

## APPENDIX 2 – LAND AND HOUSING CAPACITY ANALYSIS

### GROWTH ALLOCATION OVERVIEW

Consistent with Growth Management Act (GMA) requirements, the City of Marysville’s 2024 Comprehensive Plan covers a 20-year time span (2024 – 2044) using the State Office of Financial Management’s (OFM) population forecasts. The Countywide Planning Policies (CPPs) for Snohomish County provide direction on how OFM’s countywide forecasts are to be allocated to cities, Urban Growth Areas (UGAs), and the rural/resource areas of the County utilizing the cooperative planning process of Snohomish County Tomorrow (SCT). The resulting 2044 population, housing, and employment growth targets guide local GMA comprehensive plan updates.

Snohomish County is anticipated to grow from 827,957 people in 2020 to 1,136,309 people by 2044. The City of Marysville is expected to receive 9.4 percent of the County’s population growth, 8.5 percent of the housing unit growth, and 10.3 percent of the job growth over the next 20 years as shown in **Figures 1 and 2** below.

**Figure 1 2044 Growth Targets and Capacity within the Marysville UGA**

Source: 2021 Buildable Lands Reports and City of Marysville Capacity Analysis

	Employment	Housing	Population
Existing	15,310 <sup>1</sup>	25,629 <sup>2</sup>	70,714
2024 – 2044 Increase	17,616	14,253	29,108
2044 Target <sup>3</sup>	32,926	39,976	99,822
Additional Capacity	18,724	14,928	30,444
2044 Total Capacity	34,331	40,557	101,158

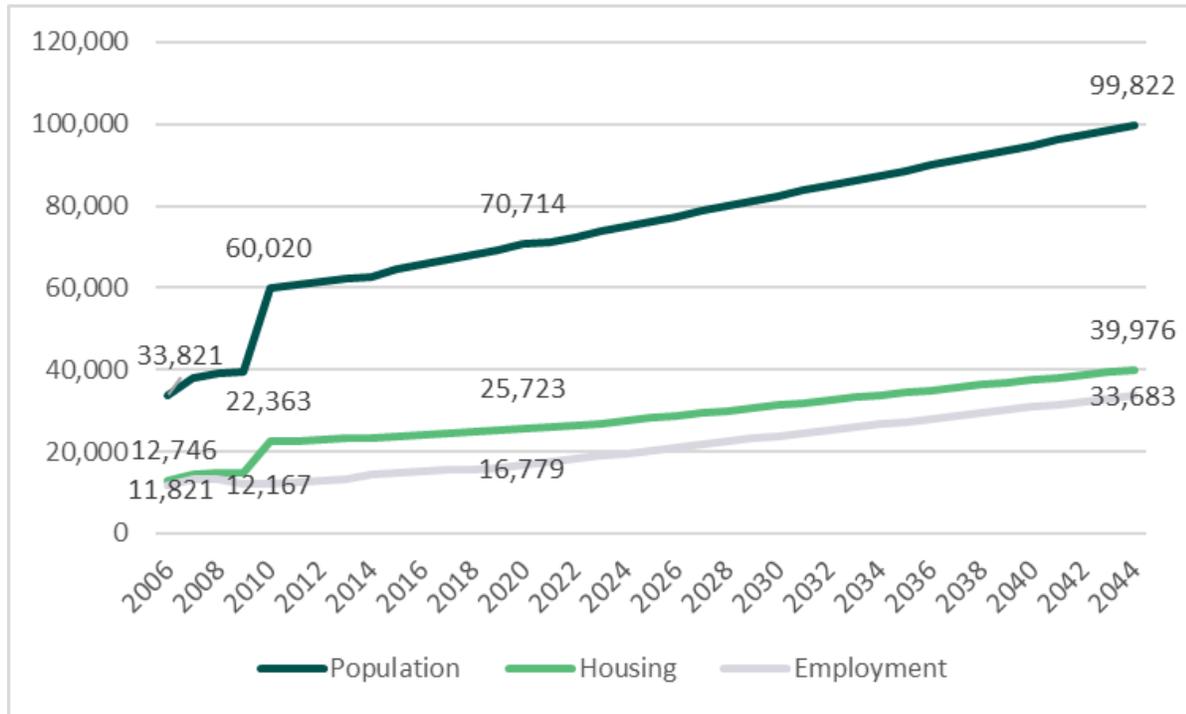
<sup>1</sup> Over 99 percent of the City’s UGA has been annexed as a result of the Central Marysville Annexation, which took effect December 30, 2009 (Ordinance 2792). It should be noted that minor discrepancies exist between SCT figures, the GIS files provided by the County, and City figures due to small initial discrepancies as well as detailed parcel level adjustments that were necessary to more accurately forecast growth – particularly employment in the Cascade Industrial Center (CIC).

<sup>2</sup> The 2020 existing housing is 25,723; however, the GIS files provided by Snohomish County is 25,629. In order for the math in this report to align, the 25,629 figure is cited.

<sup>3</sup> The targets noted in the chart are from the Snohomish County Tomorrow (SCT) planning process and are the City’s growth targets. Based on additional analysis of the City’s density assumptions, there is greater population and employment capacity as noted in the chart; therefore, both the target and capacity are shown.

**Figure 2 2044 Growth Targets and Capacity within the Marysville UGA**

Source: Snohomish County Countwide Planning Policies, Appendix B



## LAND CAPACITY ANALYSIS<sup>4</sup>

The Land Capacity Analysis (LCA) evaluates the City’s ability to accommodate its housing, population, and employment growth targets on developable lands within the Urban Growth Area (UGA) and City. While the County’s Buildable Lands Report looks at the past to determine how well growth targets are being achieved under current plans, the Land Capacity Analysis looks at what development will likely be moving forward based on current regulations, zoning, past trends and other factors.

The GMA requires comprehensive plans include “sufficient capacity of land” to accommodate housing needs for the twenty-year planning horizon (RCW 36.70A.070(2)(c)). A new State requirement is for housing elements to provide explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households
- Permanent supportive housing
- Emergency housing and emergency shelters
- Duplexes, triplexes, and townhouses

<sup>4</sup> This summary draws heavily from the summary provided in Commerce’s HB 1220 Book 2.

The following Land Capacity Analysis substantially follows the process set forth in the Washington State Department of Commerce’s Guidance for Updating Your Housing Element (i.e. HB 1220 Book2); however, certain steps are consolidated as noted in the titles below. Housing and population capacity are presented first followed by employment capacity.

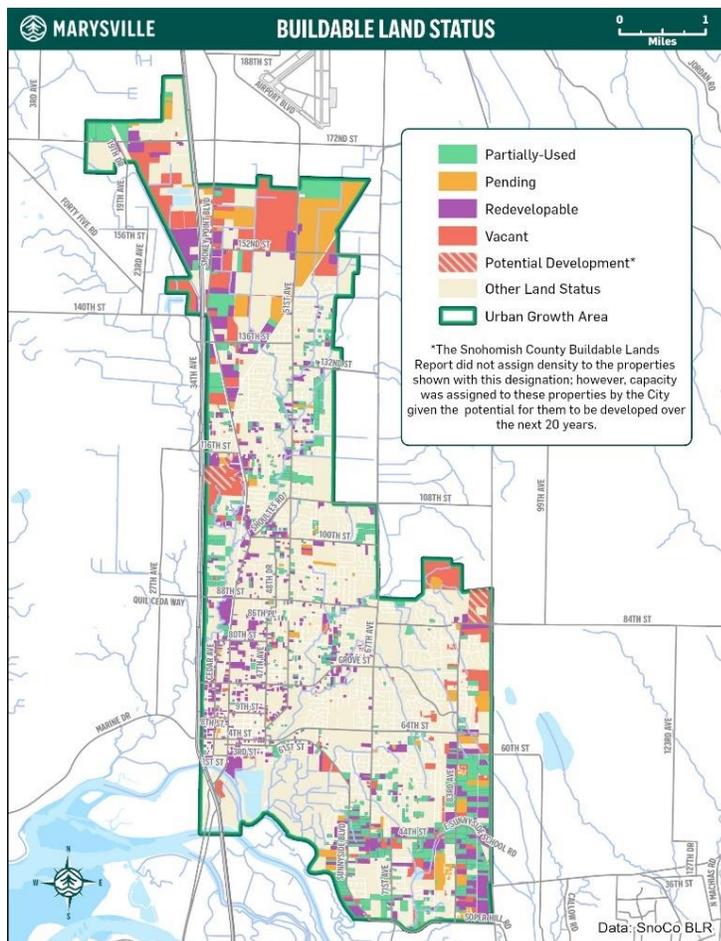
## HOUSING AND POPULATION

### STEP 1 SUMMARIZE LAND CAPACITY FOR HOUSING PRODUCTION BY ZONE

#### DEVELOPABLE LAND ANALYSIS (STEPS 1.1 – 1.3)<sup>5</sup>

##### STEP 1.1 IDENTIFY LAND SUPPLY AND ASSIGN LAND CAPACITY STATUS

**Figure 3 Buildable Land Status Map**



Snohomish County’s 2021 Buildable Lands Report (BLR) analyzes lands within the City to determine which lands have future development potential.<sup>6</sup> The land capacity analysis starts with a GIS evaluation of all lands within the City based on an April 2019 extract of Assessor’s parcel records. Parcels are classified into those with and without additional development potential.<sup>7</sup> Those with additional development potential are placed into the categories depicted in **Figure 3** and described below:

- **Vacant** are parcels without structures;
- **Partially-used** are parcels that have existing structures on part of the site but have further development potential without demolishing structures;
- **Redevelopable** are parcels with existing structures that are candidates

<sup>5</sup> Note: the general process outlined in Steps 1.1 – 1.3 also applies to the Employment Capacity at the end of this report.

<sup>6</sup> This discussion is framed in terms of the City; however, it should be noted that Snohomish County’s Buildable Lands Report is conducted for the County and each City within the County.

<sup>7</sup> The following parcels are classified as not having additional development potential: stable developed uses which are classified as constant, and land contemplated for public/institutional uses (e.g. schools, churches, municipal uses, etc.).

for demolition and redevelopment with new, more intensive uses; and

· **Pending** are parcels with pending applications for new development<sup>8</sup>.

In the BLR, Properties with existing structures, on or before April 1, 2019, were deemed developed and population and employment were allocated to them. Properties where projects are proposed, built or occupied after April 1, 2019 were allocated future capacity<sup>9</sup>.

### STEP 1.2 EXCLUDE LANDS UNLIKELY TO DEVELOP

Land on developable parcels that are not buildable were removed from the buildable lands inventory. Unbuildable lands include critical areas and buffers (i.e. steep slopes, wetlands, streams, lakes, and floodplains); major utility easements; future arterial rights-of-way; and land needed for other capital facilities (i.e. schools, parks, water/sewer/storm, etc.). Snohomish County's BLR land statuses are adopted in the City's Land Capacity Analysis, except as follows:

Two large properties and two moderate-sized properties were not assigned capacity in the County's Buildable Lands Report (BLR); however, have been assigned capacity in the City's Land Capacity Analysis. The two large properties are depicted with the 'Potential Development' designation in **Figure 3** and were modeled as vacant land in the City's Land Capacity Analysis. The two moderate-sized properties were identified as Constant or School in the BLR; however, were placed into a post-BLR Pending category since they have both been developed as projects.<sup>10</sup>

### STEP 1.3 IDENTIFY GAPS IN UTILITY INFRASTRUCTURE AND SERVICES

The County's BLR also included a Capital Facilities Analysis to identify gaps in utility infrastructure and services. Within the City, sewer availability is the primary utility service gap and areas where these gaps exist are limited. The City adopted the BLR Capital Facilities Analysis.

### STEPS 1.4 – 1.6 CALCULATE GROSS AND NET RESIDENTIAL CAPACITY BY ZONE INCLUDING INFILL (I.E. MIDDLE HOUSING, ACCESSORY DWELLING UNITS, ETC.)

After Steps 1.2 and 1.3 are applied to developable lands identified in Step 1.1, a further Land Availability Deduction Factor (i.e. Market Availability Reduction Factor) is applied to most developable land.<sup>11</sup> The resulting net developable acreages are then multiplied by the assumed future density value. For most zones, the assumed future density is the density per acre value that was identified for historical projects in the BLR; however, adjustments to density values were made for the Mixed Use zone in the Lakewood Neighborhood; for the new zones in the

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<sup>8</sup> Pending parcels are depicted in Figure 3 with the applicable vacant, partially-used, or redevelopable parcel status.

<sup>9</sup> This includes 'pending' parcels which are those that are proposed for development which were not constructed by April 1, 2019.

<sup>10</sup> These projects are the Nordstrom subdivision and the 67<sup>th</sup> Avenue Townhomes.

<sup>11</sup> Market reduction factors of 15 percent for vacant land and 30 percent for partially-used and redevelopable land were applied to reflect that this amount of land will likely not be available to develop within the next 20 years.

Downtown Master Plan Area; and for limited other zones to better align with recent observed densities as described below.

- The Lakewood Neighborhood Master Plan (LNMP) Area contains a significant amount of Mixed Use zoned land. The City's Mixed Use zone is flexible and allows for a developer to construct commercial, multi-family, or true-mixed use with both commercial and residential. In the LNMP Area, Mixed Use zoned land has primarily attracted multi-family development, which has developed at an average of 20.23 dwelling units per acre; therefore, this higher density assumption was applied to the MU zoned land in the LNMP Area.
- In 2021, the Downtown Master Plan was updated, which included the adoption of new residential land use designations in the DMP Area. Limited residential land use applications have been submitted since the adoption of the DMP, so low to moderate density assumptions were assigned to these new land use designations based on similar existing land use designations that apply city-wide (see Downtown Master Plan Zones section of **Figures 4 and 5**). The higher density assumptions for these land use designations have resulted in significant additional residential capacity.

Since the April 1, 2019 cutoff date for the Buildable Lands Report, the City has seen significant development activity city-wide, which has been particularly strong for residential in the Lakewood and East Sunnyside – Whiskey Ridge Neighborhoods and for commercial/industrial in the Smokey Point Neighborhood. Many of these projects have been recently constructed, are under construction, have a land use entitlement, or have a complete land use application. Consequently, to better reflect that these lands are currently or will be available for development within the next 20 years, the Land Availability Deduction Factor was removed from these properties. Properties for which the Land Availability Deduction Factor were removed retained their original land classification (i.e. partially used, vacant, redevelopable, etc.), and are distinguished in **Figure 4** below by the 'Post BLR' suffix and not having a Land Availability Reduction Factor applied.

Lands that have the potential to allow for infill Middle Housing or Accessory Dwelling Units are also factored into **Figure 4**.

**Figure 4 Gross and Net Residential Housing Capacity by Zone**

ZONE	GROSS DEVELOPABLE LAND (ACRES) <sup>1</sup>	LAND AVAILABILITY DEDUCTION FACTOR <sup>1</sup>	NET DEVELOPABLE LAND (ACRES)	ASSUMED DENSITY (UNITS/ACRE)	RESIDENTIAL CAPACITY (UNITS)		
<b>CITY-WIDE ZONES</b>							
Single Family, Medium (R-4.5)	Vacant	81.88	15%	69.6	298.89	4.36	1,303
	Vacant Post BLR	2.52	0%	2.52			
	Partially-Used	122.48	25%	91.86			
	Partially-Used Post BLR	17.43	0%	17.43			
	Redevelopable	93.35	25%	70.01			
	Redevelopable Post BLR	14.22	0%	14.22			
	Pending	20.41	0%	20.41			
	Pending Post BLR	12.84	0%	12.84			
	Infill	52.15	0%	52.15	52.15	1 – 4 units/lot	944
Single Family, High (R-6.5)	Vacant	62.17	15%	52.84	448.81	4.93	2,195
	Vacant Post BLR	12.88	0%	12.88			
	Partially-Used	163	25%	122.25			
	Partially-Used Post BLR	55.42	0%	55.42			
	Redevelopable	100.2	25%	75.15			
	Redevelopable Post BLR	41.31	0%	41.31			
	Pending	74.85	0%	74.85			
	Pending Post BLR	14.11	0%	14.11			
	Infill	73.66	0%	73.66	73.66	1 – 4 unit/lot	1,094
Single Family High (R-8)	Vacant	5.25	15%	4.46	62.1	8	496
	Partially-Used	4	25%	3			
	Partially-Used Post BLR	1.88	0%	1.88			
	Redevelopable	0	25%	0			
	Pending	8.88	0%	8.88			
	Pending Post BLR	4.38	0%	4.38			
	School and Church	39.5	0%	39.5			
Multi-family, Low (R-12)	Vacant	1.53	15%	1.3	90.1	9.8	882
	Vacant Post BLR	61.84	15%	61.84			
	Partially-Used	0.82	25%	0.62			
	Redevelopable	16.63	25%	12.47			
	Redevelopable Post BLR	8.57	0%	8.57			
	Pending Post BLR	2.24	0%	2.24			
	School	3.06	0%	3.06			
	Infill	3.65	0%	3.65	3.65	1 – 4 units/lot	80
Multi-family, Medium (R-18)	Vacant	28.47	15%	24.2	69.74	17.07	1,190
	Vacant Post BLR	0.41	0%	0.41			
	Partially-Used	0.94	25%	0.71			
	Redevelopable	43.06	25%	32.3			

	Redevelopable Post BLR	1.17	0%	1.17			
	Pending	10.95	0%	10.95			
	Infill	2.61	0%	56	2.61	1 – 4 units/lot	56
Multi-family, High (R-28)	Vacant	0.98	15%	0.83	14.57	22.4	324
	Partially-Used	0	25%	0			
	Redevelopable	16.7	25%	12.53			
	Redevelopable Post BLR	1.21	0%	1.21			
Mixed Use (MU)	Vacant	16.98	15%	14.43	89.6	13.84	1,240
	Vacant Post BLR	4.77	0%	4.77			
	Partially-Used	6	25%	4.5			
	Partially-Used BLR	1.59	0%	1.59			
	Redevelopable	38	25%	28.5			
	Redevelopable Post BLR	4.99	0%	4.99			
	Pending	1.08	0%	1.08			
	Special	35.04	15%	29.78			
Mixed Use (MU) – Lakewood Neighborhood	Vacant	0.25	15%	0.21	70.6	20.23	1,430
	Vacant Post BLR	3.7	0%	3.7			
	Partially-Used	15.92	25%	11.94			
	Partially-Used Post BLR	19.33	0%	19.33			
	Redevelopable	7.2	25%	5.4			
	Redevelopable Post BLR	22.9	0%	22.9			
	Pending Post BLR	7.12	0%	7.12			
<b>DOWNTOWN MASTER PLAN ZONES</b>							
Middle Housing 1 (MH1)	Vacant	0	15%	0	2.24	14.4	33
	Partially-Used	0	25%	0			
	Redevelopable	2.43	25%	1.82			
	Redevelopable Post BLR	0.42	0%	0.42			
	Infill	8.09		8.09			
Middle Housing 2 (MH2)	Vacant	0.9	15%	0.77	9.2	20	184
	Partially-Used	0	25%	0			
	Redevelopable	11.25	25%	8.43			
	Infill	4.07		80			
Midrise Multi-family (MMF)	Vacant	2.04	15%	1.73	7.2	33.4	241
	Partially-Used	0	25%	0			
	Redevelopable	7.28	25%	5.46			
Flex	Vacant	1.38	15%	1.17	13.35	22.4	299
	Partially-Used	0	25%	0			
	Redevelopable	16.25	25%	12.18			
Flex Residential (FR)	Vacant	0	15%	0	23.05	25.8	580
	Partially-Used	0	25%	0			
	Redevelopable	24.84	25%	18.63			
	Redevelopable Post BLR	4.42	0%	4.42			
Downtown Core (DC)	Vacant	1.79	15%	1.52	9.02	19	171
	Partially-Used	0	25%	0			
	Redevelopable	10	25%	7.5			
<b>EAST SUNNYSIDE – WHISKEY RIDGE ZONES</b>							
	Vacant	0.71	15%	0.60	113.89	7	798
	Vacant Post BLR	6.43	0%	6.43			

Whiskey Ridge, Single Family High (WR-R-4-8)	Partially-Used	8	25%	6			
	Partially-Used BLR	33.43	0%	33.43			
	Redevelopable	7.43	25%	5.57			
	Redevelopable Post BLR	48.29	0%	48.29			
	Pending	8.43	0%	8.43			
	Constant Post BLR	5.14	0%	5.14			
Whiskey Ridge, Multi-family Medium (WR-R-6- 18)	Vacant	1.22	15%	1.03	92.31	12.31	1,130
	Vacant Post BLR	10.51	0%	10.51			
	Partially-Used	19.25	25%	14.44			
	Partially-Used Post BLR	25.67	0%	25.67			
	Redevelopable	11.29	25%	8.47			
	Redevelopable Post BLR	24.7	0%	24.7			
	Pending	7.31	0%	7.31			
<b>Total</b>							14,928
<p>1 The Land Availability Deduction Factor were not included in the City's initial capacity calculations; however, were added in to the figures cited above as well as other Comprehensive Plan update materials.</p>							

**Figure 5 Total Residential Capacity by Zone**

ZONE	PENDING	DEVELOPABLE ACRES <sup>1</sup>	DENSITY VALUE	EXISTING DWELLING UNITS	ADDITIONAL DWELLING UNIT CAPACITY <sup>2</sup>	TOTAL 2044 CAPACITY
<b>CITY-WIDE ZONES</b>						
Single Family, Medium (R-4.5)	145	385	4.36	8,605	2,102	10,852
Single Family, High (R-6.5)	435	508	4.89	9,063	2,854	12,352
Single Family High (R-8)	106	51	8	25	390	521
Multi-family, Low (R-12)	22	93	9.8	1,621	940	2,584
Multi-family, Medium (R-18)	187	79	17.07	2,178	1,059	3,424
Multi-family, High (R-28)	0	19	22.4	582	324	906
Mixed Use (MU)	15	106	13.84	518	1,225	1,759
Mixed Use (MU) – Lakewood Neighborhood	144	70	20.23	597	1,286	2,026
<b>DOWNTOWN MASTER PLAN ZONES</b>						
Middle Housing 1 (MH1)	0	11	14.4	483	209	692
Middle Housing 2 (MH2)	0	16	20	337	264	601
Midrise Multi-family (MMF)	0	9	33.4	125	241	366
Flex	0	18	22.4	140	299	439
Flex Residential (FR)	0	29	25.8	296	580	876
Downtown Core (DC)	0	12	19	149	171	321
<b>EAST SUNNYSIDE – WHISKEY RIDGE ZONES</b>						
Whiskey Ridge, Single Family High (WR-R-4-8)	59	104	7	62	739	860
Whiskey Ridge, Multi-family Medium (WR-R-6-18)	90	92	12.31	123	1,040	1,252
Other Zones <sup>3</sup>				726		
<b>Totals<sup>4</sup></b>	<b>1,200</b>	<b>1,549</b>	<b>-</b>	<b>25,629<sup>5</sup></b>	<b>13,728</b>	<b>40,557</b>

<sup>1</sup> Land assigned the 'Pending' or 'Pending Post BLR' status was omitted from the 'Developable Acreage' in this table as they were already assigned capacity during the Buildable Lands Report process. Figure 4 above, however, provided the corresponding acreage for the Pending and Pending Post BLR land. <sup>2</sup>For this summary table, the general density capacity was combined with the middle housing and accessory dwelling unit capacity; therefore, a simple calculation of buildable acreage by density value equaling additional capacity is not shown. A more thorough breakdown of additional dwellings is provided in Figure 4. <sup>3</sup>The existing housing units shown on the 'Other Zones' line are the existing housing units in all the zones that were not assigned future residential capacity. <sup>4</sup>The pending and additional housing unit capacity fields add up to 14,931, which is the total 2044 additional housing unit capacity. <sup>5</sup>The existing housing units are a 2020 figure; however, the County's BLR GIS files had a minor (94 unit) discrepancy between the 2020 OFM population of 25,723 and the 25,629 shown here.

## Accessory Dwelling Unit and Middle Housing Assumptions

The following is a summary of the accessory dwelling unit and middle housing assumptions built into **Figures 4 and 5** above. Within the City, there are 19,041 residentially zoned parcels that are over 5,000 square feet<sup>12</sup>. Of these, 16,746 have sewer either within the street abutting the property or within 100 feet of the property, which is well within the 200 foot range that the City generally deems as sewer being available.

It is assumed that six (6) percent of residential parcels with sewer availability or 1,005 lots may pursue either one or more accessory dwelling units, a duplex conversion, or other type of middle housing over the next 20 years.<sup>13</sup> An average of 2.15 additional units are contemplated on these properties. This reflects that less than half of the eligible properties will pursue one additional unit per lot while larger ones that will either: a) be adjacent to the future SWIFT Bus Rapid Transit route, or b) become eligible for up to four units when Marysville becomes a Tier 1 City around December 2030, will have a greater number of additional units (i.e. between 2 and 3 additional units per lot with 2 additional units most common). These assumptions result in up to 2,156 additional accessory dwelling unit, duplex, or other types of middle housing, being constructed in the next 20 years (or approximately 108 additional units of these types constructed annually as infill) as shown in **Figure 6**.

It should be noted that since the additional accessory dwelling unit and middle housing provisions are new, there is uncertainty about the level of interest in constructing these units. That said, the City has fielded several inquiries from developers eager to construct infill accessory dwellings units and/or other middle housing units and, as existing greenfields are developed, development patterns are anticipated to shift to infill. The City will closely monitor these assumptions on infill accessory dwelling and middle housing units. Should actual levels of construction fall short of these assumptions, additional capacity that is not currently built into the capacity contemplated in this Land Capacity Report is possible in the variety of commercial zones which allow for residential above street level commercial uses (e.g. CB, CB - WR, GC, NB, etc.). Further, when the SWIFT Bus Rapid Transit route is determined, City Council may potentially provide policy direction to reevaluate zoning along the designated route which would further increase residential capacity within the City.

**Figure 6 Middle Housing and Accessory Dwelling Unit Estimation**

RESIDENTIALLY ZONED LOTS <sup>1</sup>	RESIDENTIAL LOTS WITH SEWER AVAILABLE	10 PERCENT OF LOTS (I.E. PARTICIPATION FACTOR)	AVERAGE ADDITIONAL UNITS PER LOT	ESTIMATED ADDITIONAL CAPACITY
19,041	16,746	1,675 lots	1.29	2,156

<sup>1</sup> Excluded from this figure are zones that allow for residential but are commercially zoned (e.g. CB, MU, etc.).

<sup>12</sup> Note: many lots are much larger; this is the minimum lot size evaluated.

<sup>13</sup> The GIS files assigned the additional infill capacity to the R-4.5, R-6.5, and R-12 zones. This shows up in the 'Infill' category shown in Figure 4; however, this capacity will likely be distributed across all residentially zoned parcels as described in the section above entitled 'Accessory Dwelling Unit and Middle Housing Assumptions'.

## Calculation of Additional Population Capacity

To determine population capacity, the projected 2044 future vacancy rate was applied to the City’s 2044 housing target of 39,976 housing units resulting in 37,577 occupied housing units. The 37,577 occupied housing units were then multiplied by the projected 2044 City household size of 2.65 people per household to arrive at a population of 99,708.<sup>14</sup> Finally, the 2044 assumed group quarters population of 115 was added to the 99,708 overall population to arrive at the City’s population target of 99,822. The City projects additional capacity beyond the 2044 targets which is also shown in **Figure 7**.

**Figure 7 2044 Housing and Population Capacity**

	EXISTING DWELLING UNITS <sup>1</sup>	ADDITIONAL DWELLING UNIT CAPACITY	TOTAL 2044 HOUSING UNIT CAPACITY	2044 AVERAGE HOUSEHOLD SIZE	2044 VACANCY RATE	2044 ASSUMED GROUP QUARTERS POPULATION	TOTAL 2044 POPULATION CAPACITY
<b>Target</b>	25,723	14,253	39,976	2.65	6%	115	99,822
<b>Capacity</b>	25,630	14,931 <sup>2</sup>	40,561	2.65	6%	115	101,283

<sup>1</sup> The existing housing units are a 2020 figure; however, the County’s BLR GIS files had a minor (93 unit) discrepancy between the 2020 OFM population of 25,723 and the 25,630 which is shown here. The 25,723 figure is used in the ‘Target’ fields and the 25,630 from the GIS files is included in the ‘Capacity’ fields. <sup>2</sup> The pending (1,203) and additional (13,728) housing unit capacity fields from Figure 5 add up to 14,931, which is the total 2044 additional housing unit capacity.

## STEP 2 CLASSIFY ZONES BY ALLOWED HOUSING TYPES AND DENSITY LEVEL

To address the requirements of House Bill 1220, the City must show adequate capacity for housing for all income levels. The steps below follow the process outlined in the Washington State Department of Commerce’s Guidance for Updating Your Housing Element (i.e. HB 1220 Book2).

### STEP 2.1 ESTABLISH ZONE CATEGORIES FOR TYPICAL HOUSING TYPES ALLOWED

Step 2.1 is to establish zone categories based on the typical housing types allowed in each zones as shown in **Figure 8**.

**Figure 8 Establishing Zone Categories for Typical Housing Types**

ZONE CATEGORY	TYPICAL HOUSING TYPES ALLOWED
<b>Low Density</b>	Single family detached, duplexes
<b>Moderate Density</b>	Single family, duplexes, townhouses, triplexes, quadplexes
<b>Low-Rise Multi-family</b>	Multi-family residences, townhouses, condominiums (up to 3 floors)
<b>Mid-Rise Multi-family</b>	Multi-family residences, townhouses, condominiums (45 to 85 feet)

<sup>14</sup> The precise household size multiplier used was 2.65343.

## STEP 2.2 CLASSIFICATION OF LAND USE ZONES BY HOUSING TYPES ALLOWED BY ZONE

Step 2.2 classifies existing City land use zones into the zone categories established in Step 2.1 as shown in Figure 9.

**Figure 9 Classifying Existing City Land Use Zones into Zone Categories**

ZONE	TYPICAL HOUSING UNITS ALLOWED	MAX DENSITY LEVEL ALLOWED	ASSIGNED ZONE CATEGORY
<b>CITY-WIDE ZONES</b>			
<b>Single Family, Medium (R-4.5)</b>	Single family detached, duplex, townhouses, and group residences. Cottages and various group residences are also allowed.	5.4 units/acre	Low Density
<b>Single Family, High (R-6.5)</b>		7.8 units/acre	Low Density
<b>Single Family High (R-8)</b>		9.6 units/acre	Low Density
<b>Multi-family, Low (R-12)</b>	Multi-family residence, townhouse, and condominium. Cottage, single family, duplex, and various group residences are also allowed.	18 units/acre	Low-Rise Multi-family
<b>Multi-family, Medium (R-18)</b>		27 units/acre	Mid-Rise Multi-family
<b>Multi-family, High (R-28)</b>		36 units/acre	Mid-Rise Multi-family
<b>Mixed Use (MU) including Lakewood Neighborhood</b>	Multi-family residence, townhouse, and condominium. Various group residences are also allowed.	28 units/acre	Mid-Rise Multi-family
<b>DOWNTOWN MASTER PLAN ZONES</b>			
<b>Middle Housing 1 (MH1)</b>	Duplex and townhouse. Various group residences are also allowed.	No maximum density	Low-Rise Multi-family
<b>Middle Housing 2 (MH2)</b>	Duplex, townhouse, multi-family, and vertical mixed-use on certain streets. Various group residences are also allowed.		Mid-Rise Multi-family
<b>Midrise Multi-family (MMF)</b>	Duplex, townhouse, multi-family, and vertical mixed-use. Various group residences are also allowed.		Mid-Rise Multi-family
<b>Flex Residential (FR)</b>			Mid-Rise Multi-family
<b>Downtown Core (DC)</b>	Townhouse, multi-family, and vertical mixed-use.		Mid-Rise Multi-family
<b>EAST SUNNYSIDE – WHISKEY RIDGE ZONES</b>			
<b>Whiskey Ridge, Single Family High (WR-R-4-8)</b>	Single family detached, duplex, townhouses, and group residences. Cottages and various group residences are also allowed.	8 units/acre	Low Density
<b>Whiskey Ridge, Multi-family Medium (WR-R-6-18)</b>	Multi-family residence, townhouse, and condominium. Cottage, single family, duplex, and various group residences are also allowed.	18 units/acre	Low-Rise Multi-family
<b>Whiskey Ridge – Mixed Use (WR-MU)</b>	Multi-family residence, townhouse, condominium, and vertical mixed-use. Various group residences are also allowed.	18 units/acre	Mid-Rise Multi-family

### STEP 3 RELATE ZONE CATEGORIES TO POTENTIAL INCOME LEVELS SERVED

Step 3 relates the zone categories established in Step 2.1 to the potential income levels served as shown in **Figure 10**.

**Figure 10 Relating Zone Categories to Potential Income Levels Served**

ZONE CATEGORY	TYPICAL HOUSING TYPES ALLOWED <sup>1</sup>	LOWEST POTENTIAL INCOME LEVEL SERVED		ASSUMED AFFORDABILITY LEVEL FOR CAPACITY ANALYSIS
		MARKET RATE	WITH SUBSIDIES AND/OR INCENTIVES	
<b>Low Density</b>	Single family detached, duplexes	Higher income (>120% AMI); Moderate income (>80 – 120% AMI)	Not typically feasible at scale	High income (>120% AMI)
<b>Moderate Density</b>	Single family, duplexes, townhouses, triplexes, quadplexes	Moderate income (>80 – 120% AMI)	Not typically feasible at scale	Moderate income (>80 – 120% AMI)
<b>Low-Rise Multi-family</b>	Multi-family residences, townhouses, condominiums (up to 3 floors)	Low income (>50 – 80% AMI)	Extremely low and very low income (0 – 50% AMI)	Low income (0 – 80% AMI) and PSH
<b>Mid-Rise Multi-family</b>	Multi-family residences, townhouses, condominiums (45 to 85 feet)	Low income (>50 – 80% AMI)	Extremely low and Very low income (0 – 50% AMI)	Low income (>50-80% AMI) group with Low-Rise and/or Mid-Rise Multi-family

<sup>1</sup> Inclusion of townhouses in the low-rise and mid-rise multi-family zone categories is not to imply that those housing types are affordable to the lower incomes, but rather to be transparent about the flexibility of these zones, which allow for townhouses, multi-family, condominiums, etc. Townhouses are anticipated to be a relatively small, but growing, proportion of housing in the low-rise and mid-rise multi-family zone categories.

### STEP 4 SUMMARIZE CAPACITY BY ZONE CATEGORY

Step 4 involves summarizing land capacity for housing units by zone category as shown in **Figure 11**. In summarizing land capacity by zone, it is important to isolate the buildable capacity by zone category to more accurately reflect where future capacity will be allocated. It should be noted that existing residential at different income bands is in all zone categories (i.e. low density, low-rise multi-family, and mid-rise multi-family).

**Figure 11 Summarizing Capacity by Zone Category**

ZONE	UNIT CAPACITY	BUILDABLE LAND UNIT CAPACITY <sup>1</sup>	ASSIGNED ZONE CATEGORY	CAPACITY IN ZONE CATEGORY	BUILDABLE CAPACITY IN ZONE CATEGORY
Single Family, Medium (R-4.5)	10,852	2,247	Low Density	24,585	6,830
Single Family, High (R-6.5)	12,352	3,289			
Single Family High (R-8)	521	496			
Whiskey Ridge, Single Family High (WR-R-4-8)	860	798			
Multi-family, Low (R-12)	2,584	962	Low-Rise Multi-family	4,528	2,301
Whiskey Ridge, Multi-family Medium (WR-R-6-18)	1,252	1,130			
Middle Housing 1 (MH1)	692	209			
Multi-family, Medium (R-18)	3,424	1,246	Mid-Rise Multi-family	10,718	5,795
Multi-family, High (R-28)	906	324			
Mixed Use (MU) <sup>2</sup>	1,759	1,240			
Mixed Use (MU) – Lakewood Neighborhood	2,026	1,430			
Middle Housing 2 (MH2)	601	264			
Midrise Multi-family (MMF)	366	241			
Flex	439	299			
Flex Residential (FR)	876	580			
Downtown Core (DC)	321	171			
<b>Total</b>	<b>39,831</b>	<b>14,928</b>		<b>39,831</b>	<b>14,926</b>

<sup>1</sup> The Additional Dwelling Unit Capacity and Pending classifications from Figure 5 are used. Lands with the pending status are not included. <sup>2</sup> Includes Whiskey Ridge – Mixed Use.

## STEP 5 COMPARE PROJECTED HOUSING NEEDS TO CAPACITY

Step 5 entails comparing projected housing needs at the various income bands to the capacity for the different income bands.

Step 5.1, detailed in **Figure 12**, shows Marysville’s existing housing units by income band, the additional housing units needed at each income band allocated by Snohomish County to the City between 2020 and 2044, and the total housing units by income band needed in 2044.

**Figure 12 Existing (2020) and Allocated Future (2044) Housing Units by Income Band**

Source: Snohomish County 2023 Housing Characteristics and Needs Report, Appendix G – Allocation Method C

Income Level (Percent of Area Median Income or AMI)	Income Range	2020 Housing Units	Additional Housing Units Needed (2020 - 2044)	2044 Total Housing Units Needed
<b>Extremely low (0-30% PSH)</b>	\$0 - 38,800	653	2,403	3,056
<b>Extremely low (0-30%)</b>	\$0 - 38,800	73	1,281	1,354
<b>Very low (30-50%)</b>	\$38,800 - 64,700	4,313	1,076	5,389
<b>Low (50-80%)</b>	\$64,700 - 95,300	7,958	0	7,958
<b>Moderate (80-100%)</b>	\$95,300 - 134,600	6,289	0	6,289
<b>High (100-120%)</b>	\$134,600 - 161,500	2,830	2,403	5,233
<b>Very high (120% or more)</b>	\$161,500+	3,607	7,090	10,697
<b>Total</b>	-	25,723	14,253	39,976

Step 5.2 compares the housing allocation from the County to projected housing capacity at each income band (see **Figure 13**).

**Figure 13 Comparing Projected Housing Needs to Capacity**

Income Level (Percent of Area Median Income or AMI)	2020 Housing Units	Additional Housing Units Needed (2020 – 2044)	2044 Total Projected Housing Units Needed	Zone Categories Serving Additional Housing Needs <sup>1</sup>	Aggregated Additional Housing Needs	Total Additional Zoning Capacity	Capacity or Surplus <sup>2</sup>
<b>Extremely low (0-30% PSH)</b>	653	2,403	3,056	Low-Rise Multi-family and Mid-Rise Multi-family	4,760	8,096	+3,336
<b>Extremely low (0-30%)</b>	73	1,281	1,354				
<b>Very low (30-50%)</b>	4,313	1,076	5,389				
<b>Low (50-80%)</b>	7,958	0	7,958	Low to Moderate Density	9,493	6,830	-2,663
<b>Moderate (80-100%)</b>	6,289	0	6,289				
<b>High (100-120%)</b>	2,830	2,403	5,233				
<b>Very high (120% or more)</b>	3,607	7,090	10,697				

<sup>1</sup> Existing uses that are affordable to different income levels are often located in zones that currently require lower densities. Therefore, when determining the adequacy of existing zoning to accommodate housing at all income bands, future needs at different income levels and how they align with future zoning capacity for the zones best able to accommodate this housing are used. <sup>2</sup> It is important to note that City’s zoning categories are flexible, and the noted shortfall or surplus is mitigated by the

ability for a variety of housing types to be in both low to moderate density, and low-rise and mid-rise multi-family. Housing for different income levels is not strictly confined to the broad zone categories discussed in this section, but is instead fluid.

**Figure 13** demonstrates adequate capacity to address the extremely low to low-income bands. While this figure appears to show a deficit in the ability to provide the necessary high and very high-income housing, the City’s zoning is flexible and would allow for the lower income housing to be constructed in the low density zones, and higher income housing to be constructed in low and mid-rise multi-family zones.

### STEP 6 REVISE ZONING IF NEEDED TO ADDRESS UNMET HOUSING NEEDS

Currently there is adequate capacity for the City to accommodate housing at all income bands; however, it is extremely difficult for the market to provide housing at the lowest income bands. As land is utilized, rezoning additional land may be needed over time to accommodate housing at the lower income bands.

### EMERGENCY HOUSING AND EMERGENCY SHELTER CAPACITY

Emergency housing and emergency shelters are allowed in ten commercial zones within the City as shown in **Figure 14** below. While each of these zones allow for emergency housing and emergency shelters, two of these zones (i.e. LI and CB – WR) do not allow for residential generally (i.e. multi-family housing). Four of these zones, while allowing for residential, were not assigned residential capacity (i.e. CB, GC, MS, and NB); however, residential is allowed above a ground floor commercial use in these zones. Only four zones (i.e. MU, DC, F, and FR) were assigned residential capacity based on historic and/or likely future development patterns.

**Figure 14 Commercial Zones which Allow Emergency Housing, Emergency Shelters and/or Multi-family Housing**

	Emergency Housing and Emergency Shelters Allowed?	Multi-family Allowed?	Was the Zone Assigned Residential Capacity?
<b>CITY-WIDE ZONES</b>			
Community Business (CB)	Yes	Yes	No
Community Business – Whiskey Ridge (CB – WR)	Yes	No	No
General Commercial (GC)	Yes	Yes	No
Light Industrial (LI)	Yes	No	No
Mixed Use (MU)	Yes	Yes	Yes
Neighborhood Business (NB)	Yes	Yes	No
<b>DOWNTOWN MASTER PLAN ZONES</b>			
Downtown Core (DC)	Yes	Yes	Yes
Flex (F)	Yes	Yes	Yes
Flex Residential (FR)	Yes	Yes	Yes
Main Street (MS)	Yes	Yes	No

As shown in **Figure 11**, the City has capacity for 14,931 units, while the City’s housing target is 14,253 units. The 678-unit surplus contributes to the City’s 881 emergency (temporary) housing

target; however, it should be noted that the unit surplus very likely would translate into even more beds should an emergency shelter or emergency housing facility be constructed since more than one bed could be constructed in a unit, and/or the configuration of the shelter could be more open allowing more beds to occupy a room.

The four zones that both allow emergency housing and emergency shelters, and were assigned residential capacity (i.e. DC, F, FR, and MU<sup>15</sup>) collectively have capacity for 2,044 additional units. Each of these zones is in the Mid-rise Multi-family classification, which anticipates construction of primarily multi-family units. Approximately 678 of the 2,044 potential units in these zones could instead be developed as emergency housing or emergency shelters. If needed, the additional 203 emergency housing and emergency shelter beds could be met in the other commercial zones which allow for emergency housing and emergency shelters. The Community Business, Community Business – Whiskey Ridge, and General Commercial zones are the likeliest candidate zones where emergency housing and emergency shelter beds could be located (besides the already identified residential zones). Among these three zones, there is potential capacity for 4,740 beds to be constructed using a conservative assumption of 12 beds per acre<sup>16</sup>, which exceeds the capacity needed to accommodate the additional 203 emergency housing and emergency shelter beds by 4,537 total beds (see **Figure 15**). Historically, these zones have primarily been developed with commercial uses, and that pattern is anticipated to largely continue; however, the capacity for emergency housing and emergency shelter beds is certainly there, and feasibility is evidenced by the recent construction of a 16-bed enhanced service facility in the Community Business zone.

**Figure 15 Potential Residential Capacity in Zones which Allow for Emergency Housing and Shelters that were not Assigned Residential Density**

	Buildable Acres	Beds per Acre Assumed for Emergency Housing	Potential Bed Capacity
Community Business (CB)	190	12	2,280
Community Business – Whiskey Ridge (CB – WR)	55	12	660
General Commercial (GC)	150	12	1,800
<b>Total Capacity</b>			<b>4,740</b>
Emergency Housing Need not Met in Zones Allocated Residential Capacity			203
<b>Surplus Capacity</b>			<b>4,537</b>

<sup>15</sup> Since most of the Mixed Use zoning in the Lakewood Neighborhood is already have land use entitlements, additional emergency housing and emergency shelters is not contemplated for that area; however, would be allowed.

<sup>16</sup> This a conservative assumption on beds per acre, and more denser emergency shelters and emergency housing is permitted.

## EMPLOYMENT

In 2019, there were an estimated 15,974 jobs in the Marysville UGA. The Marysville UGA was assigned a target of 33,683 jobs in 2044 through the Snohomish County Tomorrow planning process (see **Figure 16** below). The 2021 Snohomish County Buildable Lands Report only showed capacity for 32,098 jobs in the City through 2035 meaning that a deficit of 1,585 jobs was projected.

### Figure 16 Employment: Existing, Target, and Projected Capacity

Source: Source: 2015 Marysville Comprehensive Plan, 2021 Buildable Lands Reports, Snohomish County Countywide Planning Policies Appendix B – Table E1, Marysville Capacity Analysis, and 2024 Marysville Comprehensive Plan

	2019 Estimated Employment	2021 Buildable Lands Report’s 2035 Estimated Capacity	Snohomish County 2044 Adopted Target	2044 Marysville Comprehensive Plan Estimated Capacity
UGA	15,974	32,098	33,683	34,698
City only	15,310	31,434	32,926	34,331

### Calculation of Employment Capacity

Employment capacity largely adopts the employment methodology prepared by Snohomish County in the [2021 Buildable Lands Report](#) and companion GIS files, which assigned estimated existing and projected employment to tax parcels throughout the City. Existing employment was derived from Washington State Employment Security Department (ESD) records.<sup>17</sup> For projected employment, Snohomish County collected historical building permit data for commercial and industrial development, which were categorized by building type.

Assumptions were made about how much of each building type (i.e. what proportion of square footage) was dedicated to one of eight different North American Industrial Classification System (NAICS) employment categories<sup>18</sup> to estimate actual square footage of construction by employment category. The resulting square footage amounts were then divided by an assumed amount of square footage space needs per employee by employment category to obtain an estimate of jobs. This analysis was conducted to derive a jobs per buildable acre value for each

<sup>17</sup> Existing employment figures from ESD were applied by Snohomish County to developed commercial and industrial properties throughout the City. Manual adjustments were made by Marysville Community Development staff to more accurately reflect likely existing employment on a parcel-by-parcel basis based on experience with existing businesses or uses, demolition of businesses or changes of use, parcels in the Mixed Use zone developing residentially rather than commercially, rezones that occurred from 2019 – 2023, and other factors.

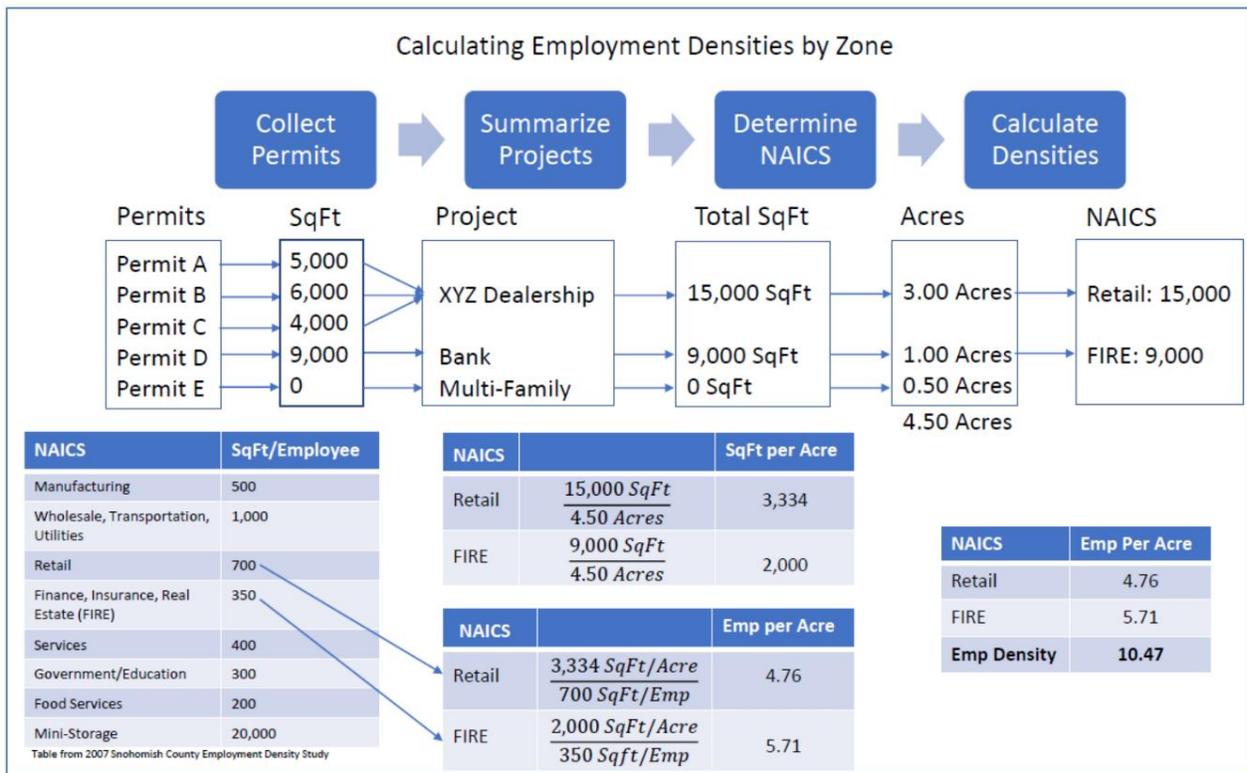
<sup>18</sup> The following are the NAICS categories used in the Snohomish County BLR along with the estimated square footage allocated to each employee by employment type: finance, insurance and real estate (FIRE) mini warehouses only (20,000 SF/employee); finance, insurance and real estate (FIRE) other (350 SF/employee); food services (200 SF/employee); manufacturing (500 SF/employee); other services (400 SF/employee); retail (700 SF/employee); and wholesale, transportation, and utilities (1,000 SF/employee).

zone (see **Figure 17** below).<sup>19</sup> The jobs per buildable acre for each zone were then multiplied on a parcel-by-parcel basis to all lands that were determined to have additional development potential (i.e. vacant, partially-used, and redevelopable).<sup>20</sup> Using Snohomish County’s calculations, it was estimated that Marysville UGA had capacity for 32,098 jobs (15,974 existing plus 16,124 new) through 2035 based on current zoning, which resulted in a capacity shortfall of 1,585 jobs by 2044.

### Key Changes Providing Additional Employment Capacity

To address the 1,585-job employment capacity shortfall, Community Development staff reevaluated development assumptions in the Marysville portion of the Cascade Industrial Center and within the Downtown Master Plan, as detailed below.

**Figure 17 Snohomish County Buildable Lands Report Process for Calculating Employment Densities by Zones**



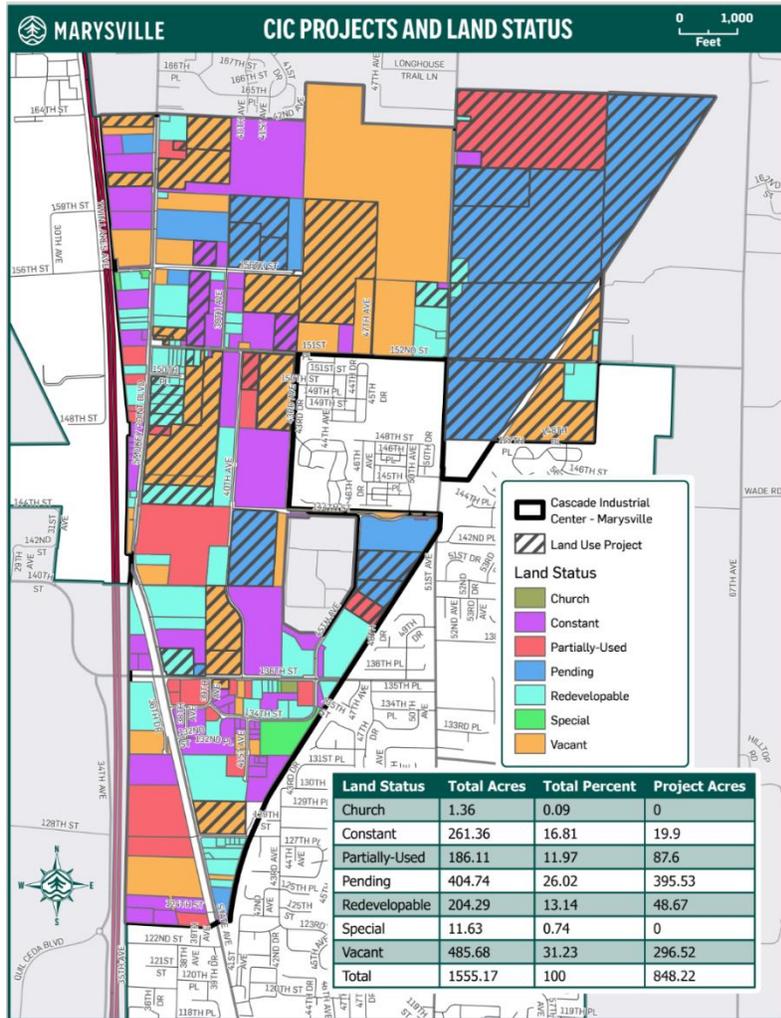
<sup>19</sup> It should be noted that assumptions were made for new zones, and for zones that either have had minimal or no development. These assumptions were typically based on a review of development in similar zones.

<sup>20</sup> The market reduction factor is 15 percent for vacant land and 25 percent for partially-used and redevelopable land.

## Cascade Industrial Center

Since 2018, the Cascade Industrial Center has experienced significant development activity, with several commercial and industrial developments constructed and numerous land use entitlements obtained as illustrated in **Figure 18** below. The market reduction factors described

**Figure 18 CIC Projects and Land Status**



above were removed for those parcels that are shown in **Figure 18** with both a 'land use project' and a vacant, partially-used, or redevelopable land status, as the submittal of a land use application signals that these properties are market ready. Removing the market reduction factors resulted in additional employment capacity, which was typically calculated conservatively with employment per acre based on either manufacturing or wholesale uses.

## Downtown Master Plan

In 2021, the Downtown Master Plan was updated, which included an expansion of the boundaries of the DMP Area, adopting new zoning designations, and the adoption of a form-based code with modified standards. With the update, the City's consultant

also evaluated commercial parcels which were likely to develop or redevelop. Consequently, most of Snohomish County's initial development assumptions for the DMP Area were adjusted to align with the assumptions made in the [Supplemental Environmental Impact Statement](#) prepared for the Downtown Master Plan update.