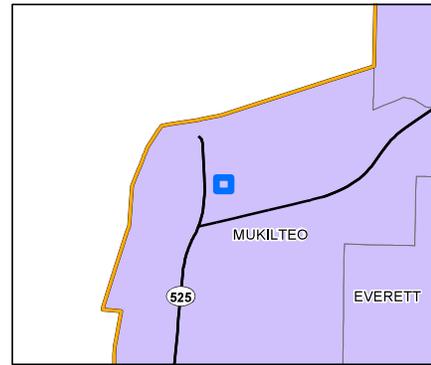
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: City of Mukilteo
 Future Land Use Classification: Mix
 Zoning Designation: DB
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.55

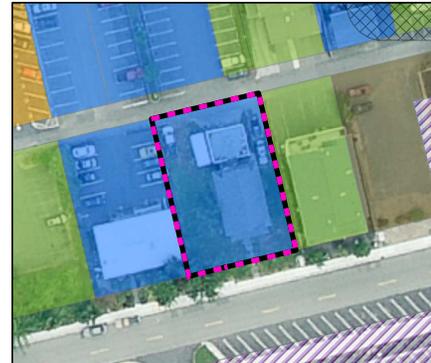
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	6	1	5
Unbuildable Acres:	0	0	0
Buildable Density:	31.68	5.26	26.42

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

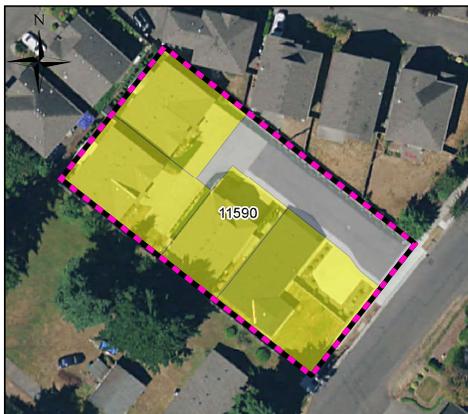
Vicinity Map



2021 BLR Reference Map



Plat No. 11590 - Ventana Pointe, a Condo



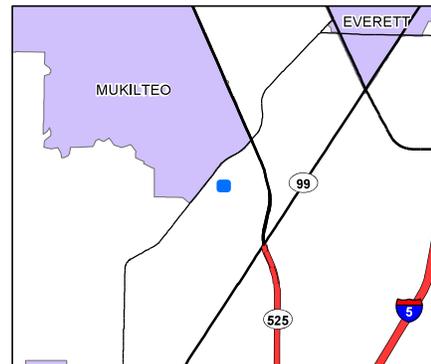
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mukilteo MUGA
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 0.608

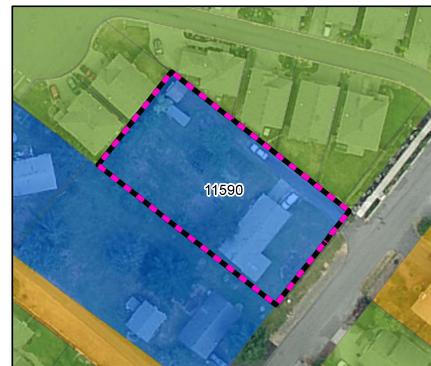
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	4	4	0
Unbuildable Acres:	0	0	0
Buildable Density:	9.17	9.15	0.02

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Axis Apartments



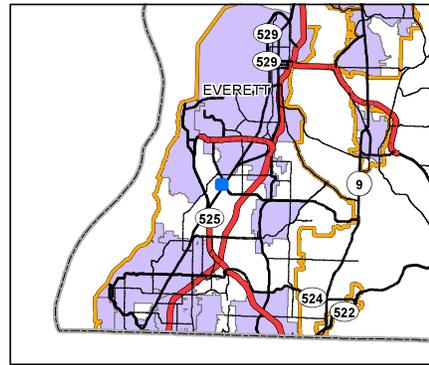
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mukilteo MUGA
 Future Land Use Classification: UVILL
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.06

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	280	202	78
Unbuildable Acres:	0	0.28	-0.28
Buildable Density:	31.8	23.64	8.16

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Mixed Use - Speedway Mixed Use



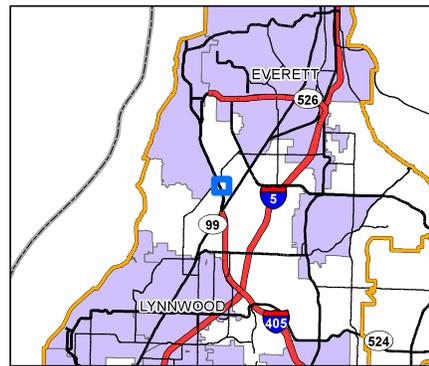
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Mukilteo MUGA
 Future Land Use Classification: UCOM
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.157

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	201	11	190
Unbuildable Acres:	0	0.45	-0.45
Buildable Density:	20.62	5.21	15.41

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2021 BLR Reference Map



Plat No. 11489 - Kiley's Addition to Snohomish



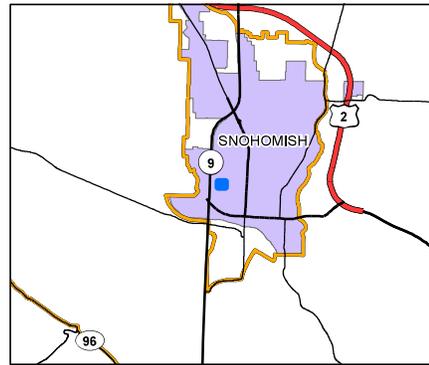
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Snohomish UGA
 Jurisdiction: City of Snohomish
 Future Land Use Classification: ULDR
 Zoning Designation: SFRES
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 1.239

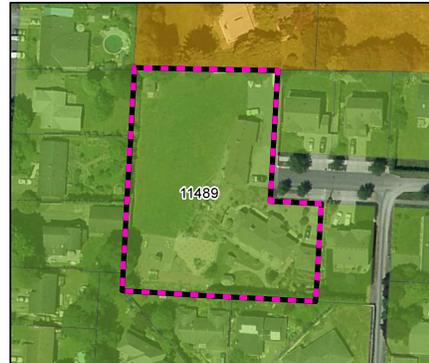
	Actual	Predicted	Difference
Unit Count:	5	2	3
Unbuildable Acres:	0	0	0
Buildable Density:	3.9	1.56	2.34

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11503 - Dynasty's Ave J Condominium



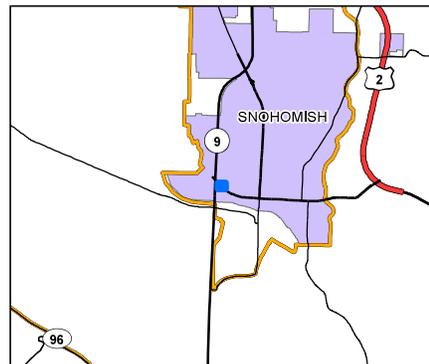
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Snohomish UGA
 Jurisdiction: City of Snohomish
 Future Land Use Classification: ULDR
 Zoning Designation: MDRES
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	4	2	2
Unbuildable Acres:	0	0.19	-0.19
Buildable Density:	6.6	4.88	1.72

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - 110 Lincoln Ave



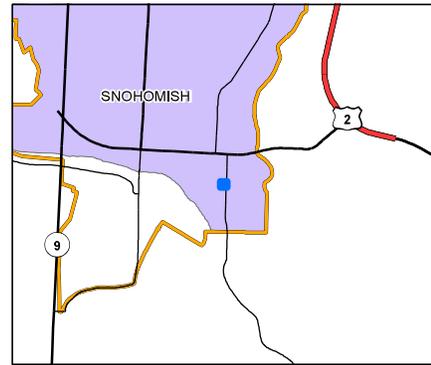
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Snohomish UGA
 Jurisdiction: City of Snohomish
 Future Land Use Classification: UHDR
 Zoning Designation: HDRES
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.465

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	3	2	1
Unbuildable Acres:	0	0	0
Buildable Density:	19.77	14.49	5.28

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Mixed Use - First Street Mixed Use



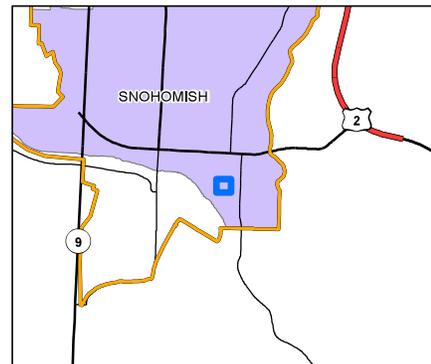
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Snohomish UGA
 Jurisdiction: City of Snohomish
 Future Land Use Classification: Mix
 Zoning Designation: HB
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	9	6	3
Unbuildable Acres:	0	0	0
Buildable Density:	16.75	11.03	5.72

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2021 BLR Reference Map



Plat No. 11597 - Silver Peak



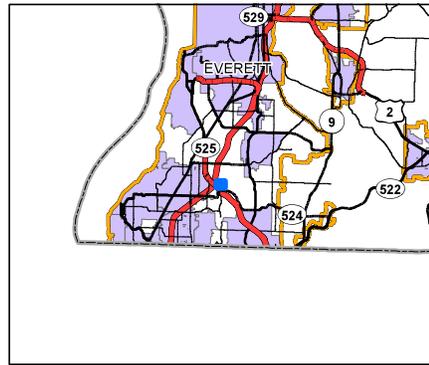
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: ULDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.277

	Actual	Predicted	Difference
Unit Count:	90	33	57
Unbuildable Acres:	0	7.28	-7.28
Buildable Density:	6.04	4.21	1.83

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11657 - Urbana



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	Actual	Predicted	Difference
Unit Count:	18	15	3
Unbuildable Acres:	0	0.07	-0.07
Buildable Density:	10.44	9.09	1.35

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11511 - Dallas Creek



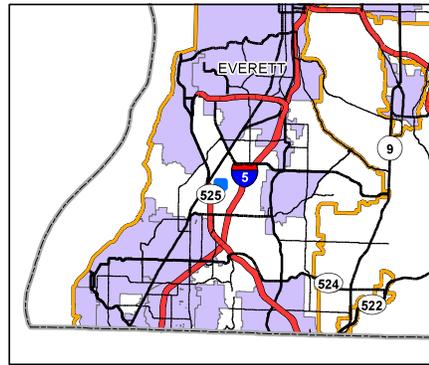
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	13	5	8
Unbuildable Acres:	3.84	5.34	-1.5
Buildable Density:	6.1	8	-1.9

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11592 - Larimore Condominium



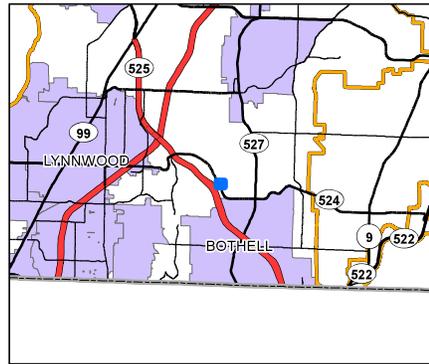
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.123

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	23	26	-3
Unbuildable Acres:	1.48	0.65	0.82
Buildable Density:	11.56	9.5	2.06

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

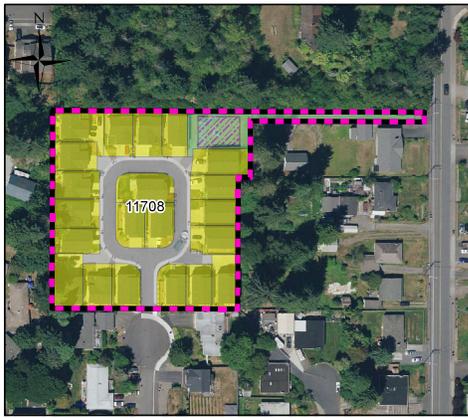
Vicinity Map



2012 BLR Reference Map



Plat No. 11708 - Featherwood North Condominium



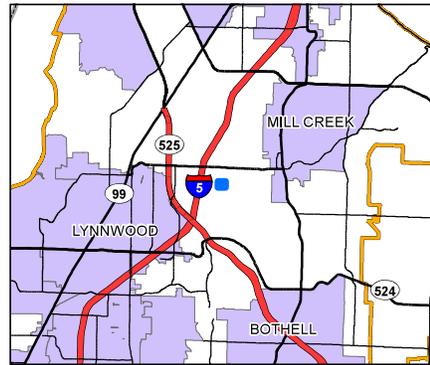
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.061

	Actual	Predicted	Difference
Unit Count:	21	21	0
Unbuildable Acres:	0	0	0
Buildable Density:	9.65	9.42	0.23

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11767 - Crescent View Div. I



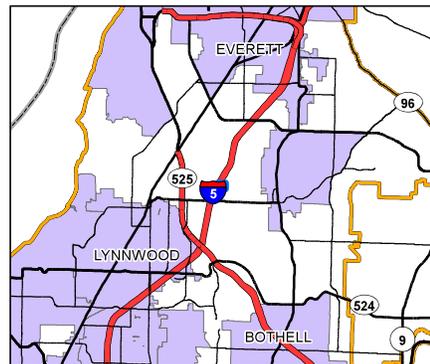
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UMDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 1.106

	Actual	Predicted	Difference
Unit Count:	87	31	56
Unbuildable Acres:	0	0.56	-0.56
Buildable Density:	19.06	7.74	11.32

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11427 - Madison Manor, a Condo



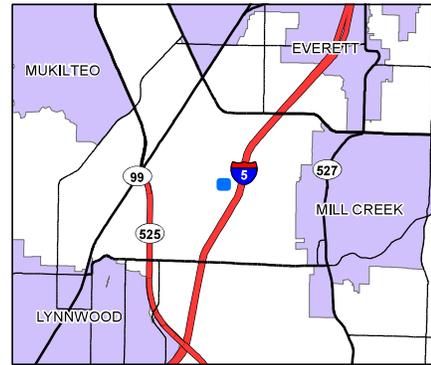
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.657

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	7	5	2
Unbuildable Acres:	0.05	0	0.05
Buildable Density:	15.46	9.71	5.75

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11437 - Ash Way Landing, a Condo



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.379

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	26	32	-6
Unbuildable Acres:	0	0	0
Buildable Density:	9.93	12.23	-2.29

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

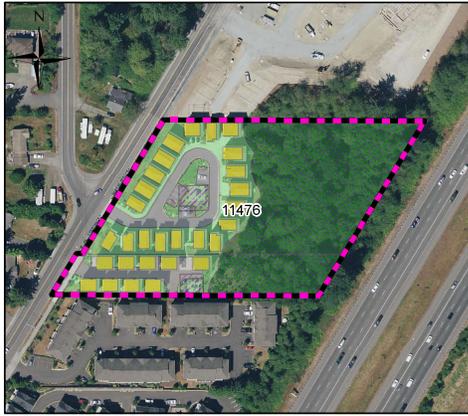
Vicinity Map



2012 BLR Reference Map



Plat No. 11476 - Ashwood Condominium



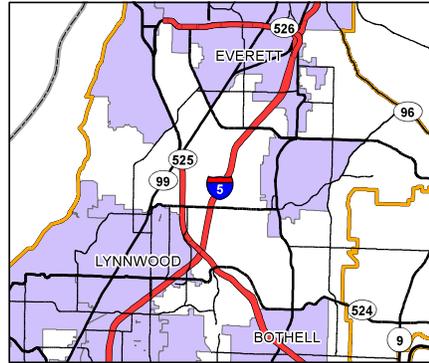
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0.129

	Actual	Predicted	Difference
Unit Count:	29	19	10
Unbuildable Acres:	0	0.8	-0.8
Buildable Density:	7.88	6.67	1.21

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11527 - 13813 Admiralty Way, Condominium



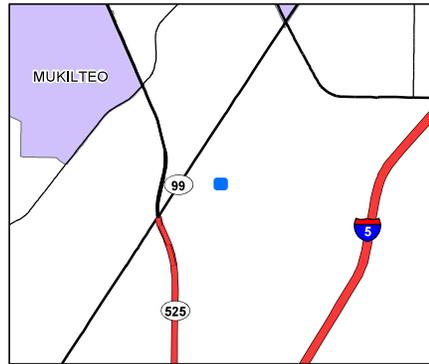
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Infill
 Improvement-to-Land Ratio (2012 BLR): 1.387

	Actual	Predicted	Difference
Unit Count:	3	4	-1
Unbuildable Acres:	0	0	0
Buildable Density:	5.21	6.9	-1.69

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11670 & 11674 & 11719 - Arcadia Terrace



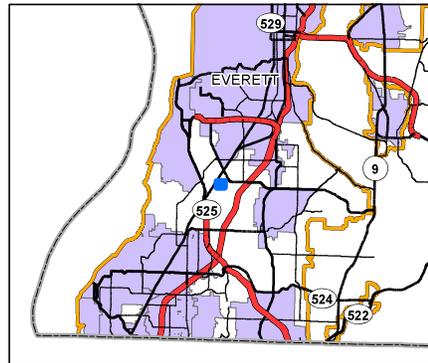
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.402

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	139	129	10
Unbuildable Acres:	3.12	0.52	2.6
Buildable Density:	14.09	10.34	3.75

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11758 - Azul Townhomes



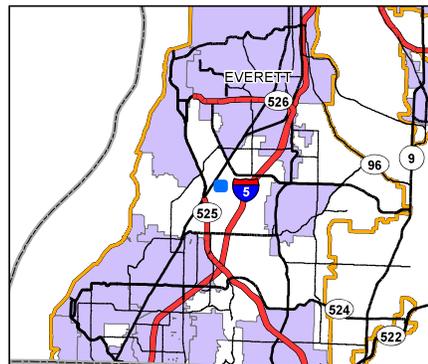
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Developed
 Improvement-to-Land Ratio (2012 BLR): 0

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	42	40	2
Unbuildable Acres:	0.85	1.28	-0.43
Buildable Density:	11.69	12.73	-1.03

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11780 - Meadow's Edge



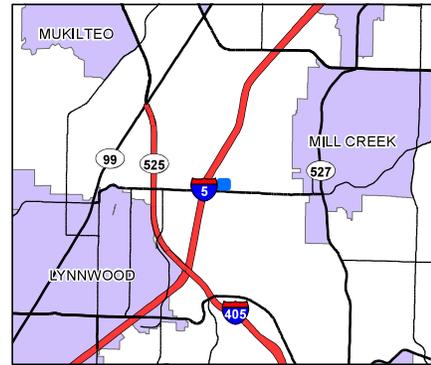
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.864

	Actual	Predicted	Difference
Unit Count:	32	21	11
Unbuildable Acres:	0	0	0
Buildable Density:	17.41	11.31	6.1

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

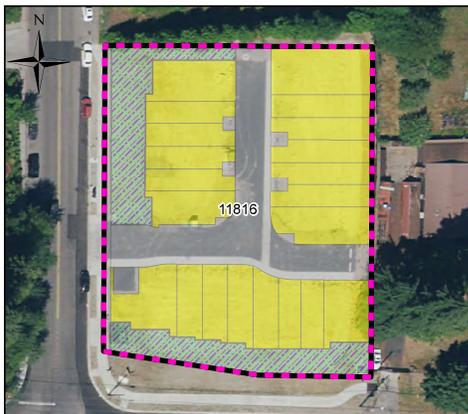
Vicinity Map



2012 BLR Reference Map



Plat No. 11816 - Mosaic Townhomes



- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.077

	Actual	Predicted	Difference
Unit Count:	21	10	11
Unbuildable Acres:	0	0.14	-0.14
Buildable Density:	21	11.45	9.55

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Plat No. 11818 - Ash Way Townhomes



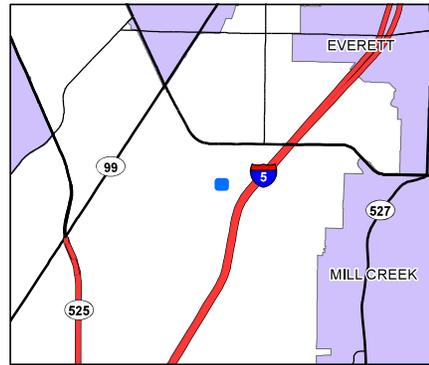
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.92

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	13	10	3
Unbuildable Acres:	0	0	0
Buildable Density:	15.96	12.42	3.53

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Madison Way Apartments



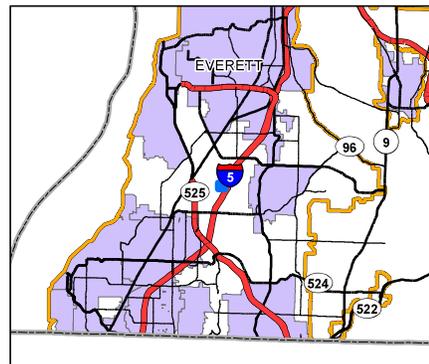
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.005

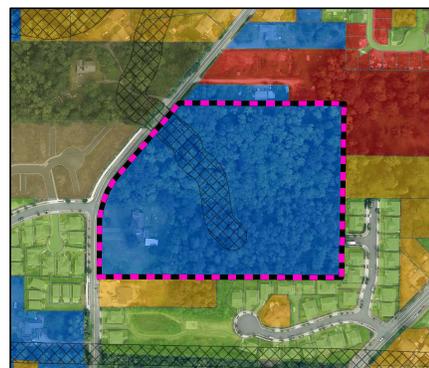
	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	180	124	56
Unbuildable Acres:	5.11	1.28	3.84
Buildable Density:	32.44	12.94	19.5

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

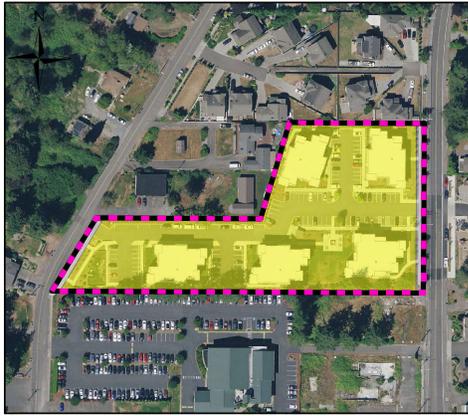
Vicinity Map



2012 BLR Reference Map



Multi-Family - Meadows Apartments



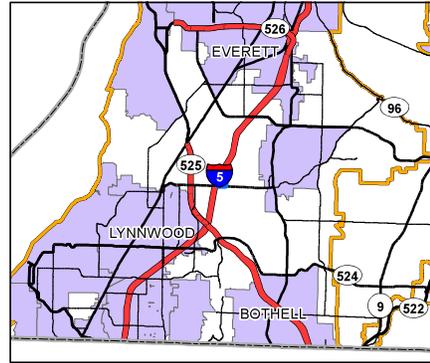
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UHDR
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.627

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	63	37	26
Unbuildable Acres:	0	0	0
Buildable Density:	21.84	12.19	9.65

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map



Multi-Family - Motif Apartments



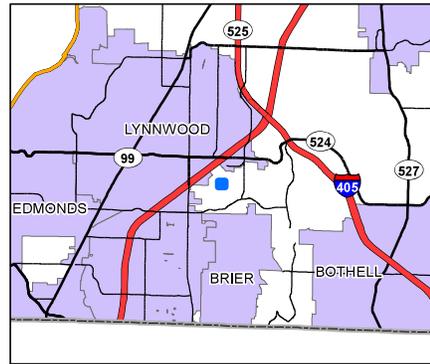
- Land Use**
- Residential
 - Encumbered Lot
 - Utility
 - Transportation
 - Utility over Transportation
 - Open Space (non-CAPA)
 - Utility in Open Space
 - CAPA
 - Utility in CAPA

UGA: Southwest County UGA
 Jurisdiction: Unincorporated UGA
 Future Land Use Classification: UCOM
 Zoning Designation: N/A
 Actual Development Type: Redeveloped
 Improvement-to-Land Ratio (2012 BLR): 0.17

	<u>Actual</u>	<u>Predicted</u>	<u>Difference</u>
Unit Count:	46	31	15
Unbuildable Acres:	0	0	0
Buildable Density:	22.46	14.51	7.95

- Land Status**
- Constant
 - Partially-Used
 - Pending
 - Redevelopable
 - Special
 - Vacant
 - Unbuildable Area

Vicinity Map



2012 BLR Reference Map

