2012 Buildable Lands Report Validation Study

COMPARING 2012 BLR DEVELOPMENT PREDICTIONS WITH ACTUAL DEVELOPMENT

APRIL 2020

Snohomish County
Planning and Development Services
Long Range Planning
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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 subdivisions\(^1\), 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:

<table>
<thead>
<tr>
<th></th>
<th>Included</th>
<th>Excluded</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>171 (45%)</td>
<td>209 (55%)</td>
<td>380 (100%)</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>36 (50%)</td>
<td>36 (50%)</td>
<td>72 (100%)</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>12 (40%)</td>
<td>18 (60%)</td>
<td>30 (100%)</td>
</tr>
<tr>
<td>Total</td>
<td>219 (45%)</td>
<td>263 (55%)</td>
<td>482 (100%)</td>
</tr>
</tbody>
</table>

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 conversion\(^2\)
- 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.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending(^3)</td>
<td>165</td>
</tr>
<tr>
<td>Phased</td>
<td>10</td>
</tr>
<tr>
<td>Condo</td>
<td>23</td>
</tr>
<tr>
<td>Split EU</td>
<td>63</td>
</tr>
<tr>
<td>Other</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>263</td>
</tr>
</tbody>
</table>

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 designations\(^4\). The purpose of this document is to review the accuracy of the current BLR model against actual developments.

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\(^1\) 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](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.

![Graph: Actual vs Predicted Housing Unit Yields by Development Type](image)

**Table 1**

<table>
<thead>
<tr>
<th>Development Type:</th>
<th>Actual as Percent of Predicted</th>
<th>Total Number of Development Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>106%</td>
<td>171</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>152%</td>
<td>36</td>
</tr>
<tr>
<td>Mixed Use Residential</td>
<td>218%</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td>131%</td>
<td>219</td>
</tr>
</tbody>
</table>

**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.
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.
### Table 3

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

**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

**Actual vs Predicted Housing Unit Yields by City/Unincorporated UGA**

**Snohomish County UGA**

### Table 4

<table>
<thead>
<tr>
<th>City/Unincorporated UGA</th>
<th>Actual as Percent of Predicted</th>
<th>Total Number of Development Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>144%</td>
<td>108</td>
</tr>
<tr>
<td>Unincorporated UGA</td>
<td>120%</td>
<td>111</td>
</tr>
<tr>
<td>Total</td>
<td>131%</td>
<td>219</td>
</tr>
</tbody>
</table>

**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.
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

Actual vs Predicted Unbuildable Acres by Development Type
Snohomish County UGA

Table 6

<table>
<thead>
<tr>
<th>Development Type:</th>
<th>Actual as Percent of Predicted</th>
<th>Total Number of Development Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>65%</td>
<td>171</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>105%</td>
<td>36</td>
</tr>
<tr>
<td>Mixed Use Residential</td>
<td>53%</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>69%</strong></td>
<td><strong>219</strong></td>
</tr>
</tbody>
</table>

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

Actual vs Predicted Unbuildable Acres by Merged Density Categories
Snohomish County UGA
Table 7

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

**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

![Actual vs Predicted Unbuildable Acres by City/Unincorporated UGA](image)

Table 8

<table>
<thead>
<tr>
<th>City/Unincorporated UGA</th>
<th>Actual as Percent of Predicted</th>
<th>Total Number of Development Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>80%</td>
<td>108</td>
</tr>
<tr>
<td>Unincorporated UGA</td>
<td>55%</td>
<td>111</td>
</tr>
<tr>
<td>Total</td>
<td>69%</td>
<td>219</td>
</tr>
</tbody>
</table>

**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**

![Graph showing Actual minus Predicted Unbuildable Acres](image)

**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**

![Graph showing Actual vs Predicted Buildable Densities by Development Type](image)
Table 9

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Actual as Percent of Predicted</th>
<th>Total Number of Development Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>96%</td>
<td>171</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>158%</td>
<td>36</td>
</tr>
<tr>
<td>Mixed Use Residential</td>
<td>160%</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>120%</strong></td>
<td><strong>219</strong></td>
</tr>
</tbody>
</table>

**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

![Actual vs Predicted Buildable Densities by Merged Density Categories](image)

Table 10

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

**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%).
**Table 11**

<table>
<thead>
<tr>
<th>City/Unincorporated UGA</th>
<th>Actual as Percent of Predicted</th>
<th>Total Number of Development Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>138%</td>
<td>108</td>
</tr>
<tr>
<td>Unincorporated UGA</td>
<td>104%</td>
<td>111</td>
</tr>
<tr>
<td>Total</td>
<td>120%</td>
<td>219</td>
</tr>
</tbody>
</table>

**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.*
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

Actual Land Status for Development Projects by Predicted Underutilized Land Status in the 2012 BLR

- Partially-Used (Predicted)
  - Developed (Vacant Land): 17%
  - Infill: 10%
  - Redeveloped: 83%

- Redevelopable (Predicted)
  - Developed (Vacant Land): 10%
  - Infill: 89%
  - Redeveloped: 83%

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.
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 projects.

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

<table>
<thead>
<tr>
<th>Actual Development Land Status</th>
<th>Number of Housing Units Developed</th>
<th>% Distr</th>
<th>Number of Housing Units per Project</th>
<th>Number of Projects</th>
<th>% Distr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Vacant Land</td>
<td>3,104</td>
<td>36.7%</td>
<td>63, 2, 312</td>
<td>49</td>
<td>22.4%</td>
</tr>
<tr>
<td>Infill</td>
<td>240</td>
<td>2.8%</td>
<td>11, 2, 45</td>
<td>21</td>
<td>9.6%</td>
</tr>
<tr>
<td>Redeveloped</td>
<td>5,120</td>
<td>60.5%</td>
<td>34, 2, 316</td>
<td>149</td>
<td>68.0%</td>
</tr>
<tr>
<td>Total</td>
<td>8,464</td>
<td>100.0%</td>
<td>39, 2, 316</td>
<td>219</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Improvement: $0</th>
<th>Improvement: $65,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value: $120,000</td>
<td>Land Value: $100,000</td>
</tr>
<tr>
<td>ILR: 0</td>
<td>ILR: 0.65</td>
</tr>
<tr>
<td>Vacant</td>
<td>Redevelopable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Improvement: $65,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value: $220,000</td>
</tr>
<tr>
<td>ILR: 0.3</td>
</tr>
<tr>
<td>Vacant</td>
</tr>
</tbody>
</table>

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
- UGA
- Jurisdiction
- Improvement to Land Value Ratio
- Generalized Plan Designation
- Actual Land Development Type
- Predicted Housing Yield
- 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 E 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=17
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>
<thead>
<tr>
<th>Area Name</th>
<th>Actual Total Housing Units Achieved</th>
<th>Predicted Total Housing Units (2012 BLR)</th>
<th>Actual as Percent of Predicted</th>
<th>Predicted Total Unbuildable Acres (2012 BLR)</th>
<th>Actual as Percent of Predicted</th>
<th>Predicted Average Buildable Densities (2012 BLR)</th>
<th>Actual as Percent of Predicted</th>
<th>Total Number of Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Arlington</td>
<td>590</td>
<td>597</td>
<td>99%</td>
<td>8.5</td>
<td>0.0</td>
<td>24932%</td>
<td>14.8</td>
<td>12.3</td>
</tr>
<tr>
<td>City of Bothell</td>
<td>203</td>
<td>167</td>
<td>122%</td>
<td>8.4</td>
<td>14.1</td>
<td>60%</td>
<td>4.0</td>
<td>3.4</td>
</tr>
<tr>
<td>City of Brier</td>
<td>31</td>
<td>33</td>
<td>94%</td>
<td>0.0</td>
<td>0.0</td>
<td>NA</td>
<td>2.5</td>
<td>2.6</td>
</tr>
<tr>
<td>City of Edmonds</td>
<td>115</td>
<td>66</td>
<td>174%</td>
<td>0.2</td>
<td>0.9</td>
<td>27%</td>
<td>19.1</td>
<td>11.6</td>
</tr>
<tr>
<td>City of Everett</td>
<td>498</td>
<td>288</td>
<td>173%</td>
<td>3.9</td>
<td>3.6</td>
<td>106%</td>
<td>26.0</td>
<td>14.8</td>
</tr>
<tr>
<td>City of Granite Falls</td>
<td>58</td>
<td>50</td>
<td>136%</td>
<td>0.0</td>
<td>0.0</td>
<td>NA</td>
<td>20.4</td>
<td>14.3</td>
</tr>
<tr>
<td>City of Lake Stevens</td>
<td>354</td>
<td>269</td>
<td>132%</td>
<td>12.9</td>
<td>22.9</td>
<td>56%</td>
<td>5.9</td>
<td>5.4</td>
</tr>
<tr>
<td>City of Lynnwood</td>
<td>381</td>
<td>45</td>
<td>802%</td>
<td>0.5</td>
<td>1.9</td>
<td>29%</td>
<td>22.9</td>
<td>3.1</td>
</tr>
<tr>
<td>City of Marysville</td>
<td>393</td>
<td>227</td>
<td>173%</td>
<td>13.9</td>
<td>15.2</td>
<td>92%</td>
<td>9.7</td>
<td>5.6</td>
</tr>
<tr>
<td>City of Mill Creek</td>
<td>295</td>
<td>75</td>
<td>393%</td>
<td>5.1</td>
<td>11.2</td>
<td>55%</td>
<td>15.4</td>
<td>5.4</td>
</tr>
<tr>
<td>City of Monroe</td>
<td>570</td>
<td>495</td>
<td>115%</td>
<td>12.4</td>
<td>14.2</td>
<td>87%</td>
<td>6.0</td>
<td>5.6</td>
</tr>
<tr>
<td>City of Mountlake Terrace</td>
<td>517</td>
<td>373</td>
<td>136%</td>
<td>3.5</td>
<td>6.2</td>
<td>57%</td>
<td>44.6</td>
<td>34.6</td>
</tr>
<tr>
<td>City of Mukilteo</td>
<td>130</td>
<td>128</td>
<td>102%</td>
<td>8.8</td>
<td>6.2</td>
<td>109%</td>
<td>7.0</td>
<td>6.6</td>
</tr>
<tr>
<td>City of Snohomish</td>
<td>21</td>
<td>12</td>
<td>175%</td>
<td>0.0</td>
<td>0.2</td>
<td>0%</td>
<td>8.1</td>
<td>5.1</td>
</tr>
<tr>
<td>City of Stanwood</td>
<td>48</td>
<td>85</td>
<td>56%</td>
<td>3.0</td>
<td>3.8</td>
<td>79%</td>
<td>8.1</td>
<td>16.6</td>
</tr>
<tr>
<td>Bothell MUGA (Uninc)</td>
<td>980</td>
<td>549</td>
<td>175%</td>
<td>7.5</td>
<td>18.8</td>
<td>45%</td>
<td>10.0</td>
<td>6.5</td>
</tr>
<tr>
<td>Edmonds MUGA (Uninc)</td>
<td>37</td>
<td>30</td>
<td>123%</td>
<td>0.0</td>
<td>0.0</td>
<td>NA</td>
<td>11.5</td>
<td>9.2</td>
</tr>
<tr>
<td>Everett MUGA (Uninc)</td>
<td>341</td>
<td>405</td>
<td>84%</td>
<td>0.3</td>
<td>4.2</td>
<td>8%</td>
<td>13.0</td>
<td>18.3</td>
</tr>
<tr>
<td>Lake Stevens UGA (Uninc)</td>
<td>16</td>
<td>0</td>
<td>NA</td>
<td>0.0</td>
<td>0.0</td>
<td>NA</td>
<td>16.6</td>
<td>0.0</td>
</tr>
<tr>
<td>Lynnwood MUGA (Uninc)</td>
<td>576</td>
<td>669</td>
<td>86%</td>
<td>8.5</td>
<td>9.2</td>
<td>92%</td>
<td>17.9</td>
<td>20.9</td>
</tr>
<tr>
<td>Mill Creek MUGA (Uninc)</td>
<td>956</td>
<td>1075</td>
<td>88%</td>
<td>15.3</td>
<td>34.8</td>
<td>44%</td>
<td>10.4</td>
<td>14.8</td>
</tr>
<tr>
<td>Mukilteo MUGA (Uninc)</td>
<td>485</td>
<td>217</td>
<td>224%</td>
<td>0.0</td>
<td>0.7</td>
<td>6%</td>
<td>25.6</td>
<td>19.6</td>
</tr>
<tr>
<td>Unincorporated UGA (Remain)</td>
<td>895</td>
<td>222</td>
<td>144%</td>
<td>14.4</td>
<td>17.9</td>
<td>81%</td>
<td>13.1</td>
<td>9.5</td>
</tr>
<tr>
<td>Total UGA</td>
<td>8454</td>
<td>6485</td>
<td>131%</td>
<td>128.3</td>
<td>184.0</td>
<td>69%</td>
<td>11.5</td>
<td>9.6</td>
</tr>
</tbody>
</table>
**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

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

**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

<table>
<thead>
<tr>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Count:</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Unbuildable Acres:</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Buildable Density:</td>
<td>6.85</td>
<td>3.51</td>
</tr>
</tbody>
</table>

**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

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

**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

<table>
<thead>
<tr>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Count:</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>Unbuildable Acres:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Buildable Density:</td>
<td>5.85</td>
<td>3.92</td>
</tr>
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</table>

**2012 BLR Reference Map**
### Plat No. 11669 - Gregory Park

**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

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>84</td>
<td>27</td>
<td>-343</td>
</tr>
<tr>
<td>Encumbered Lot</td>
<td>8.48</td>
<td>0</td>
<td>8.48</td>
</tr>
<tr>
<td>Utility</td>
<td>5.66</td>
<td>18.14</td>
<td>-12.48</td>
</tr>
<tr>
<td>Transportation</td>
<td>8.48</td>
<td>0</td>
<td>8.48</td>
</tr>
<tr>
<td>Utility over Transportation</td>
<td>5.66</td>
<td>18.14</td>
<td>-12.48</td>
</tr>
<tr>
<td>Open Space (non-CAPA)</td>
<td>8.48</td>
<td>0</td>
<td>8.48</td>
</tr>
<tr>
<td>Utility in Open Space</td>
<td>5.66</td>
<td>18.14</td>
<td>-12.48</td>
</tr>
<tr>
<td>CAPA</td>
<td>8.48</td>
<td>0</td>
<td>8.48</td>
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<tr>
<td>Utility in CAPA</td>
<td>5.66</td>
<td>18.14</td>
<td>-12.48</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Status</th>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constant</td>
<td>84</td>
<td>27</td>
<td>-343</td>
</tr>
<tr>
<td>Partially-Used</td>
<td>8.48</td>
<td>0</td>
<td>8.48</td>
</tr>
<tr>
<td>Pending</td>
<td>5.66</td>
<td>18.14</td>
<td>-12.48</td>
</tr>
<tr>
<td>Redevelopable</td>
<td>8.48</td>
<td>0</td>
<td>8.48</td>
</tr>
<tr>
<td>Special</td>
<td>5.66</td>
<td>18.14</td>
<td>-12.48</td>
</tr>
<tr>
<td>Vacant</td>
<td>8.48</td>
<td>0</td>
<td>8.48</td>
</tr>
<tr>
<td>Unbuildable Area</td>
<td>5.66</td>
<td>18.14</td>
<td>-12.48</td>
</tr>
</tbody>
</table>

**Unit Count:** 84 427 -343  
**Unbuildable Acres:** 8.48 0 8.48  
**Buildable Density:** 5.66 18.14 -12.48

### Multi-Family - Villas at Arlington

**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

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>312</td>
<td>66</td>
<td>246</td>
</tr>
<tr>
<td>Encumbered Lot</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Utility</td>
<td>20.73</td>
<td>4.39</td>
<td>16.35</td>
</tr>
<tr>
<td>Transportation</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Utility over Transportation</td>
<td>20.73</td>
<td>4.39</td>
<td>16.35</td>
</tr>
<tr>
<td>Open Space (non-CAPA)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Utility in Open Space</td>
<td>20.73</td>
<td>4.39</td>
<td>16.35</td>
</tr>
<tr>
<td>CAPA</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Utility in CAPA</td>
<td>20.73</td>
<td>4.39</td>
<td>16.35</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Status</th>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constant</td>
<td>312</td>
<td>66</td>
<td>246</td>
</tr>
<tr>
<td>Partially-Used</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pending</td>
<td>20.73</td>
<td>4.39</td>
<td>16.35</td>
</tr>
<tr>
<td>Redevelopable</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Special</td>
<td>20.73</td>
<td>4.39</td>
<td>16.35</td>
</tr>
<tr>
<td>Vacant</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Unbuildable Area</td>
<td>20.73</td>
<td>4.39</td>
<td>16.35</td>
</tr>
</tbody>
</table>

**Unit Count:** 312 66 246  
**Unbuildable Acres:** 0 0 0  
**Buildable Density:** 20.73 4.39 16.35
Multi-Family - 128 W Burke Ave

<table>
<thead>
<tr>
<th>UGA: Arlington UGA</th>
<th>Jurisdiction: City of Arlington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generalized Plan Designation: UHDR</td>
<td>Zoning Designation: OTBD - 3</td>
</tr>
<tr>
<td>Actual Development Type: Developed</td>
<td>Improvement-to-Land Ratio (2012 BLR): 0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Count: 5</td>
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<td>4</td>
</tr>
<tr>
<td>Unbuildable Acres: 0</td>
<td>0.01</td>
<td>-0.01</td>
</tr>
<tr>
<td>Buildable Density: 21.78</td>
<td>4.52</td>
<td>17.26</td>
</tr>
</tbody>
</table>

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

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

Vicinity Map

Multi-Family - Bridge Place Apartments

<table>
<thead>
<tr>
<th>UGA: Arlington UGA</th>
<th>Jurisdiction: City of Arlington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generalized Plan Designation: UHDR</td>
<td>Zoning Designation: OTBD - 3</td>
</tr>
<tr>
<td>Actual Development Type: Developed</td>
<td>Improvement-to-Land Ratio (2012 BLR): 0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Count: 8</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Unbuildable Acres: 0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Buildable Density: 46.46</td>
<td>5.81</td>
<td>40.65</td>
</tr>
</tbody>
</table>

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

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

Vicinity 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

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

**Area Data**
- 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

<table>
<thead>
<tr>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
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<td>75</td>
</tr>
<tr>
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<td>0.03</td>
<td>-0.03</td>
</tr>
<tr>
<td>Buildable Density: 21.36</td>
<td>12.03</td>
<td>9.33</td>
</tr>
</tbody>
</table>

### 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

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

**Area Data**
- 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

<table>
<thead>
<tr>
<th>Actual</th>
<th>Predicted</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Count: 15</td>
<td>14</td>
<td>1</td>
</tr>
<tr>
<td>Unbuildable Acres: 0.56</td>
<td>0.61</td>
<td>-0.04</td>
</tr>
<tr>
<td>Buildable Density: 3.44</td>
<td>3.31</td>
<td>0.13</td>
</tr>
</tbody>
</table>
Plat No. 11635 - Tall Cedars Estates Vicinity Map

Land Use

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

Land Status

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

2012 BLR Reference Map

Cell Values:
- Actual
- Predicted
- Difference

<table>
<thead>
<tr>
<th>Unit Count</th>
<th>25</th>
<th>22</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unbuildable Acres</td>
<td>0</td>
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<td>-1.17</td>
</tr>
<tr>
<td>Buildable Density</td>
<td>3.12</td>
<td>3.23</td>
<td>-0.11</td>
</tr>
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</table>

UQA: 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

Plat No. 11685 - Greenstone Heights Vicinity Map

Land Use

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

Land Status

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

2012 BLR Reference Map

Cell Values:
- Actual
- Predicted
- Difference

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<td>0.38</td>
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UQA: 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
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

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

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

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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

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

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

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### Plat No. 11776 - Alton Ridge

**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

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

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

---

### Plat No. 11777 - Meadows At Palm Creek

**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

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

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

---
Plat No. 11798 - Shelton Heights

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

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

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

Vicinity Map

2012 BLR Reference Map

Plat No. 11807 - Westerford

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

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<td>4.22</td>
<td>2.68</td>
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Land Use
- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

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

Vicinity Map

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

**Unit Count:** Actual 36, Predicted 20, Difference 16
**Unbuildable Acres:** Actual 0.79, Predicted 1.79, Difference -1
**Buildable Density:** Actual 7.77, Predicted 6.39, Difference 1.37

---

**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

**Unit Count:** Actual 10, Predicted 5, Difference 5
**Unbuildable Acres:** Actual 0, Predicted 0.73, Difference -0.73
**Buildable Density:** Actual 8.86, Predicted 12.69, Difference -3.83

---

**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

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

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

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<td>Buildable Density:</td>
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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

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

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

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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

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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

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<td>Buildable Density:</td>
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<td>4.35</td>
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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

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

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

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Vicinity 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

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

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

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<td>3.11</td>
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**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

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

- **2012 BLR Reference Map**

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

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<td>Buildable Density:</td>
<td>6.48 5.32 1.17</td>
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**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

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

- **2012 BLR Reference Map**

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

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<td>Buildable Density:</td>
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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

<table>
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**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

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<td>6.34</td>
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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

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**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

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### Plat No. 11819 - Fern Crest

**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

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<tr>
<td>Buildable Density:</td>
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### Plat No. 11415 - Ashbrooke Heights, a Condo

**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

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<td>Buildable Density:</td>
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Plat No. 11446 - Filbert Crest

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

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

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

2012 BLR Reference Map

Plat No. 11472 - Logan Crest, Condominium

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

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

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

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

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

**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  

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### 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

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

**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  

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**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

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

**2012 BLR Reference Map**

**Actual** | **Predicted** | **Difference**
--- | --- | ---
Unit Count: | 18 | 22 | -4
Unbuildable Acres: | 0 | 0 | 0
Buildable Density: | 7.83 | 9.43 | -1.6

**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

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

**2012 BLR Reference Map**

**Actual** | **Predicted** | **Difference**
--- | --- | ---
Unit Count: | 11 | 10 | 1
Unbuildable Acres: | 0 | 0 | 0
Buildable Density: | 10.08 | 8.66 | 1.42
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

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

**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

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Vicinity 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

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

**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

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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

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

**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

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<td>Buildable Density:</td>
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<td>12.71</td>
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**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

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

**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

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**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

UGA: Southwest County UGA
Jurisdiction: Bothell MUGA
Generalized Plan Designation: UHDR
Zoning Designation: N/A
Actual Development Type: Redeveloped

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

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

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

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

2012 BLR Reference Map
Plat No. 11397 - Wynbrook II

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

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

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

Vicinity Map

2012 BLR Reference Map

Plat No. 11582 - Fisken

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

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<td>Buildable Density:</td>
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Land Use:
- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

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

Vicinity Map

2012 BLR Reference Map
### Plat No. 11402 - Shoreshire

- **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

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<td>Buildable Density:</td>
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### Plat No. 11447 - Echelbargers Shaw Lane

- **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

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**Plat No. 11772 - Brackett's Corner Vicinity Map**

- **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

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

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

**Multi-Family - 620 / 622 Glen Street**

- **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

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<td>Buildable Density:</td>
<td>26.4</td>
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**Land Use**
- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

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

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

**2012 BLR Reference Map**

**Actual** | **Predicted** | **Difference**
---|---|---
Unit Count: | 4 | 3 | 1
Unbuildable Acres: | 0 | 0 | 0
Buildable Density: | 26.4 | 19.74 | 6.66

---

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

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

**2012 BLR Reference Map**

**Actual** | **Predicted** | **Difference**
---|---|---
Unit Count: | 4 | 5 | -1
Unbuildable Acres: | 0 | 0 | 0
Buildable Density: | 23.04 | 28.74 | -5.69

---

**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

**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
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

- **2012 BLR Reference Map**

**Actual** | **Predicted** | Difference
---|---|---
Unit Count: | 13 | 4 | 9
Unbuildable Acres: | 0 | 0 | 0
Buildable Density: | 78.64 | 24.24 | 54.39

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

- **2021 BLR Reference Map**

**Actual** | **Predicted** | Difference
---|---|---
Unit Count: | 63 | 28 | 35
Unbuildable Acres: | 0 | 0 | 0
Buildable Density: | 63.52 | 28.23 | 35.3
**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

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

- **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

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<td>Buildable Density:</td>
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**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

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

- **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

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<td>Buildable Density:</td>
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Plat No. 11828 - Esperance Townhomes

UGA: South 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

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

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

Plat No. 11345 - Thompson Subdivision

UGA: South 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

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

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

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

**Generalized Plan Designation:** ULDR

**Zoning Designation:**
- Actual Development Type: Redeveloped
- Improvement-to-Land Ratio (2012 BLR):
  - Actual: 0
  - Predicted: 0

**Actual** | **Predicted** | **Difference**
--- | --- | ---
Unit Count: 4 | 3 | 1
Unbuildable Acres: 0.5 | 0.3 | 0.21
Buildable Density: 8.66 | 4.47 | 4.19

**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

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

**Generalized Plan Designation:** ULDR

**Zoning Designation:**
- Actual Development Type: Developed
- Improvement-to-Land Ratio (2012 BLR):
  - Actual: 0
  - Predicted: 0

**Actual** | **Predicted** | **Difference**
--- | --- | ---
Unit Count: 4 | 4 | 0
Unbuildable Acres: 0.1 | 0.09 | 0.01
Buildable Density: 14.12 | 13.47 | 0.66

**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

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

**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

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<td>-10.84</td>
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**2012 BLR Reference Map**

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**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

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

**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

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**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

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

**Generalized Plan Designation:** UMDR

**Zoning Designation:** R-2

**Actual Development Type:** Developed

**Improvement-to-Land Ratio (2012 BLR):** 0

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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

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

**Generalized Plan Designation:** UMDR

**Zoning Designation:** R-3 S

**Actual Development Type:** Developed

**Improvement-to-Land Ratio (2012 BLR):** 0

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<td>Buildable Density: 9.59</td>
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<td>-4.21</td>
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</table>
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

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

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<td>4.64</td>
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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

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

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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

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

- **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

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<td>Buildable Density:</td>
<td>3.81</td>
<td>5.79</td>
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</table>

**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

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

- **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):** 0.0

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<td>Buildable Density:</td>
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**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

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

**2012 BLR Reference 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):** 0.687

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### 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

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

**2012 BLR Reference Map**

**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

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<td>Buildable Density:</td>
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<td>15.66</td>
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Plat No. 11688 - Seventh 7th Fairway

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

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

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

Vicinity Map

2012 BLR Reference Map

Plat No. 11420 - Cascade Valley View, a Condo

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

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<td>Unit Count:</td>
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<td>Unbuildable Acres:</td>
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<td>Buildable Density:</td>
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Land Use: Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

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

Vicinity Map

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

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

- **Property Details**
  - 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

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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

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

- **Property Details**
  - 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

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<td>15.71</td>
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Vicinity Map

2012 BLR Reference Map
Multi-Family - 3623 Hoyt Ave

- -

UGA: Southwest County UGA
Jurisdiction: City of Everett
Future Land Use Classification: UHDR
Zoning Designation: FM
Actual Development Type: Infill
Improvement-to-Land Ratio (2012 BLR): 0.446

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<td>Buildable Density:</td>
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Land Use
- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

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

Vicinity Map

2012 BLR Reference Map

Multi-Family - The Reserve, a Condo

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

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

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

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

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

**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

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

**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

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

**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

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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

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

**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

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

- **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

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

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

**Vicinity Map**

---

**Plat No. 11586 - Eastmont Heights**

- **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

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

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

**Vicinity Map**

---

**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

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

**2012 BLR Reference Map**

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

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**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

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

**2012 BLR Reference 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): 0.525

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**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

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

**2012 BLR Reference 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

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**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

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

**2012 BLR Reference 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

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**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

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

**2012 BLR Reference 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

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**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

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

**2012 BLR Reference 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

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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

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

**Generalized Plan Designation:** UMDR

**Zoning Designation:** N/A

**Actual Development Type:** Redeveloped

**Improvement-to-Land Ratio (2012 BLR):** 0.154

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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

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

**Generalized Plan Designation:** UMDR

**Zoning Designation:** N/A

**Actual Development Type:** Redeveloped

**Improvement-to-Land Ratio (2012 BLR):** 0.381

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### Plat No. 11756 - 1208 Condominium

**Vicinity Map**

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

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

**Generalized Plan Designation:** UMDR

**Zoning Designation:** N/A

**Actual Development Type:** Redeveloped

**Improvement-to-Land Ratio (2012 BLR):** 0.866

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### Plat No. 11356 - Ashton Woods, a Condo

**Vicinity Map**

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

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

**Generalized Plan Designation:** UHDR

**Zoning Designation:** N/A

**Actual Development Type:** Redeveloped

**Improvement-to-Land Ratio (2012 BLR):** 0.198

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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

**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

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

**Vicinity 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

**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

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

**Vicinity Map**

66
Multi-Family - Silver Lake Garden Apartments

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

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

Multi-Family - Tilson 0712 LLC

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

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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

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

**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

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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

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

**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

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Mixed Use - The Bike Shop

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<th>Utility</th>
<th>Transportation</th>
<th>Utility over Transportation</th>
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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

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<td>3.23 6.45</td>
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Plat No. 11370 - Catherine Crest

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<th>Utility</th>
<th>Transportation</th>
<th>Utility over Transportation</th>
<th>Open Space (non-CAPA)</th>
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<th>Utility in CAPA</th>
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<table>
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<th>Redevelopable</th>
<th>Special</th>
<th>Vacant</th>
<th>Unbuildable Area</th>
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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

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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

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

- 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

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<td>5.16</td>
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<td>1.18</td>
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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

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

- 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

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<td>0</td>
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<td>Buildable Density:</td>
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<td>3.47</td>
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Plat No. 11492 - Bayview at Lake Stevens

**Vicinity Map**

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

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

**Generalized Plan Designation:**
- UMDR

**Zoning Designation:**
- UR

**Actual Development Type:**
- Developed

**Improvement-to-Land Ratio (2012 BLR):**
- 0

**Actual** | **Predicted** | **Difference**
--- | --- | ---
Unit Count: | 18 | 15 | 3
Unbuildable Acres: | 0.72 | 1.78 | -1.06
Buildable Density: | 4.59 | 5.23 | -0.64

---

Plat No. 11518 - Maple Rock

**Vicinity Map**

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

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

**Generalized Plan Designation:**
- UMDR

**Zoning Designation:**
- HUR

**Actual Development Type:**
- Redeveloped

**Improvement-to-Land Ratio (2012 BLR):**
- 0.202

**Actual** | **Predicted** | **Difference**
--- | --- | ---
Unit Count: | 63 | 54 | 9
Unbuildable Acres: | 1.37 | 2.75 | -1.38
Buildable Density: | 7.88 | 8.15 | -0.27

---

71
### 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

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

#### General Information
- **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

#### Table: Actual vs. Predicted Differences

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### 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

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

#### General Information
- **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

#### Table: Actual vs. Predicted Differences

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<td>7.37</td>
<td>8.18</td>
<td>-0.81</td>
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**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

- **Attributes**:
  - 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

**2021 BLR Reference Map**

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

**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

- **Attributes**:
  - 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

**2012 BLR Reference Map**

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

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

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

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<td>Buildable Density</td>
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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

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

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

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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

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

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

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<tr>
<td>Buildable Density: 3.58</td>
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<td>-0.22</td>
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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

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

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

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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

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

**Vicinity Map**

**2012 BLR Reference Map**

---

*Actual* | *Predicted* | *Difference*
---|---|---
Unit Count: | 20 | 1 | 19
Unbuildable Acres: | 0.54 | 1.73 | -1.21
Buildable Density: | 16.83 | 0 | 16.83

---

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

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

**Vicinity Map**

**2012 BLR Reference Map**

---

*Actual* | *Predicted* | *Difference*
---|---|---
Unit Count: | 295 | 0 | 295
Unbuildable Acres: | 0 | 0.12 | -0.12
Buildable Density: | 112.77 | 112.77 | 0
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

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

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<tr>
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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

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

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<td>Buildable Density: 3.63</td>
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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

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

**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

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<tr>
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<td>Buildable Density</td>
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<td>2.72</td>
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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

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

**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

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<td>Unbuildable Acres</td>
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<td>Buildable Density</td>
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Vicinity Map

2012 BLR Reference Map
### Plat No. 11564 - Centerstone Vicinity Map

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

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

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

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### Plat No. 11565 - Lancaster Estates, a Condo Vicinity Map

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

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

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

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### Plat No. 11614 - Brown MR Vicinity Map

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

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

**Actual Development Type**: Redeveloped

**Improvement-to-Land Ratio (2012 BLR)**: 0.183

<table>
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### 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

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

**Actual Development Type**: Infill

**Improvement-to-Land Ratio (2012 BLR)**: 1.045

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### 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

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

**2012 BLR Reference Map**

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### 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

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

**2012 BLR Reference Map**

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Plat No. 11723 - One 156th Street Townhomes

Land

Vicinity Map

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

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Land Use

- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (Non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

Land Status

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

Plat No. 11679 - Manor Cottages

Land

Vicinity Map

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

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Land Use

- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (Non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

Land Status

- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area
**Multi-Family - Residences at 35th**

- **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

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

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

**Vicinity Map**

---

**Multi-Family - Scriber Creek Apartments**

- **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

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

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

**Vicinity 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

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

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

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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

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

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

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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

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

**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

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**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

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

**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

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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

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

**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

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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

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

**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

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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

Vicinity Map

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

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

Vicinity Map

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

2012 BLR Reference Map

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

Actual | Predicted | Difference
--- | --- | ---
Unit Count: 197 | 72 | 125
Unbuildable Acres: 1.68 | 0 | 1.68
Buildable Density: 36.37 | 8.12 | 29.25

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

Actual | Predicted | Difference
--- | --- | ---
Unit Count: 26 | 8 | 18
Unbuildable Acres: 4.67 | 8.45 | -3.78
Buildable Density: 4.12 | 3.32 | 0.8
Plat No. 11639 - Woodland Trails

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

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

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

Vicinity Map

Plat No. 11553 - Crestview Village

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

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

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

Vicinity 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

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

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<td>Buildable Density:</td>
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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

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

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### Plat No. 11534 - Bella Monte

**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

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

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

---

### Plat No. 11563 - North Creek Landing

**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

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<td>Buildable Density:</td>
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#### Land Use
- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

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

---
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

**Land Status**

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

**2012 BLR Reference Map**

- 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

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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

**Land Status**

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

**2012 BLR Reference Map**

- 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

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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

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

**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

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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

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

**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

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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

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

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

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<td>0.69</td>
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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

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

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

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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

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

**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):** 1.137

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<td>7.91</td>
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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

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

**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

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**Plat No. 11786 - Braemar East**

- **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

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

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

---

**Plat No. 11438 - 6th Avenue Townhomes**

- **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

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

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

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

**Generalized Plan Designation:**
- UG: 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

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**Vicinity 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

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

**Generalized Plan Designation:**
- UG: 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

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<td>163</td>
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**Vicinity Map**
Multi-Family - Harmony 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

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

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

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<td>-0.71</td>
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Vicinity Map

2012 BLR Reference Map

Multi-Family - Puget Park Apartments

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

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

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

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Vicinity Map

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

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

**2012 BLR Reference Map**

**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

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**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

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

**2012 BLR Reference Map**

**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

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<td>Buildable Density:</td>
<td>7.92 5.95 1.98</td>
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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

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

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

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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

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

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

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<td>4.35</td>
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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

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

**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

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

**2012 BLR Reference Map**
Plat No. 11787 - Iron Eagle Vicinity Map

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

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

2012 BLR Reference Map

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

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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

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

2012 BLR Reference Map

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

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<tbody>
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<td>0</td>
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<td>Buildable Density:</td>
<td>10.85</td>
<td>15.94</td>
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</table>
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

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

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

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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

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

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

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</table>
### 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

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

**2021 BLR Reference Map**

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### 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

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

**2021 BLR Reference Map**

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</table>
Mixed Use - Gateway TOD BSP

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

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

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

2021 BLR Reference Map

Plat No. 11320 - Raymond Ridge

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

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<td>Buildable Density: 5.39</td>
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<td>0.34</td>
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</table>

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

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

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

**2012 BLR Reference Map**

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

**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

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<td>Buildable Density: 3.96</td>
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### 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

**2012 BLR Reference Map**

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

**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

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<td>0.22</td>
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<tr>
<td>Buildable Density: 4.19</td>
<td>3.52</td>
<td>0.68</td>
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</table>
**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

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

**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

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<td>Unbuildable Acres:</td>
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<td>Buildable Density:</td>
<td>7.73</td>
<td>9.43</td>
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**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

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

**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

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<td>Unit Count:</td>
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<td>9.74</td>
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### 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

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

**2012 BLR Reference Map**

<table>
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<td>Buildable Density:</td>
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### 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

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

**2012 BLR Reference Map**

<table>
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<td>Buildable Density:</td>
<td>11.51</td>
<td>8.65</td>
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</table>
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

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

**2012 BLR Reference Map**

**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

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<td>Buildable Density: 31.68</td>
<td>5.26</td>
<td>26.42</td>
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</table>

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

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

**2012 BLR Reference Map**

**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

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Multi-Family - Axis Apartments

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

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<td>Buildable Density:</td>
<td>31.8</td>
<td>23.64</td>
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Land Use
- Residential
- Encumbered Lot
- Utility
- Transportation
- Utility over Transportation
- Open Space (non-CAPA)
- Utility in Open Space
- CAPA
- Utility in CAPA

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

Mixed Use - Speedway Mixed Use

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

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

Land Status
- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area
Plat No. 11489 - Kiley's Addition to Snohomish

<table>
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<tr>
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<td>Utility in Open Space</td>
</tr>
<tr>
<td>CAPA</td>
</tr>
<tr>
<td>Utility in CAPA</td>
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**Land Status**
- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Unbuildable Area

**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

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<td>Buildable Density:</td>
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Plat No. 11503 - Dynasty's Ave J Condominium

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<tr>
<td>Utility</td>
</tr>
<tr>
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<tr>
<td>Open Space (non-CAPA)</td>
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<td>Utility in Open Space</td>
</tr>
<tr>
<td>CAPA</td>
</tr>
<tr>
<td>Utility in CAPA</td>
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</table>

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

**UGA:** Snohomish UGA
**Jurisdiction:** City of Snohomish
**Future Land Use Classification:** ULDR
**Zoning Designation:** MDRS
**Actual Development Type:** Developed
**Improvement-to-Land Ratio (2012 BLR):** 0

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<td>Buildable Density:</td>
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<td>4.88</td>
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**Plat No. 11597 - Silver Peak**

**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

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<td>Buildable Density:</td>
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**Land Use**  
- Residential  
- Encumbered Lot  
- Utility  
- Transportation  
- Utility over Transportation  
- Open Space (non-CAPA)  
- Utility in Open Space  
- CAPA  
- Utility in CAPA

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

---

**Plat No. 11657 - Urbana**

**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

<table>
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<td>Buildable Density:</td>
<td>10.44</td>
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**Land Use**  
- Residential  
- Encumbered Lot  
- Utility  
- Transportation  
- Utility over Transportation  
- Open Space (non-CAPA)  
- Utility in Open Space  
- CAPA  
- Utility in CAPA

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

---

**Vicinity 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

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

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

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<td>15.46</td>
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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

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

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

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<td>25</td>
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<td>9.93</td>
<td>12.23</td>
<td>-2.29</td>
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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

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

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

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<td>Buildable Density: 7.86</td>
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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

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

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

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<tr>
<td>Buildable Density: 5.21</td>
<td>6.9</td>
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**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

**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

**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

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

**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

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<td>Buildable Density: 15.96</td>
<td>12.42</td>
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**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

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

**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

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<tr>
<td>Buildable Density: 32.44</td>
<td>12.94</td>
<td>19.5</td>
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</table>
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

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<td>Buildable Density:</td>
<td>21.84</td>
<td>12.19</td>
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Land Status:
- Constant
- Partially-Used
- Pending
- Redevelopable
- Special
- Vacant
- Buildable
- Unbuildable Area

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

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

2012 BLR Reference Map