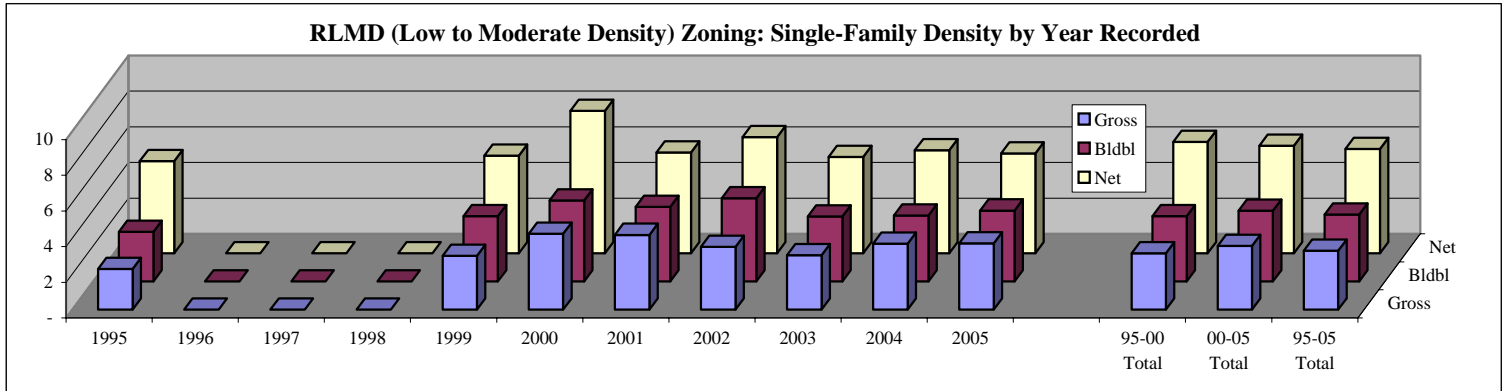


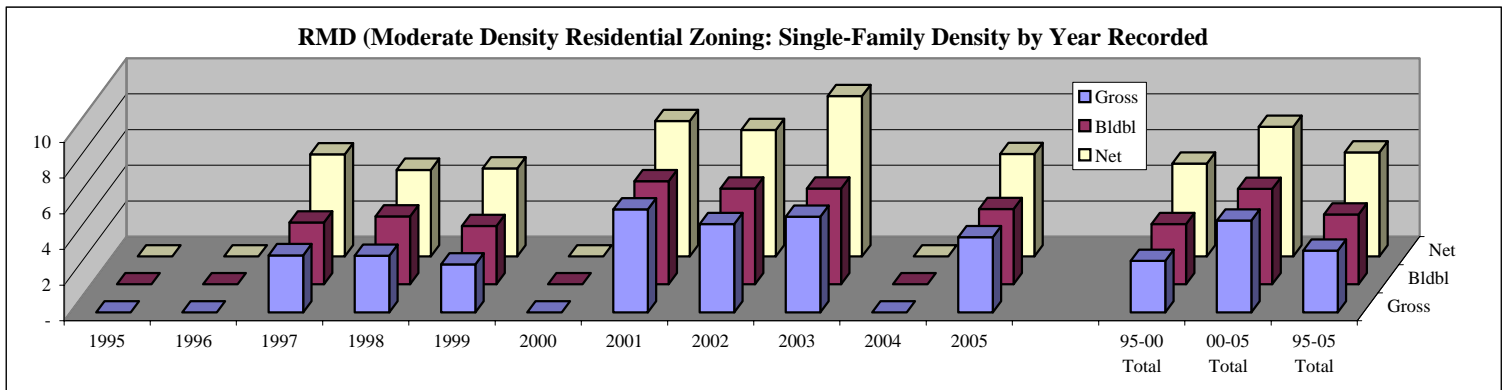
Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Single Family Densities in Formal Plats and Segregated-Lot Condos by Zone and Year Recorded (1995 to 2005)



RLMD	Year Recorded	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	95-00 Total	00-05 Total	95-05 Total
		Acres	Gross	35.08	-	-	-	27.18	30.87	9.80	7.70	60.99	18.96	23.18	93.13
Buildable	28.82		-	-	-	22.37	28.84	9.80	5.79	51.04	18.96	21.63	80.03	136.05	187.24
Net	15.46		-	-	-	14.93	16.40	7.23	4.14	34.33	12.11	15.36	46.79	89.56	119.95
DU's		80	-	-	-	82	131	41	27	186	70	86	293	541	703
Density	Gross	2.28	-	-	-	3.02	4.24	4.18	3.51	3.05	3.69	3.71	3.15	3.57	3.29
	Buildable	2.78	-	-	-	3.67	4.54	4.18	4.66	3.64	3.69	3.98	3.66	3.98	3.75
	Net	5.17	-	-	-	5.49	7.99	5.67	6.53	5.42	5.78	5.60	6.26	6.04	5.86

Notes: The data for this series includes: High Clover Park, Division 1 (1995), High Clover Park, Division 2 (1999), Crown Ridge Estates, Divisions 2 and 3 (2000), Bovee Acres (2001), Eagle Creek Place (2002), Eagle Heights (2003), Sweet Water (2003), Terah/Marie (2003), Magnolia Estates (2004), Crossing at Edgcomb Creek (2005), and Dogwood Meadows (2005).

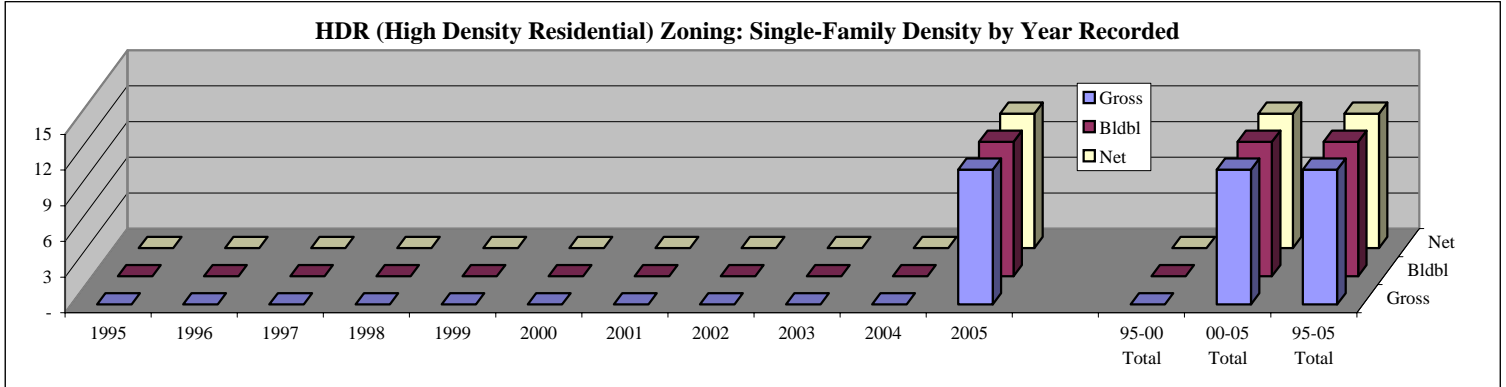


RMD	Year Recorded	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	95-00 Total	00-05 Total	95-05 Total
		Acres	Gross	-	-	31.24	4.73	52.93	-	7.96	15.73	3.36	-	3.08	88.89
Buildable	-		-	28.89	3.94	43.45	-	7.96	14.54	3.36	-	3.08	76.28	28.94	105.22
Net	-		-	17.49	3.10	28.85	-	6.06	11.03	2.00	-	2.27	49.44	21.36	70.80
DU's		-	-	100	15	142	-	46	78	18	-	13	257	155	412
Density	Gross	-	-	3.20	3.17	2.68	-	5.78	4.96	5.36	-	4.22	2.89	5.14	3.46
	Buildable	-	-	3.46	3.81	3.27	-	5.78	5.36	5.36	-	4.22	3.37	5.36	3.92
	Net	-	-	5.72	4.84	4.92	-	7.59	7.07	8.98	-	5.73	5.20	7.26	5.82

Notes: The data for this series includes: River Crest Estates (1997), Grove Estates (1998), Crown Ridge Estates, Div. 1 (1999), Elite Estates (1999), Jensen Farms, Div. 3 (1999), Aspen Wood Meadows (2001), Cougar Point Condominium (2001), Kent Ridge (2001), Highland Bluff (2002), Point Riley (2002), Stoneway (2002), Carolla Addition (2003), and Trellis Court (2005). It excludes Division 2 of Jensen Farms because it contains a large park dedication.

Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Single Family Densities in Formal Plats and Segregated-Lot Condos by Zone and Year Recorded (1995 to 2005)



		Year Recorded											95-00 Total			00-05 Total			95-05 Total							
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005														
HDR	Acres	Gross	-	-	-	-	-	-	-	-	-	-	-	-	1.41	-	-	-	1.41	-	-	-	1.41	-	-	-
		Buildable	-	-	-	-	-	-	-	-	-	-	-	-	1.41	-	-	-	1.4132	-	-	-	1.41	-	-	-
		Net	-	-	-	-	-	-	-	-	-	-	-	-	1.41	-	-	-	1.41	-	-	-	1.41	-	-	-
	DUs		-	-	-	-	-	-	-	-	-	-	-	-	16	-	-	-	16	-	-	-	16	-	-	-
	Density	Gross	-	-	-	-	-	-	-	-	-	-	-	-	11.32	-	-	-	11.32	-	-	-	11.32	-	-	-
		Buildable	-	-	-	-	-	-	-	-	-	-	-	-	11.32	-	-	-	11.32	-	-	-	11.32	-	-	-
Net		-	-	-	-	-	-	-	-	-	-	-	-	11.32	-	-	-	11.32	-	-	-	11.32	-	-	-	

Notes: The data for this series includes: Smokey Point Townhomes, a Condo (2005).

Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Single Family Densities in Formal Plats and Segregated-Lot Condos by Zone and Year Recorded (1995 to 2005)

Zoning	Yr	Plat Name	Units	Acres			Density		
				Gross	Bldbl	Net	Gross	Bldbl	Net
Low to Moderate Density									
PAD R-LMD	1995	High Clover Park, Div. 1	80	35.08	28.82	15.46	2.28	2.78	5.17
PAD R-LMD	1999	High Clover Park, Div. 2	82	27.18	22.37	14.93	3.02	3.67	5.49
R-LMD	2000	Crown Ridge Estates, Div. 2	43	15.29	13.26	8.29	2.81	3.24	5.19
PAD R-LMD	2000	Crown Ridge Estates, Div. 3	88	15.58	15.58	8.11	5.65	5.65	10.85
2000 Subtotal			131	30.87	28.84	16.40	4.24	4.54	7.99
R-LMD	2001	Bovee Acres	41	9.80	9.80	7.23	4.18	4.18	5.67
PAD R-LMD	2002	Eagle Creek Place	27	7.70	5.79	4.14	3.51	4.66	6.53
R-LMD	2003	Eagle Heights	118	36.66	32.50	21.43	3.22	3.63	5.51
R-LMD	2003	Sweet Water	45	14.71	11.79	8.25	3.06	3.82	5.45
R-LMD	2003	Terah/Marie	23	9.63	6.76	4.65	2.39	3.40	4.95
2003 Subtotal			186	60.99	51.04	34.33	3.05	3.64	5.42
R-LMD	2004	Magnolia Estates	70	18.96	18.96	12.11	3.69	3.69	5.78
R-LMD	2005	Crossing at Edgecomb Creek	62	15.28	15.28	10.74	4.06	4.06	5.77
R-LMD	2005	Dogwood Meadows	24	7.90	6.35	4.62	3.04	3.78	5.20
2005 Subtotal			86	23.18	21.63	15.36	3.71	3.98	5.60
Low to Moderate Density Total			703	213.76	187.24	119.95	3.29	3.75	5.86
Moderate Density Residential									
R-MD	1997	River Crest Estates	100	31.24	28.89	17.49	3.20	3.46	5.72
R-MD	1998	Grove Estates	15	4.73	3.94	3.10	3.17	3.81	4.84
R-MD	1999	Crown Ridge Estates, Div. 1	102	41.89	32.41	19.99	2.43	3.15	5.10
R-MD	1999	Elite Estates	18	4.20	4.20	3.27	4.29	4.29	5.51
R-MD	1999	Jensen Farm, Div. 3	22	6.84	6.84	5.59	3.22	3.22	3.93
1999 Subtotal			142	52.93	43.45	28.85	2.68	3.27	4.92
R-MD	2001	Aspen Wood Meadows	26	3.86	3.86	2.89	6.73	6.73	8.99
R-MD	2001	Cougar Point Condominium	6	0.84	0.84	0.66	7.15	7.15	9.04
R-MD	2001	Kent Ridge	14	3.26	3.26	2.51	4.29	4.29	5.58
2001 Subtotal			46	7.96	7.96	6.06	5.78	5.78	7.59

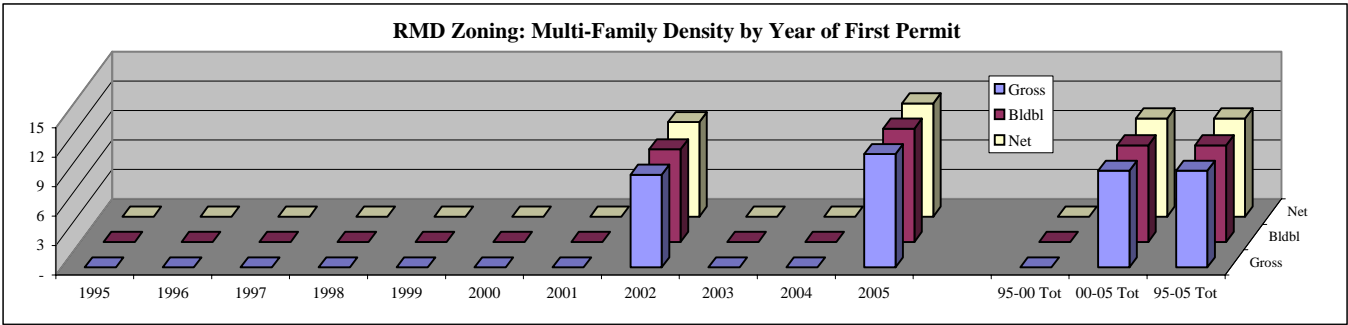
Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Single Family Densities in Formal Plats and Segregated-Lot Condos by Zone and Year Recorded (1995 to 2005)

Zoning	Yr	Plat Name	Units	Acres			Density		
				Gross	Bldbl	Net	Gross	Bldbl	Net
Moderate Density Residential, Continued									
R-MD	2002	Highland Bluff	20	4.07	2.87	2.26	4.92	6.96	8.84
R-MD	2002	Point Riley	26	3.81	3.81	2.78	6.82	6.82	9.36
R-MD	2002	Stoneway	32	7.85	7.85	5.98	4.07	4.07	5.35
2002 Subtotal			78	15.73	14.54	11.03	4.96	5.36	7.07
R-MD	2003	Carola Addition	18	3.36	3.36	2.00	5.36	5.36	8.98
R-MD	2005	Trellis Court	13	3.08	3.08	2.27	4.22	4.22	5.73
Moderate Density Residential Total			412	119.02	105.22	70.80	3.46	3.92	5.82
Division 2 of Jensen Farms is excluded from future averages because it contains a large park dedication.									
R-MD	1997	Jensen Farm, Div. 2	22	10.06	10.06	5.34	2.19	2.19	4.12
High Density Residential									
R-HD	2005	Smokey Point Townhomes, a Condo	16	1.41	1.41	1.41	11.32	11.32	11.32
Contract rezones have unique negotiated unit counts. They are not predictive of future densities are part of the land									
Contract Rezone	1996	Gleneagle, Sector 4C	46	10.53	10.53	7.57	4.37	4.37	6.07
Contract Rezone	1997	Gleneagle, Sector 3A	111	27.10	25.80	18.47	4.10	4.30	6.01
Contract Rezone	1997	Gleneagle, Sector 3B	102	21.29	21.29	15.77	4.79	4.79	6.47
Contract Rezone	1997	Gleneagle, Sector 4D	25	7.64	7.64	6.25	3.27	3.27	4.00
Contract Rezone	1997	Highland View Estates, Plat of	140	39.98	35.12	26.02	3.50	3.99	5.38
Contract Rezone	1997	Legends At Gleneagle	110	19.27	19.27	11.61	5.71	5.71	9.47
Contract Rezone	1999	Gleneagle, Sector 4B	57	12.05	12.05	8.93	4.73	4.73	6.38
Contract Rezone	1999	Gleneagle, Sector 4E	24	5.09	5.04	4.24	4.72	4.76	5.66
Contract Rezone	2002	Woodland Ponds, a Condo, Ph. 1 & 2	18	4.22	2.32	1.96	4.26	7.77	9.16
Contract Rezone Total			633	147.16	139.05	100.83	4.30	4.55	6.28
The zoning used to develop The Yarmuth Plat no longer exists.									
PAD 9600	1995	The Yarmuth Plat	8	2.35	2.35	2.13	3.41	3.41	3.76

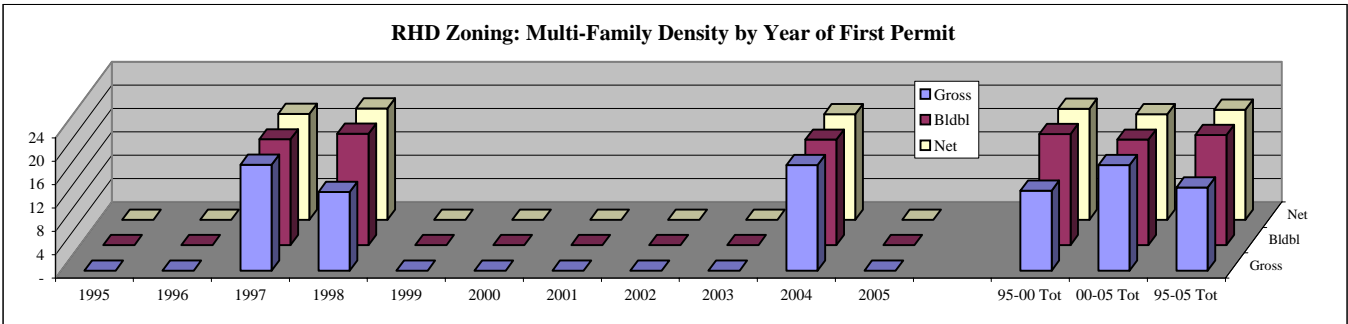
Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Multi-Family Densities by Zone and Year of First Building Permit (1995 to 2005)



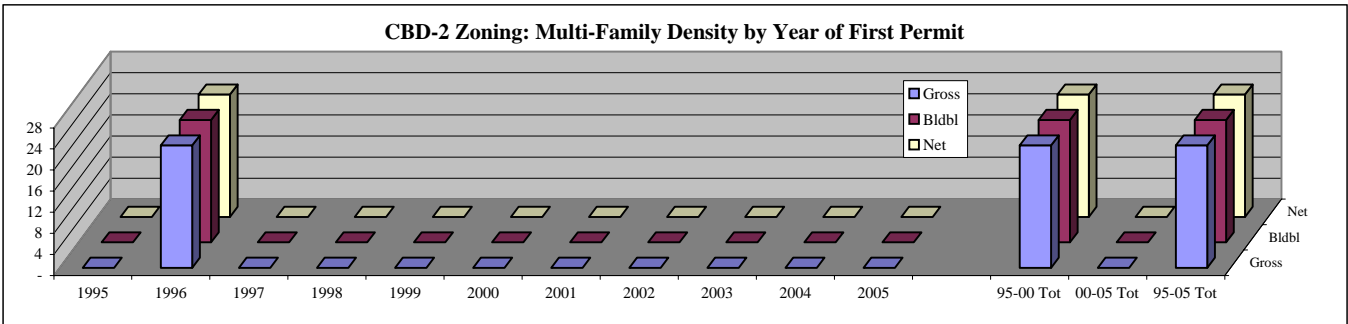
		Year of Permit											95-00 Tot		00-05 Tot	95-05 Tot	
RMD	Acres	Gross	-	-	-	-	-	-	-	-	2.22	-	-	0.52	-	2.74	2.74
		Buildable	-	-	-	-	-	-	-	-	2.22	-	-	0.52	-	2.74	2.74
		Net	-	-	-	-	-	-	-	-	2.18	-	-	0.52	-	2.70	2.70
		DUs	-	-	-	-	-	-	-	-	21	-	-	6	-	27	27
	Density	Gross	-	-	-	-	-	-	-	-	9.44	-	-	11.54	-	9.84	9.84
		Buildable	-	-	-	-	-	-	-	-	9.44	-	-	11.54	-	9.84	9.84
Net		-	-	-	-	-	-	-	-	9.62	-	-	11.54	-	9.99	9.99	

Notes: The data for this series includes: Maple Leaf Meadows (2002) and 3505 175th Pl NE (2005).



		Year of Permit											95-00 Tot		00-05 Tot	95-05 Tot	
RHD	Acres	Gross	-	-	0.44	9.96	-	-	-	-	-	-	1.55	-	10.40	1.55	11.96
		Buildable	-	-	0.44	7.04	-	-	-	-	-	-	1.55	-	7.48	1.5513	9.03
		Net	-	-	0.44	7.04	-	-	-	-	-	-	1.55	-	7.48	1.55	9.03
		DUs	-	-	8	134	-	-	-	-	-	-	28	-	142	28	170
	Density	Gross	-	-	18.10	13.45	-	-	-	-	-	-	18.05	-	13.65	18.05	14.22
		Buildable	-	-	18.10	19.04	-	-	-	-	-	-	18.05	-	18.99	18.05	18.83
Net		-	-	18.10	19.04	-	-	-	-	-	-	18.05	-	18.99	18.05	18.83	

Notes: The data for this series includes: Wesley Street Condos (1997), Twin Ponds Apartments (1998), and Southbrook Condominiums (2004).



		Year of Permit											95-00 Tot		00-05 Tot	95-05 Tot	
CBD-2	Acres	Gross	-	0.17	-	-	-	-	-	-	-	-	-	-	0.17	-	0.17
		Buildable	-	0.17	-	-	-	-	-	-	-	-	-	-	0.17	-	0.17
		Net	-	0.17	-	-	-	-	-	-	-	-	-	-	0.17	-	0.17
		DUs	-	4	-	-	-	-	-	-	-	-	-	-	4	-	4
	Density	Gross	-	23.23	-	-	-	-	-	-	-	-	-	-	23.23	-	23.23
		Buildable	-	23.23	-	-	-	-	-	-	-	-	-	-	23.23	-	23.23
Net		-	23.23	-	-	-	-	-	-	-	-	-	-	23.23	-	23.23	

Notes: The data for this series includes: Burke Avenue Apartments (1996).

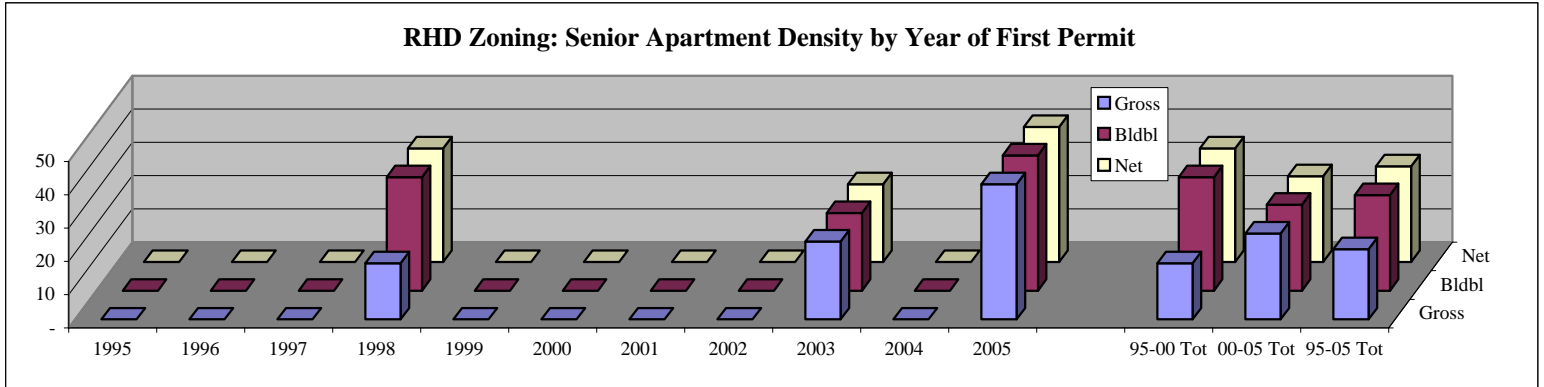
Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Multi-Family Development by Zoning and Year of First Building Permit

Zoning	Yr	Project Name	Units	Acres			Density (Units/Ac)			Source of Land Supply	# of Parent Parcels	Former Use(s)	Tenure
				Gross	Bldbl	Net	Gross	Bldbl	Net				
Residential Moderate Density													
RMD	2002	Maple Leaf Meadows	21	2.22	2.22	2.18	9.44	9.44	9.62	Infill	2	2 SFRs	Low Income
Note: Maple Leaf Meadows was built on two parcels. Each had an original house. One became the manager's apartment. The other was given a separate lot by binding site plan. This analysis includes only the land for the apartments and the 20 new units in addition to the house that was incorporated into the project.													
RMD	2005	3505 175th PI NE	6	0.52	0.52	0.52	11.54	11.54	11.54	Vacant Land	1	Vacant	Rental
RMD Subtotal			27	2.74	2.74	2.70	9.84	9.84	9.99				
Residential High Density													
RHD	1997	Wesley Street Condos	8	0.44	0.44	0.44	18.10	18.10	18.10	Vacant Land	1	Vac	Condo
RHD	1998	Twin Ponds Apartments	134	9.96	7.04	7.04	13.45	19.04	19.04	Redevelopment	1	SFR	Rental
RHD	2004	Southbrook Condominiums	28	1.55	1.55	1.55	18.05	18.05	18.05	Vacant Land	1	Vacant	Condo
RHD Subtotal (Only those used for density analysis)			170	11.96	9.03	9.03	14.22	18.83	18.83				
Kent Prairie Apartments are excluded from average densities because 62 of the 109 units existed prior to 1995.													
RHD	1997	Kent Prairie Apartments	109	9.84	8.38	8.38	11.07	13.00	13.00	Infill	1	62 unit apartment	Rental (Converted to Condo in 2007)
Snohomish County does not have enough confidence in the data on 910 Medical Center Drive to include it at this time. The unit count and acreages need to be confirmed.													
RHD	2005	910 Medical Center Dr	25	5.19	4.17	4.17	4.81	6.00	6.00	Vacant Land	1	Vacant	Rental
Central Business District 2													
CBD2	1996	Burke Avenue Apartments	4	0.17	0.17	0.17	23.23	23.23	23.23	Redevelopment	1	SFR	Low Income

Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Senior Apartment Densities by Zone and Year of First Building Permit (1995 to 2005)



RHD	Year of Permit	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	95-00 Tot	00-05 Tot	95-05 Tot
		Acres	Gross	-	-	-	5.93	-	-	-	-	4.62	-	0.76	5.93
Buildable	-		-	-	2.93	-	-	-	-	4.62	-	0.76	2.93	5.3815	8.31
Net	-		-	-	2.93	-	-	-	-	4.62	-	0.76	2.93	5.38	8.31
	DUs	-	-	-	100	-	-	-	-	108	-	31	100	139	239
Density	Gross	-	-	-	16.87	-	-	-	-	23.38	-	40.65	16.87	25.83	21.14
	Buildable	-	-	-	34.16	-	-	-	-	23.38	-	40.65	34.16	25.83	28.76
	Net	-	-	-	34.16	-	-	-	-	23.38	-	40.65	34.16	25.83	28.76

Notes: The data for this series includes: Rosecreek Senior Apartments (1998), Olympic Place Retirement (2003), and Stillaguamish Senior Center (2005).

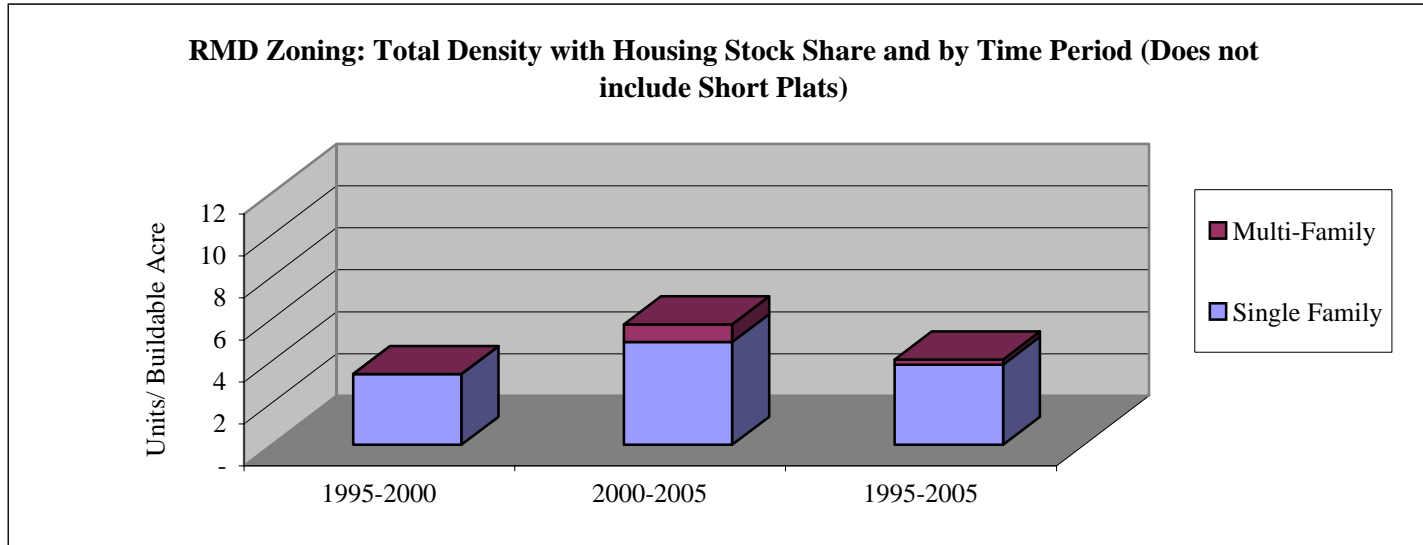
Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Senior Apartment Development by Zoning and Year of First Building Permit

Zoning	Yr	Project Name	Units	Acres			Density (Units/Ac)			Source of Land Supply	# of Parent Parcels	Former Use(s)	Tenure
				Gross	Bldbl	Net	Gross	Bldbl	Net				
Residential High Density Zoning													
RHD	1998	Rosecreek Senior Apartments	100	5.93	2.93	2.93	16.87	34.16	34.16	Vacant Land	1	Vacant	Senior
RHD	2003	Olympic Place Retirement	108	4.62	4.62	4.62	23.38	23.38	23.38	Vacant Land	1	Vacant	Senior
RHD	2005	Stillaguamish Senior Center	31	0.76	0.76	0.76	40.65	40.65	40.65	Vacant Land	1	Vacant	Senior
RHD Subtotal			239	11.31	8.31	8.31	21.14	28.76	28.76				

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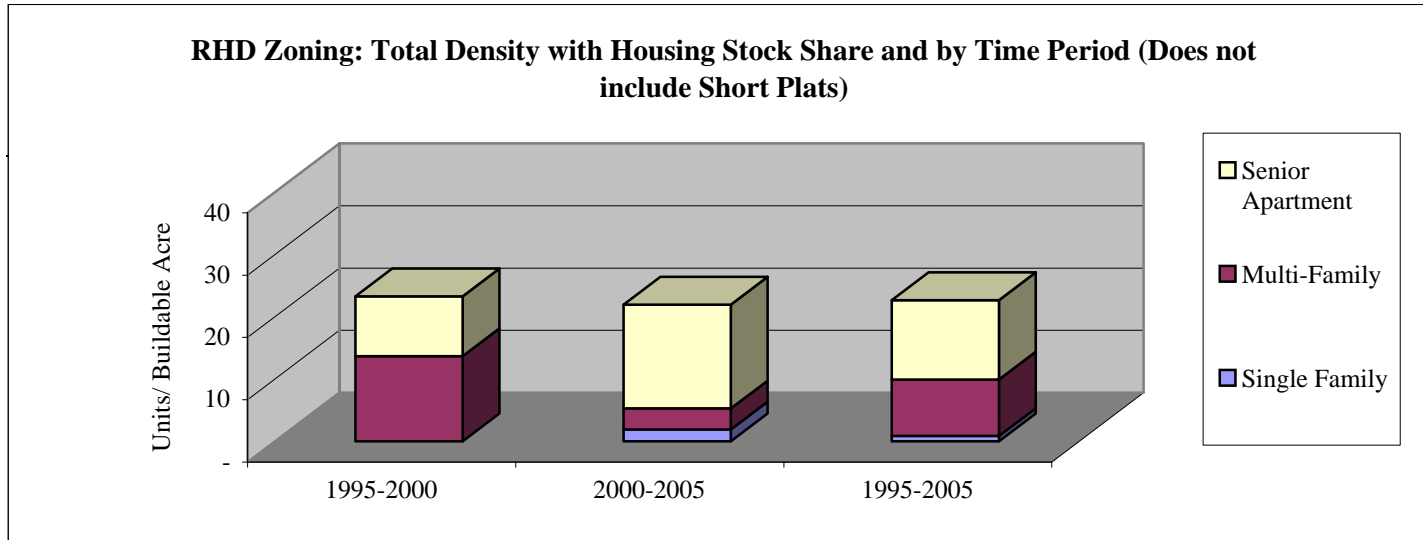
City of Arlington



	RMD														Totals	
	Single-Family			Multi-Family			Senior-Only			Units in Housing			Non-Res Acres Developed	Total Ac.	Total Density	
	Units	Acres	Density	Units	Acres	Density	Units	Acres	Density	Single Family	Multi-Family	Senior Only				
1995-2000	257	76.28	3.37	-	-	-	-	-	-	3.37	-	-	-	76.28	3.37	
2000-2005	155	28.94	5.36	27	2.74	9.84	-	-	-	4.89	0.85	-	-	31.68	5.74	
1995-2005	412	105.22	3.92	27	2.74	9.84	-	-	-	3.82	0.25	-	-	107.96	4.07	

Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington



	RHD														
	Single-Family			Multi-Family			Senior-Only			Units in Housing			Non-Res Acres Developed	Totals	
	Units	Acres	Density	Units	Acres	Density	Units	Acres	Density	Single Family	Multi-Family	Senior Only		Total Ac.	Total Density
1995-2000	-	-	-	142	7.48	18.99	100	2.93	34.16	-	13.64	9.61	-	10.41	23.25
2000-2005	16	1.41	11.32	28	1.55	18.05	139	5.38	25.83	1.92	3.35	16.65	-	8.35	21.93
1995-2005	16	1.41	11.32	170	9.03	18.83	239	8.31	28.76	0.85	9.07	12.74	-	18.75	22.66

Note: The Draft Report is using the 2000-2005 density of 21.93. However, it is reassigning it among housing types because Senior Apartments appear to be over-represented.

The values modeled are: 2.00 Single-Family, 16.00 Multi-Family, and 3.93 Senior Apartments.

Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Non-Residential Development by Zone and Year of Building Permit

Zoning	Yr	Project Name	Acres			Res. Units			Employment Square Footage			Building Type	Source of Land Supply	# of Parent Parcels	Former Use(s)
			Gross	Bibl	Net	Demo'd	Remain'g	New	Demo'd	Remain'g	New				
Airport Industrial (Changed to several zones during the city plan update. Now Aviation Flightline, General Industrial, and Light Industrial.)															
AI	1995	G. B. Enterprises, Inc.	6.85	6.85	6.85	-	-	-	-	-	82,725	Manufacturing	Vacant Land	1	Vac
		1995 Subtotal	6.85	6.85	6.85	-	-	-	-	-	82,725				
AI	1996	Universal Aerospace (18640 59th Dr NE)	0.79	0.79	0.79	-	-	-	-	-	19,536	Aerospace	Vacant Land	Pad	Vac
AI	1996	17832 & 17834 59th Drive NE	2.49	2.49	2.49	-	-	-	-	-	46,368	Aircraft Hangar	Vacant Land	Pad	Vac
		1996 Subtotal	3.28	3.28	3.28	-	-	-	-	-	65,904				
AI	1997	Morgan Aircraft Restorations/ Pro Air Enterprises	3.46	3.46	3.46	-	-	-	-	-	24,000	Aircraft Hangar	Vacant Land	2	Vac
		1997 Subtotal	3.46	3.46	3.46	-	-	-	-	-	24,000				
AI	1998	Pacific Road & Bridge	1.24	1.24	1.24	-	1	-	-	-	10,062	Construction Trades	Infill	1	SFR
AI	1999	Pacific Road & Bridge	1.24	1.24	1.24	-	1	-	-	10,062	Construction Trades	Infill	1	SFR	
		Pacific Road & Bridge Subtotal (depicted as a 1998 project in the charts)	1.24	1.24	1.24	-	1	-	-	-	19,078				
AI	1998	17601 51st Ave NE	0.86	0.86	0.86	-	-	-	-	-	19,200	Aircraft Hangar	Vacant Land	1	Vac
		1998 Subtotal	2.10	2.10	2.10	-	1	-	-	-	38,278				
AI	1999	17600 51st Ave NE	0.86	0.86	0.86	-	-	-	-	-	19,200	Aircraft Hangar	Vacant Land	1	Vac
		1999 Subtotal	0.86	0.86	0.86	-	-	-	-	-	19,200				
AI	2000	Arlington Airport Partners	4.10	4.10	4.10	-	-	-	-	-	31,200	Aircraft Hangar	Vacant Land	1	Vac
AI	2000	Universal Aerospace (18620 59th Ave NE)	0.66	0.66	0.66	-	-	-	-	-	10,300	Aerospace	Vacant Land	1	Vac
		2000 Subtotal	4.76	4.76	4.76	-	-	-	-	-	41,500				
AI	2001	Crown Distributing	7.09	7.09	6.15	(3)	-	-	-	-	92,658	Wholesale Distributor	Redevelopment	2	2 SFR, 1 MH
		2001 Subtotal	7.09	7.09	6.15	(3)	-	-	-	-	92,658				
		AI Subtotal (Excludes Copart and those projects with incomplete data)	28.39	28.39	27.45	(3)	1	-	-	-	364,265				
Copart Auto Auctions is in a location that is heavily constrained by wetlands. It is probably not representative of development on sites with fewer limitations.															
AI	2003	Copart Auto Auctions	40.08	28.91	28.91	(1)	-	-	-	-	16,400	Wrecking Yard	Redevelopment	4	1 SFR farmhouse on 4 parcels
		AI Subtotal (Those projects with complete enough data to be included)	68.48	57.30	56.36	(4)	1	-	-	-	380,665				
Snohomish County lacks data on the size of the building pads for Knurling Specialties, 17XXX 49th Pl NE, and Southwind Hangers. Therefore, these cannot be added to the overall averages at this time.															
AI	2000	Knurling Specialties, Inc, etc.				-	-	-	-	-	38,592	Business Lofts	Vacant Land	2	Vac
AI	2001	17XXX 49th Pl NE				-	-	-	-	-	12,000	Aircraft Hangar	Needs Research	1	Pad
AI	2003	Southwind Hangers (17415 51st Ave NE)				-	-	-	-	-	28,040	Aircraft Hangar	Vacant Land	Pad	Vac
Miller Shingle Company is not representative of likely future industrial development. The entire site was demolished in around 2003 to clear way for future industrial / business park uses.															
AI	1995	Miller Shingle Company (19521 47th Ave NE)	75.47	69.38	69.38	-	-	-	-	19,138	46,570	Lumber Mill	Infill	3	Lumber Mill

Central Business District -- New Projects (Combines different districts)

Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Non-Residential Development by Zone and Year of Building Permit

Zoning	Yr	Project Name	Acres			Res. Units			Employment Square Footage			Building Type	Source of Land Supply	# of Parent Parcels	Former Use(s)
			Gross	Bibl	Net	Demo'ed	Remain'g	New	Demo'ed	Remain'g	New				
CBD-3	1998	Cascade Surveying and Engineering	0.26	0.26	0.26	-	-	-	(2,721)	-	9,078	Office, General	Redevelopment	1	Warehouse
1998 Subtotal			0.26	0.26	0.26	-	-	-	(2,721)	-	9,078				
CBD-1	1999	Olympic Escrow, Inc.	0.10	0.10	0.10	-	-	-	-	-	2,960	Office, FIRE	Vacant Land	1	Parking Lot
CBD-1	1999	Napa Auto Parts	0.91	0.91	0.91	-	-	-	-	-	10,944	Auto Supply	Vacant Land	2	Vac
CBD-3	1999	Windermere R. E.	0.34	0.34	0.34	(2)	-	-	-	-	6,558	Office, FIRE	Redevelopment	2	2 SFRs
1999 Subtotal			1.36	1.36	1.36	(2)	-	-	-	-	20,462				
CBD New Project Subtotal			1.62	1.62	1.62	(2)	-	-	(2,721)	-	29,540				
Central Business District -- Infill Projects (Combines different districts)															
CBD-2	1997	Arlington Food Bank	0.30	0.30	0.30	-	1	-	-	-	864	Food Bank	Infill	1	SFR
1997 Subtotal			0.30	0.30	0.30	-	1	-	-	-	864				
CBD-1	2000	Nelson Distributing, Inc.	1.48	1.23	1.23	-	-	-	-	8,000	720	Wholesale Distributor	Infill	2	Wholesale Distributor
2000 Subtotal			1.48	1.23	1.23	-	-	-	-	8,000	720				
CBD-1	2004	Arlington Police Station/City Hall	4.92	1.29	1.45	-	-	-	-	8,560	18,068	Police/Fire & Government Office	Infill	2	City Hall and City parking lot
2004 Subtotal			4.92	1.29	1.45	-	-	-	-	8,560	18,068				
CBD Infill Project Subtotal			6.71	2.82	2.98	-	1	-	-	16,560	19,652				
General Commercial															
GC	1996	McChevron (7607 204th St NE)	1.60	1.60	1.60	-	-	-	-	-	6,124	Gas/Food	Vacant Land	2	Vac
1996 Subtotal			1.60	1.60	1.60	-	-	-	-	-	6,124				
GC	1997	Crossroads Inn	1.03	1.03	1.03	-	-	-	-	-	21,164	Hotel	Vacant Land	1	Vac
GC	1997	Shotze's North/ Chrome Café	1.01	1.01	1.01	-	-	-	-	-	8,756	Restaurant	Vacant Land	1	Vac
GC	1997	Safeway (20500 Olympic Place)	4.51	4.51	4.51	-	-	-	-	-	42,702	Grocery	Vacant Land	1	Vac
GC	1997	204th Street Plaza	0.78	0.78	0.78	-	-	-	-	-	8,450	Strip Mall	Vacant Land	1	Vac
1997 Subtotal			7.33	7.33	7.33	-	-	-	-	-	81,072				
GC	1998	5230 172nd Ave NE	0.69	0.69	0.69	-	-	-	-	-	5,076	Bank	Vacant Land	1	Vac
GC	1998	Eagle Family Dental Center	0.76	0.38	0.38	-	-	-	-	-	2,763	MDO	Vacant Land	1	Vac
GC	1998	Rally Car Wash (5200 172nd St NE)	1.62	1.62	1.62	-	-	-	-	-	2,300	Car Wash Self Serve	Vacant Land	1	Vac
GC	1998	Burger King (20318 77th Ave NE)	0.67	0.67	0.67	-	-	-	-	-	3,666	Fast Food	Vacant Land	1	Vac
GC	1998	Schucks, et al (20308 77th Ave NE)	0.98	0.98	0.98	-	-	-	-	-	10,000	Strip Mall	Vacant Land	1	Vac
1998 Subtotal			4.72	4.35	4.35	-	-	-	-	-	23,805				
GC	2000	Skagit State Bank	0.69	0.69	0.69	-	-	-	-	-	3,330	Bank	Vacant Land	1	Vac
2000 Subtotal			0.69	0.69	0.69	-	-	-	-	-	3,330				
GC	2003	Haggens (20115 74th Ave NE)	8.38	7.44	7.44	-	-	-	-	-	63,516	Grocery	Vacant Land	1	Vac
2003 Subtotal			8.38	7.44	7.44	-	-	-	-	-	63,516				
GC	2004	Great Clips, Etc. (20265 74th Ave NE)	0.57	0.57	0.57	-	-	-	-	-	6,302	Strip Mall	Vacant Land	1	Vac
GC	2004	The Sun Room, Etc (7420 204th St NE)	0.58	0.58	0.58	-	-	-	-	-	4,601	Strip Mall	Vacant Land	1	Vac
2004 Subtotal			1.15	1.15	1.15	-	-	-	-	-	10,903				
GC	2005	Arlington Family Chiropractic	0.84	0.84	0.84	-	-	-	-	-	5,926	MDO	Vacant Land	1	Vac
GC	2005	AutoZone (7715 204th St NE)	0.73	0.73	0.73	-	-	-	-	-	7,540	Retail, Misc	Vacant Land	1	Vac
GC	2005	Thornberry's Motor Car	1.43	1.43	0.89	(1)	-	-	-	-	3,044	Retail, Misc	Redevelopment	1	SFR

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Zoning	Yr	Project Name	Acres			Res. Units			Employment Square Footage			Building Type	Source of Land Supply	# of Parent Parcels	Former Use(s)	
			Gross	Bibl	Net	Demo'd	Remain'g	New	Demo'd	Remain'g	New					
2005 Subtotal			3.00	3.00	2.45	(1)	-	-	-	-	16,510					
General Commercial Subtotal			26.87	25.55	25.01	(1)	-	-	-	-	205,260					
Oso Lumber is not considered predictive of future infill development in GC because it is a non-conforming use.																
GC	1995	Oso Lumber & Hardware	5.45	5.45	5.45	-	-	-	-	-	21,562	9,600	Lumber Mill	Infill	1	Lumber Yard
General Industrial -- New Projects																
GI	2005	Smokey Point Auto & RV Center	1.18	1.18	1.18	(1)	-	-	-	-	10,000		Auto Repair	Redevelopment	1	SFR
General Industrial -- Infill Projects																
GI	2004	Absolute Manufacturing	1.00	1.00	1.00	-	-	-	-	-	10,800	2,220	Manufacturing	Infill	1	Manufacturing
GI	2004	J H Baxter & Co.	38.94	38.94	38.94	-	-	-	-	-	27,663	6,210	Lumber Mill	Infill	1	Lumber Mill
2004 Subtotal			39.93	39.93	39.93	-	-	-	-	-	38,463	8,430				
GI	2005	Newell Machine & Repair (6922 204th St NE)	1.62	1.14	1.14	-	-	-	-	-	14,900	2,356	Manufacturing	Infill	2	Manufacturing
GI	2005	Welco Lumber	20.81	20.81	20.81	-	1	-	-	-	60,601	3,600	Lumber Mill	Infill	2	Lumber Mill
2005 Subtotal			22.43	21.95	21.95	-	1	-	-	-	75,501	5,956				
General Industrial Infill Subtotal			62.36	61.88	61.88	-	1	-	-	-	113,964	14,386				
Highway Commercial -- New Projects																
HC	2000	DSHS (3906 172nd St NE)	1.90	1.90	1.90	-	-	-	-	-	30,096		Government Office	Vacant Land	1	Vac
HC	2000	North County Bank	0.81	0.81	0.81	(1)	-	-	-	-	6,652		Bank	Redevelopment	1	SFR
HC	2000	Smokey Point Town Center	0.90	0.90	0.90	(1)	-	-	-	-	6,418		Strip Mall	Redevelopment	1	SFR
2000 Subtotal			3.61	3.61	3.60	(2)	-	-	-	-	43,166					
HC	2001	Les Schwab (16607 Smokey Pt Blvd)	1.82	1.82	1.82	-	-	-	-	-	13,908		Auto Supply	Vacant Land	1	Vac
HC	2001	Steak House Restaurant	1.96	1.96	1.96	-	-	-	-	-	7,724		Restaurant	Vacant Land	3	Vac
2001 Subtotal			3.78	3.78	3.78	-	-	-	-	-	21,632					
HC	2002	Corporate Central (3810 166th PL NE)	2.53	2.53	2.53	-	-	-	-	-	43,444		Office, General	Vacant Land	1	Vac
2002 Subtotal			2.53	2.53	2.53	-	-	-	-	-	43,444					
HC	2003	Philadelphia Hardware	1.23	1.23	1.23	-	-	-	-	-	18,720		Wholesale Distributor	Vacant Land	1	Vac
2003 Subtotal			1.23	1.23	1.23	-	-	-	-	-	18,720					
HC	2004	3704 172nd St NE	0.26	0.26	0.26	-	-	-	-	-	3,498		Strip Mall	Vacant Land	1	Vac
HC	2004	North Sound Autoplex	4.78	4.78	4.78	-	-	-	-	-	3,656		Auto Dealership (1,216 sq Ft) and Auto Repair (2,440)	Vacant Land	1	Vac
2004 Subtotal			5.03	5.03	5.03	-	-	-	-	-	7,154					
HC	2005	Oil Can Henry's (3905 171st St NE)	0.55	0.55	0.55	-	-	-	-	-	1,811		Auto Repair	Vacant Land	1	Vac
HC	2005	All American Hearing, etc.	0.44	0.44	0.44	(1)	-	-	-	-	9,662		Strip Mall	Redevelopment	1	SFR
2005 Subtotal			0.99	0.99	0.99	(1)	-	-	-	-	11,473					
HC Subtotal (Those projects with complete enough data to be included)			17.19	17.19	17.18	(3)	-	-	-	-	145,589					

Snohomish County does not have enough information on these two projects to include them in the overall averages at this time.

Snohomish County Tomorrow 2007 Buildable Lands Report

City of Arlington: Non-Residential Development by Zone and Year of Building Permit

Zoning	Yr	Project Name	Acres			Res. Units			Employment Square Footage			Building Type	Source of Land Supply	# of Parent Parcels	Former Use(s)
			Gross	Bibl	Net	Demo'ed	Remain'g	New	Demo'ed	Remain'g	New				
HC	2004	3710 168th St NE	3.75	3.75	3.75	-	-	-	-	-	14,353	Redevelopment	1	Barn	
HC	2005	Park Plaza (?)	0.00	0.00	0.00	-	-	-	-	-	-	Needs Research			
Highway Commercial -- Infill Projects															
HC	2002	Smokey Point Gateway Center (Safeway Gas)	6.99	6.99	6.99	-	-	-	-	79,784	462	Gas Station	Infill	1	Strip Mall
2002 Subtotal			6.99	6.99	6.99	-	-	-	-	79,784	462				
HC	2004	Smokey Point Animal Hospital/Huitger Building	0.70	0.70	0.70	-	-	-	-	4,840	3,200	Office, General	Infill	1	Vet Hospital
2004 Subtotal			0.70	0.70	0.70	-	-	-	-	4,840	3,200				
HC	2005	North County Bank	0.81	0.81	0.81	-	-	-	-	6,652	2,204	Bank	Infill	1	Bank
2005 Subtotal			0.81	0.81	0.81	-	-	-	-	6,652	2,204				
HC Infill Subtotal			8.51	8.51	8.50	-	-	-	-	91,276	5,866				
Industrial -- New Projects															
Ind	1995	HCI Steel Products, Inc.	5.45	5.45	5.45	-	-	-	-	-	65,000	Manufacturing	Vacant Land	1	Vac
Ind	1995	Campbell-Nelson Auto Wrecking	4.79	4.79	4.79	-	-	-	-	-	9,000	Wrecking Yard	Vacant Land	1	Vac
1995 Subtotal			10.24	10.24	10.24	-	-	-	-	-	74,000				
Ind	1996	Arlington RV & Welding Supply	1.27	0.86	0.86	-	-	-	-	-	7,000	Manufacturing	Vacant Land	1	Vac
Ind	1996	Bestworth Rommel, Inc. (19818 74th Ave NE)	2.06	2.06	2.06	-	-	-	-	-	25,416	Manufacturing	Vacant Land	1, BLA	Vac
1996 Subtotal			3.32	2.91	2.91	-	-	-	-	-	32,416				
Ind	1997	Rkadia Fine Wood Furniture	1.24	1.24	1.24	-	-	-	-	-	14,140	Manufacturing	Vacant Land	1	Vac
Ind	1997	Eldorado Stone (formerly NW Stone and Brick Co, Inc)	1.28	1.28	1.28	-	-	-	-	-	19,500	Manufacturing	Vacant Land	2	Vac
Ind	1997	Emerald Industrial Center	1.76	1.76	1.76	-	-	-	-	-	24,000	Manufacturing	Vacant Land	1	Vac
Ind	1997	Ace Acme Septic Service	2.27	2.27	2.27	-	1	-	-	-	2,400	Construction Trades	Infill	1	MH
1997 Subtotal			6.56	6.56	6.56	-	1	-	-	-	60,040				
Ind	1998	B&B Fabricators	9.88	9.88	9.88	-	-	-	-	-	48,610	Manufacturing	Vacant Land	1	Vac
Ind	1998	American Boilerworks/Newell Machine	4.99	4.99	4.89	-	-	-	-	-	32,978	Manufacturing	Vacant Land	1	Vac
Ind	1998	Cement Distributors, Inc.	5.65	5.65	5.65	-	-	-	-	-	9,980	Transportation Private	Vacant Land	1	Vac
Ind	1998	Aerospace Manufacturing Technologies (20200 77th Ave NE)	2.53	2.53	2.53	-	-	-	-	-	36,400	Aerospace	Vacant Land	2	Vac
1998 Subtotal			23.05	23.05	22.95	-	-	-	-	-	127,968				
Ind	1999	Lakota Industries	0.71	0.71	0.71	-	-	-	-	-	6,000	Manufacturing	Vacant Land	1	Vac
Ind	1999	Arlington Machinery	0.76	0.76	0.76	-	-	-	-	-	9,144	Business Lofts	Vacant Land	1	Vac
Ind	1999	Smokey Point Distributing	4.44	4.44	4.44	-	-	1	-	-	13,280	Transportation Private	Vacant Land	1	Vac
1999 Subtotal			5.91	5.91	5.91	-	-	1	-	-	28,424				
Ind	2000	ACS Industries	3.37	3.37	3.37	-	-	-	-	-	22,560	Manufacturing	Vacant Land	1	Vac
2000 Subtotal			3.37	3.37	3.37	-	-	-	-	-	22,560				

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			Gross	Bibl	Net	Demo'ed	Remain'g	New	Demo'ed	Remain'g	New				
Ind	2001	Country Save Corp	2.06	2.06	2.06	-	-	-	-	-	29,694	Manufacturing	Vacant Land	1	Vac
2001 Subtotal			2.06	2.06	2.06	-	-	-	-	-	29,694				
Ind	2002	Absolute Construction	0.98	0.98	0.98	-	-	-	-	-	17,400	Construction Trades	Vacant Land	2	Vac
Ind	2002	Agra Foundations (19324 67th Ave NE)	4.62	4.51	4.39	(1)	-	-	-	-	9,170	Construction Trades	Redevelopment	1	SFR
Ind	2002	Backstrom Curb & Sidewalk/ Bobcat West (19705 60th Ave NE)	1.35	1.35	1.35	-	-	-	-	-	19,072	Construction Trades	Vacant Land	1	Vac
												(9,600 sq ft) and Wholesale Distributor (9,472)			
2002 Subtotal			6.95	6.84	6.73	(1)	-	-	-	-	45,642				
Industrial New Project Subtotal			61.46	60.94	60.72	(1)	1	1	-	-	420,744				
Industrial -- Infill Projects															
Ind	1995	US Marine (Formerly Bayliner)	39.12	38.76	38.76	-	-	-	(1,053)	326,346	97,968	Manufacturing	Infill	3	Manufacturing
Ind	1995	Northwest Hardwoods	52.80	51.78	51.78	-	-	-	-	117,225	13,280	Lumber Mill	Infill	10	Lumber Yard
Ind	1996	Northwest Hardwoods	52.80	51.78	51.78	-	-	-	-	130,505	8,456	Lumber Mill	Infill	10	Lumber Mill
Northwest Hardwoods Subtotal (depicted as a 1995 project in the charts)			52.80	51.78	51.78	-	-	-	-	117,225	21,736				
Ind	1995	Newell Machine & Repair (6922 204th St NE)	1.62	1.14	1.14	-	-	-	-	12,400	2,000	Manufacturing	Infill	2	Manufacturing
1997	1.62		1.14	1.14	-	-	-	-	14,400	500	Manufacturing	Infill			
Newell Machine Subtotal (depicted as a 1995 project in the charts)			1.62	1.14	1.14	-	-	-	-	12,400	2,500				
1995 Subtotal (Includes all Newell Machine)			93.54	91.68	91.68	-	-	-	(1,053)	455,971	122,204				
Ind	1996	Bowman Manufacturing	1.13	1.13	1.13	-	-	-	-	17,000	555	Manufacturing	Infill	1	Manufacturing
Ind	1996	HCI Steel Products, Inc.	5.45	5.45	5.45	-	-	-	-	65,000	9,585	Manufacturing	Infill	1	Heavy Manu
1996 Subtotal			6.58	6.58	6.58	-	-	-	-	82,000	10,140				
Ind	1997	Aerospace Manufacturing Technologies (20100 71st)	5.01	5.01	5.01	-	-	-	-	59,598	21,120	Aerospace	Infill	2	Aerospace
Ind	1997	Arlington RV & Welding Supply	1.27	0.86	0.86	-	-	-	-	7,000	1,787	Manufacturing	Infill	1	Manufacturing
Ind	1997	Pioneer Manufacturing	5.12	5.12	5.12	-	-	-	-	37,273	2,350	Manufacturing	Infill	1	Manufacturing
Ind	1997	Secure-It Mini-Storage	4.77	4.77	4.77	-	1	-	-	43,890	15,980	Mini-Storage	Infill	1	Mini-Storage
Ind	1997	Welco Lumber	20.81	20.81	20.81	-	1	-	-	55,121	5,480	Lumber Mill	Infill	2	Lumber Mill
Ind	1997	West Coast Forest Products	13.93	13.93	13.93	-	-	-	-	163,318	35,530	Lumber Mill	Infill	1	Lumber Mill
1997 Subtotal			50.90	50.49	50.49	-	2	-	-	366,200	82,247				
Ind	2000	American Boilerworks/Newell Machine	4.89	4.89	4.89	-	-	-	-	32,978	5,552	Manufacturing	Infill	1	Manufacturing
Ind	2003	American Boilerworks/Newell Machine	4.89	4.89	4.89	-	-	-	-	38,530	30,000	Manufacturing	Infill	1	Manufacturing
American Boilerworks/Newell Machine Subtotal (depicted as a 2000 project in the charts)			4.89	4.89	4.89	-	-	-	-	32,978	35,552				
Industrial Infill Subtotal			155.91	153.64	153.64	-	2	-	(1,053)	937,149	250,143				
The road shop is a unique use and not representative of likely future development in other Industrial locations. It is a part of the Government demand on known sites.															
Ind	1999	Snohomish County North Road Shop	18.28	18.28	18.28	-	-	-	-	15,328	5,040	Transportation Public	Infill	1	Rd Shop
Ind	2004	Snohomish County North Road Shop	18.28	18.28	18.28	-	-	-	-	20,368		Transportation Public	Infill	1	Rd Shop
Government Subtotal			18.28	18.28	18.28	-	-	-	-	15,328	5,040				

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			Gross	Bibl	Net	Demo'd	Remain'g	New	Demo'd	Remain'g	New					
Snohomish County does not have enough data on the Light Industrial projects to include them in the future averages at this time.																
LI	2004	6205 192nd St NE	0.00	0.00	0.00	-	-	-	-	-	-	-	Needs Research			
LI	2004	6209 192nd St NE	0.00	0.00	0.00	-	-	-	-	-	-	-	Needs Research			
LI	2005	Columbia Distributing and Gale Insulation(?)	7.74	7.57	6.68	(1)	-	-	-	-	60,880	Wholesale Distributor?	Redevelopment	1	SFR (SP)	
Neighborhood Commercial																
NC	1996	Shell/Pizza Hut	1.25	1.25	1.25	-	-	-	-	-	3,000	Gas/Food	Vacant Land	1	Vac	
NC	2003	Eagle's Crest Restaurant	1.07	1.07	1.07	-	-	-	-	-	4,465	Restaurant	Vacant Land	1	Vac	
Neighborhood Commercial Subtotal			2.33	2.33	2.33	-	-	-	-	-	7,465					
Willis Brothers Lockers is probably not representative of likely future development in Neighborhood Commercial																
NC	1996	Willis Light Industrial Complex/ Willis Bros. Lockers	1.40	1.22	1.22	-	-	-	-	6,598	7,200	Business Lofts	Infill	1	Wholesale Distributor	
Snohomish County does not have enough data on 18914 59th Dr NE to include it in the future averages at this time.																
AF	2005	18914 59th Dr NE				-	-	-	-	-	25,500	Aircraft Hangar	Infill	1	Airport	
Contract Rezones are unique by definition and cannot be used as part of determining future averages.																
Contract	1998	Stowaway Storage	1.74	1.74	1.74	-	1	-	-	-	17,320	22,200	Mini-Storage	Infill	1	Mini-warehouse
Contract	2001	Pioneer Elementary	20.67	11.83	11.83	-	-	-	-	-	-	58,087	School Elementary	Vacant Land	1	Vacant
Expansions of existing Churches, Schools, and Cemeteries are not representative of likely future development in their respective zones and are not a part of calculating county-wide reductions for non-residential uses in residential zones.																
OT	2002	Arlington First Baptist Church	0.30	0.30	0.30	-	-	-	-	6,122	4,074	Church	Infill	1	Church	
OT	2003	Presidents Elementary	11.52	11.38	11.52	-	-	-	(45,109)	15,000	45,109	School Elementary	Redevelopment	1	Elementary	
R-MD	1998	Arlington Free Methodist Church	4.96	4.96	4.90	-	-	-	-	23,652	14,014	Church	Infill	1	Church	
R-MD	2000	Arlington Cemetery	30.30	30.30	30.30	-	-	-	-	-	2,520	Cemetery	Infill	1	Cemetery	
R-HD	1997	Seventh Day Adventist (7xx Talcott Ave)	0.88	0.79	0.79	(1)	-	-	-	4,592	5,648	Church	Infill	3	1 church, 1 SFR, 1 Vac	
R-HD	2003	Immaculate Conception Church	2.91	2.91	2.91	-	1	-	-	9,065	5,402	Church	Infill	1	Church, rectory	
RHD Church Infill Subtotal											11,050					
Arlington High School is considered a known site because it was added to the UGA specifically for a high school. For purposes of this report, it is classified as P/SP even though it was originally R-LMD																
R-LMD	2002	Arlington Highschool	58.45	45.17	45.17	(2)	-	-	-	-	220,506	220,506	School High	Redevelopment	5	1 SFR, 2 MH, 1 non-res bldg, 2 vac
P/SP	2005	Arlington Highschool	58.45	45.17	45.17	-	-	-	-	-	220,506	220,506	School High	Infill	5	Highschool
P/SP School Known Site Subtotal												220,506				

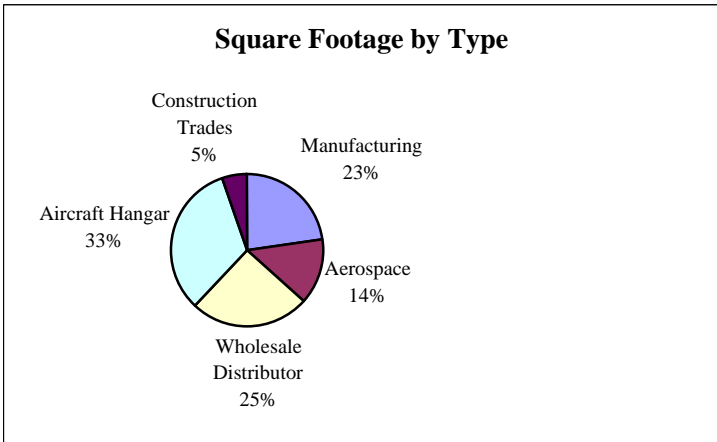
Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Airport Industrial Zoning: Employment Density Estimates Derived from Construction in New Non-Residential Projects (1995-2005) 28.39 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft/ Units	% Sq Ft	NAICS Category
Manufacturing	82,725	23%	Manufacturing
Aerospace	50,736	14%	Manufacturing
Wholesale Distributor	92,658	25%	WTU
Aircraft Hangar	119,068	33%	WTU
Construction Trades	19,078	5%	<i>Not Forecasted</i>
Total	364,265	100%	

Building Types Allocated to NAICS Employment Categories							
Manufacturing		WTU		Construction -- Not Forecasted		Total	
Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
82,725	22.7%	-	0%	-	0%	82,725	22.7%
50,736	13.9%	-	0%	-	0%	50,736	13.9%
-	0%	92,658	25%	-	0%	92,658	25.4%
-	0%	119,068	33%	-	0%	119,068	32.7%
-	0%	-	0%	19,078	5.2%	19,078	5.2%
133,461	36.6%	211,726	58.1%	19,078	5.2%	364,265	100%

Note: Snohomish County does not have reliable data on employers who are based in aircraft hangars.



Convert Total Sq Ft Under Each NAICS Employment Categories into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
Manufacturing	133,461	500	267	0.11
WTU	211,726	1,000	212	0.17
<i>Construction Trades</i>	19,078	N/A	N/A	0.02
Total	364,265		479	0.29

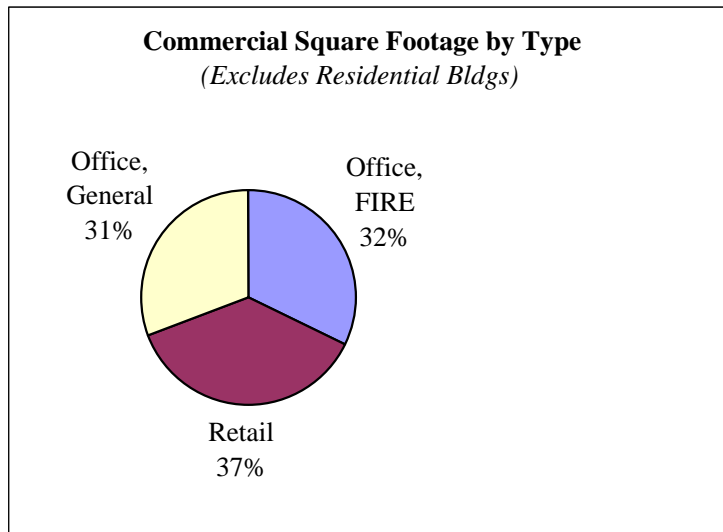
Construction Per Acre (Total Construction Estimates/ 28.39 Acres)				
Manufacturing	4,700	500	9.4	0.11
WTU	7,456	1,000	7.5	0.17
<i>Construction Trades</i>	672	N/A	N/A	0.02
Total	12,829		16.86	0.29

Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Old Town Business District Zoning: Employment and Housing Density Estimates Derived from Construction in New Projects (1995-2005)
1.79 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Com. Sq Ft or Res Units	% Sq Ft	NAICS Category
Office, FIRE	9,518	32%	FIRE
Retail	10,944	37%	Retail
Office, General	9,078	31%	Services (90%), FIRE (8%), Gov (2%)
Commercial Total	29,540	100%	
<i>Multi Family Units</i>	<i>4</i>	<i>N/A</i>	<i>MF Units</i>

Building Types Allocated to NAICS Employment Categories											
FIRE		WTU		Services (Other)		Retail		Government		Total	
Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
9,518	32.2%	-	0%	-	0%	-	0%	-	0%	9,518	32.2%
-	0%	-	0%	-	0%	10,944	37.0%	-	0%	10,944	37.0%
726	2.5%	-	0%	8,170	27.7%	-	0%	182	0.6%	9,078	30.7%
10,244	34.7%	-	0%	8,170	27.7%	10,944	37.0%	182	0.6%	29,540	100%
<i>Does Not Apply to Multi-Family</i>											



Convert Total Sq Ft Under Each NAICS Employment Categories into Employees

Employment Category	Com. Sq Ft or Res. Units	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
FIRE	10,244	350	29	0.13
Services (Other)	8,170	400	20	0.10
Government	182	300	1	0.00
Retail	10,944	700	16	0.14
Commercial Total	29,540		66	0.38
<i>Multi-Family Units</i>	<i>4</i>	<i>N/A</i>	<i>N/A</i>	<i>2.23 du/ac</i>

Construction Per Acre (Total Construction Estimates/ 1.79 Acres)				
FIRE	5,719	350	16.3	0.13
Services (Other)	4,561	400	11.4	0.10
Government	101	300	0.3	0.00
Retail	6,109	700	8.7	0.14
Commercial Total	16,491		36.81	0.38
<i>Multi-Family Units</i>	<i>2.23</i>	<i>N/A</i>	<i>N/A</i>	<i>2.23 du/ac</i>

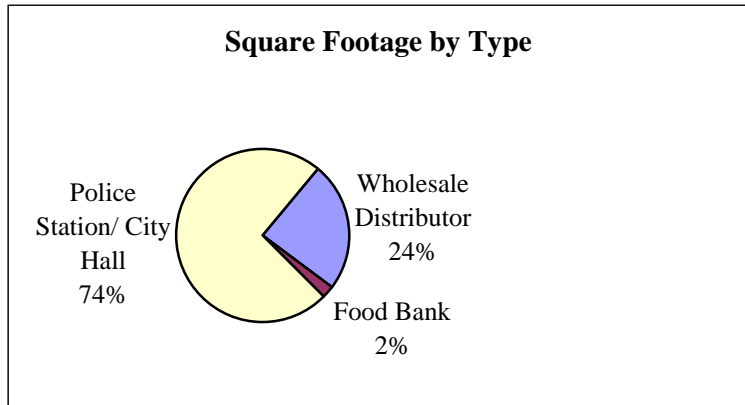
Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Central Business District Zoning: Employment Density Estimates Derived from Infill Projects (1995-2005)

2.82 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft/ Units	% Sq Ft	NAICS Category
Wholesale Distributor Food Bank	8,720	24%	WTU
Police Station/ City Hall	864	2%	Government
Police Station/ City Hall	26,628	74%	Government
Total	36,212	100%	

Building Types Allocated to NAICS Employment Categories					
WTU		Government		Total	
Sq Ft	%	Sq Ft	%	Sq Ft	%
8,720	24%	-	0%	8,720	24.1%
-	0%	864	2.4%	864	2.4%
-	0%	26,628	73.5%	26,628	73.5%
8,720	24%	27,492	75.9%	36,212	100%



Convert Total Sq Ft Under Each NAICS Employment Categories into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
WTU	8,720	1,000	9	0.07
Government	27,492	300	92	0.22
Total	36,212		100	0.29

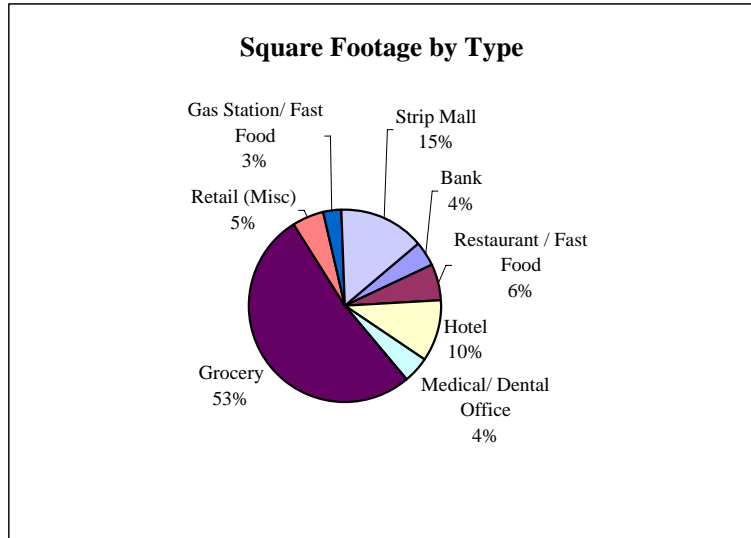
Construction Per Acre (Total Construction Estimates/ 2.82 Acres)				
WTU	3,094	1,000	3.1	0.07
Government	9,755	300	32.5	0.22
Total	12,849		35.61	0.29

Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: General Commercial Zoning: Employment Density Estimates Derived from Construction in New Projects (1995-2005) 25.55 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft	%	NAICS Category
Bank	8,406	4.1%	FIRE
Restaurant / Fast Food	12,422	6.1%	Services (Food)
Hotel	21,164	10.3%	Services (Other)
Medical/ Dental Office	8,689	4.2%	Services (Other)
Grocery	106,218	51.7%	Retail
Retail (Misc)	10,584	5.2%	Retail
Gas Station/ Fast Food	6,124	3.0%	Retail (50%), Services (Food) (50%)
Strip Mall	29,353	14.3%	Retail (45%), Services (Other) (30%), Services (Food) (20%), FIRE (5%)
Self-Serve Car Wash	2,300	1.1%	No Employees
Total	205,260	100%	

Building Types Allocated to NAICS Employment Categories											
FIRE		Retail		Services				Not Forecasted As Employment		Total	
				Other		Food					
Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
8,406	4%	-	0%	-	0%	-	0%	-	0%	8,406	4%
-	0%	-	0%	-	0%	12,422	6%	-	0%	12,422	6%
-	0%	-	0%	21,164	10%	-	0%	-	0%	21,164	10%
-	0%	-	0%	8,689	4%	-	0%	-	0%	8,689	4%
-	0%	106,218	52%	-	0%	-	0%	-	0%	106,218	52%
-	0%	10,584	5%	-	0%	-	0%	-	0%	10,584	5%
-	0%	3,062	1%	-	0%	3,062	1%	-	0%	6,124	3%
1,468	1%	13,209	6%	8,806	4%	5,871	3%	-	0%	29,353	14%
-	0%	-	0%	-	0%	-	0%	2,300	1%	2,300	1%
9,874	5%	133,073	65%	38,659	19%	21,355	10%	2,300	1%	205,260	100%



Convert Total Sq Ft Under Each NAICS Employment Category into Employees

Employment Category	Bldg Sq Ft	Employee Assumption	Employment Estimate	Floor Area Ratio
FIRE (Other)	9,874	350	28	0.009
Retail	133,073	600	222	0.120
Services (Food)	21,355	200	107	0.019
Services (Other)	38,659	400	97	0.035
<i>Car Wash</i>	2,300	N/A	N/A	0.002
Total	205,260		453	0.182

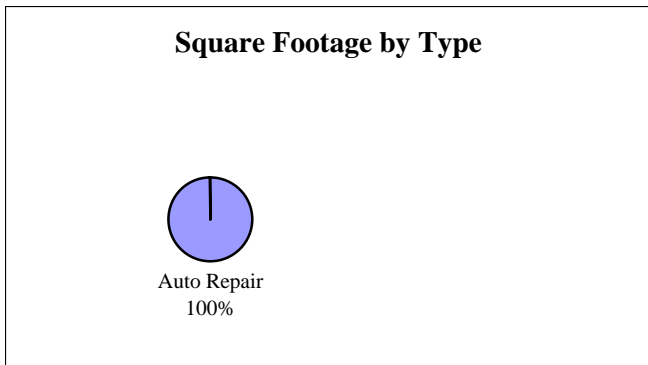
Construction Per Acre (Total Construction Estimates/ 25.55 Acres)				
FIRE (Other)	386	350	1.10	0.009
Retail	5,208	600	8.68	0.120
Services (Food)	836	200	4.18	0.019
Services (Other)	1,513	400	3.78	0.035
<i>Car Wash</i>	90	N/A	N/A	0.002
Total	8,033		17.75	0.182

Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: General Industrial Zoning: Employment Density Estimates Derived from Construction in New Projects (1995-2005) 1.18 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft/ Units	% Sq Ft	NAICS Category
Auto Repair	10,000	100%	Services
Total	10,000	100%	

Building Types Allocated to NAICS Employment Categories			
Services		Total	
Sq Ft	%	Sq Ft	%
10,000	100%	10,000	100.0%
10,000	100.0%	10,000	100%



Convert Total Sq Ft Under Each NAICS Employment Categories into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
Services	10,000	400	25	0.19
Total	10,000		25	0.19

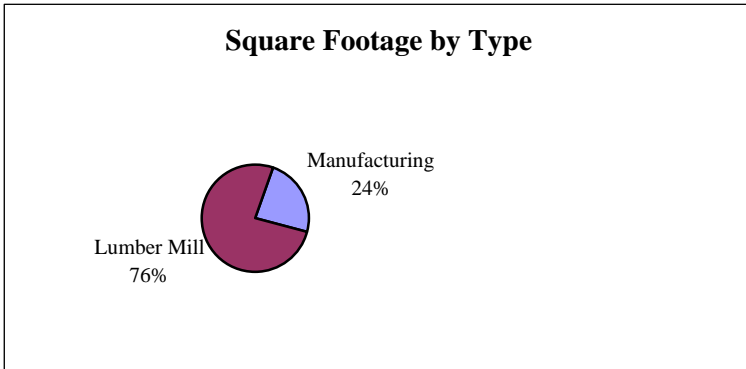
Construction Per Acre (Total Construction Estimates/ 1.18 Acres)				
Services	8,490	400	21.22	0.19
Total	8,490		21.22	0.19

Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: General Industrial Zoning: Employment Density Estimates Derived from Construction in Infill Projects (1995-2005)
61.88 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft/ Units	% Sq Ft	NAICS Category
Manufacturing	30,276	24%	Manufacturing
Lumber Mill	98,074	76%	Manufacturing
Total	128,350	100%	

Building Types Allocated to NAICS Employment Categories			
Manufacturing		Total	
Sq Ft	%	Sq Ft	%
30,276	23.6%	30,276	23.6%
98,074	76.4%	98,074	76.4%
128,350	100.0%	128,350	100%



Convert Total Sq Ft Under Each NAICS Employment Categories into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
Manufacturing	128,350	500	257	0.05
Total	128,350		257	0.05

Construction Per Acre (Total Construction Estimates/ 61.88 Acres)				
Manufacturing	2,074	500	4.15	0.05
Total	2,074		4.15	0.05

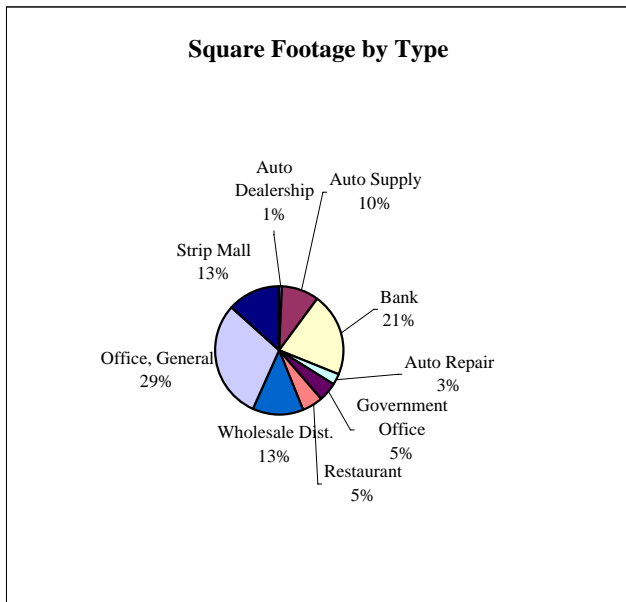
Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Highway Commercial Zoning: Employment Density Estimates Derived from New Projects (1995-2005)

17.19 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft	%	NAICS Category
Auto Dealership	1,216	0.8%	Retail
Auto Supply	13,908	9.6%	Retail
Bank	30,096	20.7%	FIRE
Auto Repair	4,251	2.9%	Services (Other)
Government Office	6,652	4.6%	Government
Restaurant	7,724	5.3%	Services (Food)
Wholesale Dist.	18,720	12.9%	WTU
Office, General	43,444	29.8%	Services (Other) (80%), FIRE (Other) (15%), Gov (5%)
Strip Mall	19,578	13.4%	Retail (45%), Services (Other) (30%), Services (Food) (20%), FIRE (Other)
Total	145,589	100%	

Building Types Allocated to NAICS Employment Categories													
FIRE (Other)		Government		Retail		Services				Wholesale, Transpo, Util		Total	
						Other		Food					
Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
-	0%	-	0%	1,216	1%	-	0%	-	0%	-	0%	1,216	1%
-	0%	-	0%	13,908	10%	-	0%	-	0%	-	0%	13,908	10%
30,096	21%	-	0%	-	0%	-	0%	-	0%	-	0%	30,096	21%
-	0%	-	0%	-	0%	4,251	3%	-	0%	-	0%	4,251	3%
-	0%	6,652	5%	-	0%	-	0%	-	0%	-	0%	6,652	5%
-	0%	-	0%	-	0%	-	0%	7,724	5%	-	0%	7,724	5%
-	0%	-	0%	-	0%	-	0%	-	0%	18,720	13%	18,720	13%
6,517	4%	2,172	1%	-	0%	34,755	24%	-	0%	-	0%	43,444	30%
979	1%	-	0%	8,810	6%	5,873	4%	3,916	3%	-	0%	19,578	13%
37,592	26%	8,824	6%	23,934	16%	44,880	31%	11,640	8%	18,720	13%	145,589	100%



Convert Total Sq Ft Under Each NAICS Employment Category into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
FIRE (Other)	37,592	350	107	0.05
Government	8,824	300	29	0.01
Retail	23,934	600	40	0.03
Services (Food)	11,640	200	58	0.02
Services (Other)	44,880	400	112	0.06
WTU	18,720	1,000	19	0.03
Total	145,589		366	0.19

Construction Per Acre (Total Construction Estimates/ 17.19 Acres)				
FIRE (Other)	2,187	350	6.25	0.05
Government	513	300	1.71	0.01
Retail	1,392	600	2.32	0.03
Services (Food)	677	200	3.39	0.02
Services (Other)	2,611	400	6.53	0.06
WTU	1,089	1,000	1.09	0.03
Total	8,470		21.28	0.19

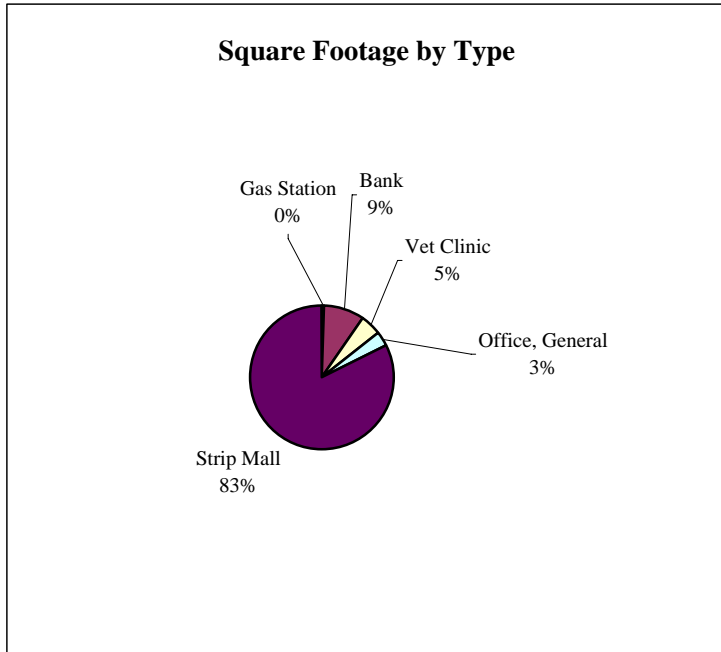
Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Highway Commercial Zoning: Employment Density Estimates Derived from Infill Projects (1995-2005)

8.51 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft	%	NAICS Category
Gas Station	462	0.5%	Retail
Bank	8,856	9.1%	FIRE
Vet Clinic	4,840	5.0%	Services (Other)
Office, General	3,200	3.3%	Services (Other) (80%), FIRE (Other) (15%), Gov (5%)
Strip Mall	79,784	82.1%	Retail (45%), Services (Other) (30%), Services (Food) (20%), FIRE (Other)
Total	97,142	100%	

Building Types Allocated to NAICS Employment Categories											
FIRE (Other)		Government		Retail		Services				Total	
						Other		Food			
Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
-	0%	-	0%	462	0%	-	0%	-	0%	462	0%
8,856	9%	-	0%	-	0%	-	0%	-	0%	8,856	9%
-	0%	-	0%	-	0%	4,840	5%	-	0%	4,840	5%
480	0%	160	0%	-	0%	2,560	3%	-	0%	3,200	3%
3,989	4%	-	0%	35,903	37%	23,935	25%	15,957	16%	79,784	82%
13,325	14%	160	0%	36,365	37%	31,335	32%	15,957	16%	97,142	100%



Convert Total Sq Ft Under Each NAICS Employment Category into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
FIRE (Other)	13,325	350	38	0.04
Government	160	300	1	0.00
Retail	36,365	600	61	0.10
Services (Food)	15,957	200	80	0.04
Services (Other)	31,335	400	78	0.08
Total	97,142		257	0.26

Construction Per Acre (Total Construction Estimates/ 8.51 Acres)

FIRE (Other)	1,566	350	4.48	0.04
Government	19	300	0.06	0.00
Retail	4,275	600	7.12	0.10
Services (Food)	1,876	200	9.38	0.04
Services (Other)	3,683	400	9.21	0.08
Total	11,419		30.25	0.26

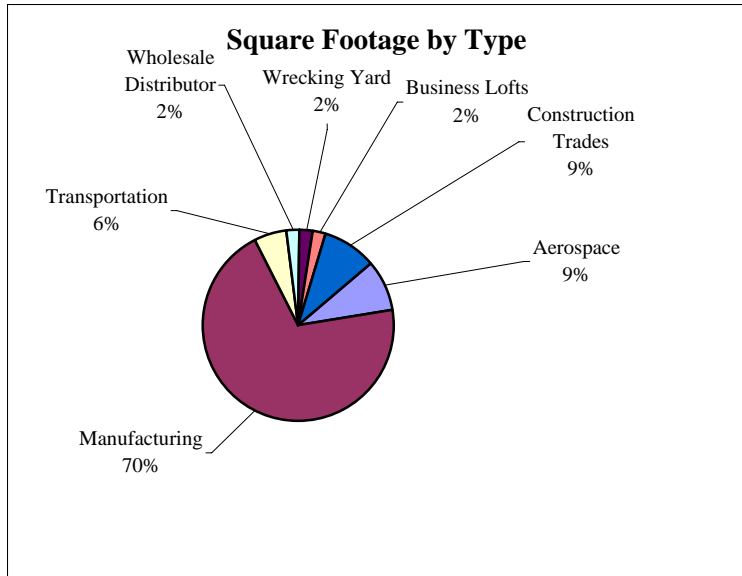
Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Industrial Zoning: Employment Density Estimates Derived from Construction in New Non-Residential Projects (1995-2005)

60.94 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft	%	NAICS Category
Aerospace	36,400	9%	Manufacturing
Manufacturing	294,898	70%	Manufacturing
Transportation	23,260	6%	WTU
Wholesale Distributor	9,472	2%	WTU
Wrecking Yard	9,000	2%	WTU
Business Lofts	9,144	2%	WTU (40%), Manufacturing (30%), Construction (15%), Services (Other) (13%), FIRE (Other) (2%)
<i>Construction Trades</i>	38,570	9%	<i>Not Covered Employment</i>
Total	420,744	100%	

Building Types Allocated to NAICS Employment Categories											
Manufacturing		Services		FIRE (Other)		WTU		Construction		Total	
Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
36,400	9%	-	0%	-	0%	-	0%	-	0%	36,400	8.7%
294,898	70%	-	0%	-	0%	-	0%	-	0%	294,898	70.1%
-	0%	-	0%	-	0%	23,260	5.5%	-	0%	23,260	5.5%
-	0%	-	0%	-	0%	9,472	2.3%	-	0%	9,472	2.3%
-	0%	-	0%	-	0%	9,000	2.1%	-	0%	9,000	2.1%
2,743	1%	1,189	0.3%	183	0%	3,658	0.9%	1,372	0.3%	9,144	2.2%
-	0%	-	0%	-	0%	-	0%	38,570	9.2%	38,570	9.2%
334,041	79.4%	1,189	0.3%	183	0.0%	45,390	10.8%	39,942	9.5%	420,744	100%



Convert Total Sq Ft Under Each NAICS Employment Categories into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
Manufacturing	334,041	500	668	0.13
Services (Other)	1,189	400	3	0.00
FIRE (Other)	183	350	1	0.00
WTU	45,390	1,000	45	0.02
<i>Construction</i>	<i>39,942</i>	<i>N/A</i>	<i>N/A</i>	<i>0.02</i>
Total	420,744		717	0.16

Construction Per Acre (Total Construction Estimates/ 60.94 Acres)

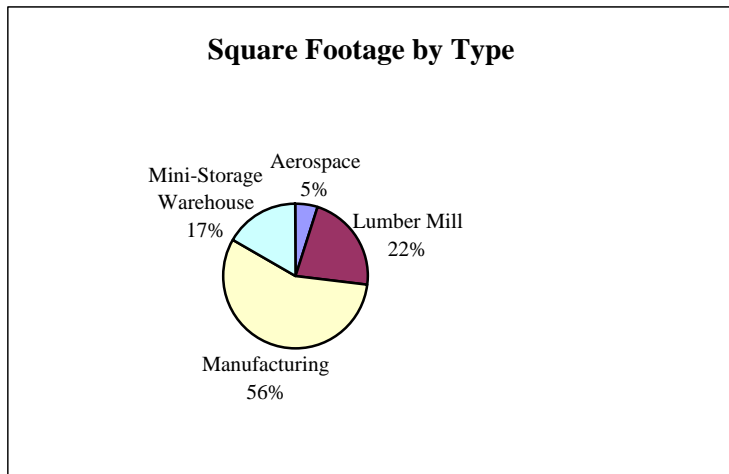
Manufacturing	5,482	500	10.96	0.13
Services (Other)	20	400	0.05	0.00
FIRE (Other)	3	350	0.01	0.00
WTU	745	1,000	0.74	0.02
<i>Construction</i>	<i>655</i>	<i>N/A</i>	<i>N/A</i>	<i>0.02</i>
Total	6,904		11.77	0.16

Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Industrial Zoning: Employment Density Estimates Derived from Construction in Infill Projects (1995-2005) 153.64 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft	%	NAICS Category
Aerospace	59,870	5%	Manufacturing
Lumber Mill	259,302	22%	Manufacturing
Manufacturing	669,272	56%	Manufacturing
Mini-Storage Warehouse	198,848	17%	FIRE (MSW)
Total	1,187,292	100%	

Building Types Allocated to NAICS Employment Categories					
Manufacturing		FIRE (MSW)		Total	
Sq Ft	%	Sq Ft	%	Sq Ft	%
59,870	5%	-	0%	59,870	5.0%
259,302	22%	-	0%	259,302	21.8%
669,272	56%	-	0%	669,272	56.4%
-	0%	198,848	17%	198,848	16.7%
988,444	83.3%	198,848	16.7%	1,187,292	100%



Convert Total Sq Ft Under Each NAICS Employment Categories into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
Manufacturing	988,444	500	1,977	0.15
FIRE (MSW)	198,848	20,000	10	0.03
Total	1,187,292		1,987	0.18

Construction Per Acre (Total Construction Estimates/ 153.64 Acres)

Manufacturing	6,434	500	12.87	0.15
FIRE (MSW)	1,294	20,000	0.06	0.03
Total	7,728		12.93	0.18

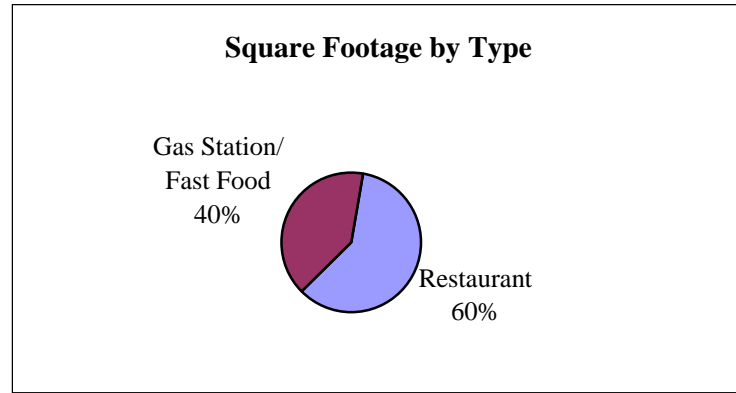
Snohomish County Tomorrow 2007 Buildable Lands Report

Arlington: Neighborhood Commercial Zoning: Employment Density Estimates Derived from Construction in New Projects ('95-'05)

2.33 Buildable Acres Developed

Total Square Footage by Building Type			
Building Type	Sq Ft	%	NAICS Category
Restaurant	4,465	59.8%	Services (Food)
Gas Station/ Fast Food	3,000	40.2%	Retail (50%), Services (Food) (50%)
Total	7,465	100%	

Building Types Allocated to NAICS Employment Categories					
Retail		Services (Food)		Total	
Sq Ft	%	Sq Ft	%	Sq Ft	%
-	0%	4,465	60%	4,465	60%
1,500	20%	1,500	20%	3,000	40%
1,500	20%	5,965	80%	7,465	100%



Convert Total Sq Ft Under Each NAICS Employment Category into Employees

Employment Category	Bldg Sq Ft	Sq Ft / Employee Assumption	Employment Estimate	Floor Area Ratio
Retail	1,500	600	3	0.01
Services (Food)	5,965	200	30	0.06
Total	7,465		32	0.07

Construction Per Acre (Total Construction Estimates/ 2.33 Acres)				
Retail	645	600	1.08	0.01
Services (Food)	2,565	200	12.83	0.06
Total	3,211		13.90	0.07

Note: NC zoning allows mixed-use and multi-family development. The 2007 Report is modeling 8 multi-family units/acre in addition to these employment estimates for new projects per city direction.