

Community & Economic Development

PLANNING DIVISION



SNOHOMISH COUNTY COUNCIL

EXHIBIT # 40

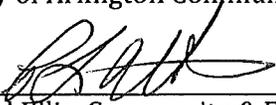
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Paul Ellis, Director

238 N. Olympic Ave

360-403-3551

CITY MEMO

To: Snohomish County Council
From: City of Arlington Community & Economic Development Department


Paul Ellis, Community & Economic Development Director
Date: May 29, 2013
Regarding: ARL3 Docket XVII Application

On Wednesday, May 22, 2013, the City was informed by Snohomish County Department of Planning and Development Services that the City needed to provide an evaluation of how the City's listed Reasonable Measures could accommodate the 2025 population capacity shortfall identified by the Buildable Lands Report.

While the time frame to provide an in-depth analysis of how the City's Reasonable Measures can accommodate the 2025 population capacity shortfall is relatively short, the City would at least like to demonstrate how its most affective measure will help accommodate additional population capacity within its current UGA.

The 2012 Buildable Lands Report indicates that the current Arlington UGA has a total population capacity of 25,467 persons. The 2035 population projection for Arlington's UGA is 26,002 persons, leaving Arlington's current UGA with a shortfall of 535 persons.

While not all Reasonable Measures implemented by the City are quantifiable, the City's adopted West Arlington Subarea Plan will most likely have the greatest impact on population capacity within the City's UGA. Although the implementing development regulations have not yet been adopted (still a working draft), the plan includes significant up-zoning as well as establishes the subarea as a TDR receiving area.

While much of the subarea is already developed, the up-zoning will allow those parcels that are currently undeveloped, to develop at a higher density than would otherwise be allowed. The following table (Table 1) shows the amount of undeveloped land in each existing residential zoning classification within the subarea, along with the proposed up-zoned residential zoning classification:

Table 1: Population Capacity under Current and Proposed Zoning

	Zoning Classification	Allowed Density	Acreage Available	Number of Dwellings	Population X 2.61
Existing	RMD	6.05 du/acre	2.38	14	36.54
Proposed	T4	9 du/acre		21	54.81
		14 with TDR		33	78.54
Existing	RMD	6.05 du/acre	1.12	7	18.27
Proposed	T5-R	12 du/acre		13	33.93
		22 with TDR		25	65.25
Existing	RHD	Open	5.78	12	31.32
Proposed	T6	20 du/acre		115	300.15
		Unlimited with TDR			
				Total Population capacity under existing zoning	86
				Total population capacity under proposed zoning	389
				Total population capacity under proposed zoning with TDRs	144+



20.42.240 TRANSECT ZONING MAP

