

Potential Economic Development Opportunities (City & MUGA)

NW UGA, Urban Center

- Potential mixed-use, hospital and transit station uses.

Future Re-development

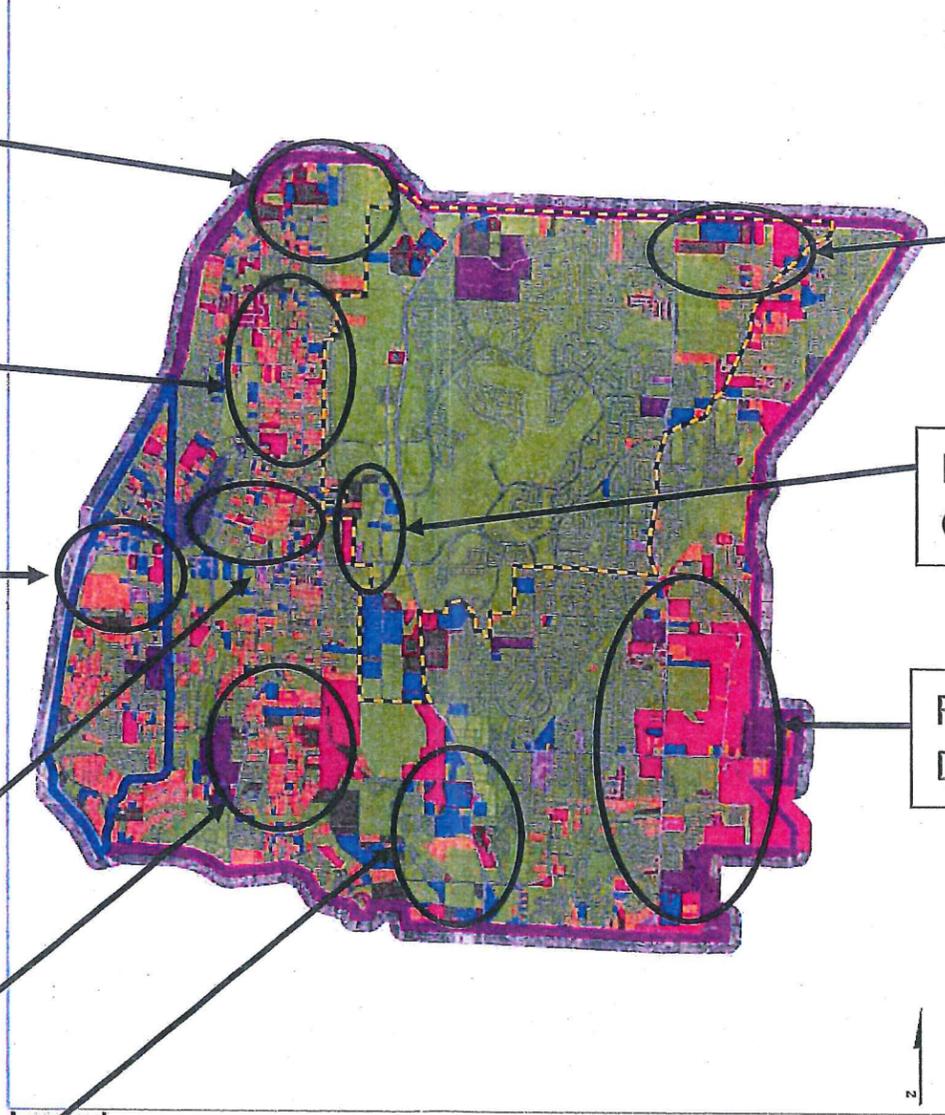
Urban Center

- High density, mixed use, planned transit station area

Future 164th Street corridor development and re-development

Future Re-development

Future Mixed-Use Commercial Focus



East Gateway Urban Village – Mixed Use

Future Redevelopment of Commercial Core

Future Residential Development

- Legend**
- UGA or MUGA Boundary
 - Larch Way Overlap
 - City Boundary
 - Assessor Parcels April 2011
 - 2011 Aerial Imagery
- Land Status Overlays**
- Market Ready

- Land Status**
- Constant / Replacement
 - Partially-Used
 - Pending
 - Redevelopable
 - Religious Uses
 - School
 - Special
 - Vacant

0 0.25 0.5 0.75 1 Miles
1:50,000

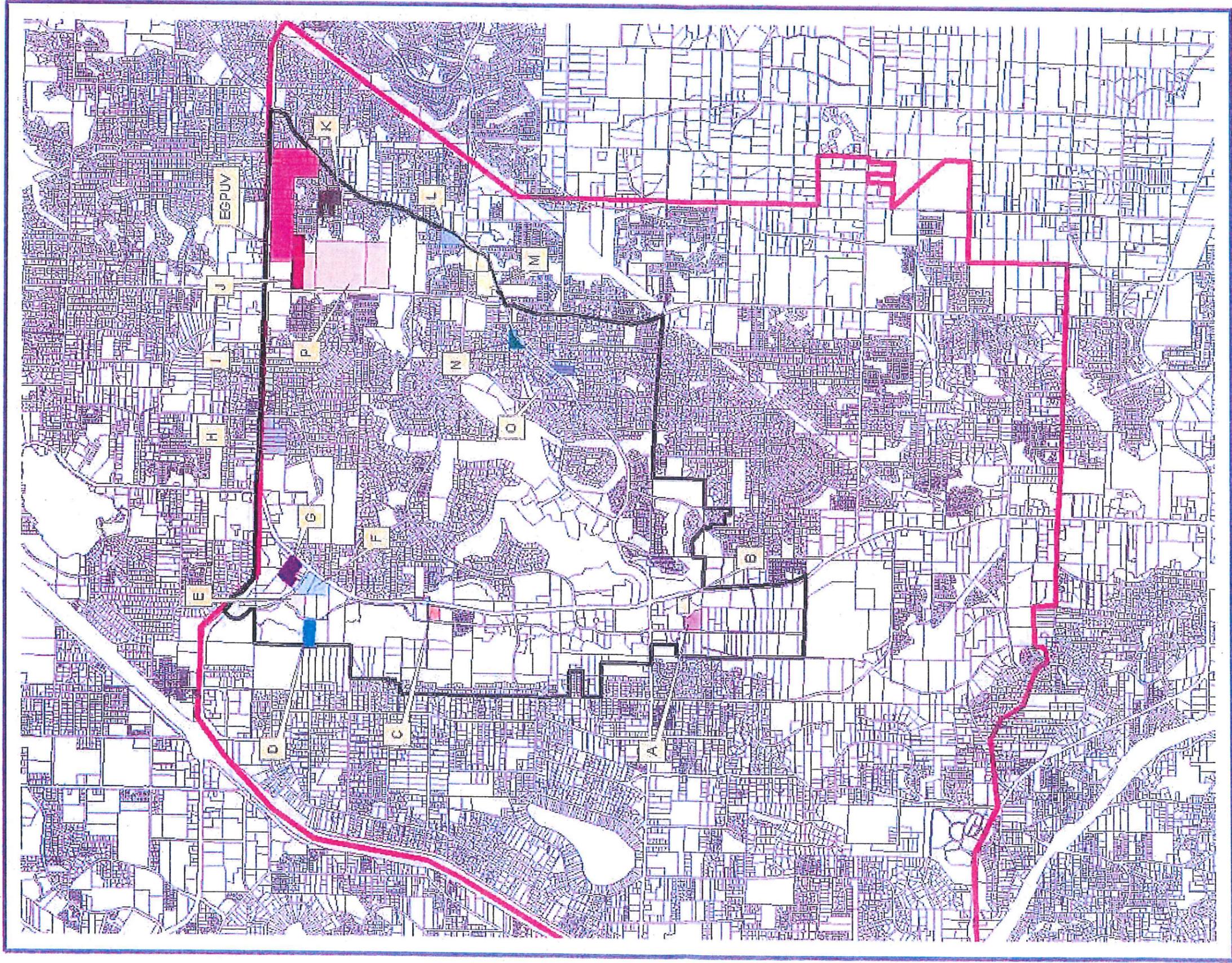
Snohomish County
Final Draft BLR 12/05/2012
Planning and Development Services
3400 Rockefeller Ave.
Everett, WA 98201

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February 2014

Potential Development Opportunities Within the City



LEGEND

 City Limits

 Municipal Urban Growth Area (MUGA)



Potential Development Opportunities Within the City

Property Group	Owner(s)	Acreage	Zone District	Approved Plan	Developable Area	Dev. Area w/Roads	Commercial/Office SF	Residential Units
A*	Robinett & Cronin	4.64	BP	BS 03-53	2.8	2.8	31,000 Max. office/warehouse	
B*	David Lee	7.32	BP	BS 06-08	2.1	2.1	18,560 office/medical buildings 106 stalls	
C	City of Mill Creek (Cook)	6	MU/HDR		2.4	2.4	Public Facility	
D	Kelly Family Partnership	4.54	OP		4.54	4.54	49,440 office	
E	LB/VCC/ WA-MILL CREEK LLC	3.6	OP		3.6	3.6	39,204 office	
F	Cedar Park	6.73	CB	preapplication mtg	6.73	6.73	90,000 office/medical	
H	Property Group H (Crestview Village Plat-Phase I)	6	MDR	PP 14-66	6 (PP 14-66 is 3.3)	6		46 single family dwellings
I	Property Group I (Rag Gill - Phase I (3 lot SP))	2.53	LDR		2.53	2.02		8 single family dwellings
EGUV	EGPUV (West Side)	32	EGPUV		32	52.19 (total EGUV Zone)	40,000 public facility, 37,600 office, 179,000 retail, 106,700 anchor tenant	Unknown
K	Property Group K (42nd Avenue SE)	7.49	LDR		7.49	5.99		23 single family dwellings
L*	Property Group L (Seattle Ridge Plat)	3.91	LDR	PP 13-65	3.91	3.12		16 single family dwellings
M	Property Group M (Dorothy Harms & Grange)	13.57	LDR		13.57	10.85		43 single family dwellings
N*	Property Group N (Yelana's Court Plat)	2.25	LDR	PP 06-64	2.52	n/a		4 single family dwellings
O	Property Group O (Roderick Brothers)	2.35	LDR		2.35	1.88		6 single family dwellings
P	Property Group P (Pacific Topsoils)	64.5	LDR		4.1	3.28		12 single family dwellings

Update on June 4, 2014

Assumptions:

1. 20% of total site is allocated towards roadways in plats
2. Used the lot coverage and densities per MCMC Development Code
3. Applied adopted EGPUV Illustrative Plan
4. Used a floor area ratio of 0.25 for office and commercial
5. The EGPUV properties are assumed to encompass the build out of EGPUV Illustrative Plan
6. Used 24 units per acre and not the 30 units per acres with ground floor retail per MCMC 17.15.060

* Developments approved or under construction