

MUNICIPALITIES

JURISDICTION

SEATTLE

POPULATION

780,995

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	1,661 100%	0 0%
MX-RC	0 0%	2,262 96%	87 4%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

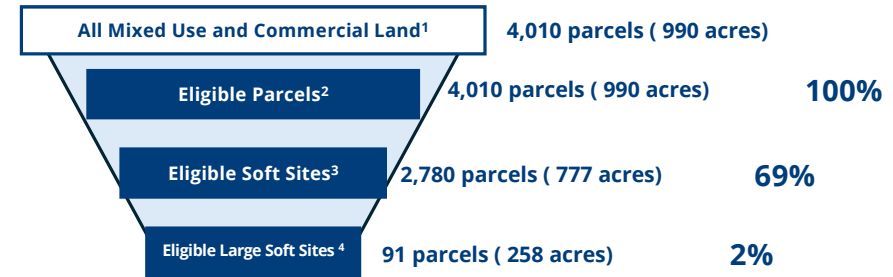
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Seattle has 4,010 “eligible” parcels (990 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 2,780 (777 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

SEATTLE

Figure 2: Parcel "Funnel" based on Development Feasibility

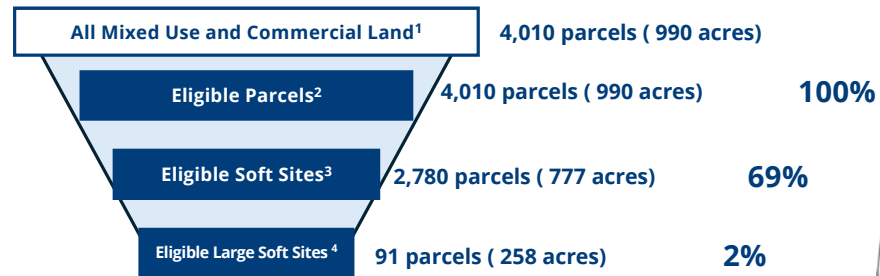










Figure 3: Seattle Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	1,661 (41%)
	MX-RC	Mixed-Use- Residential Conditional	2,349 (58%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	7,661 parcels
		Eligible Large Soft Sites	



JURISDICTION

SPOKANE

POPULATION

230,609

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	444 39%	702 61%	0 0%
MX-RC	213 23%	706 77%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	2,548 82%	556 18%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

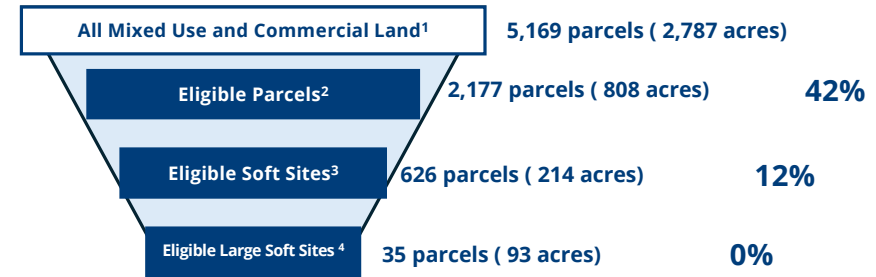
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Spokane has 2,177 "eligible" parcels (808 acres) that would be affected by this potential legislation, which represents 42% of all Mixed Use and Commercial land. Of that land, 626 (214 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
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 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

SPOKANE

Figure 2: Parcel “Funnel” based on Development Feasibility

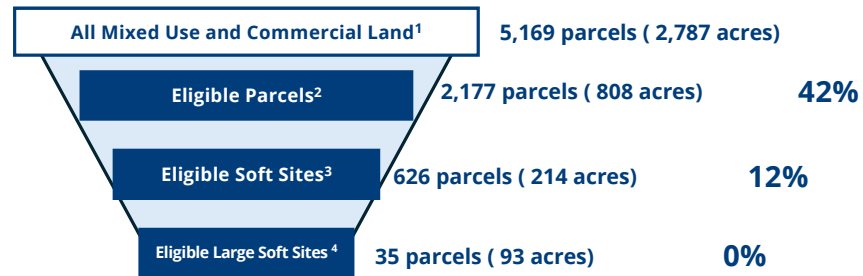








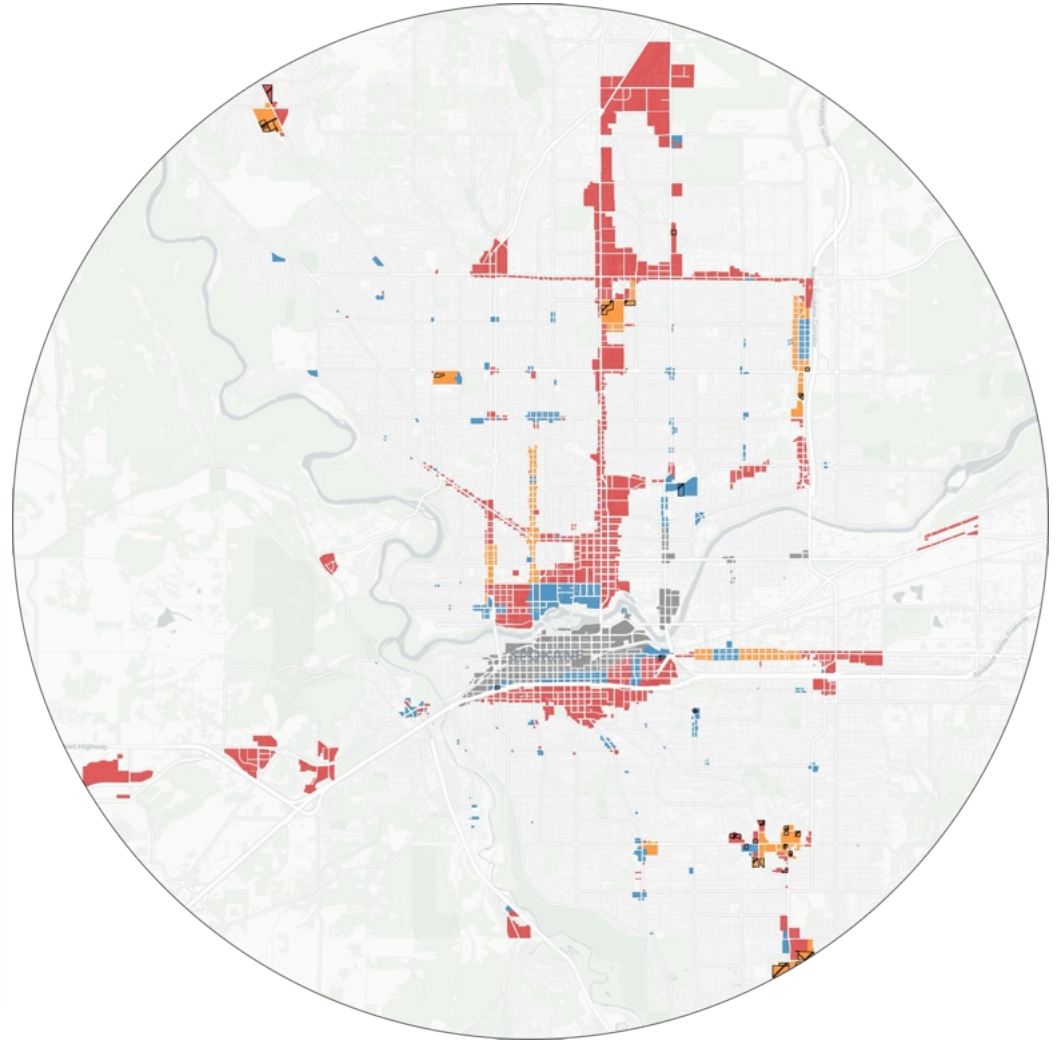


Figure 3: Spokane Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	1,146 (22%)
	MX-RC	Mixed-Use- Residential Conditional	919 (17%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	3,104 (60%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	875 parcels
		Eligible Large Soft Sites	



JURISDICTION

TACOMA

POPULATION

228,202

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	802 23%	2,642 77%	0 0%
MX-RC	0 0%	1 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

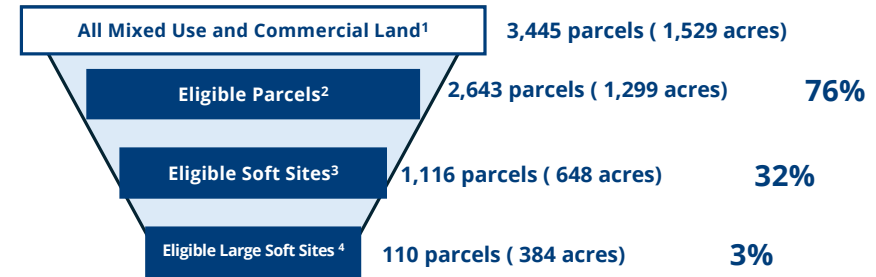
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Tacoma has 2,643 “eligible” parcels (1,299 acres) that would be affected by this potential legislation, which represents 76% of all Mixed Use and Commercial land . Of that land, 1,116 (648 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
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 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

TACOMA

Figure 2: Parcel “Funnel” based on Development Feasibility

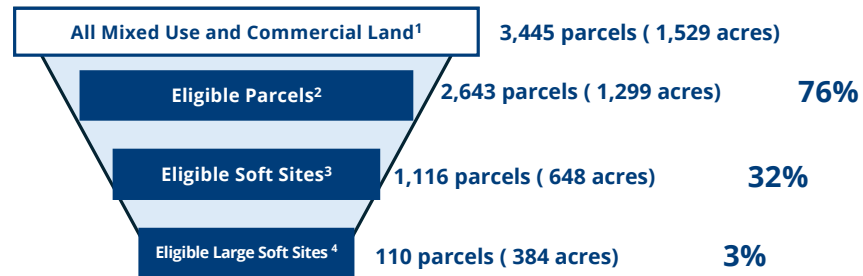








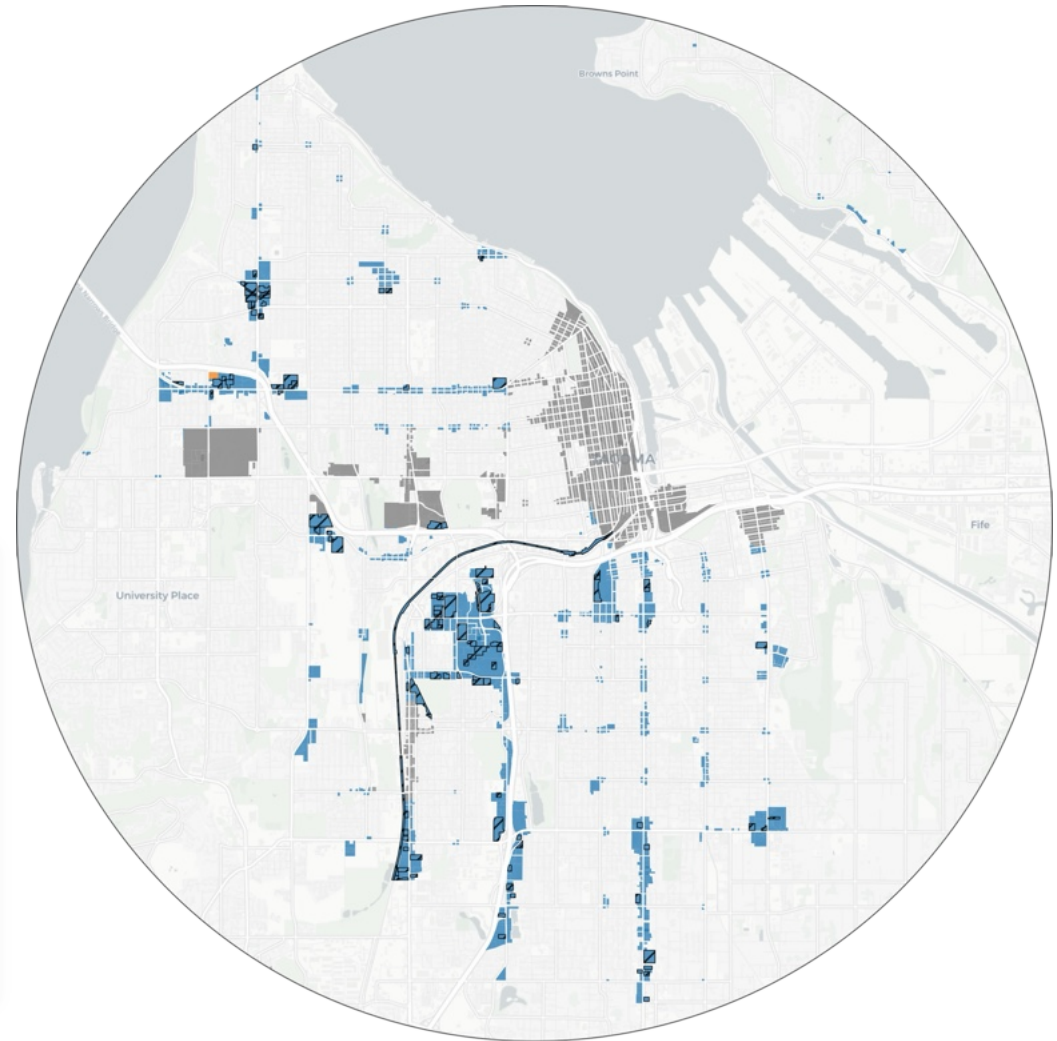


Figure 3: Tacoma Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	3,444 (99%)
	MX-RC	Mixed-Use- Residential Conditional	1 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	5,095 parcels
		Eligible Large Soft Sites	



JURISDICTION

VANCOUVER

POPULATION

198,992

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	361 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	1,092 61%	691 39%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

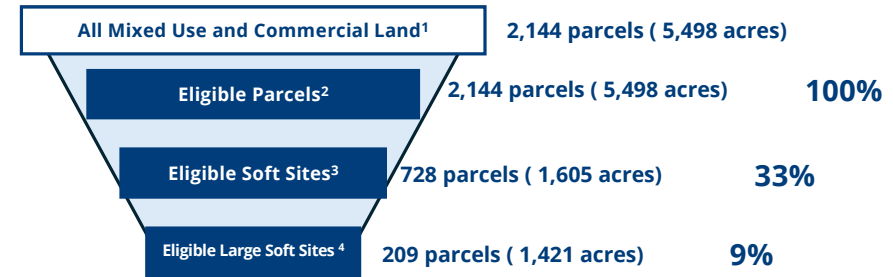
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Vancouver has 2,144 “eligible” parcels (5,498 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 728 (1,605 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
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 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

VANCOUVER

Figure 2: Parcel “Funnel” based on Development Feasibility

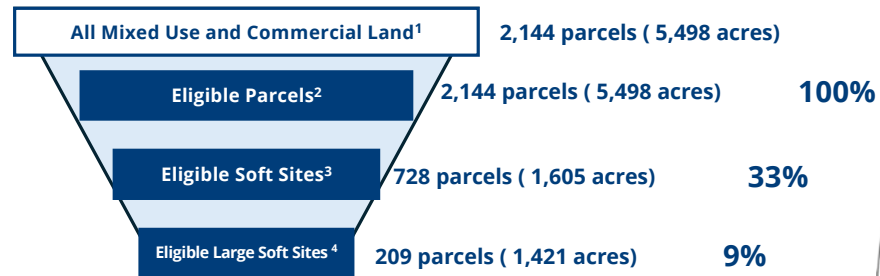








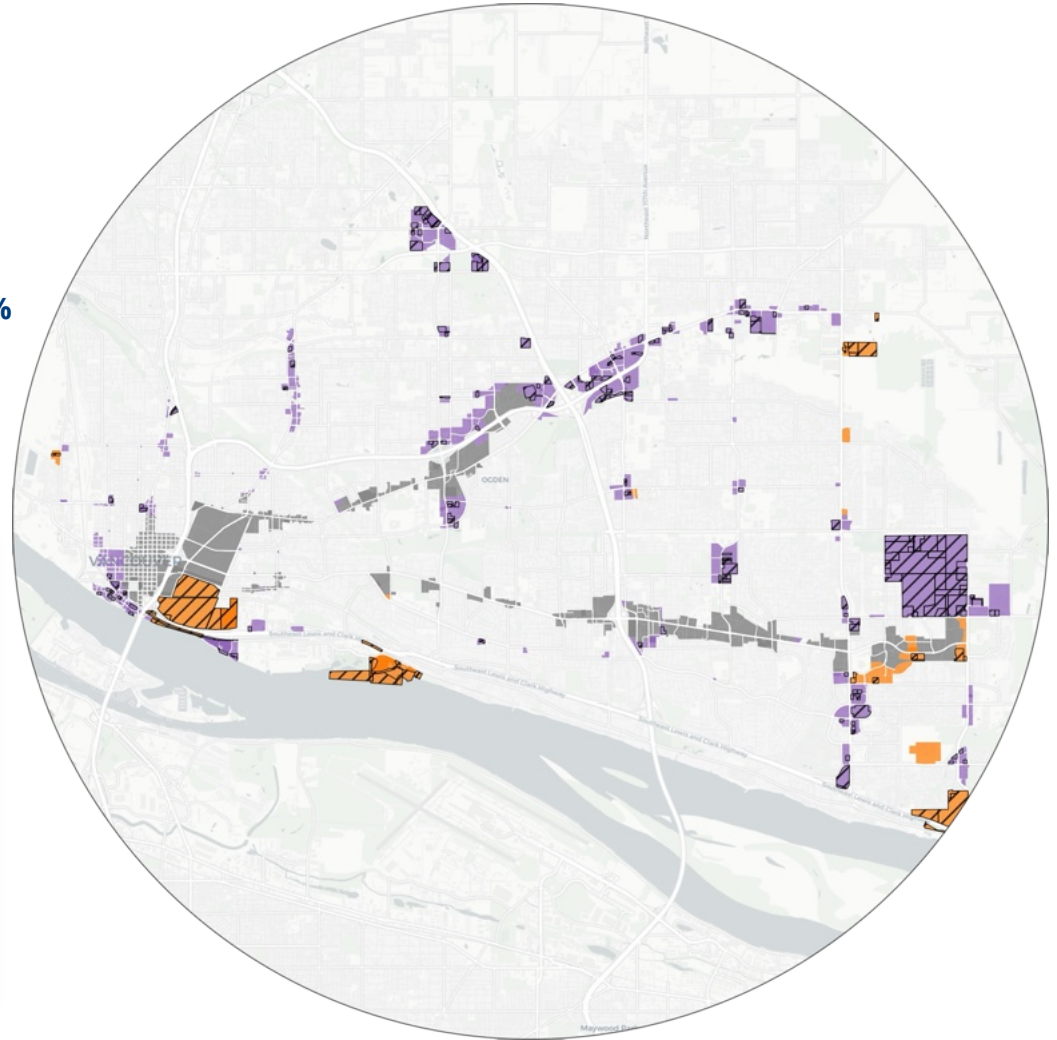


Figure 3: Vancouver Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	361 (16%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	1,783 (83%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	1,877 parcels
	Eligible Large Soft Sites	



JURISDICTION

BELLEVUE

POPULATION

154,377

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	49 80%	12 20%
MX-RC	0 0%	108 68%	51 32%
MX-RX	0 0%	0 0%	0 0%
C-RA	119 100%	0 0%	0 0%
C-RC	0 0%	46 71%	19 29%
C-RX	0 0%	0 0%	5 100%

Key

MX Mixed Use

C Commercial

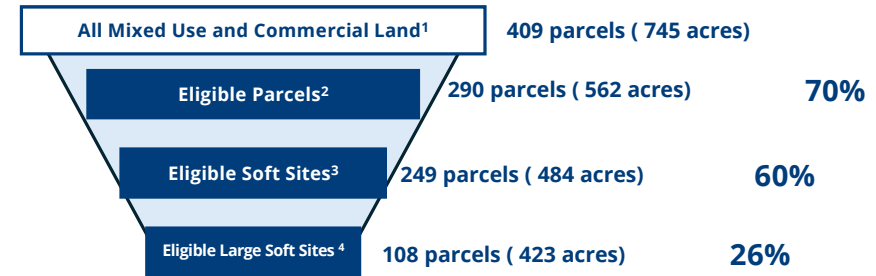
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Bellevue has 290 “eligible” parcels (562 acres) that would be affected by this potential legislation, which represents 70% of all Mixed Use and Commercial land . Of that land, 249 (484 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

BELLEVUE

Figure 2: Parcel “Funnel” based on Development Feasibility

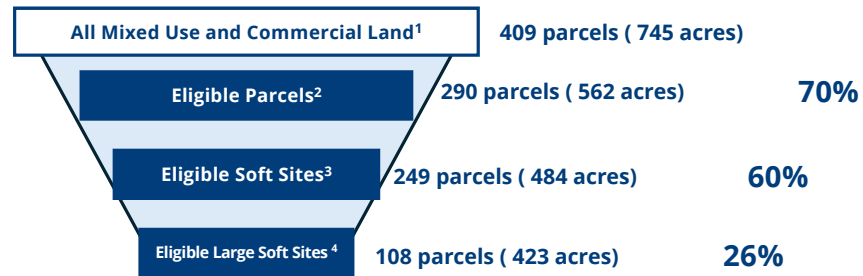








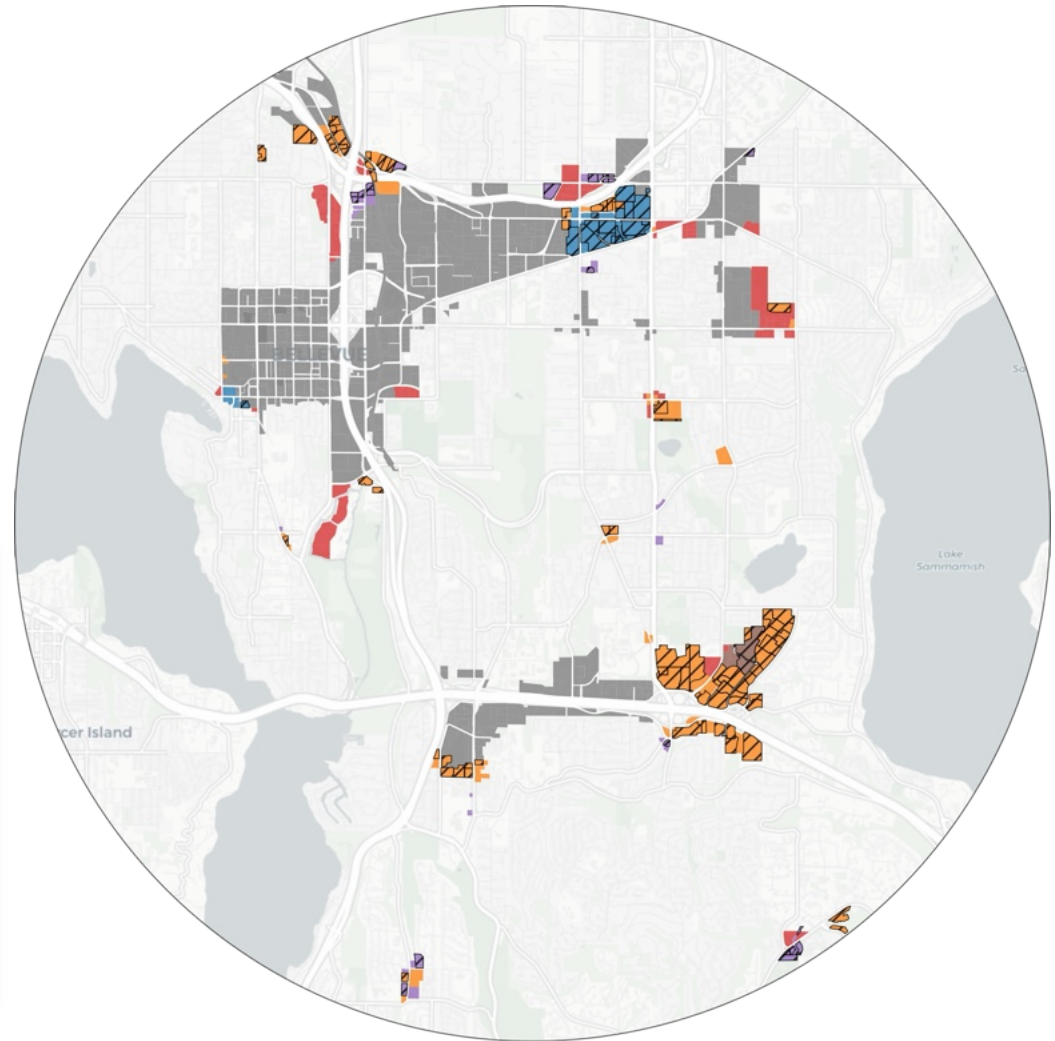


Figure 3: Bellevue Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	61 (14%)
	MX-RC	Mixed-Use- Residential Conditional	159 (38%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	119 (29%)
	C-RC	Commercial – Residential Conditional	65 (15%)
	C-RX	Commercial – Residential Prohibited	5 (1%)
	TOD	TOD Parcels Impacted by HB 1491	1,025 parcels
		Eligible Large Soft Sites	



JURISDICTION

KENT

POPULATION

136,588

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	57 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	163 33%	337 67%
C-RX	0 0%	0 0%	5 100%

Key

MX Mixed Use

C Commercial

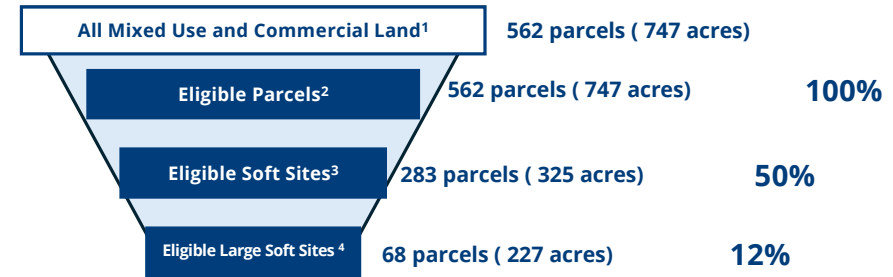
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Kent has 562 "eligible" parcels (747 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 283 (325 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
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 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
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- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

KENT

Figure 2: Parcel “Funnel” based on Development Feasibility

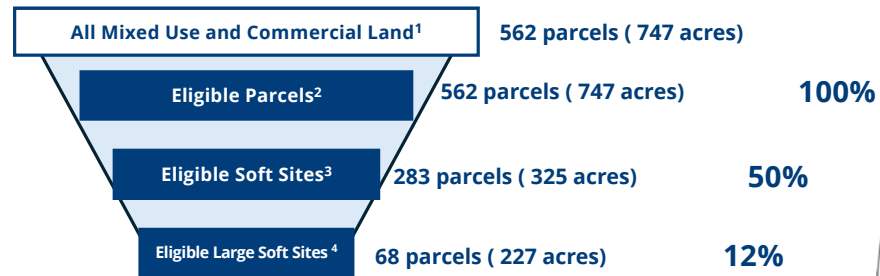
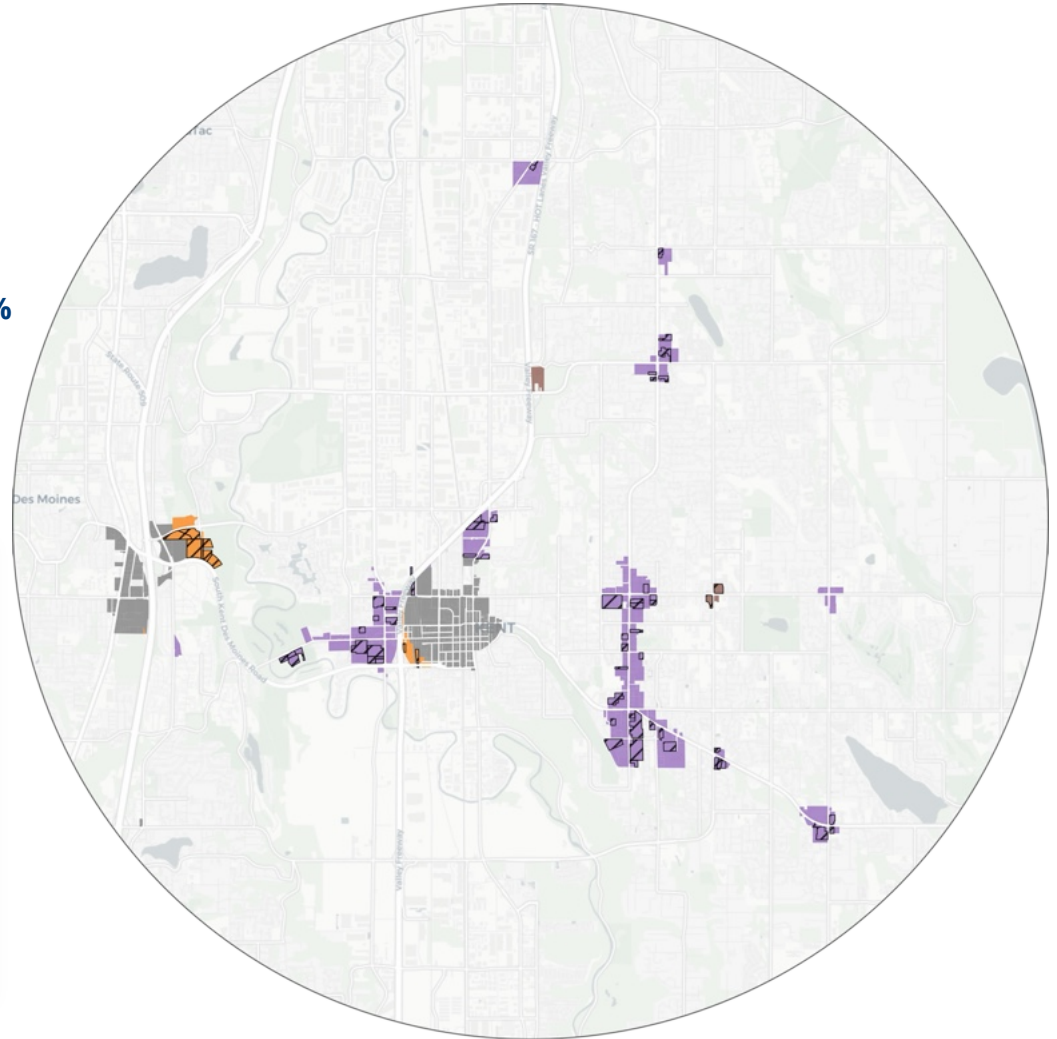


Figure 3: Kent Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
■ MX-RA	Mixed Use – Residential Allowed	0 (0%)
■ MX-RC	Mixed-Use- Residential Conditional	57 (10%)
■ MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■ C-RA	Commercial – Residential Allowed	0 (0%)
■ C-RC	Commercial – Residential Conditional	500 (88%)
■ C-RX	Commercial – Residential Prohibited	5 (0%)
■ TOD	TOD Parcels Impacted by HB 1491	576 parcels
■	Eligible Large Soft Sites	



JURISDICTION

EVERETT

POPULATION

113,011

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	170 10%	1,510 90%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

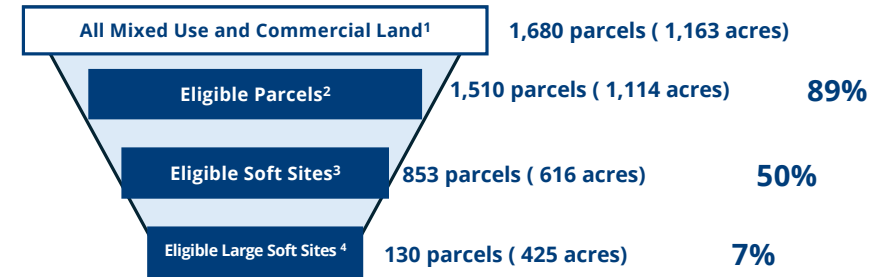
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Everett has 1,510 “eligible” parcels (1,114 acres) that would be affected by this potential legislation, which represents 89% of all Mixed Use and Commercial land . Of that land, 853 (616 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
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 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
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- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

EVERETT

Figure 2: Parcel “Funnel” based on Development Feasibility

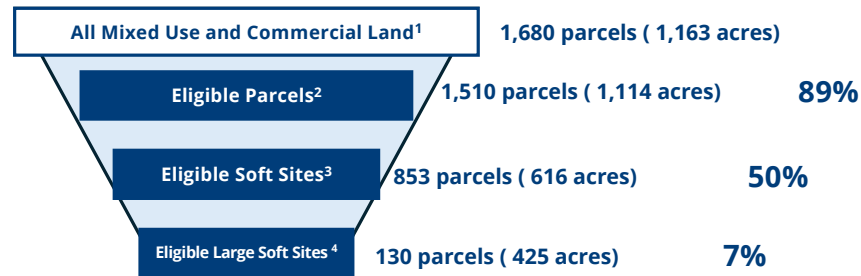








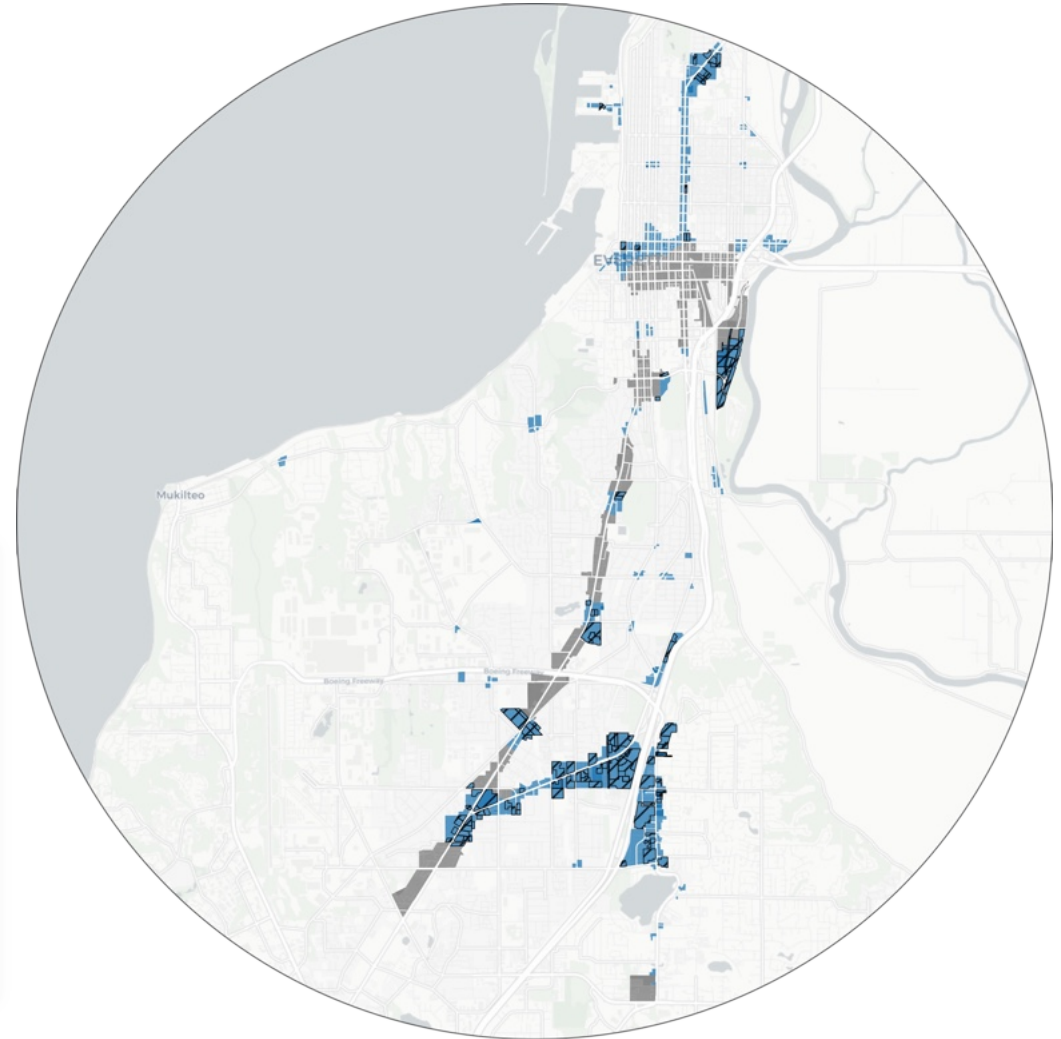


Figure 3: Everett Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	1,680 (100%)
	MX-RC Mixed-Use- Residential Conditional	0 (0%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	1,407 parcels
	Eligible Large Soft Sites	



JURISDICTION

SPOKANE VALLEY

POPULATION

108,267

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	2,482 100%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	477 100%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

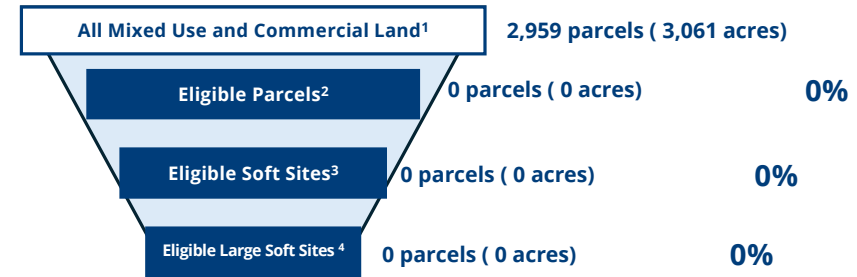
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Spokane Valley has 0 “eligible” parcels (0 acres) that would be affected by this potential legislation, which represents 0% of all Mixed Use and Commercial land . Of that land, 0 (0 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

SPOKANE VALLEY

Figure 2: Parcel “Funnel” based on Development Feasibility

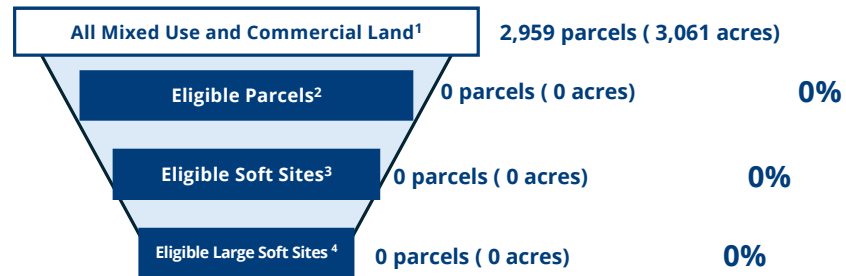








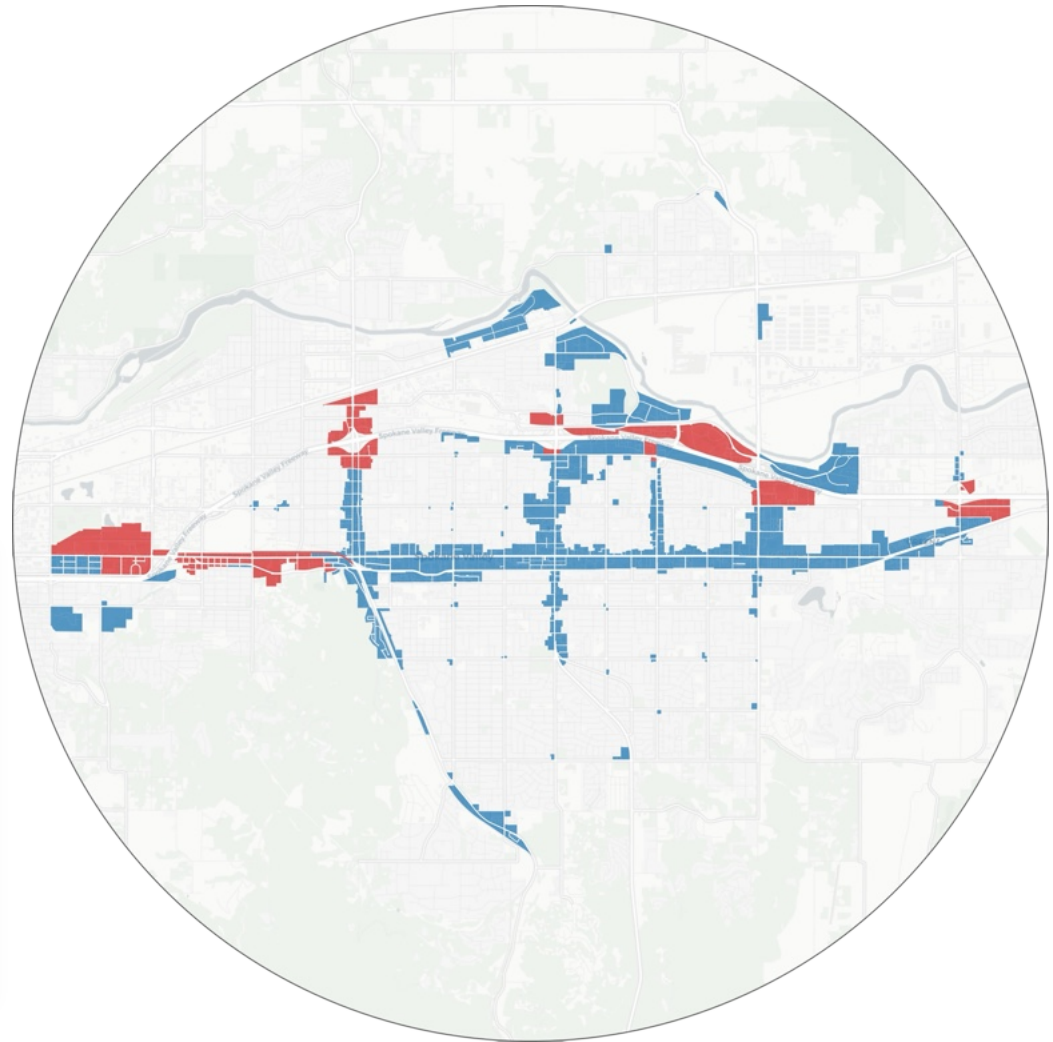


Figure 3: Spokane Valley Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	2,482 (83%)
	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	477 (16%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

RENTON

POPULATION

105,543

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	585 83%	122 17%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

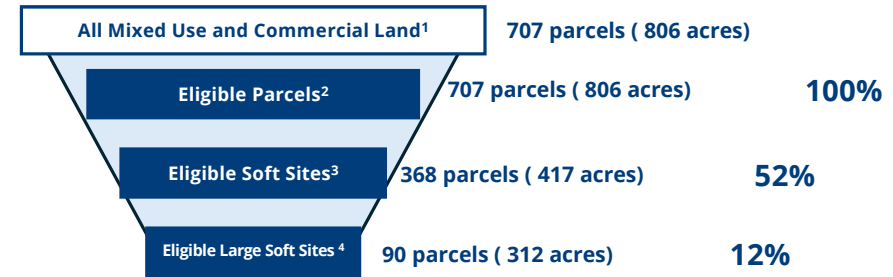
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Renton has 707 “eligible” parcels (806 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 368 (417 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

RENTON

Figure 2: Parcel “Funnel” based on Development Feasibility

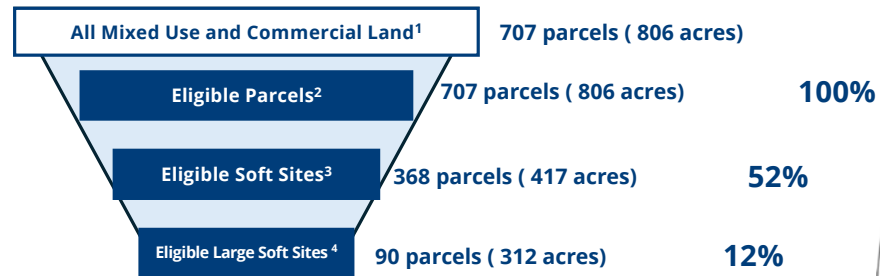








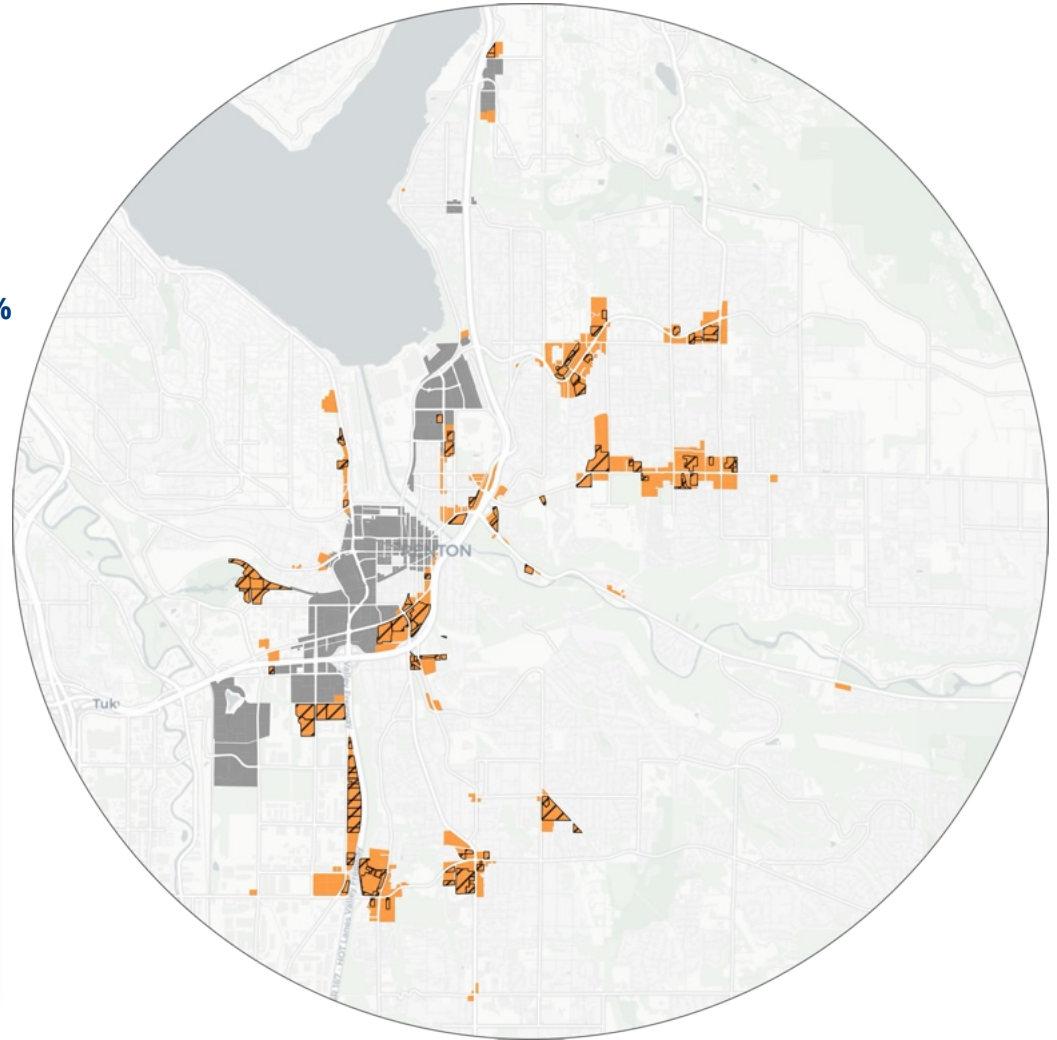


Figure 3: Renton Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	707 (100%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	636 parcels
	Eligible Large Soft Sites	



JURISDICTION

FEDERAL WAY

POPULATION

100,252

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	124 53%	112 47%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	19 100%	0 0%
C-RX	0 0%	0 0%	172 100%

Key

MX Mixed Use

C Commercial

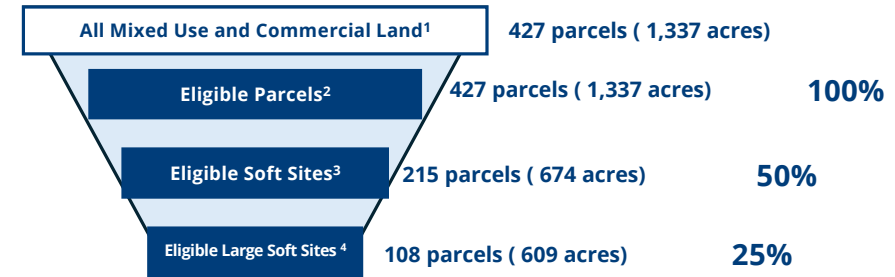
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Federal Way has 427 "eligible" parcels (1,337 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 215 (674 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

FEDERAL WAY

Figure 2: Parcel “Funnel” based on Development Feasibility

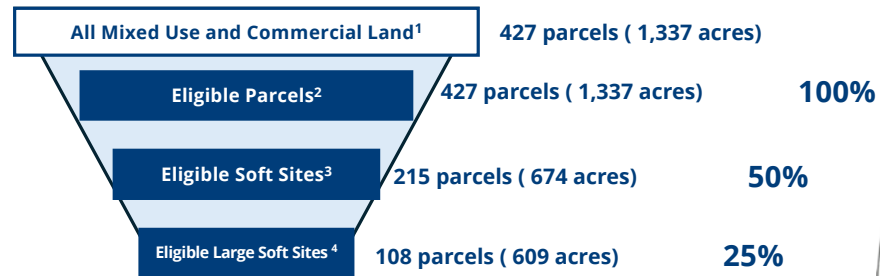








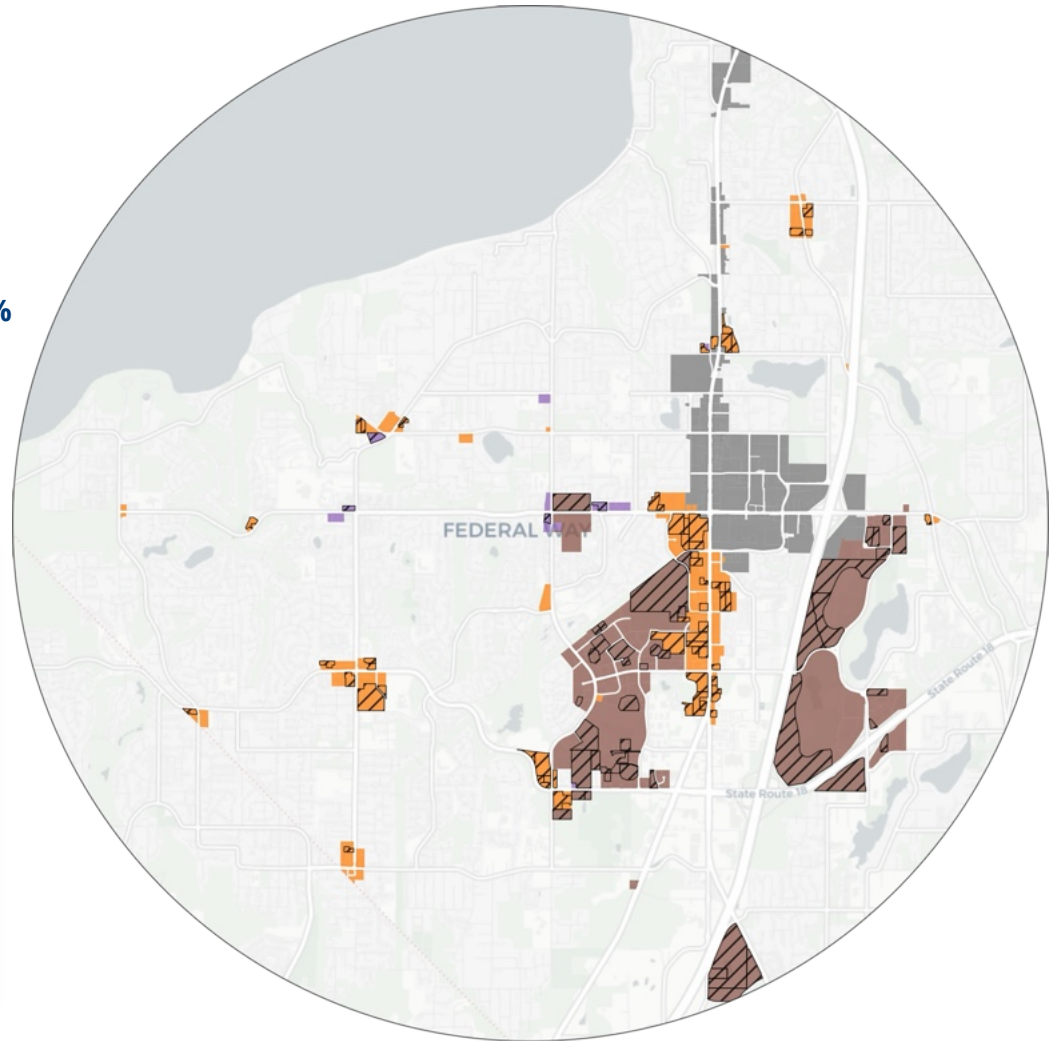


Figure 3: Federal Way Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	236 (55%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	19 (4%)
	C-RX	Commercial – Residential Prohibited	172 (40%)
	TOD	TOD Parcels Impacted by HB 1491	286 parcels
		Eligible Large Soft Sites	



JURISDICTION

YAKIMA

POPULATION

97,390

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	9 1%	762 99%	0 0%
MX-RC	0 0%	2,695 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	96 100%

Key

MX Mixed Use

C Commercial

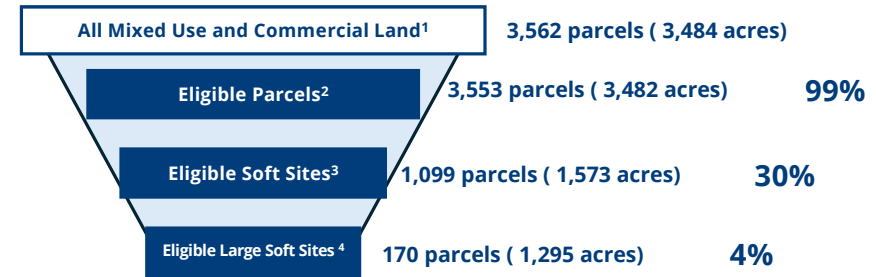
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

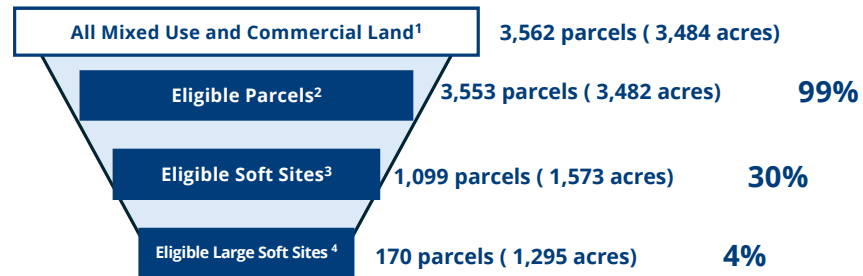
MX-RA should be read as Mixed-Use, Residential Allowed









Figure 2: Parcel “Funnel” based on Development Feasibility

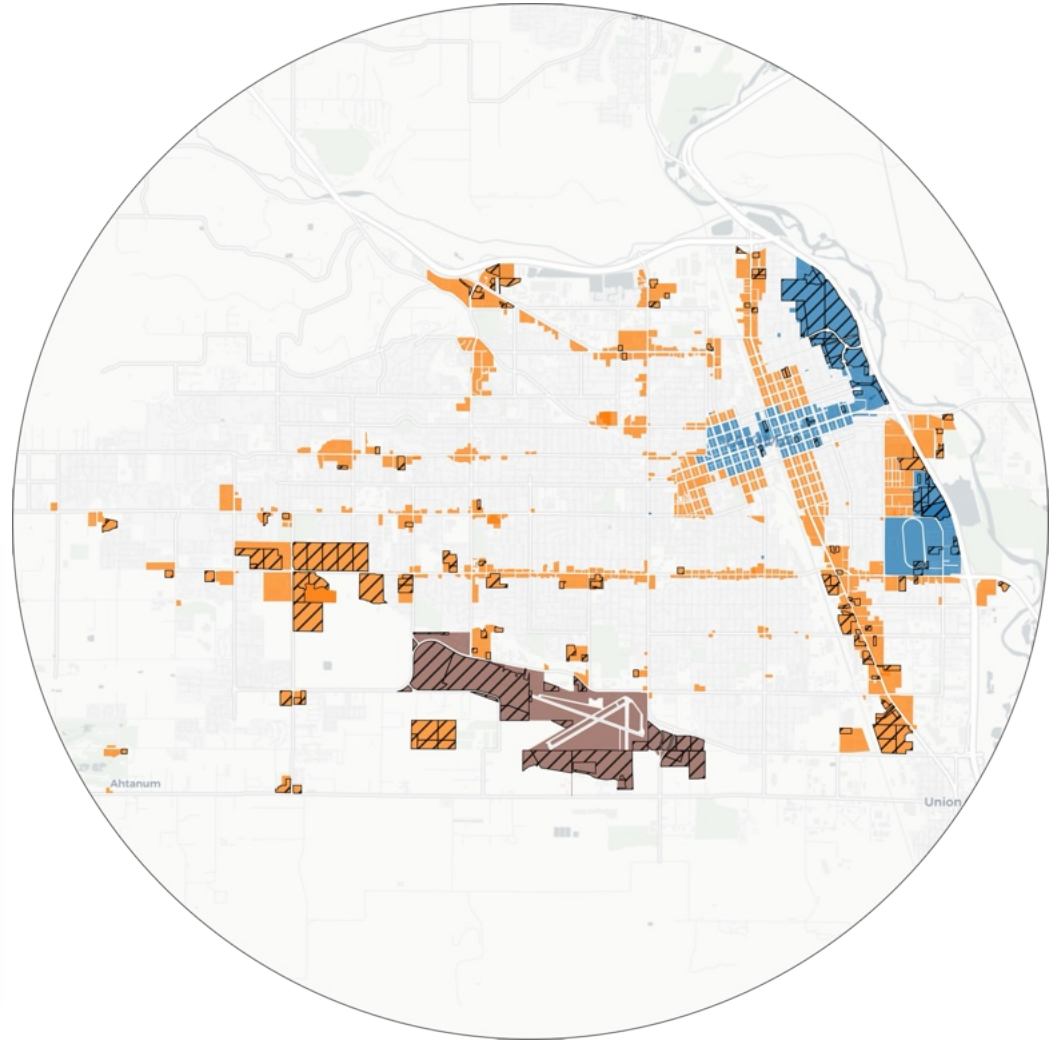


Yakima has 3,553 “eligible” parcels (3,482 acres) that would be affected by this potential legislation, which represents 99% of all Mixed Use and Commercial land . Of that land, 1,099 (1,573 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

Figure 2: Parcel “Funnel” based on Development Feasibility**Figure 3:** Yakima Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	771 (21%)
	MX-RC Mixed-Use- Residential Conditional	2,695 (75%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	96 (2%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

KIRKLAND

POPULATION

95,499

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	451 100%	0 0%
MX-RX	0 0%	0 0%	260 100%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	46 100%

Key

MX Mixed Use

C Commercial

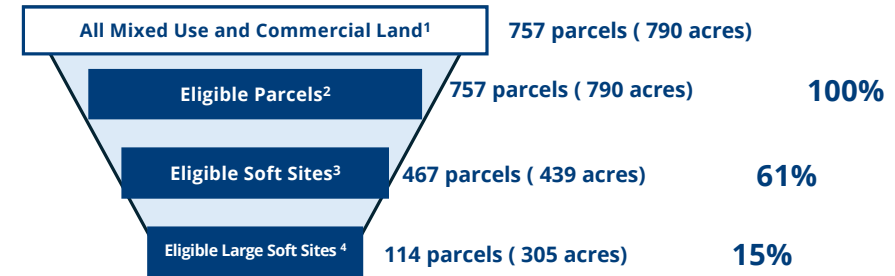
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Kirkland has 757 “eligible” parcels (790 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 467 (439 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

KIRKLAND

Figure 2: Parcel “Funnel” based on Development Feasibility

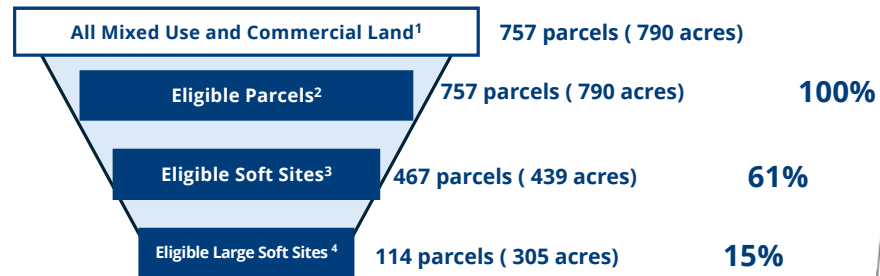








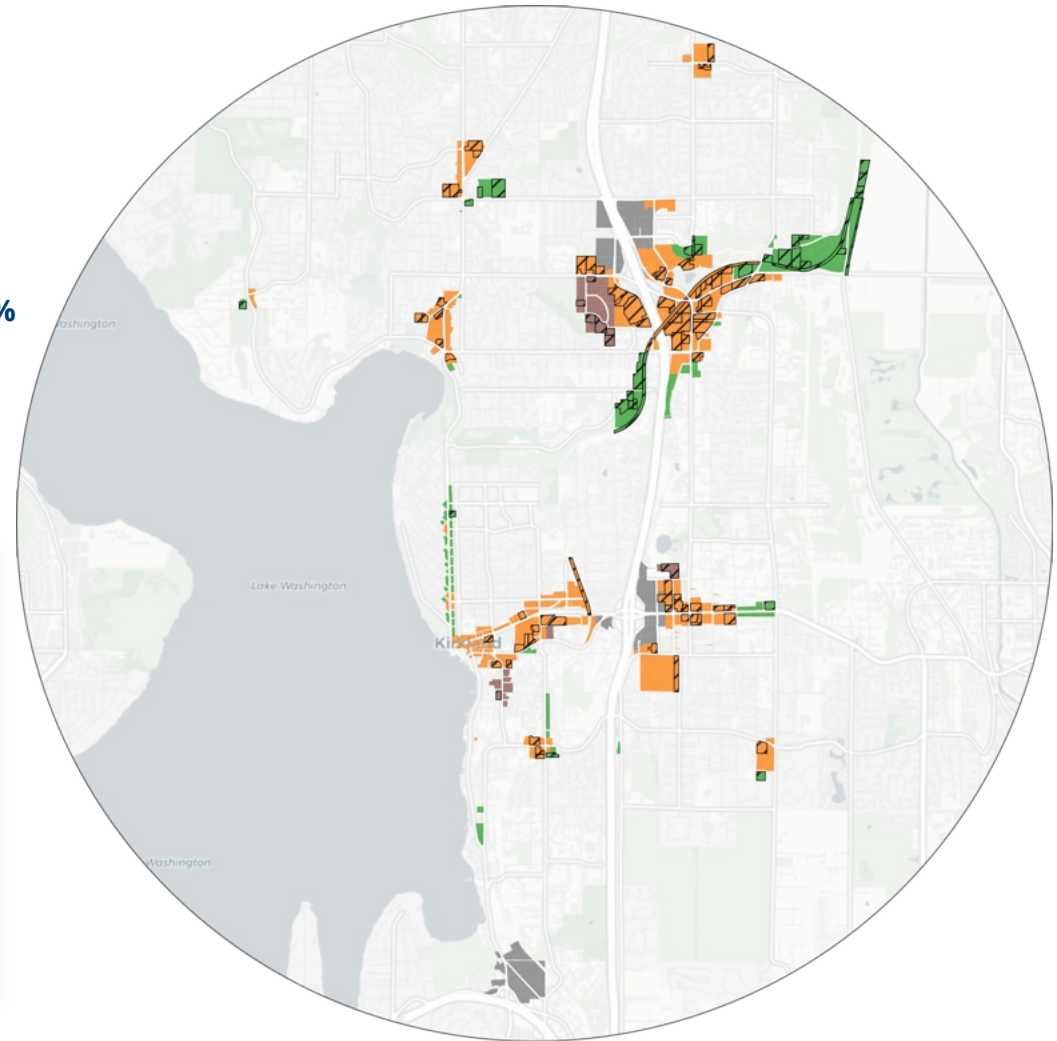


Figure 3: Kirkland Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	451 (59%)
	MX-RX Mixed Use- Residential Prohibited	260 (34%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	46 (6%)
	TOD TOD Parcels Impacted by HB 1491	100 parcels
	Eligible Large Soft Sites	



JURISDICTION

KENNEWICK

POPULATION

86,728

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	470 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	528 35%	980 65%
C-RX	0 0%	0 0%	42 100%

Key

MX Mixed Use

C Commercial

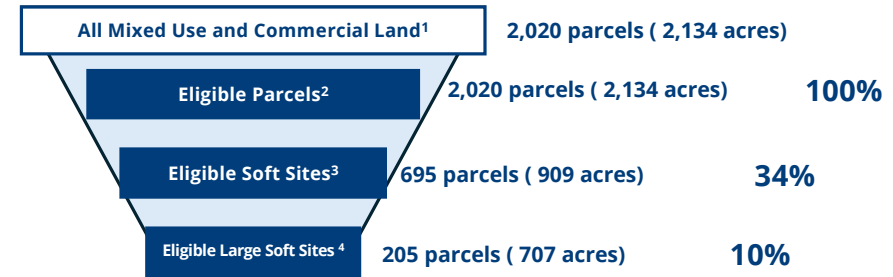
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Kennewick has 2,020 "eligible" parcels (2,134 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 695 (909 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

KENNEWICK

Figure 2: Parcel “Funnel” based on Development Feasibility

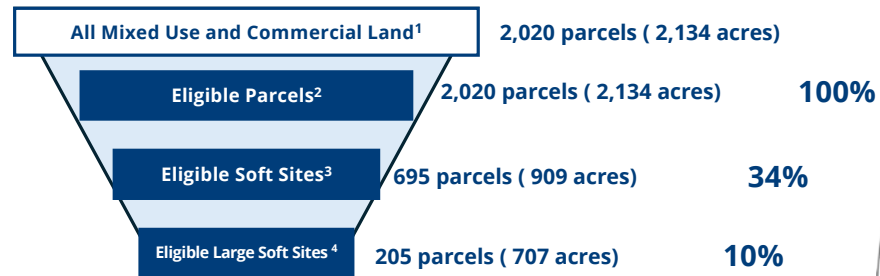








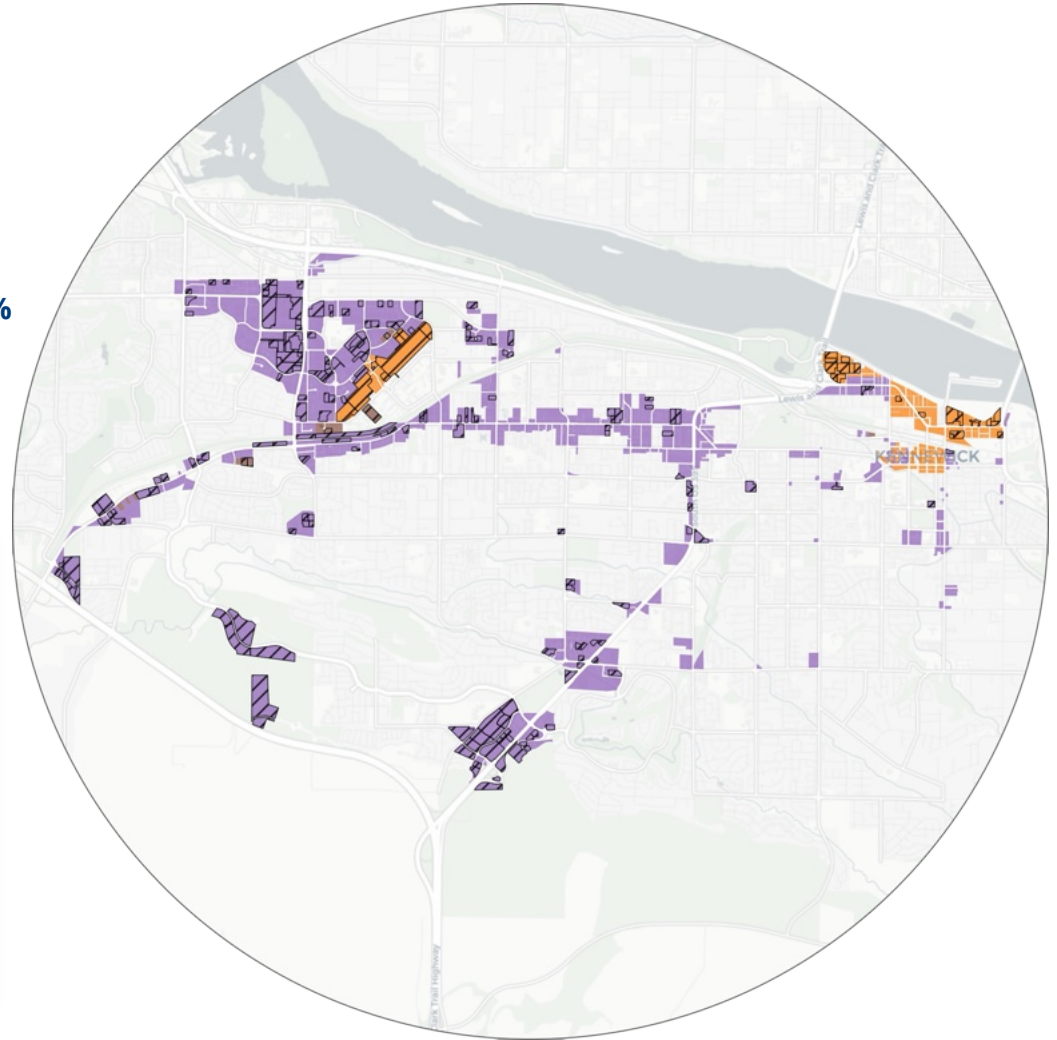


Figure 3: Kennewick Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	470 (23%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	1,508 (74%)
	C-RX	Commercial – Residential Prohibited	42 (2%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

AUBURN

POPULATION

85,513

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	1,041 100%	0 0%	0 0%
MX-RC	110 86%	18 14%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	697 100%	0 0%
C-RX	0 0%	0 0%	6 100%

Key

MX Mixed Use

C Commercial

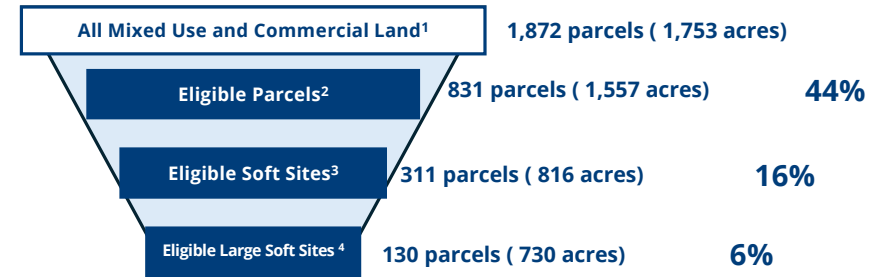
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Auburn has 831 “eligible” parcels (1,557 acres) that would be affected by this potential legislation, which represents 44% of all Mixed Use and Commercial land . Of that land, 311 (816 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

AUBURN

Figure 2: Parcel “Funnel” based on Development Feasibility

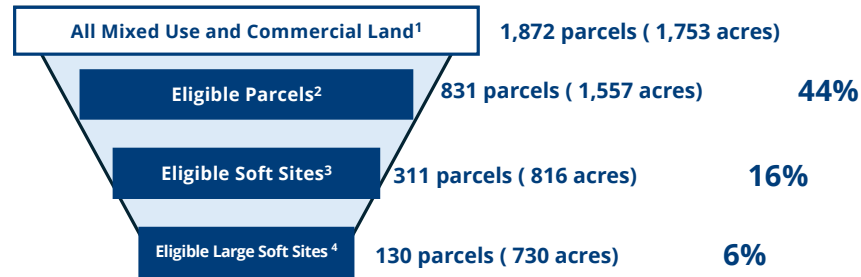








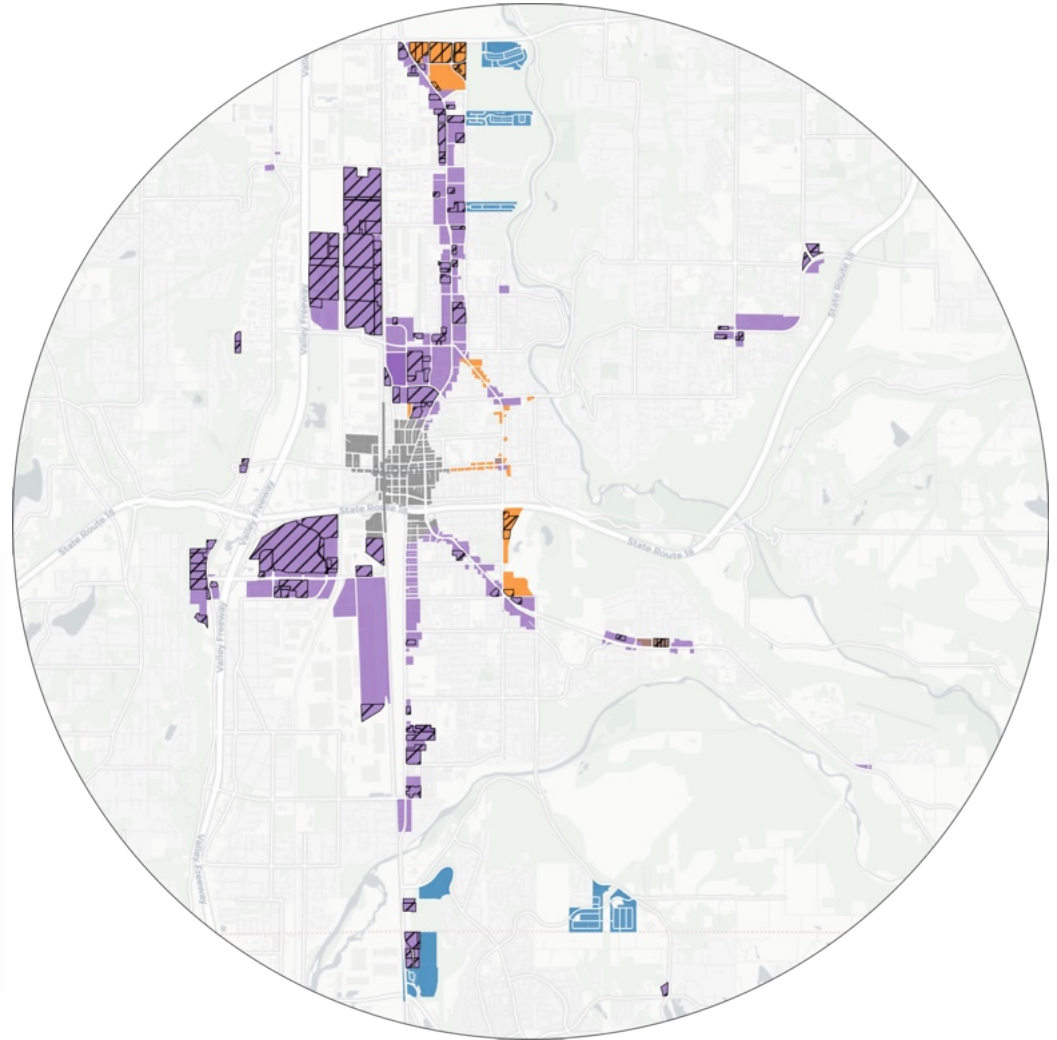


Figure 3: Auburn Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	1,041 (55%)
	MX-RC	Mixed-Use- Residential Conditional	128 (6%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	697 (37%)
	C-RX	Commercial – Residential Prohibited	6 (0%)
	TOD	TOD Parcels Impacted by HB 1491	496 parcels
		Eligible Large Soft Sites	



JURISDICTION

REDMOND

POPULATION

82,195

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	23 92%	2 8%
MX-RC	0 0%	38 100%	0 0%
MX-RX	0 0%	0 0%	63 100%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	3 100%	0 0%
C-RX	0 0%	0 0%	1 100%

Key

MX Mixed Use

C Commercial

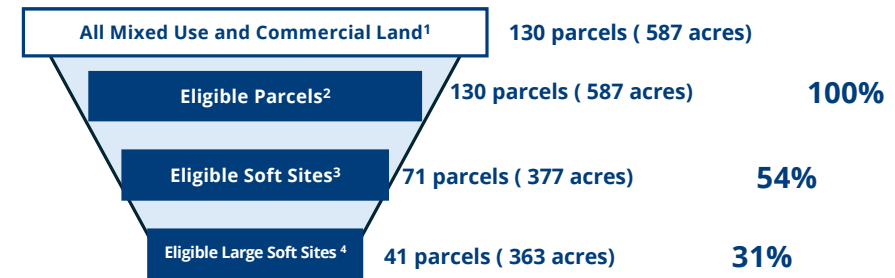
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Redmond has 130 “eligible” parcels (587 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 71 (377 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

REDMOND

Figure 2: Parcel “Funnel” based on Development Feasibility

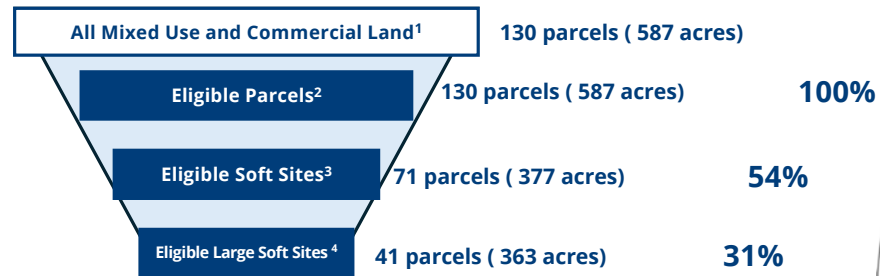








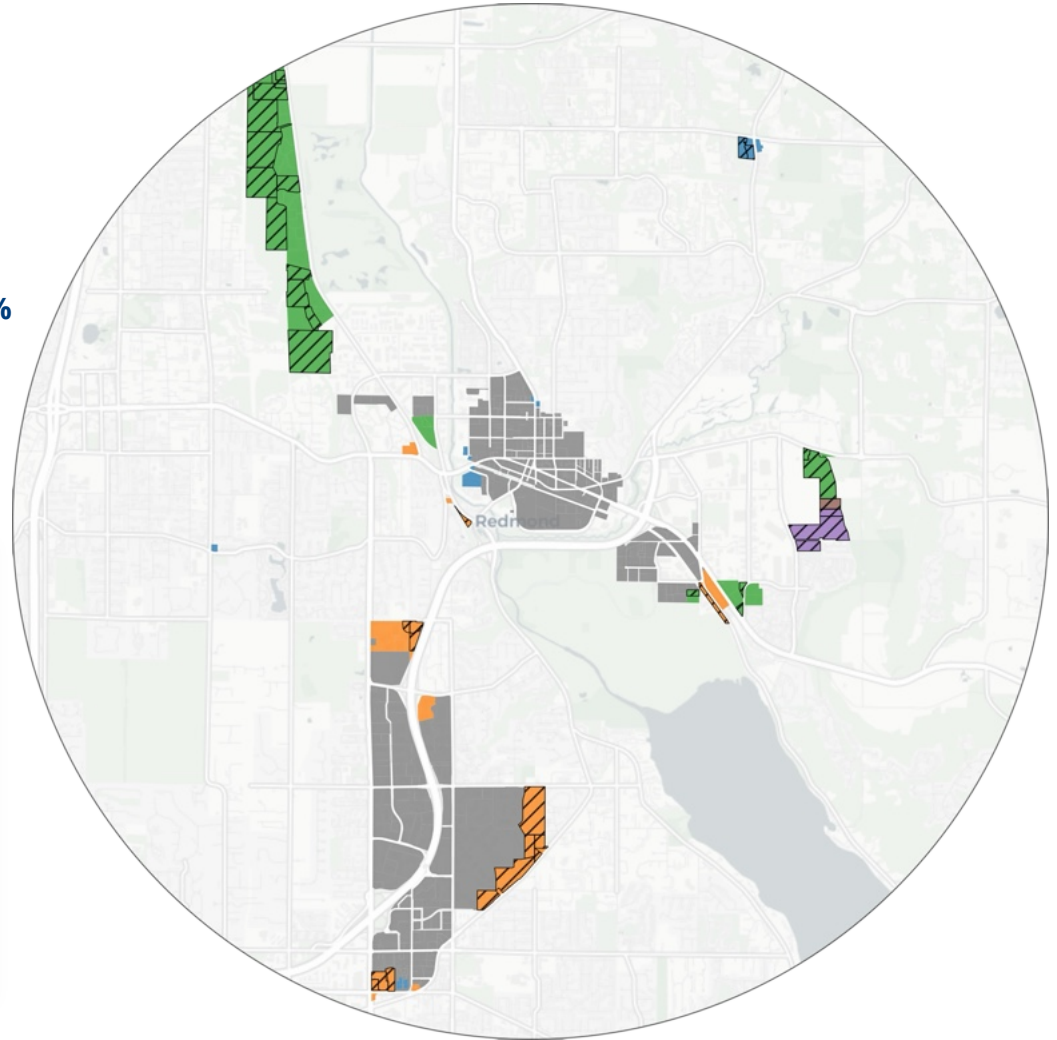


Figure 3: Redmond Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	25 (19%)
	MX-RC Mixed-Use- Residential Conditional	38 (29%)
	MX-RX Mixed Use- Residential Prohibited	63 (48%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	3 (2%)
	C-RX Commercial – Residential Prohibited	1 (0%)
	TOD TOD Parcels Impacted by HB 1491	597 parcels
	Eligible Large Soft Sites	



JURISDICTION

PASCO

POPULATION

81,724

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	2 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	1,257 100%
C-RX	0 0%	0 0%	1 100%

Key

MX Mixed Use

C Commercial

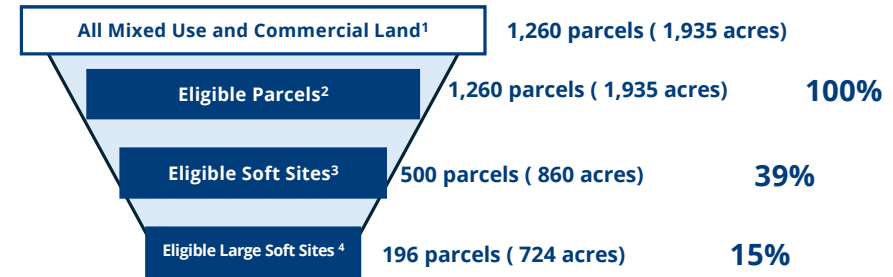
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

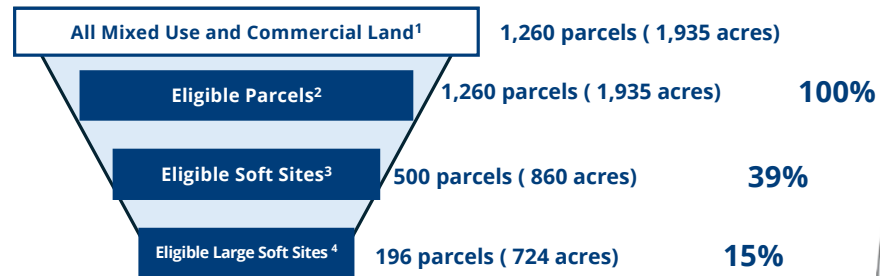
MX-RA should be read as Mixed-Use, Residential Allowed









Figure 2: Parcel "Funnel" based on Development Feasibility

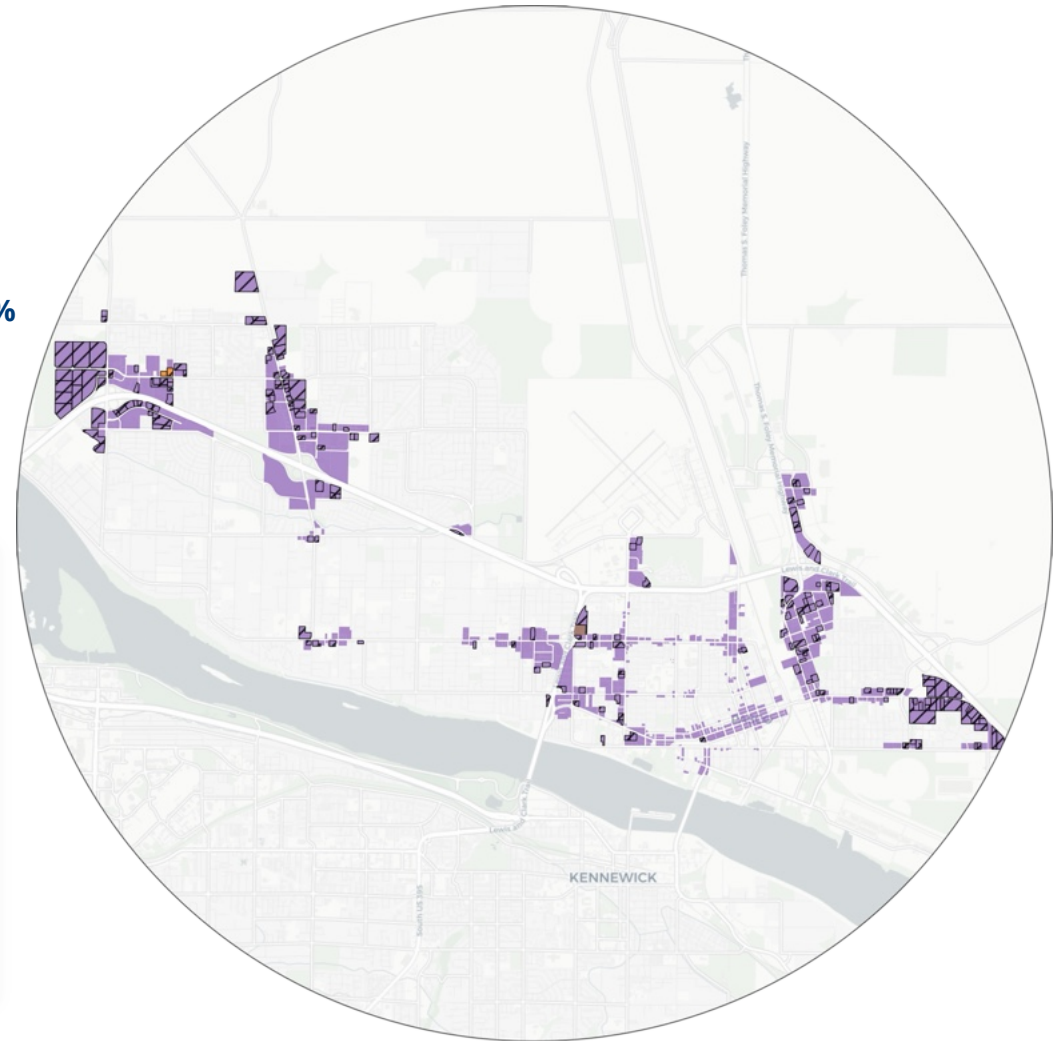


Pasco has 1,260 "eligible" parcels (1,935 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 500 (860 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

Figure 2: Parcel “Funnel” based on Development Feasibility**Figure 3:** Pasco Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	2 (0%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	1,257 (99%)
	C-RX Commercial – Residential Prohibited	1 (0%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

MARYSVILLE

POPULATION

76,209

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	1,328 94%	83 6%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	34 100%

Key

MX Mixed Use

C Commercial

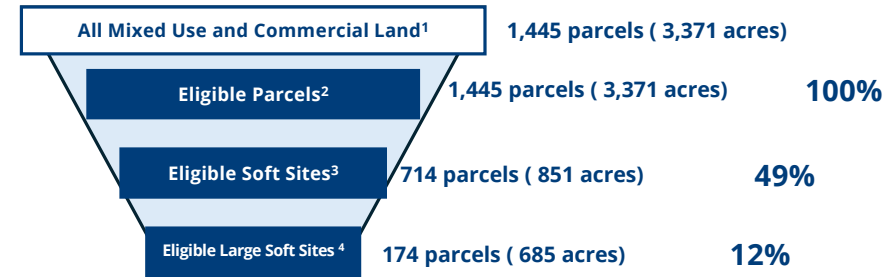
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Marysville has 1,445 "eligible" parcels (3,371 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 714 (851 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

MARYSVILLE

Figure 2: Parcel “Funnel” based on Development Feasibility

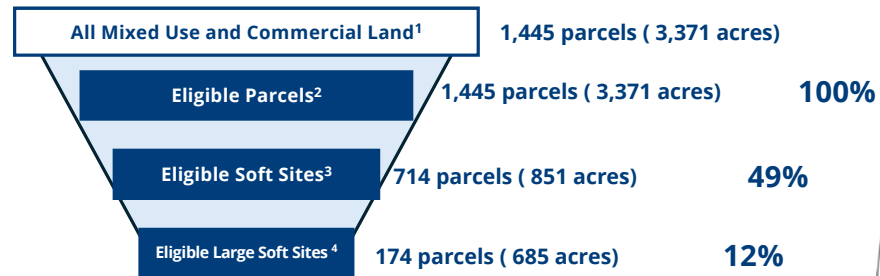








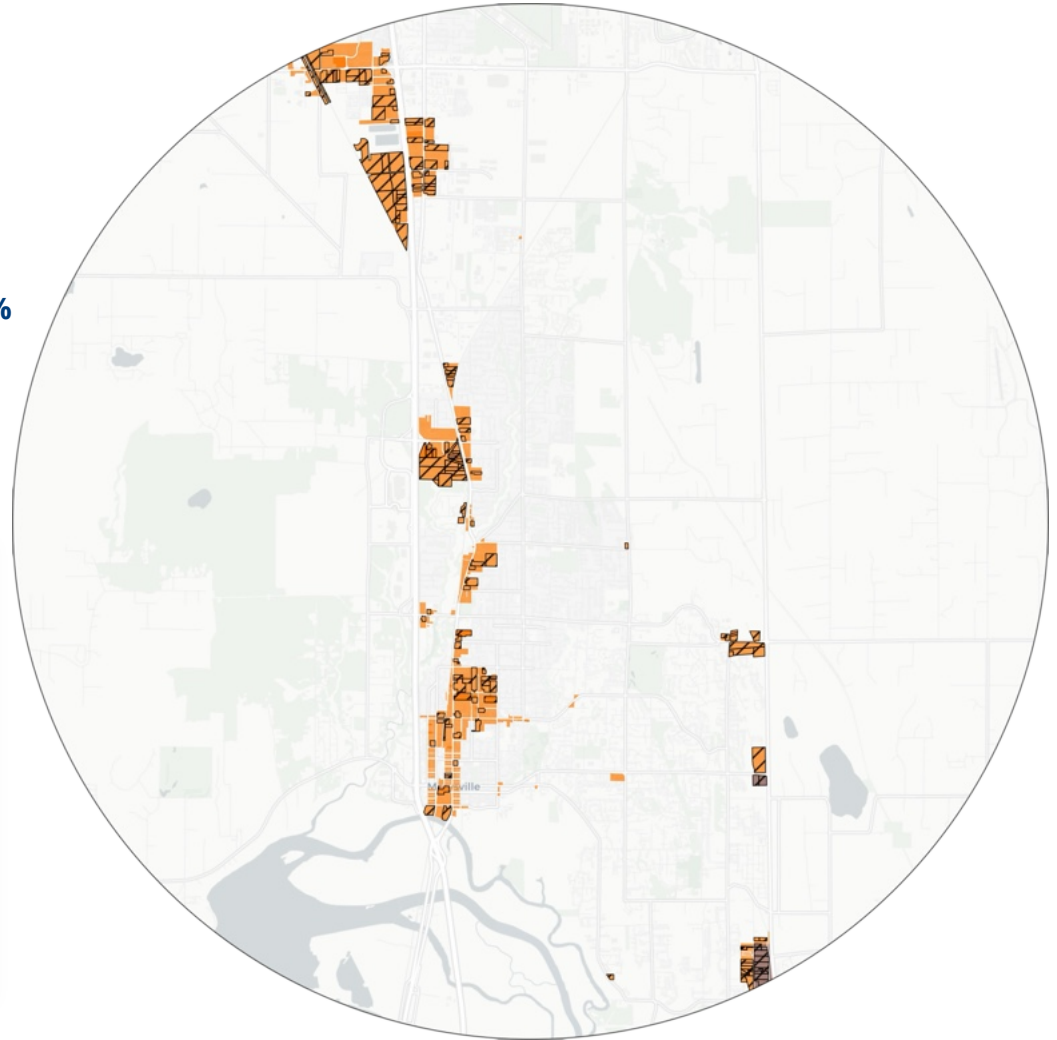


Figure 3: Marysville Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	1,411 (97%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	34 (2%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

SAMMAMISH

POPULATION

66,474

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	8 100%	0 0%	0 0%
MX-RC	0 0%	218 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

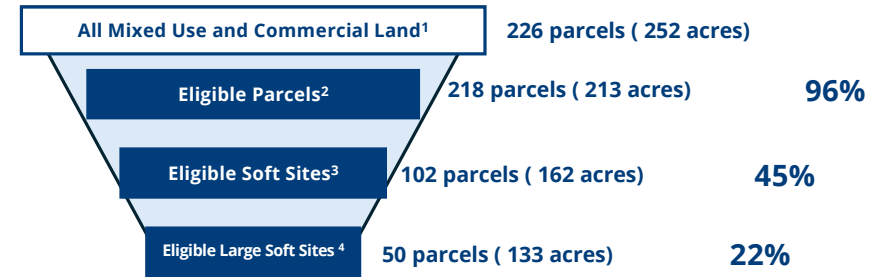
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Sammamish has 218 “eligible” parcels (213 acres) that would be affected by this potential legislation, which represents 96% of all Mixed Use and Commercial land. Of that land, 102 (162 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

SAMMAMISH

Figure 2: Parcel “Funnel” based on Development Feasibility

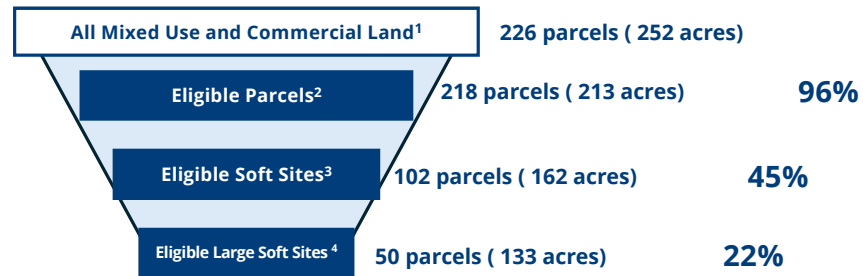








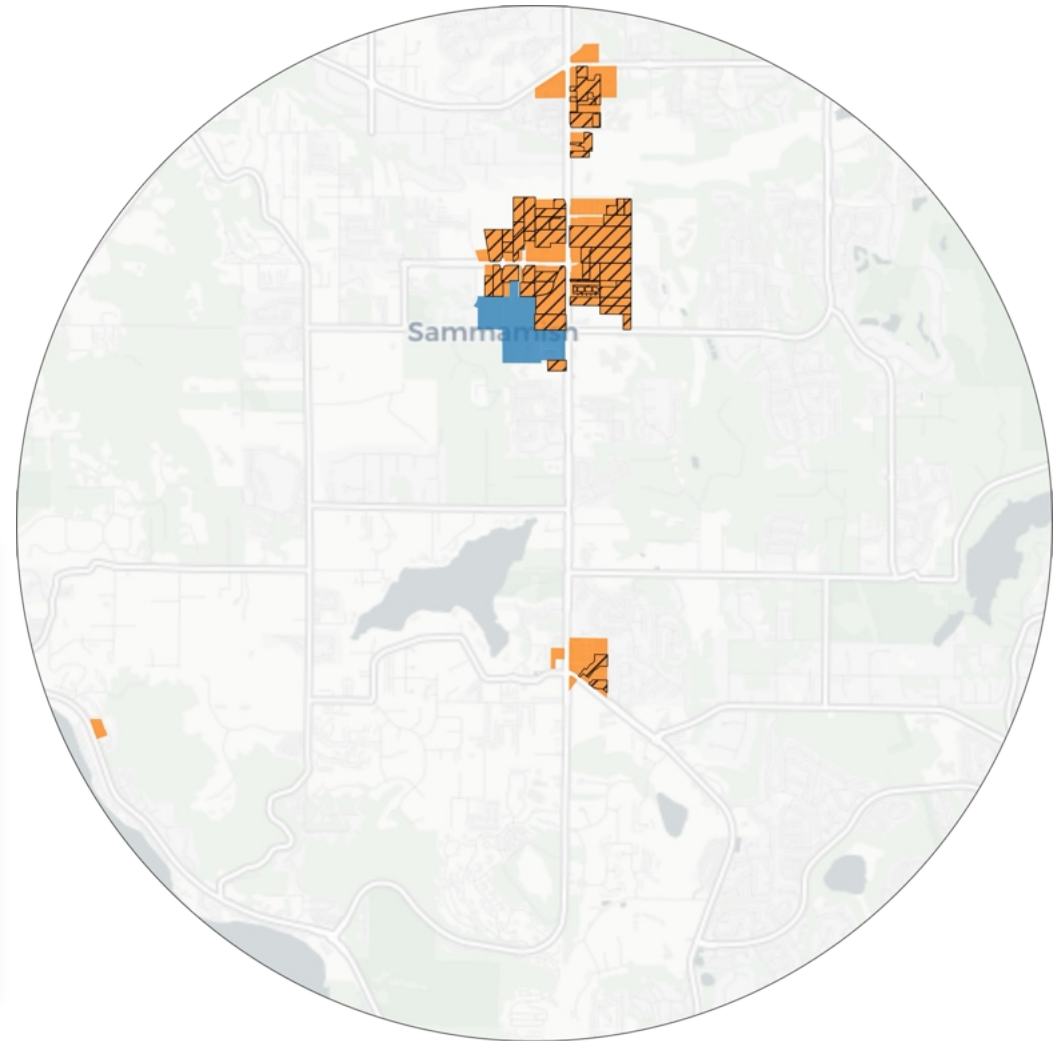


Figure 3: Sammamish Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	8 (3%)
	MX-RC	Mixed-Use- Residential Conditional	218 (96%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

SHORELINE

POPULATION

66,251

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	220 52%	147 35%	55 13%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

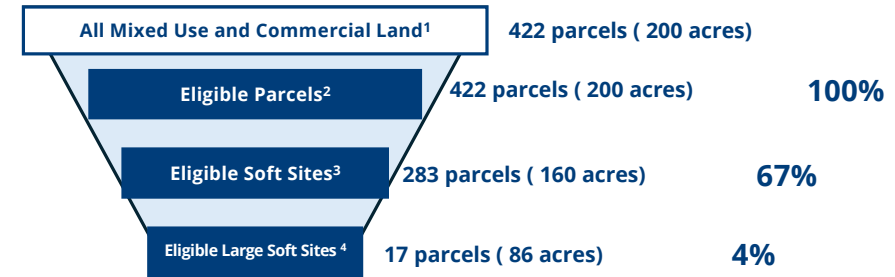
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Shoreline has 422 “eligible” parcels (200 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 283 (160 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

SHORELINE

Figure 2: Parcel “Funnel” based on Development Feasibility

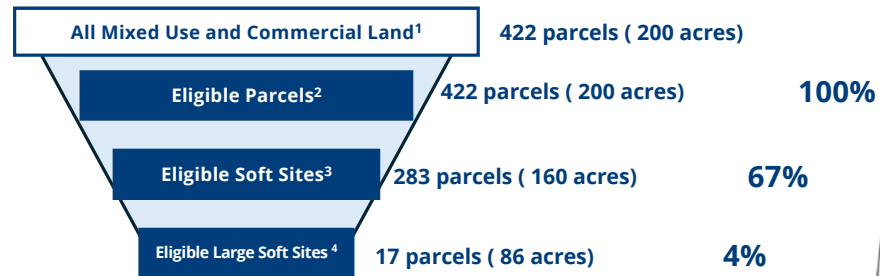








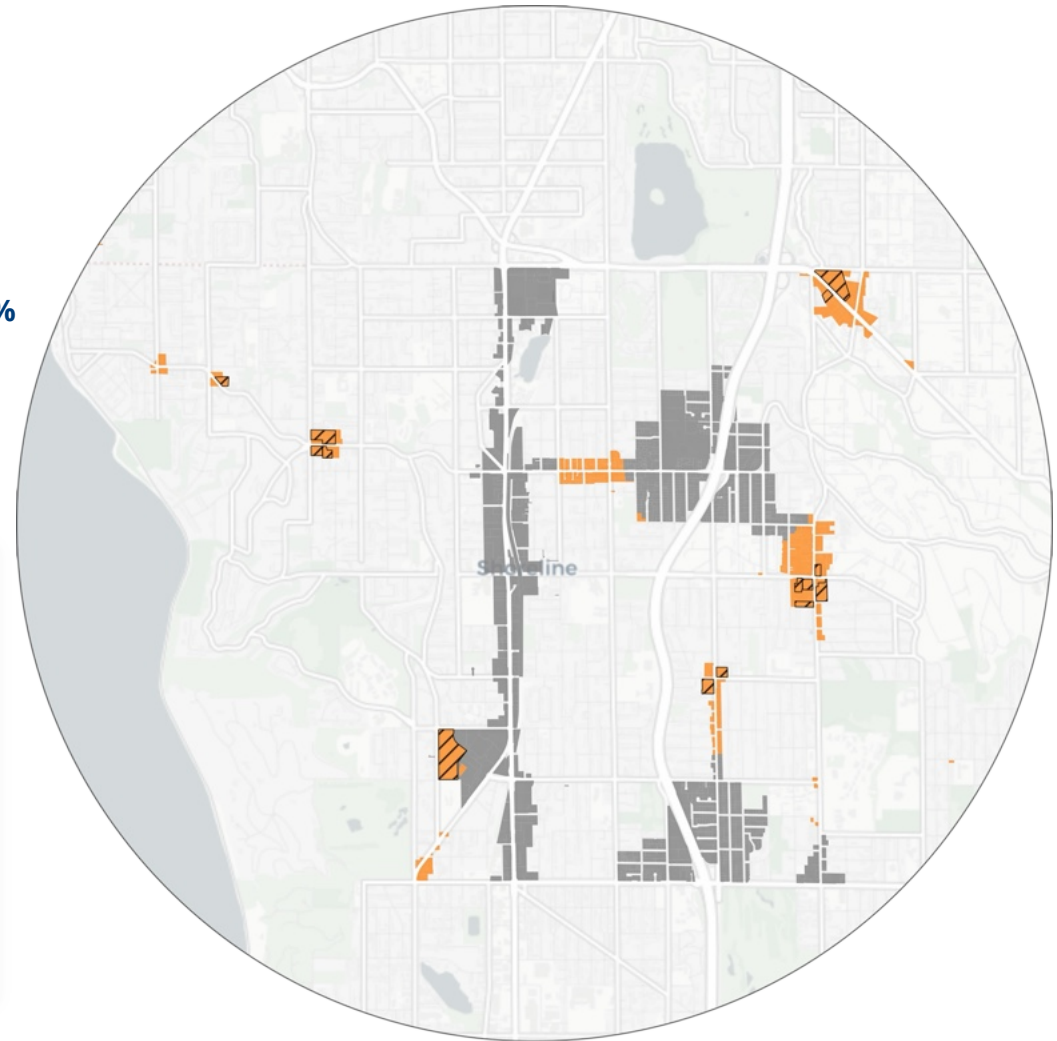


Figure 3: Shoreline Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	422 (100%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	1,754 parcels
	Eligible Large Soft Sites	



JURISDICTION

RICHLAND

POPULATION

64,372

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	385 100%
MX-RC	0 0%	196 33%	407 67%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	9 8%	103 92%
C-RX	0 0%	0 0%	433 100%

Key

MX Mixed Use

C Commercial

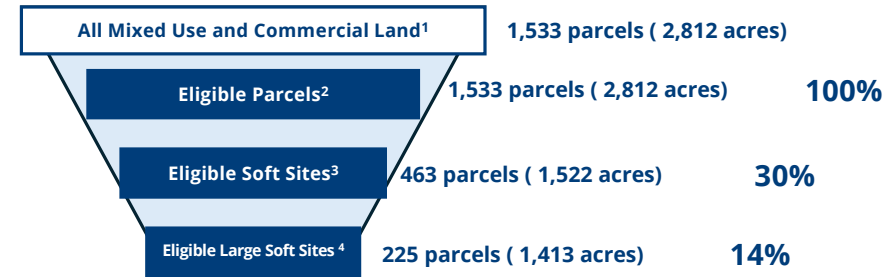
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Richland has 1,533 “eligible” parcels (2,812 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 463 (1,522 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

RICHLAND

Figure 2: Parcel “Funnel” based on Development Feasibility

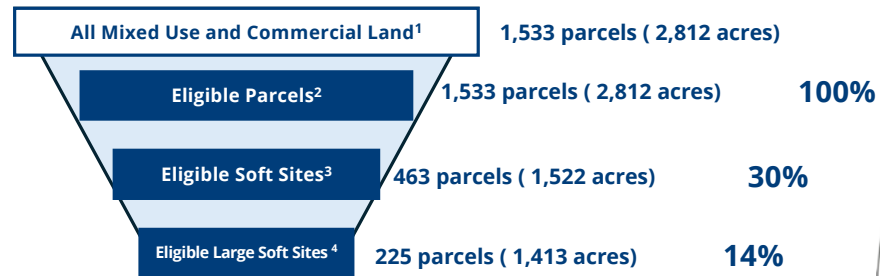








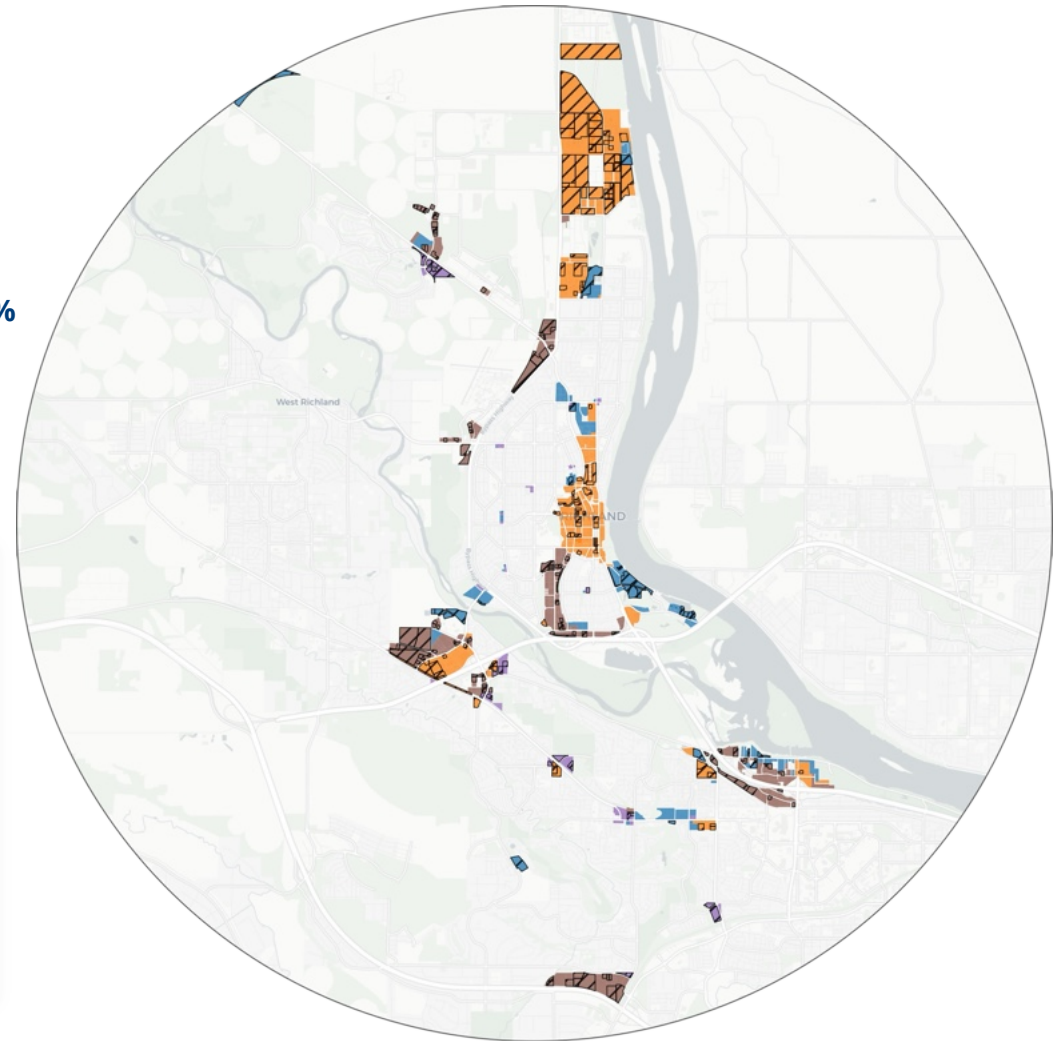


Figure 3: Richland Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	385 (25%)
	MX-RC Mixed-Use- Residential Conditional	603 (39%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	112 (7%)
	C-RX Commercial – Residential Prohibited	433 (28%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

LAKEWOOD

POPULATION

62,709

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	63 64%	35 36%	0 0%
MX-RC	0 0%	737 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	345 51%	0 0%	338 49%
C-RX	0 0%	0 0%	160 100%

Key

MX Mixed Use

C Commercial

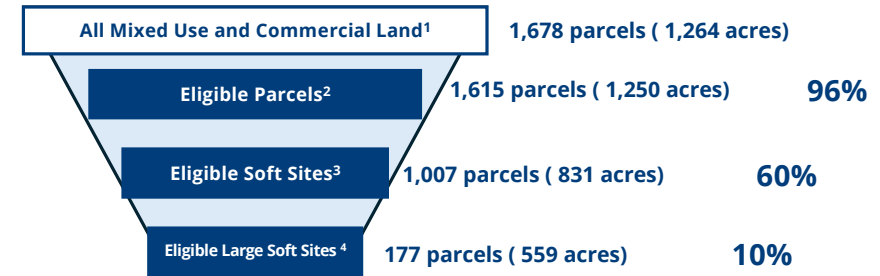
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Lakewood has 1,615 “eligible” parcels (1,250 acres) that would be affected by this potential legislation, which represents 96% of all Mixed Use and Commercial land . Of that land, 1,007 (831 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

LAKEWOOD

Figure 2: Parcel “Funnel” based on Development Feasibility

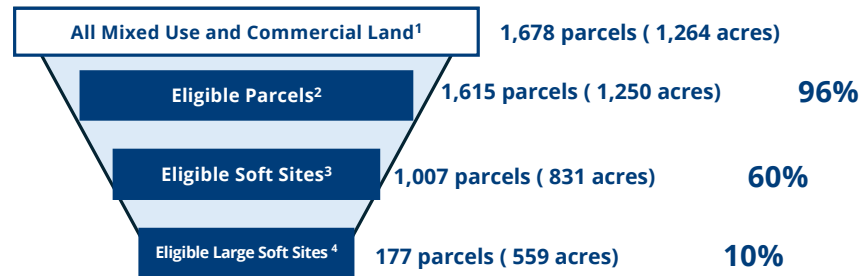
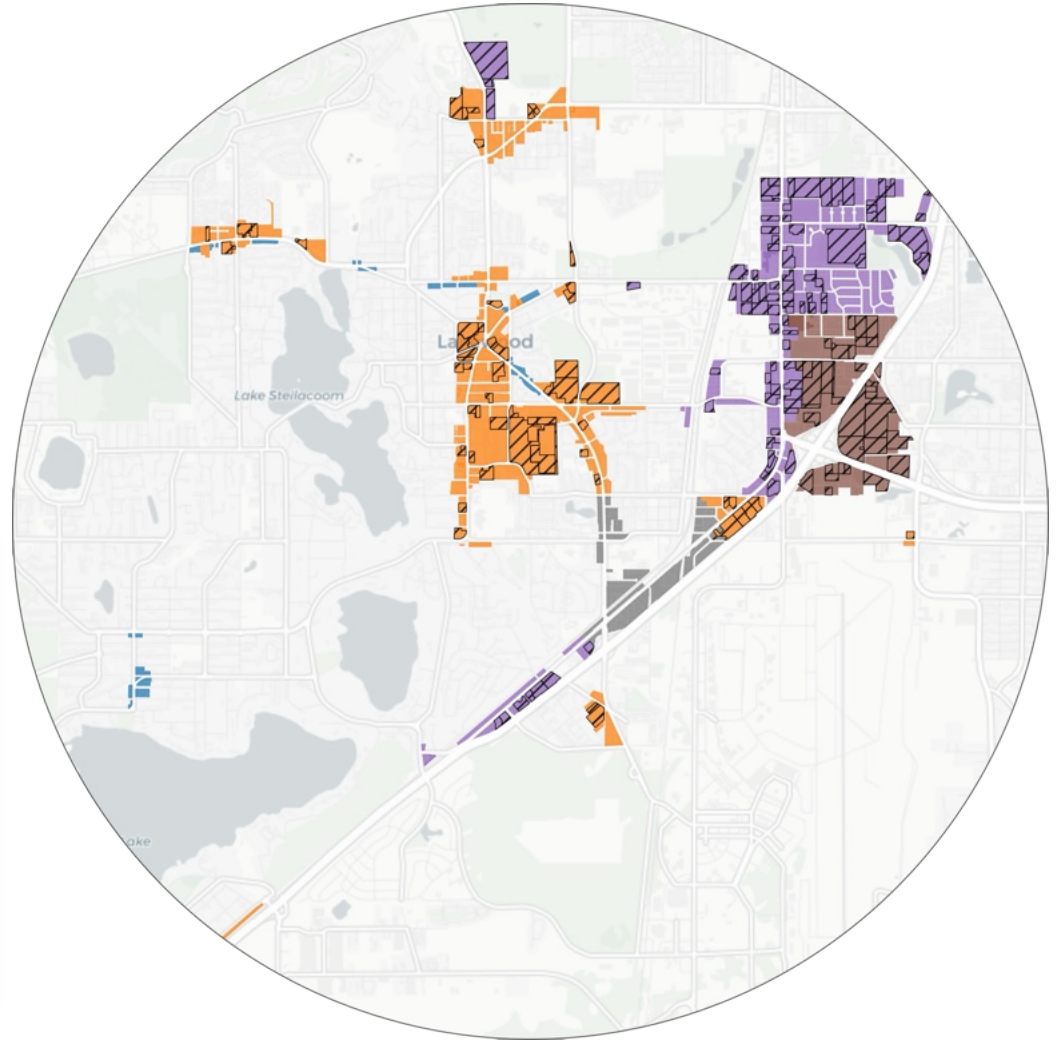


Figure 3: Lakewood Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
■ MX-RA	Mixed Use – Residential Allowed	98 (5%)
■ MX-RC	Mixed-Use- Residential Conditional	737 (43%)
■ MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■ C-RA	Commercial – Residential Allowed	0 (0%)
■ C-RC	Commercial – Residential Conditional	683 (40%)
■ C-RX	Commercial – Residential Prohibited	160 (9%)
■ TOD	TOD Parcels Impacted by HB 1491	183 parcels
■	Eligible Large Soft Sites	



JURISDICTION

LACEY

POPULATION

58,644

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	173 51%	165 49%	0 0%
MX-RC	0 0%	610 96%	24 4%
MX-RX	0 0%	0 0%	0 0%
C-RA	171 59%	120 41%	0 0%
C-RC	0 0%	51 100%	0 0%
C-RX	0 0%	0 0%	102 100%

Key

MX Mixed Use

C Commercial

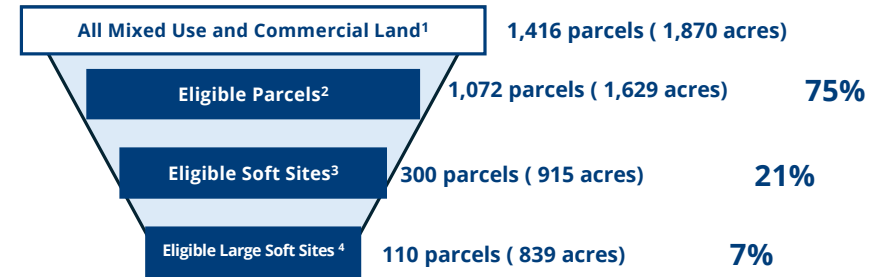
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Lacey has 1,072 “eligible” parcels (1,629 acres) that would be affected by this potential legislation, which represents 75% of all Mixed Use and Commercial land . Of that land, 300 (915 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

LACEY

Figure 2: Parcel “Funnel” based on Development Feasibility

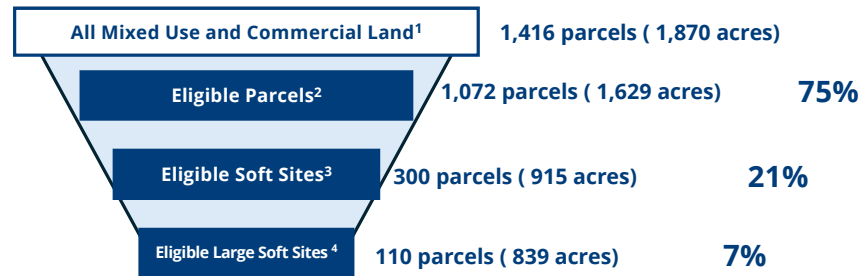








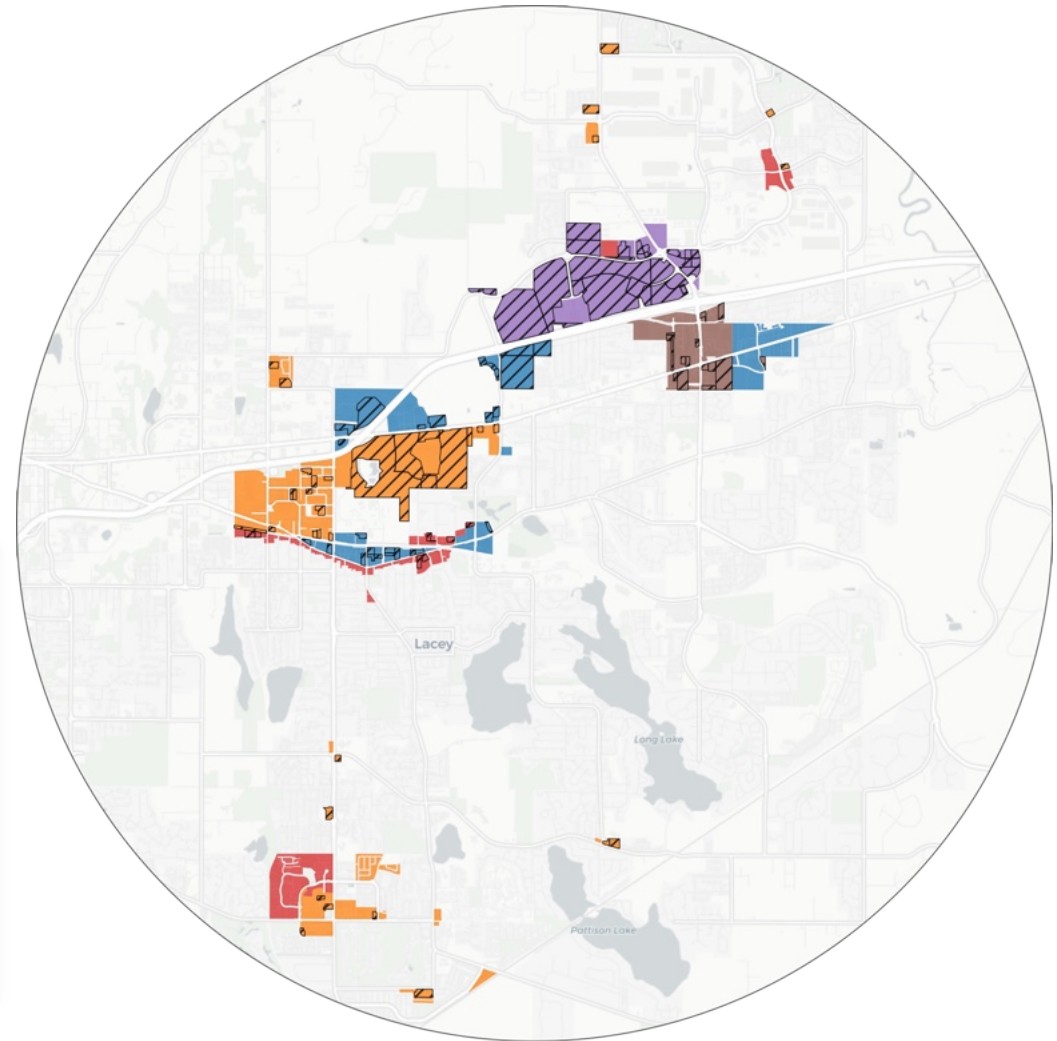


Figure 3: Lacey Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	338 (23%)
	MX-RC	Mixed-Use- Residential Conditional	634 (44%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	291 (20%)
	C-RC	Commercial – Residential Conditional	51 (3%)
	C-RX	Commercial – Residential Prohibited	102 (7%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

OLYMPIA

POPULATION

56,271

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	1,615 73%	609 27%	0 0%
MX-RC	162 13%	1,002 78%	127 10%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	63 100%

Key

MX Mixed Use

C Commercial

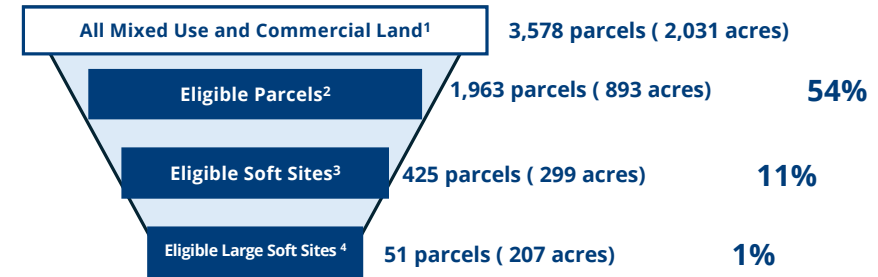
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Olympia has 1,963 "eligible" parcels (893 acres) that would be affected by this potential legislation, which represents 54% of all Mixed Use and Commercial land. Of that land, 425 (299 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

OLYMPIA

Figure 2: Parcel “Funnel” based on Development Feasibility

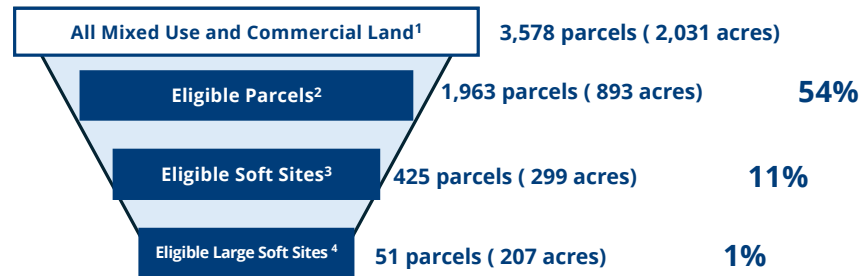








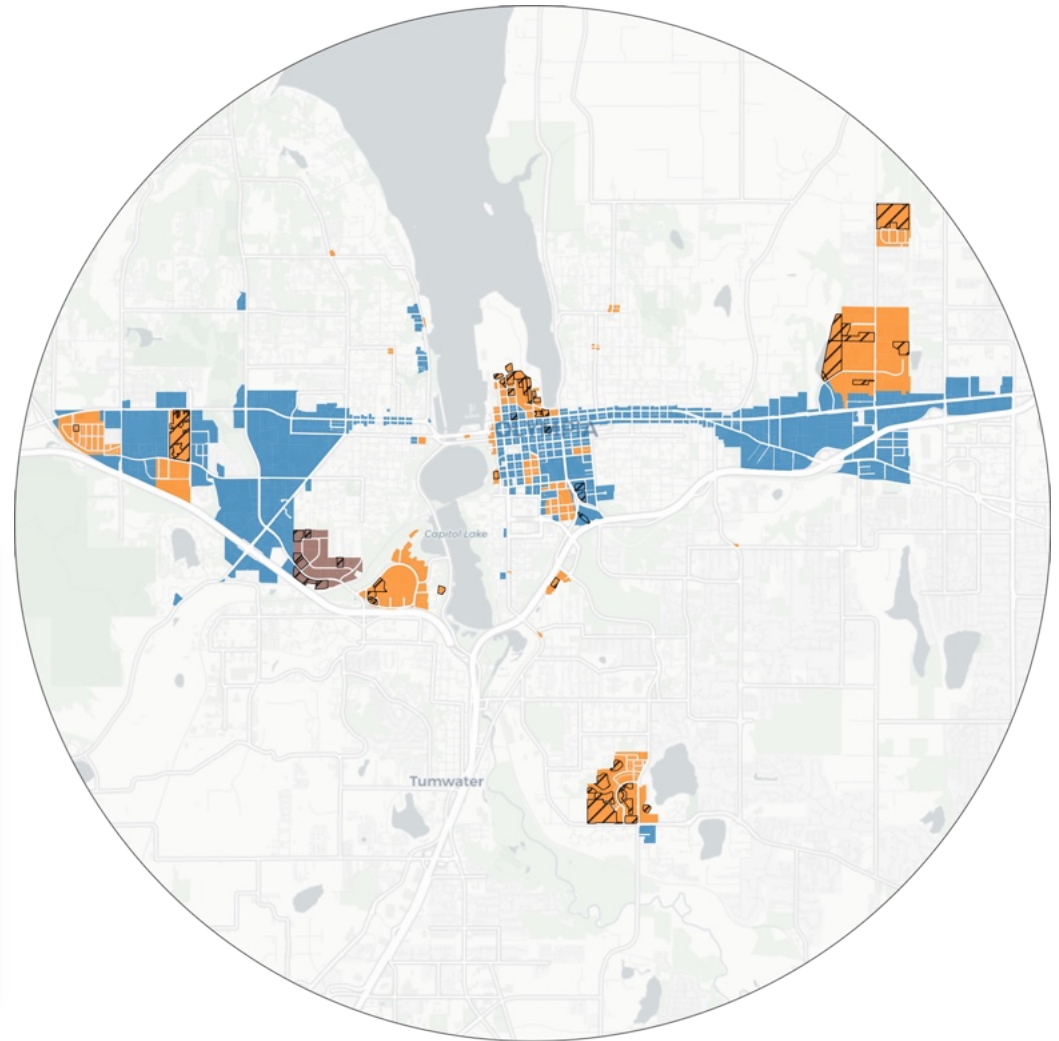


Figure 3: Olympia Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	2,224 (62%)
	MX-RC	Mixed-Use- Residential Conditional	1,291 (36%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	63 (1%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

BURIEN

POPULATION

52,046

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	65 27%	179 73%	0 0%
MX-RC	0 0%	92 55%	76 45%
MX-RX	0 0%	0 0%	6 100%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

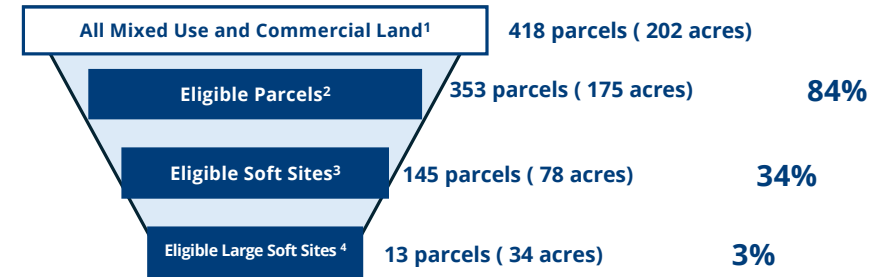
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Burien has 353 “eligible” parcels (175 acres) that would be affected by this potential legislation, which represents 84% of all Mixed Use and Commercial land . Of that land, 145 (78 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

BURIEN

Figure 2: Parcel “Funnel” based on Development Feasibility

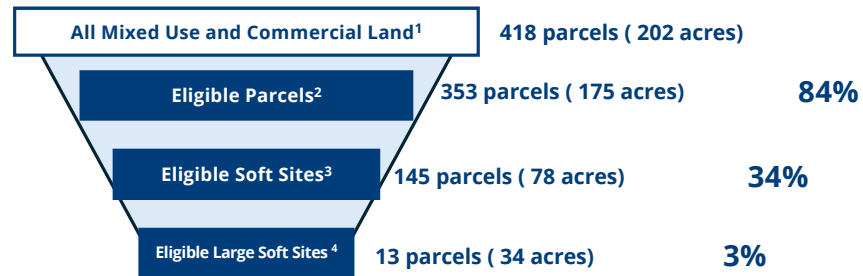








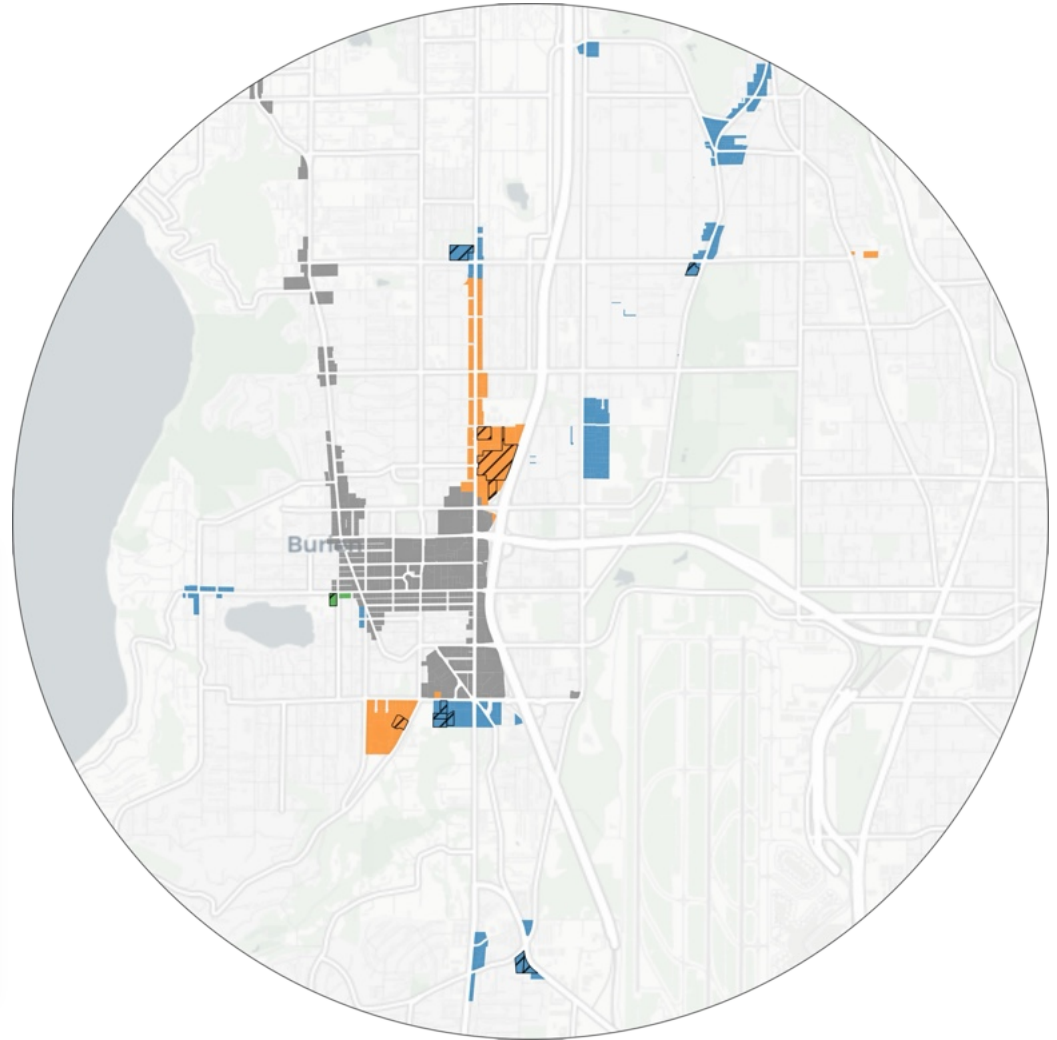


Figure 3: Burien Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	244 (58%)
	MX-RC Mixed-Use- Residential Conditional	168 (40%)
	MX-RX Mixed Use- Residential Prohibited	6 (1%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	485 parcels
	Eligible Large Soft Sites	



JURISDICTION

BOTHELL

POPULATION

51,770

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	252 90%	29 10%	0 0%
MX-RC	0 0%	118 100%	0 0%
MX-RX	0 0%	0 0%	1 100%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	65 87%	10 13%
C-RX	0 0%	0 0%	490 100%

Key

MX Mixed Use

C Commercial

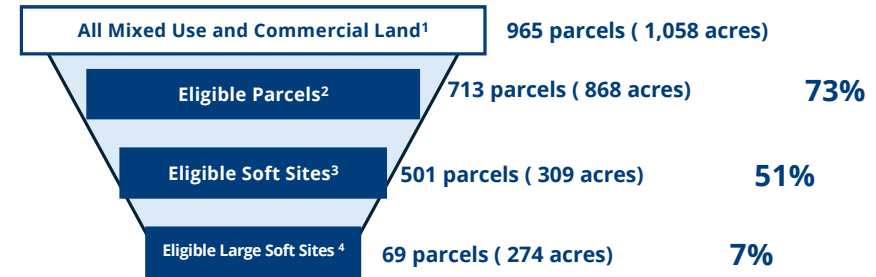
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Bothell has 713 “eligible” parcels (868 acres) that would be affected by this potential legislation, which represents 73% of all Mixed Use and Commercial land . Of that land, 501 (309 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

BOTHELL

Figure 2: Parcel “Funnel” based on Development Feasibility

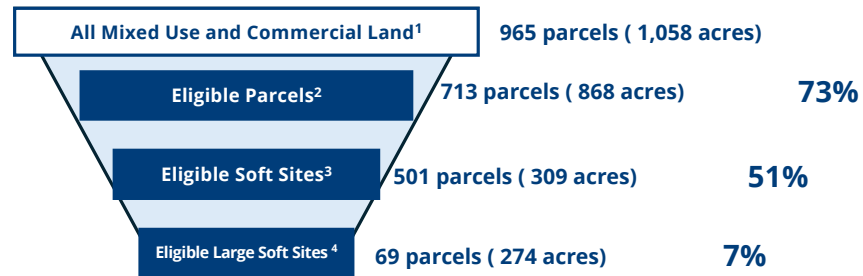








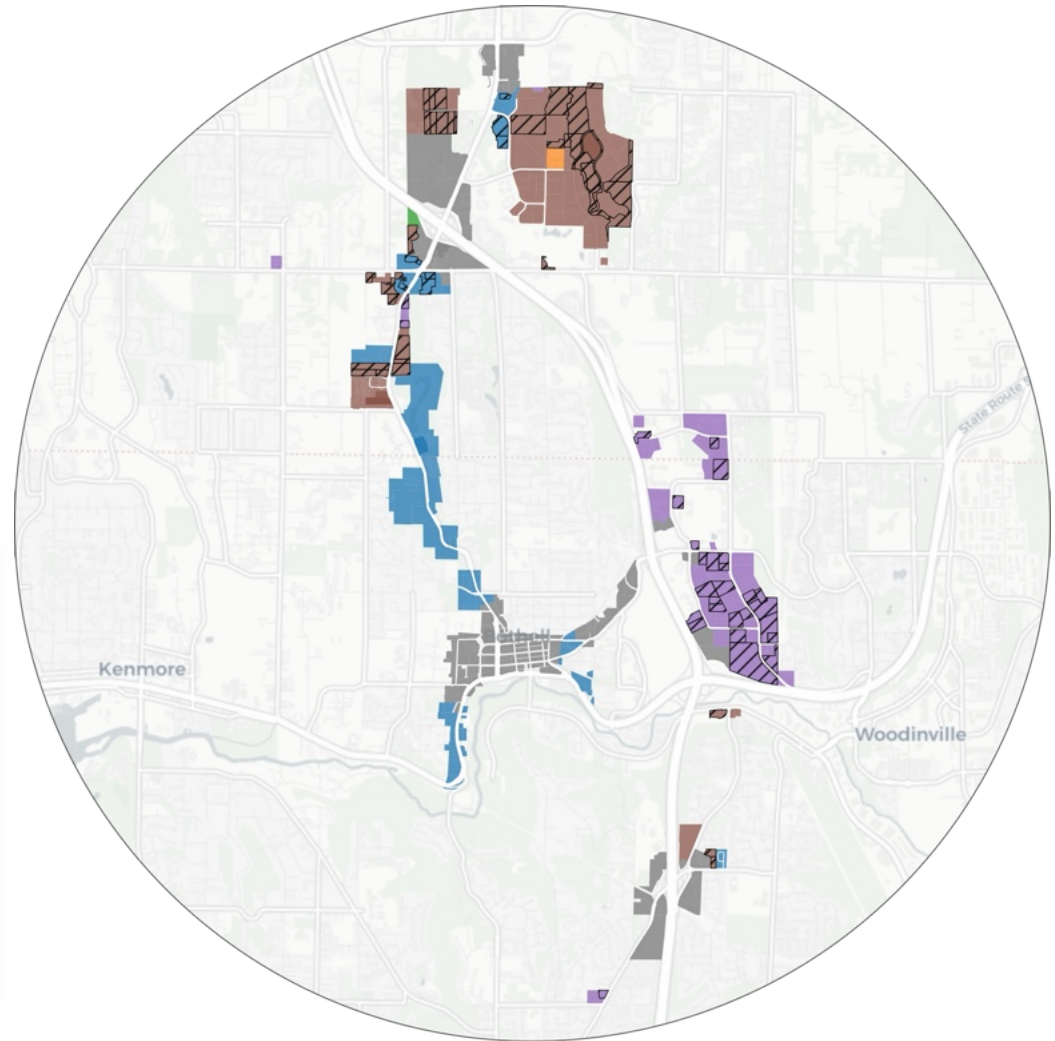


Figure 3: Bothell Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	281 (29%)
	MX-RC	Mixed-Use- Residential Conditional	118 (12%)
	MX-RX	Mixed Use- Residential Prohibited	1 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	75 (7%)
	C-RX	Commercial – Residential Prohibited	490 (50%)
	TOD	TOD Parcels Impacted by HB 1491	329 parcels
		Eligible Large Soft Sites	



JURISDICTION

BREMERTON

POPULATION

45,291

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	227 69%	102 31%	0 0%
MX-RC	0 0%	731 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	584 100%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

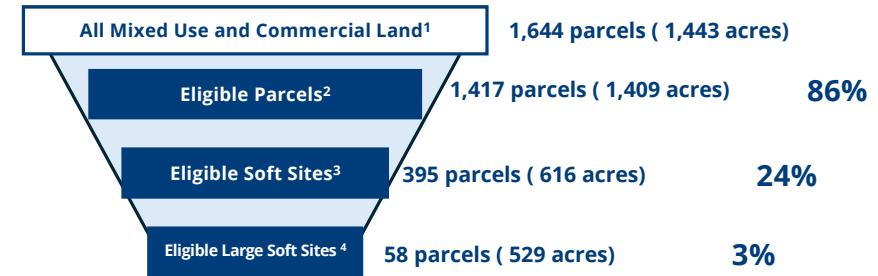
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Bremerton has 1,417 “eligible” parcels (1,409 acres) that would be affected by this potential legislation, which represents 86% of all Mixed Use and Commercial land . Of that land, 395 (616 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

BREMERTON

Figure 2: Parcel “Funnel” based on Development Feasibility

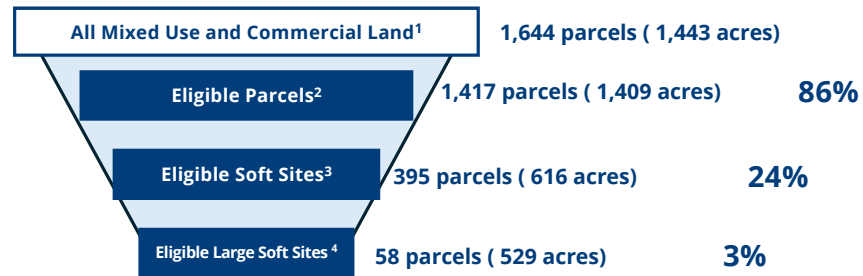








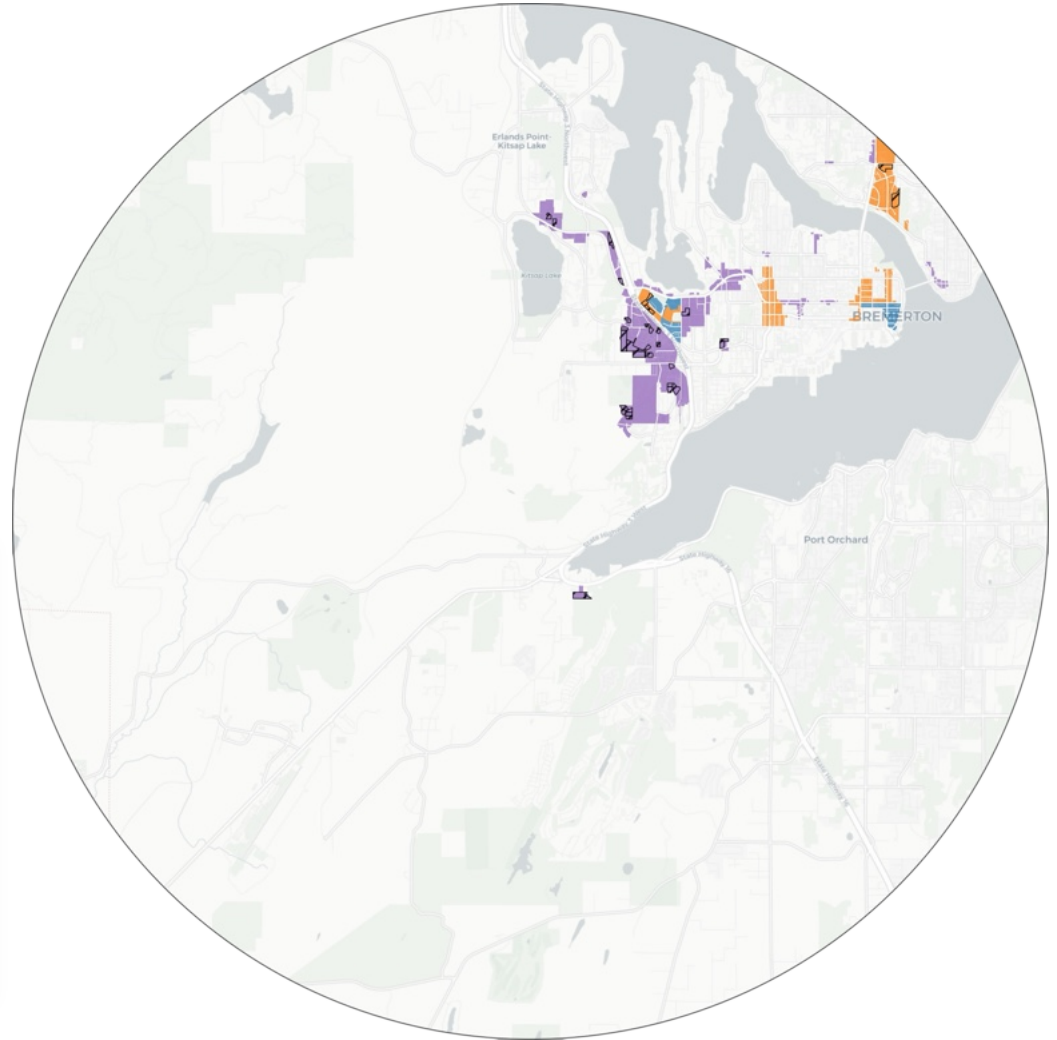


Figure 3: Bremerton Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	329 (20%)
	MX-RC	Mixed-Use- Residential Conditional	731 (44%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	584 (35%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

EDMONDS

POPULATION

42,871

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	45 100%
MX-RC	0 0%	248 37%	415 63%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	2 100%

Key

MX Mixed Use

C Commercial

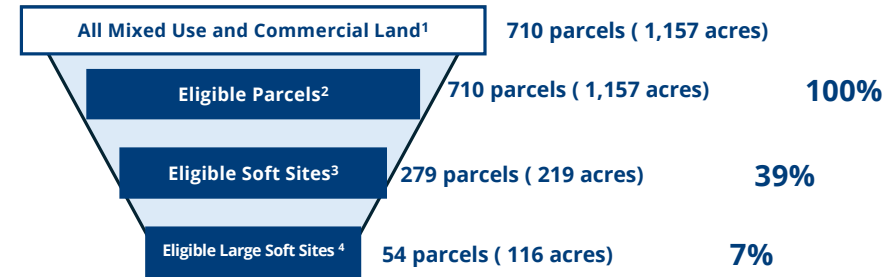
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Edmonds has 710 "eligible" parcels (1,157 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 279 (219 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

EDMONDS

Figure 2: Parcel “Funnel” based on Development Feasibility

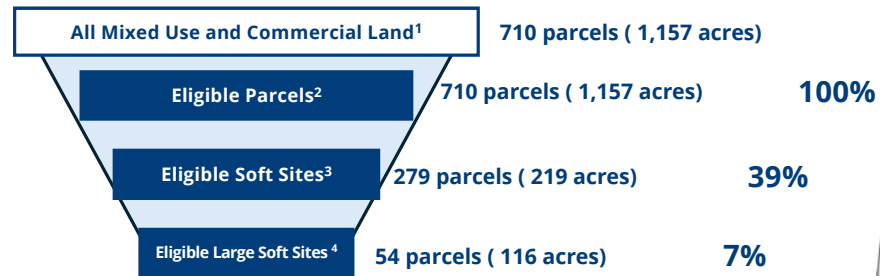








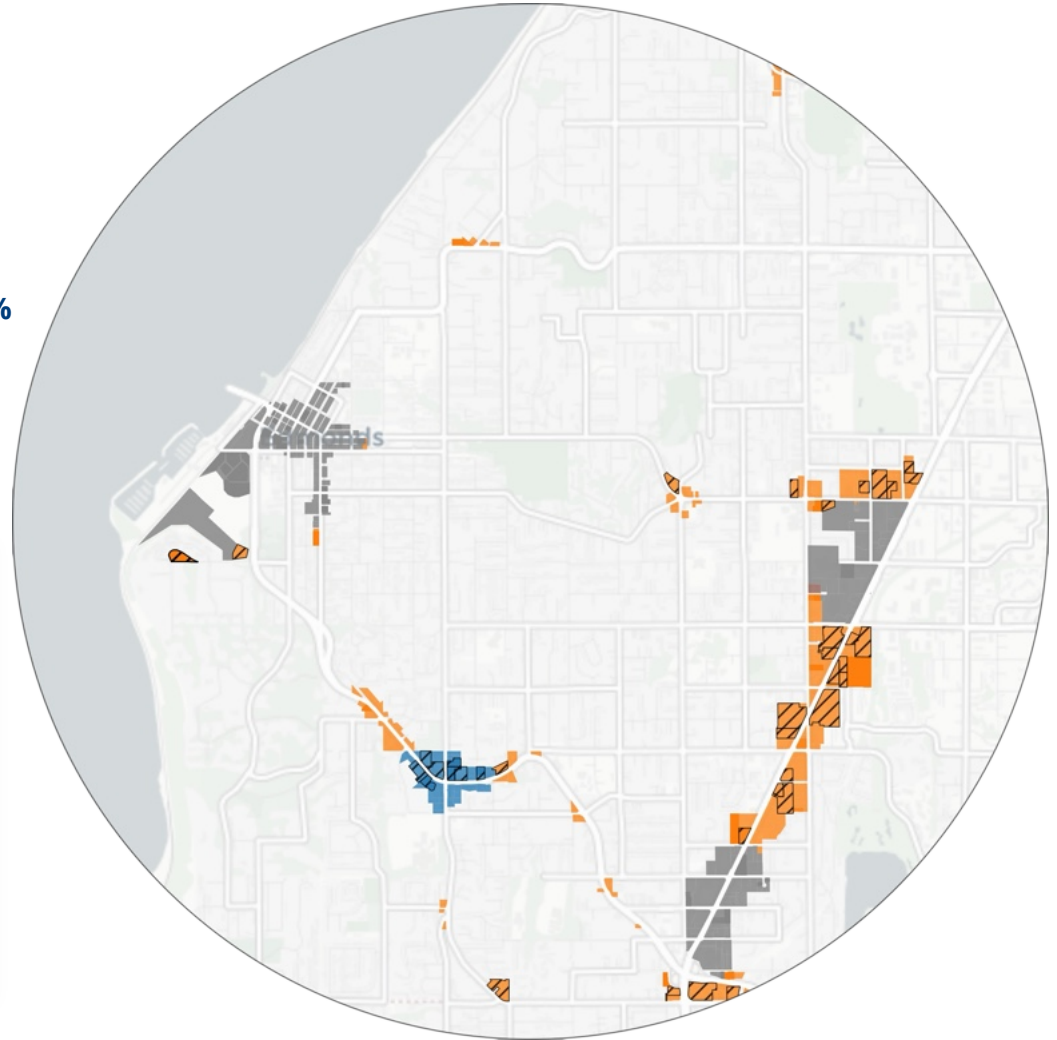


Figure 3: Edmonds Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	45 (6%)
	MX-RC Mixed-Use- Residential Conditional	663 (93%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	2 (0%)
	TOD TOD Parcels Impacted by HB 1491	655 parcels
	Eligible Large Soft Sites	



JURISDICTION

PUYALLUP

POPULATION

42,552

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

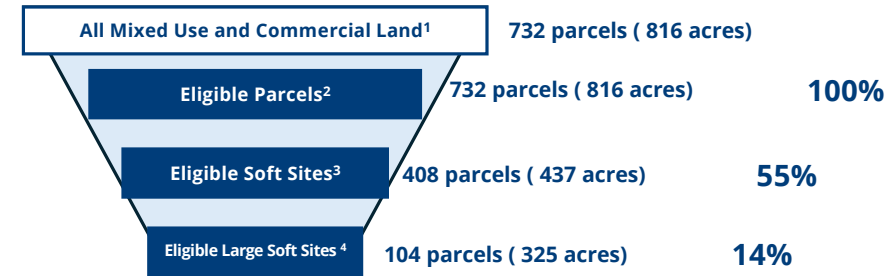
Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	169 91%	17 9%
MX-RC	0 0%	485 93%	38 7%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	23 100%

Key

MX	Mixed Use
C	Commercial
RA	Residential Allowed
RC	Residential Conditional
RX	Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Puyallup has 732 “eligible” parcels (816 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 408 (437 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

PUYALLUP

Figure 2: Parcel “Funnel” based on Development Feasibility

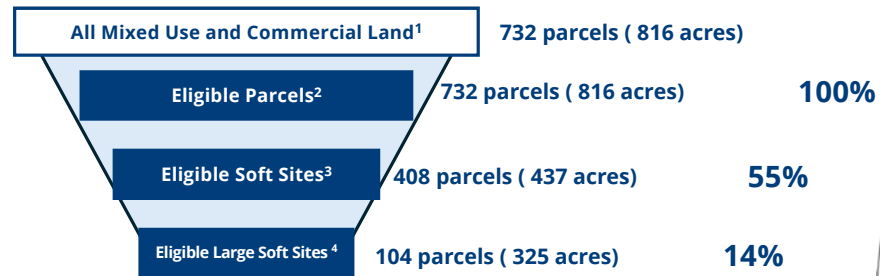








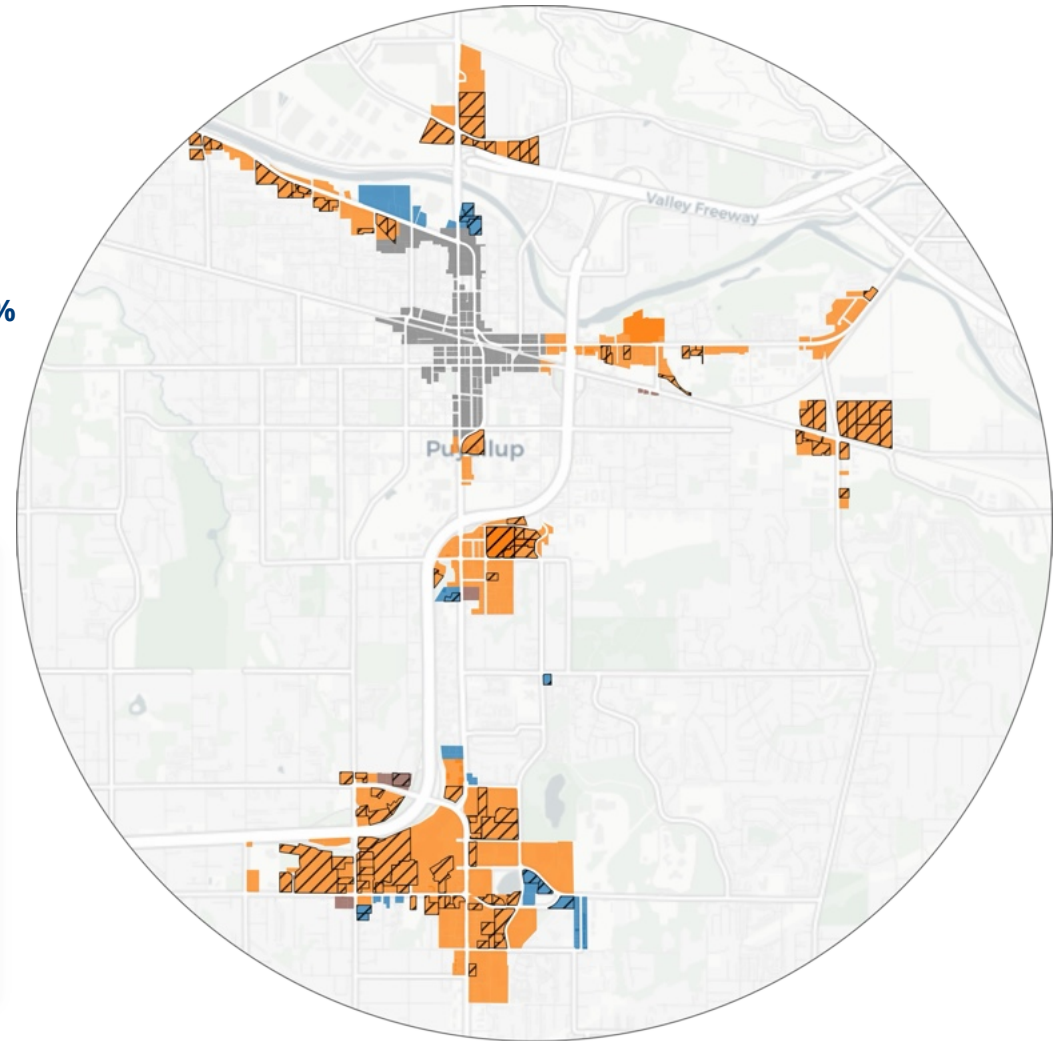


Figure 3: Puyallup Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	186 (25%)
	MX-RC	Mixed-Use- Residential Conditional	523 (71%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	23 (3%)
	TOD	TOD Parcels Impacted by HB 1491	479 parcels
		Eligible Large Soft Sites	



JURISDICTION

LYNNWOOD

POPULATION

41,597

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	3 100%	0 0%
MX-RC	0 0%	69 79%	18 21%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	348 100%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

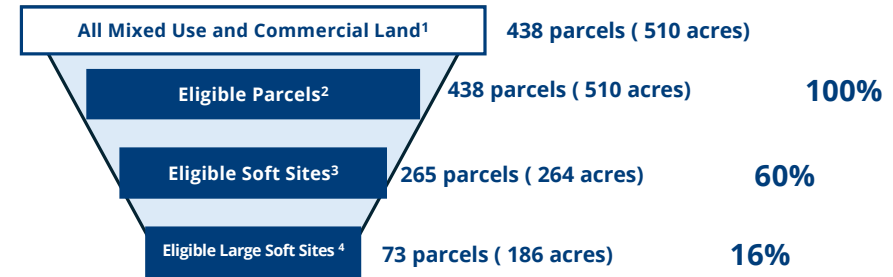
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Lynnwood has 438 “eligible” parcels (510 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 265 (264 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

LYNNWOOD

Figure 2: Parcel “Funnel” based on Development Feasibility

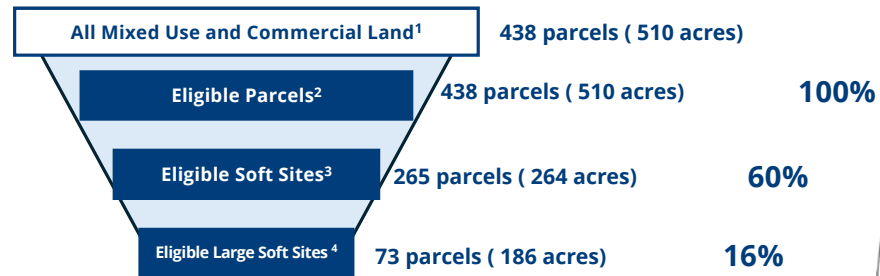
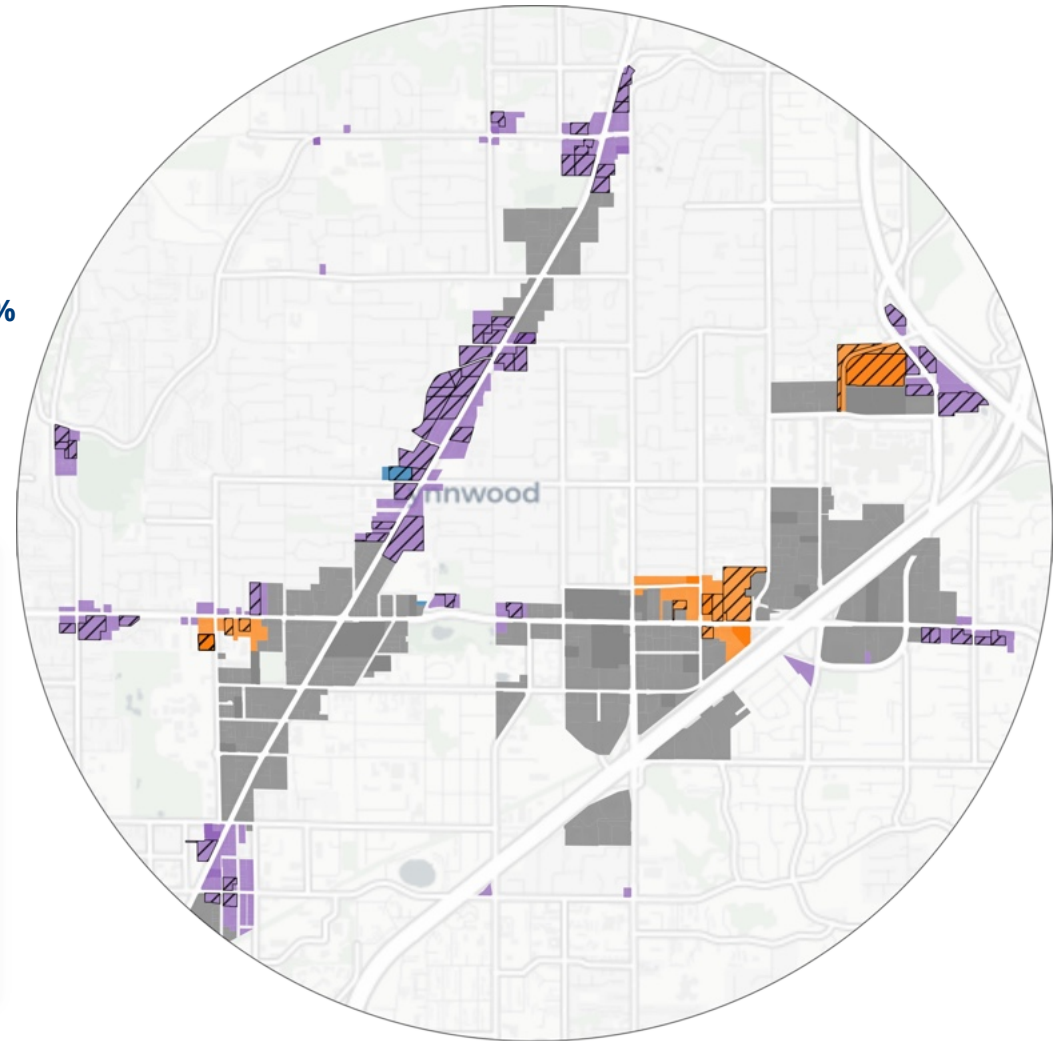


Figure 3: Lynnwood Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
■ MX-RA	Mixed Use – Residential Allowed	3 (0%)
■ MX-RC	Mixed-Use- Residential Conditional	87 (19%)
■ MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■ C-RA	Commercial – Residential Allowed	0 (0%)
■ C-RC	Commercial – Residential Conditional	348 (79%)
■ C-RX	Commercial – Residential Prohibited	0 (0%)
■ TOD	TOD Parcels Impacted by HB 1491	647 parcels
■	Eligible Large Soft Sites	



JURISDICTION

LAKE STEVENS

POPULATION

41,350

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	139 100%	0 0%
MX-RC	0 0%	363 96%	14 4%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

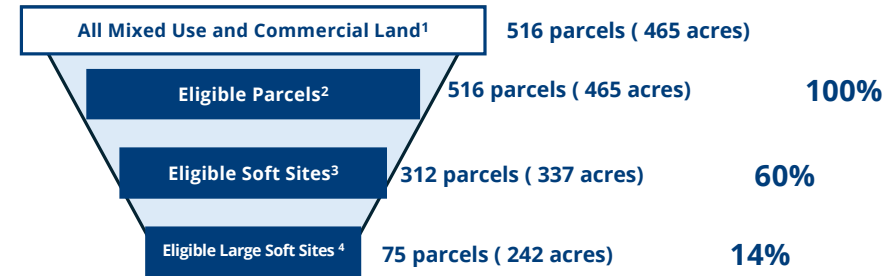
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Lake Stevens has 516 “eligible” parcels (465 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 312 (337 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

LAKE STEVENS

Figure 2: Parcel “Funnel” based on Development Feasibility

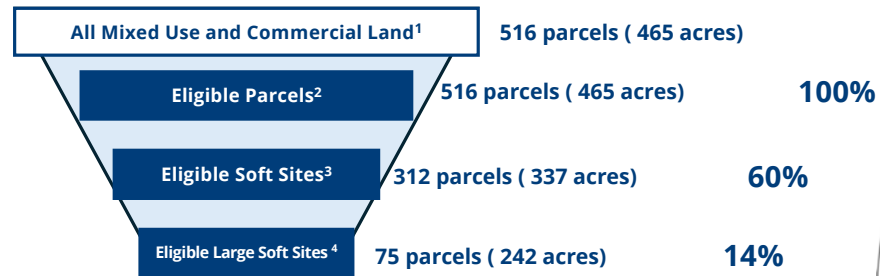








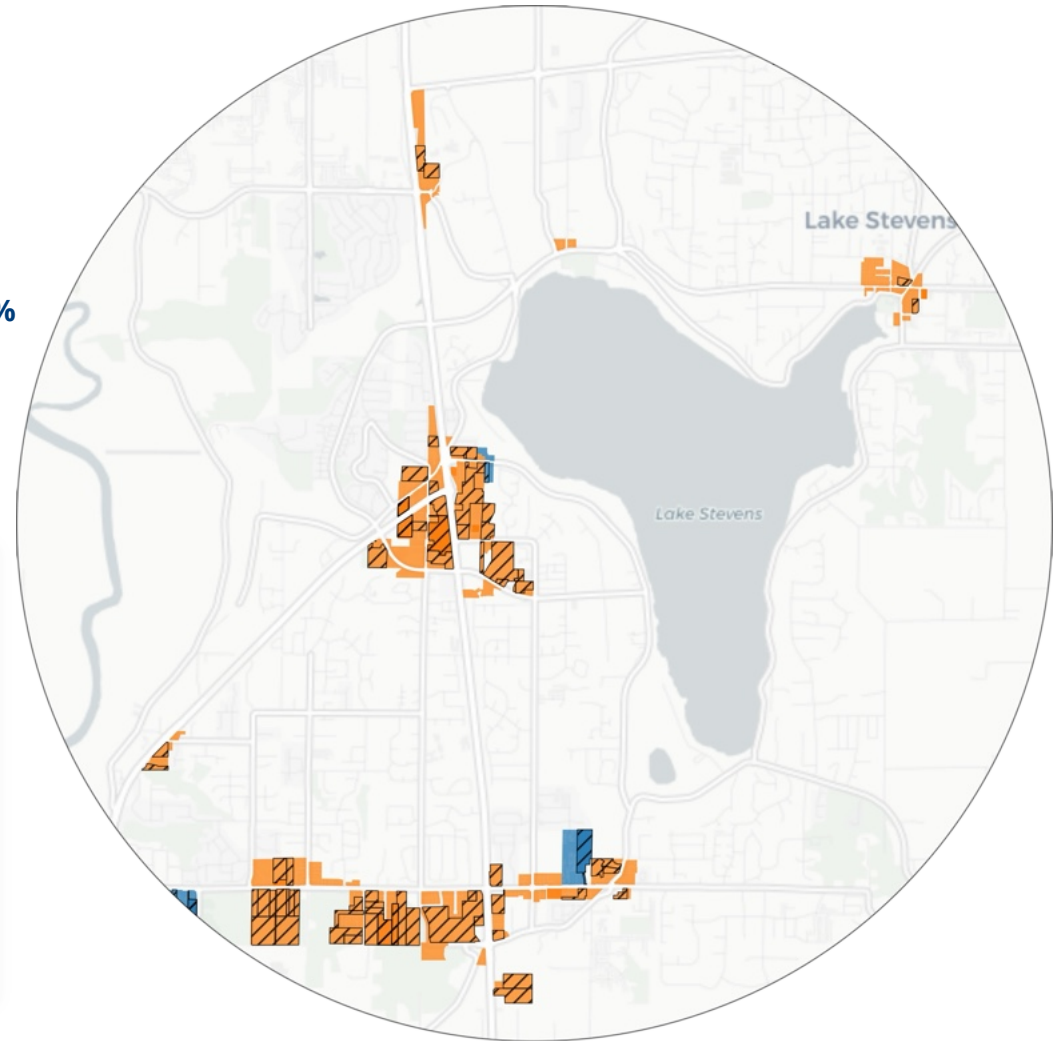


Figure 3: Lake Stevens Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	139 (26%)
	MX-RC Mixed-Use- Residential Conditional	377 (73%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

ISSAQUAH

POPULATION

39,664

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	9 7%	125 93%	0 0%
MX-RC	0 0%	118 58%	87 42%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	26 100%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

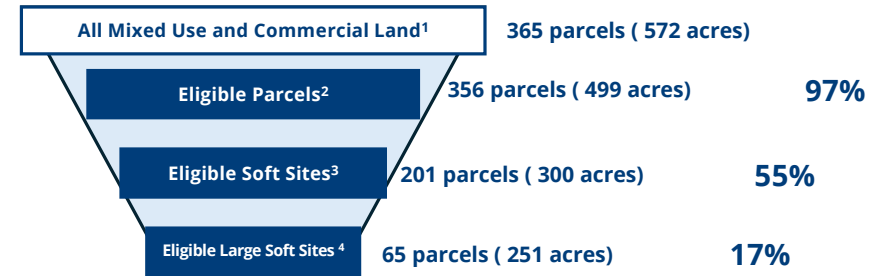
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Issaquah has 356 “eligible” parcels (499 acres) that would be affected by this potential legislation, which represents 97% of all Mixed Use and Commercial land . Of that land, 201 (300 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

ISSAQUAH

Figure 2: Parcel “Funnel” based on Development Feasibility

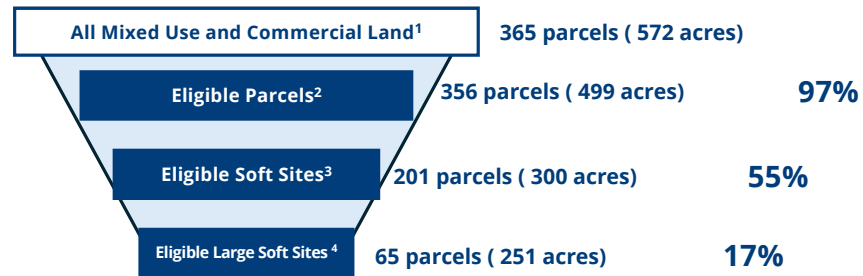








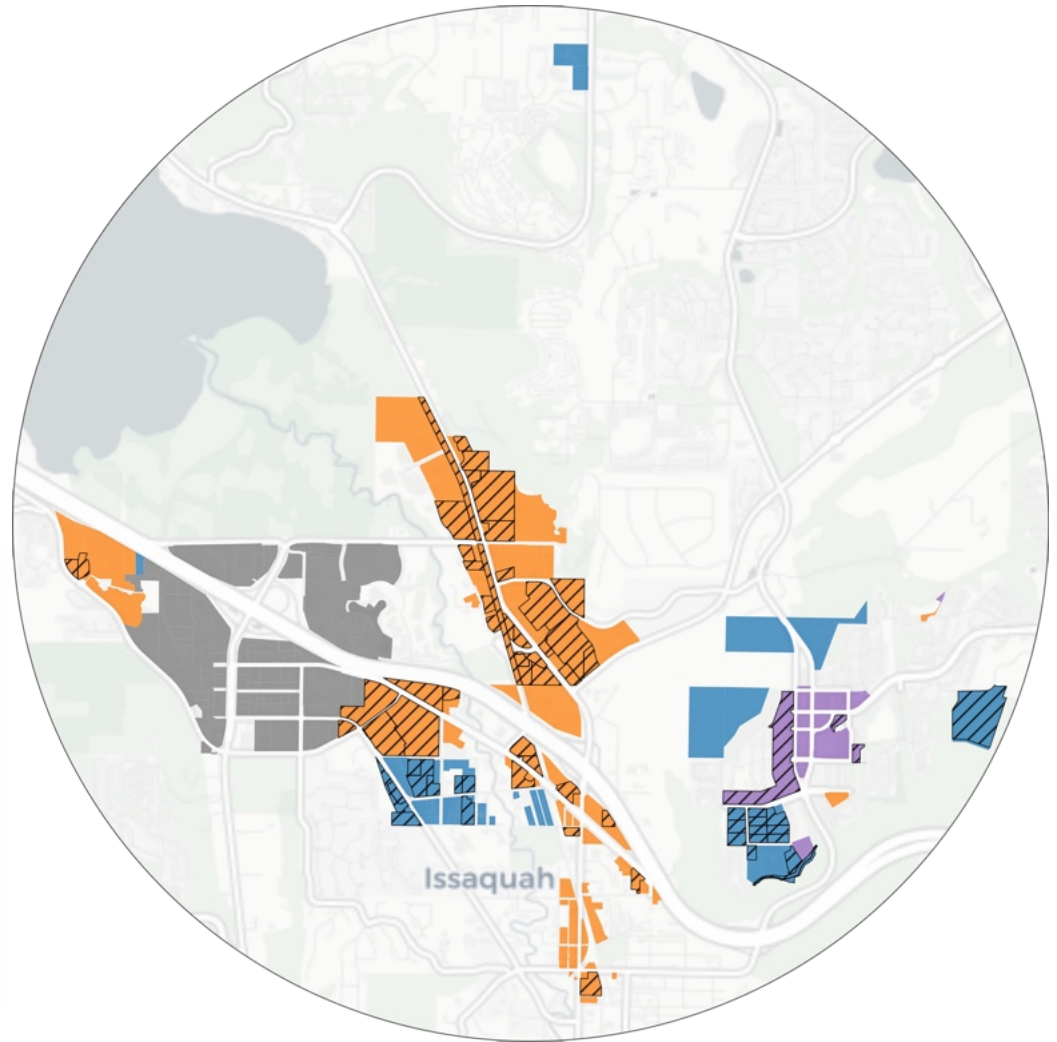


Figure 3: Issaquah Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	134 (36%)
	MX-RC Mixed-Use- Residential Conditional	205 (56%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	26 (7%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	137 parcels
	Eligible Large Soft Sites	



JURISDICTION

LONGVIEW

POPULATION

38,294

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	142 100%	0 0%	0 0%
MX-RC	0 0%	529 56%	421 44%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	47 100%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

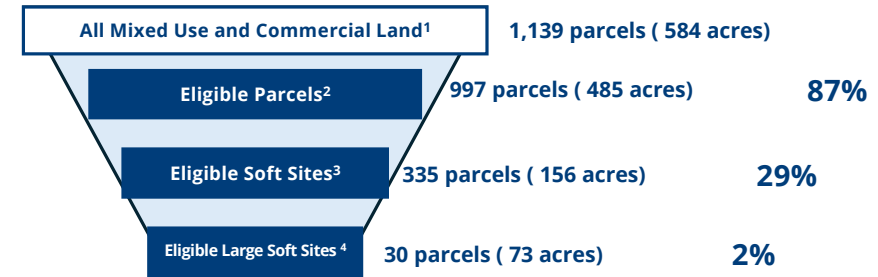
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Longview has 997 “eligible” parcels (485 acres) that would be affected by this potential legislation, which represents 87% of all Mixed Use and Commercial land . Of that land, 335 (156 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

LONGVIEW

Figure 2: Parcel “Funnel” based on Development Feasibility

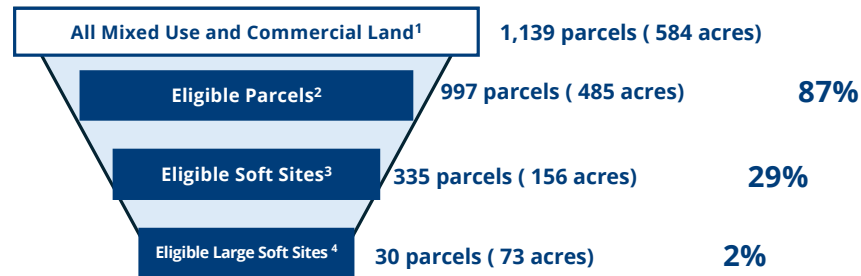








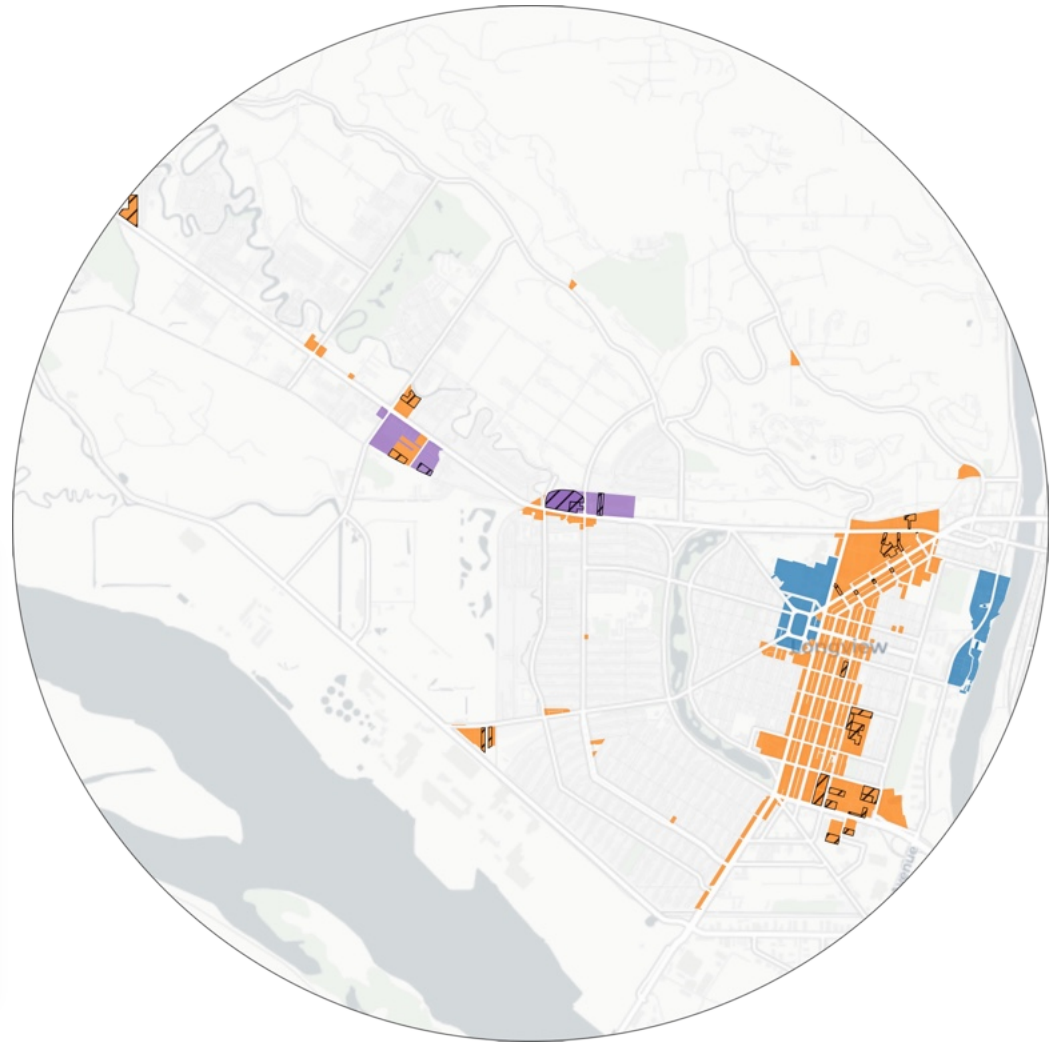


Figure 3: Longview Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	142 (12%)
	MX-RC Mixed-Use- Residential Conditional	950 (83%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	47 (4%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

WENATCHEE

POPULATION

35,401

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	172 100%	0 0%	0 0%
MX-RC	406 25%	895 56%	300 19%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

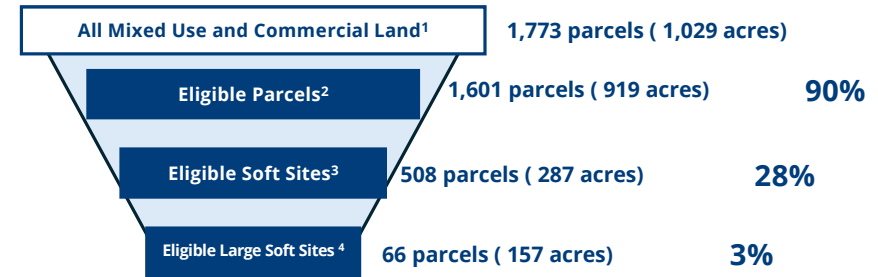
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Wenatchee has 1,601 “eligible” parcels (919 acres) that would be affected by this potential legislation, which represents 90% of all Mixed Use and Commercial land. Of that land, 508 (287 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

WENATCHEE

Figure 2: Parcel “Funnel” based on Development Feasibility

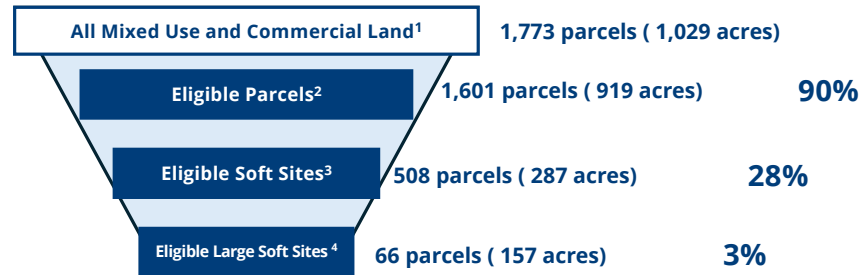








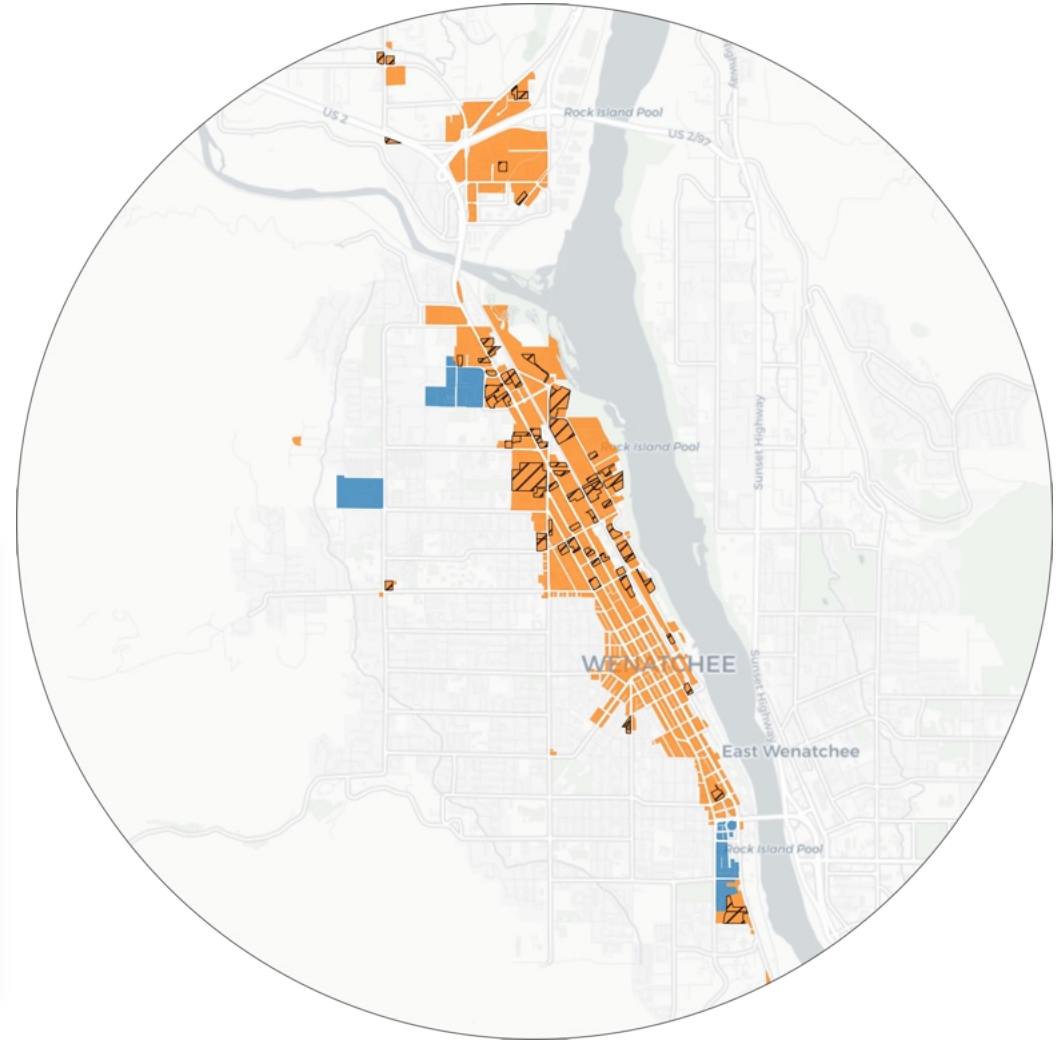


Figure 3: Wenatchee Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	172 (9%)
	MX-RC	Mixed-Use- Residential Conditional	1,601 (90%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

MOUNT VERNON

POPULATION

35,344

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	142 100%	0 0%
MX-RC	0 0%	194 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	26 100%
C-RX	0 0%	0 0%	631 100%

Key

MX Mixed Use

C Commercial

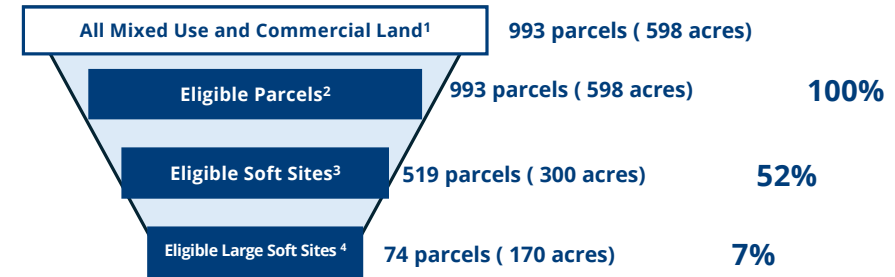
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Mount Vernon has 993 “eligible” parcels (598 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 519 (300 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

MOUNT VERNON

Figure 2: Parcel “Funnel” based on Development Feasibility

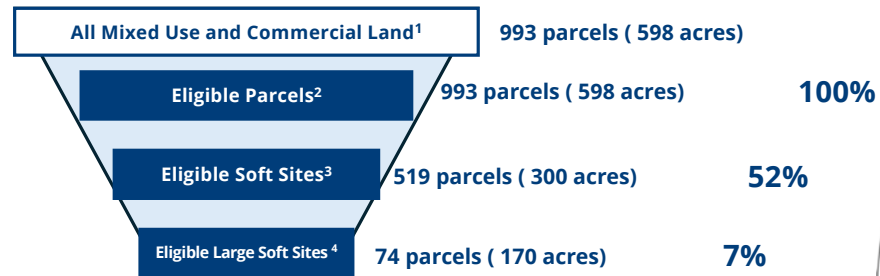








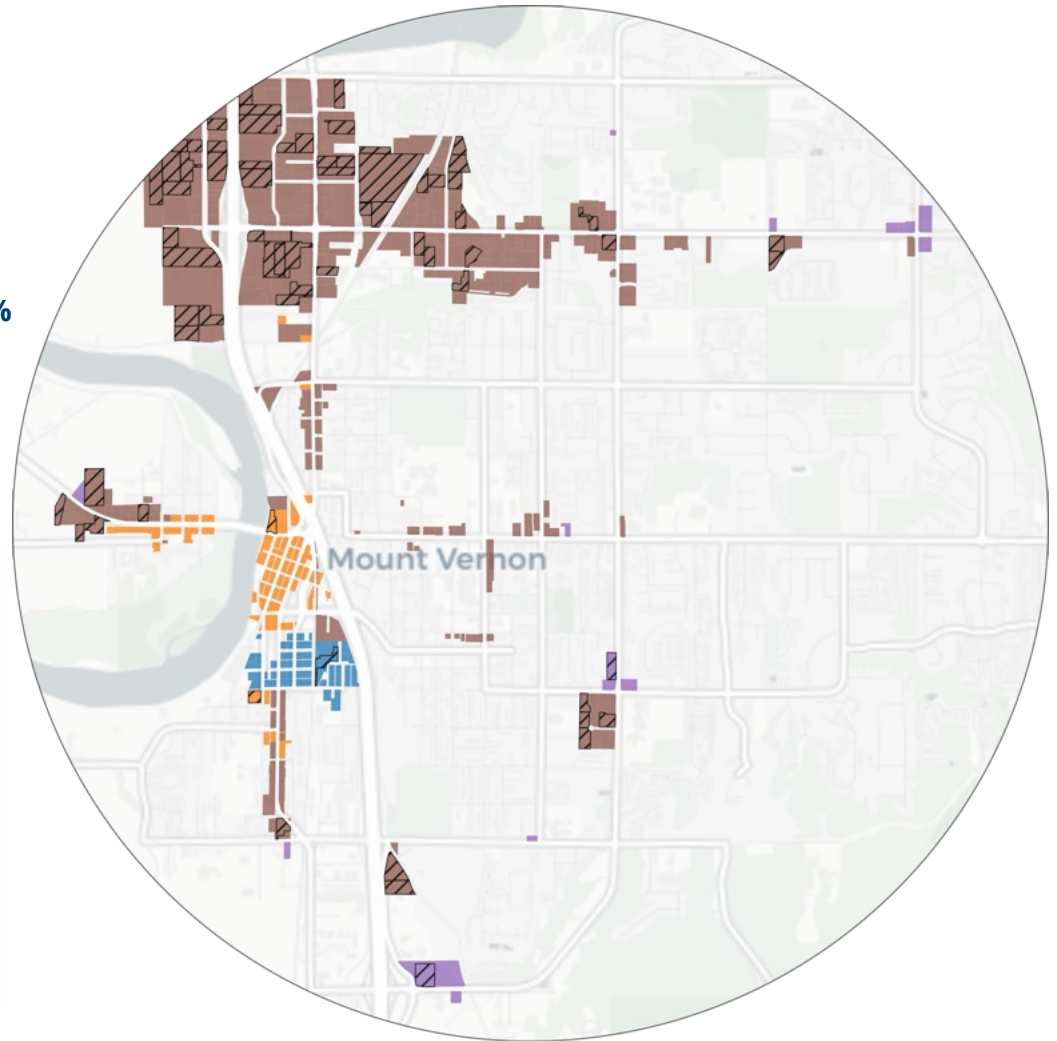


Figure 3: Mount Vernon Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	142 (14%)
	MX-RC	Mixed-Use- Residential Conditional	194 (19%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	26 (2%)
	C-RX	Commercial – Residential Prohibited	631 (63%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

UNIVERSITY PLACE

POPULATION

35,160

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	426 65%	227 35%	0 0%
MX-RC	0 0%	34 69%	15 31%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

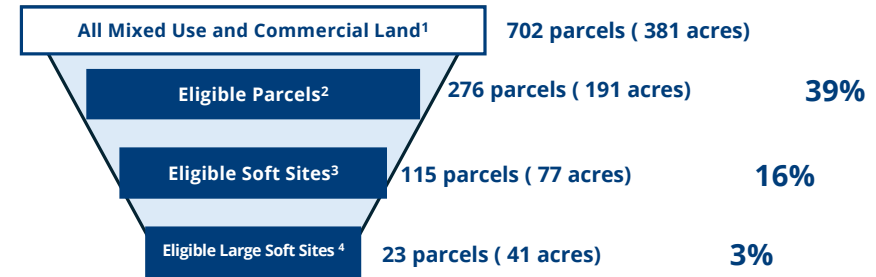
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



University Place has 276 “eligible” parcels (191 acres) that would be affected by this potential legislation, which represents 39% of all Mixed Use and Commercial land . Of that land, 115 (77 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNIVERSITY PLACE

Figure 2: Parcel “Funnel” based on Development Feasibility

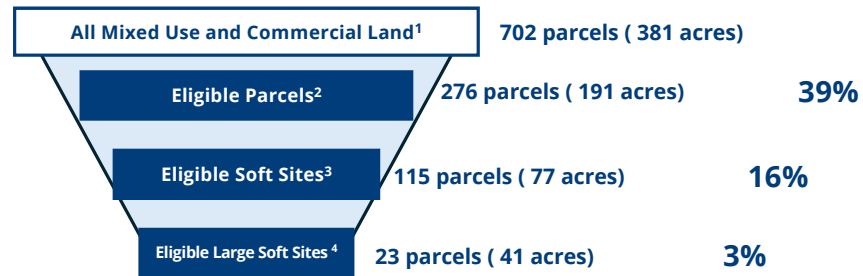








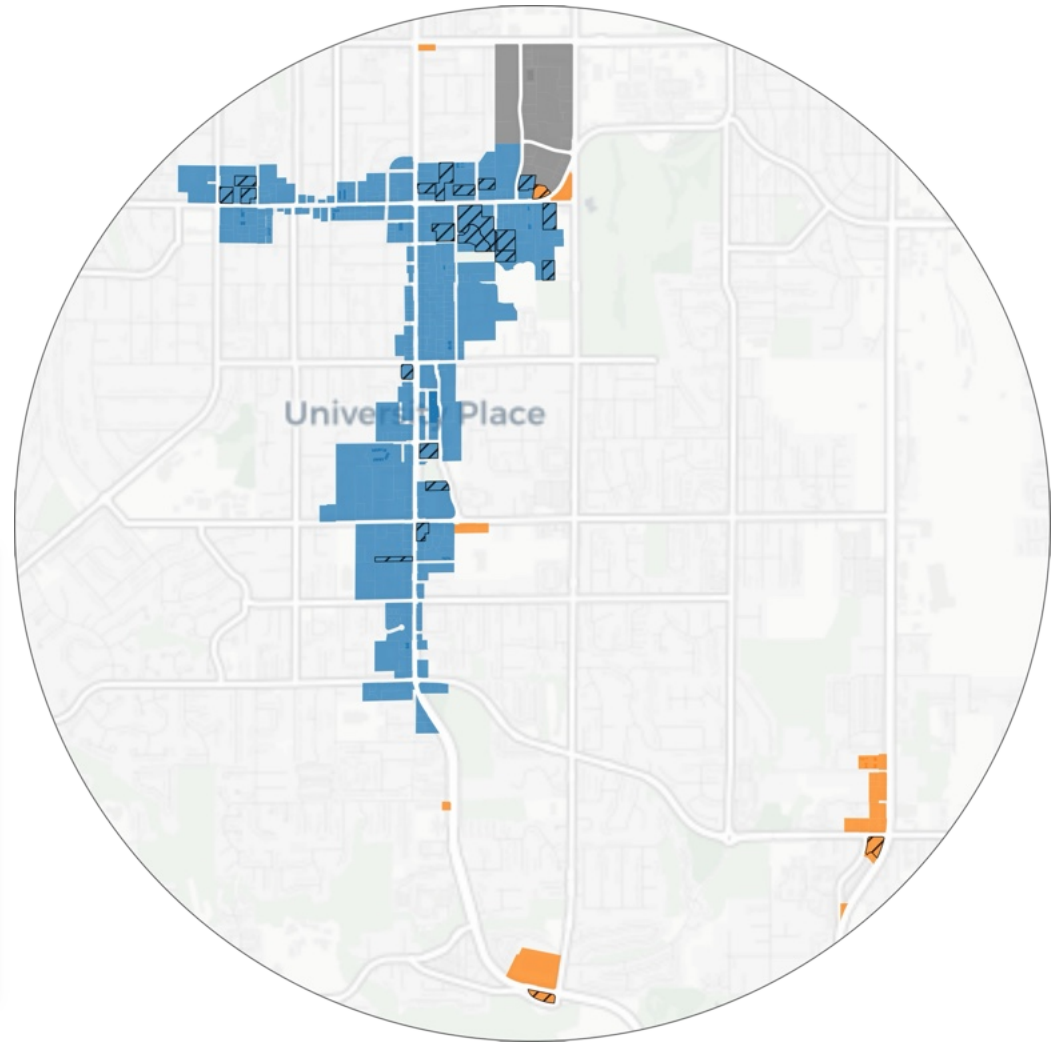


Figure 3: University Place Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	653 (93%)
	MX-RC Mixed-Use- Residential Conditional	49 (6%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	52 parcels
	Eligible Large Soft Sites	



JURISDICTION

SEATAC

POPULATION

34,024

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	77 97%	2 3%	0 0%
MX-RC	0 0%	5 11%	42 89%
MX-RX	0 0%	0 0%	22 100%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

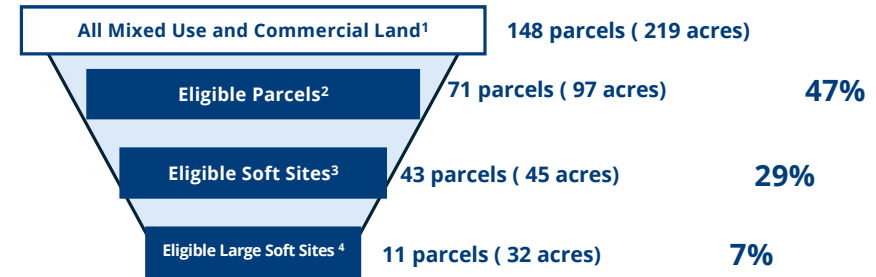
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

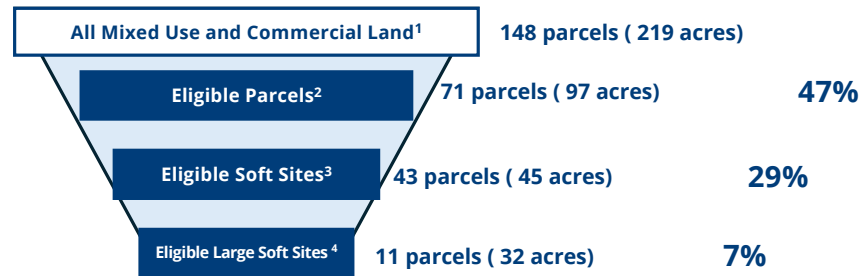
MX-RA should be read as Mixed-Use, Residential Allowed









Figure 2: Parcel “Funnel” based on Development Feasibility



SeaTac has 71 “eligible” parcels (97 acres) that would be affected by this potential legislation, which represents 47% of all Mixed Use and Commercial land . Of that land, 43 (45 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

Figure 2: Parcel “Funnel” based on Development Feasibility**Figure 3:** SeaTac Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	79 (53%)
	MX-RC Mixed-Use- Residential Conditional	47 (31%)
	MX-RX Mixed Use- Residential Prohibited	22 (14%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	0 (0%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	430 parcels
	Eligible Large Soft Sites	



JURISDICTION

WALLA WALLA

POPULATION

33,901

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	11 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	577 72%	226 28%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

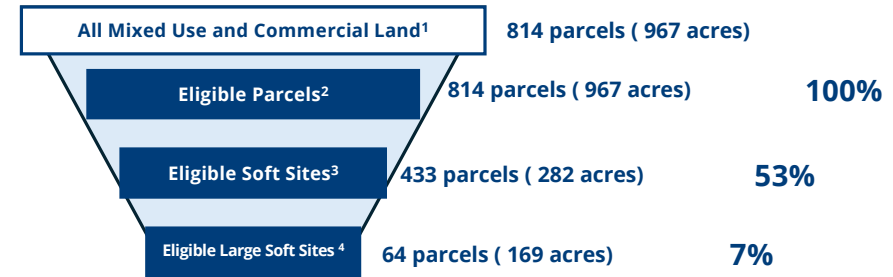
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Walla Walla has 814 "eligible" parcels (967 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 433 (282 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

WALLA WALLA

Figure 2: Parcel “Funnel” based on Development Feasibility

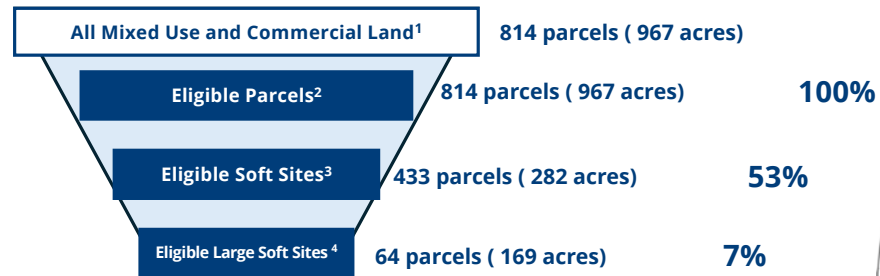








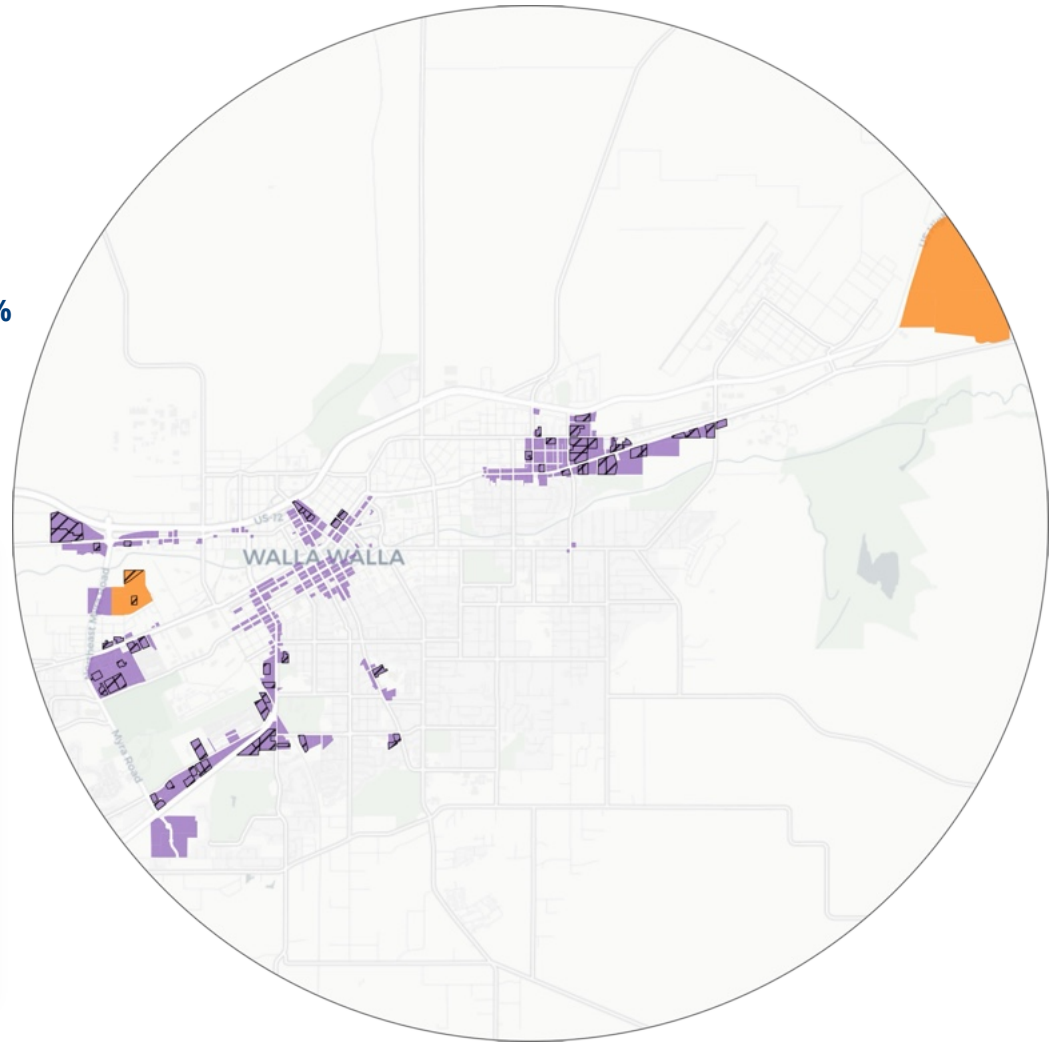


Figure 3: Walla Walla Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	11 (1%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	803 (98%)
	C-RX Commercial – Residential Prohibited	0 (0%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

PULLMAN

POPULATION

33,543

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	173 100%
C-RX	0 0%	0 0%	389 100%

Key

MX Mixed Use

C Commercial

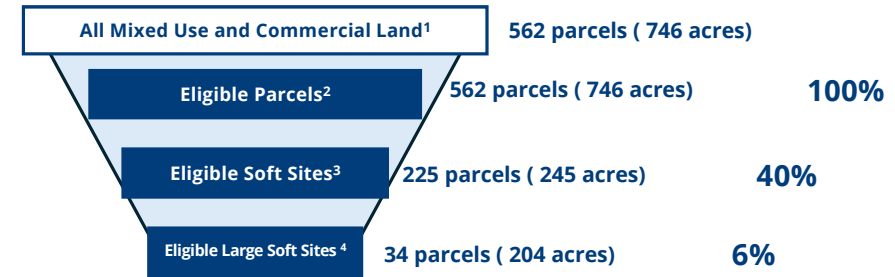
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Pullman has 562 “eligible” parcels (746 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 225 (245 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

PULLMAN

Figure 2: Parcel “Funnel” based on Development Feasibility

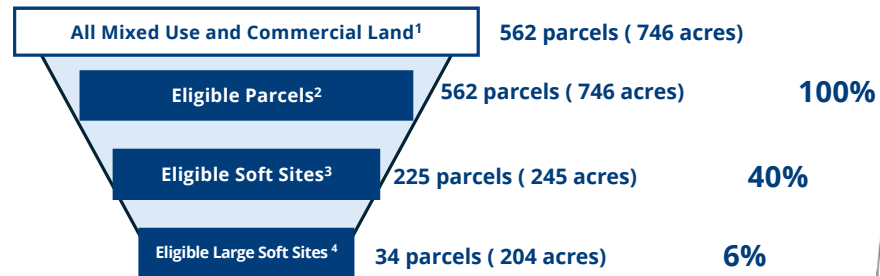








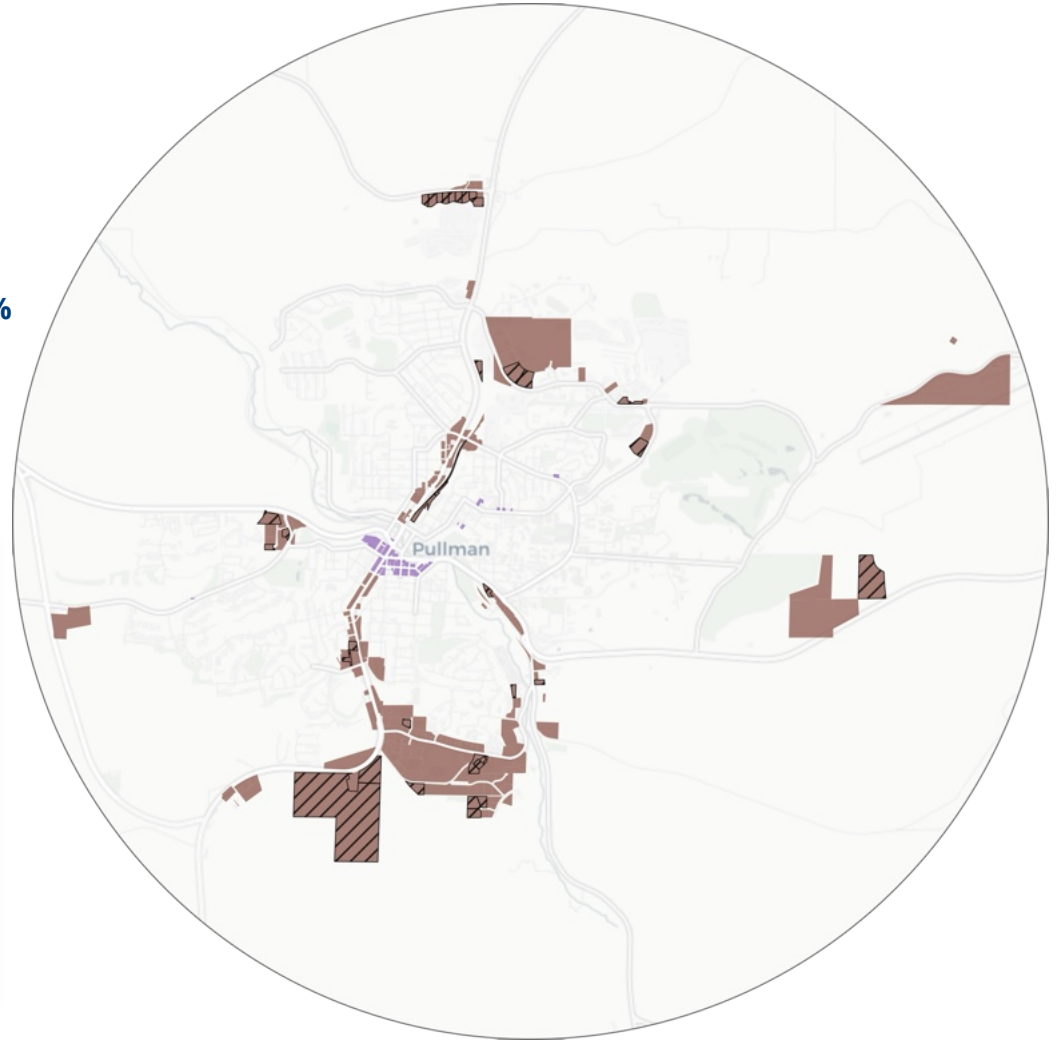


Figure 3: Pullman Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
	MX-RA Mixed Use – Residential Allowed	0 (0%)
	MX-RC Mixed-Use- Residential Conditional	0 (0%)
	MX-RX Mixed Use- Residential Prohibited	0 (0%)
	C-RA Commercial – Residential Allowed	0 (0%)
	C-RC Commercial – Residential Conditional	173 (30%)
	C-RX Commercial – Residential Prohibited	389 (69%)
	TOD TOD Parcels Impacted by HB 1491	0 parcels
	Eligible Large Soft Sites	



JURISDICTION

DES MOINES

POPULATION

33,207

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	12 8%	142 92%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	6 100%

Key

MX Mixed Use

C Commercial

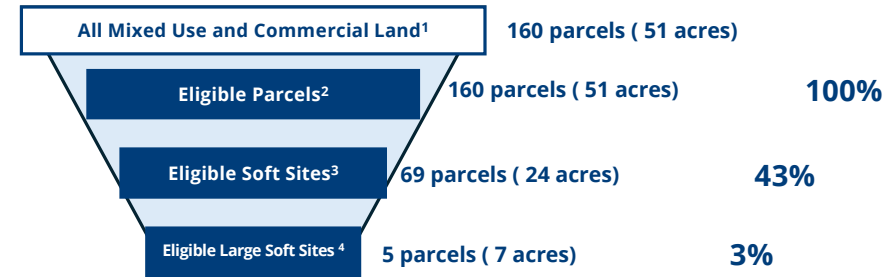
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Des Moines has 160 “eligible” parcels (51 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 69 (24 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

DES MOINES

Figure 2: Parcel “Funnel” based on Development Feasibility

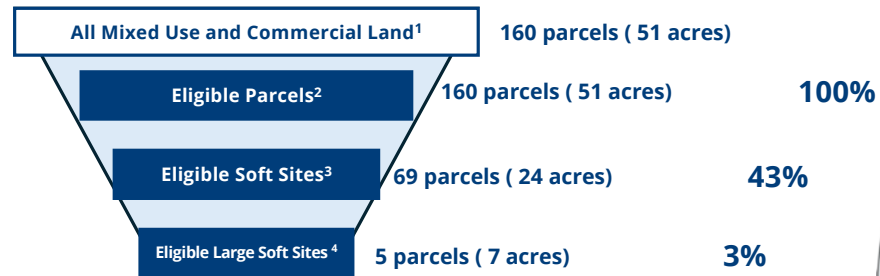










Figure 3: Des Moines Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	154 (96%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	6 (3%)
	TOD	TOD Parcels Impacted by HB 1491	295 parcels
		Eligible Large Soft Sites	



UNINCORPORATED COUNTIES

JURISDICTION

UNINCORPORATED BENTON COUNTY

POPULATION

37,980

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	20 100%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

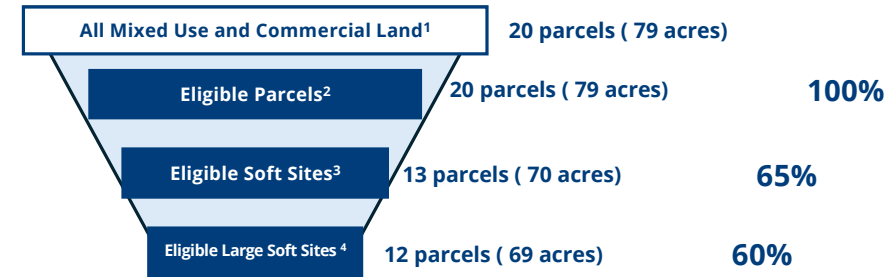
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Benton County has 20 “eligible” parcels (79 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 13 (70 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED BENTON COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

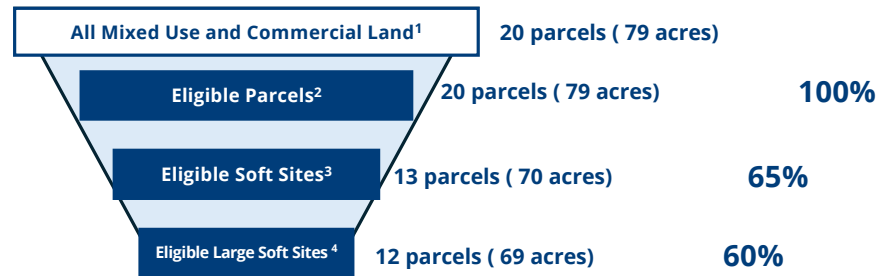










Figure 3: Unincorporated Benton County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	20 (100%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
		Eligible Large Soft Sites	

JURISDICTION

UNINCORPORATED CHELAN COUNTY

POPULATION

34,545

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	25 10%	235 90%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

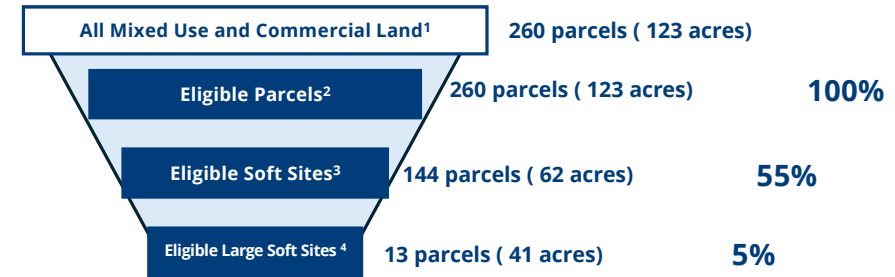
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Chelan County has 260 “eligible” parcels (123 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 144 (62 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED CHELAN COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

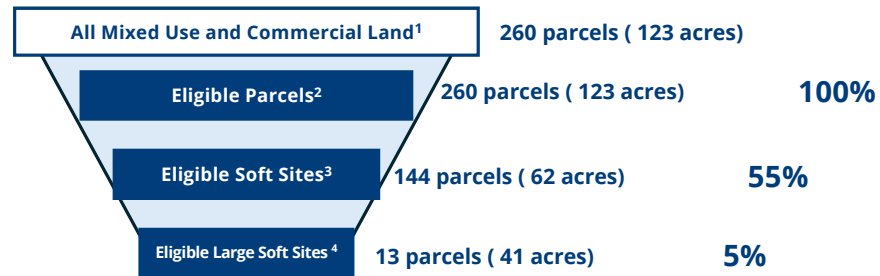










Figure 3: Unincorporated Chelan County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	260 (100%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	

JURISDICTION

UNINCORPORATED CLALLAM COUNTY

POPULATION

46,375

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	742 100%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	33 38%	55 62%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

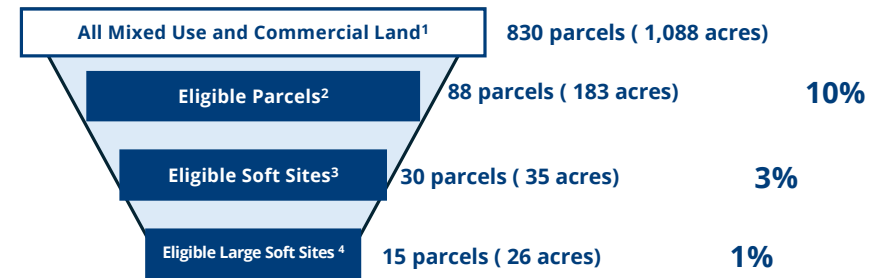
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Clallam County has 88 "eligible" parcels (183 acres) that would be affected by this potential legislation, which represents 10% of all Mixed Use and Commercial land. Of that land, 30 (35 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED CLALLAM COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

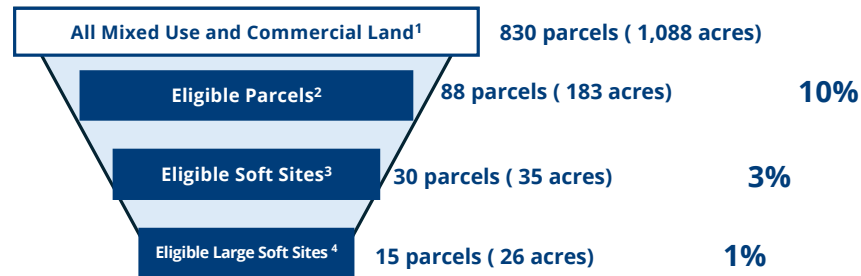


Figure 3: Unincorporated Clallam County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
■	MX-RA	Mixed Use – Residential Allowed	742 (89%)
■	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
■	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■	C-RA	Commercial – Residential Allowed	0 (0%)
■	C-RC	Commercial – Residential Conditional	88 (10%)
■	C-RX	Commercial – Residential Prohibited	0 (0%)
■	TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
■		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED CLARK COUNTY

POPULATION

245,750

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	94 100%	0 0%	0 0%
MX-RC	0 0%	694 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	500 34%	984 66%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

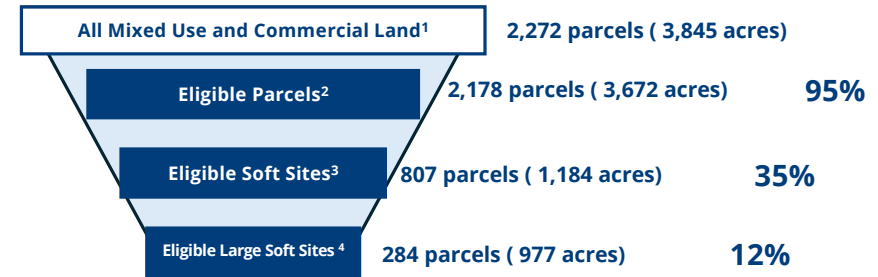
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Clark County has 2,178 “eligible” parcels (3,672 acres) that would be affected by this potential legislation, which represents 95% of all Mixed Use and Commercial land. Of that land, 807 (1,184 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED CLARK COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

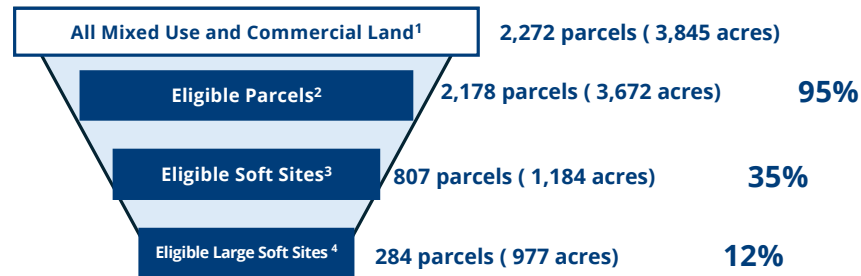
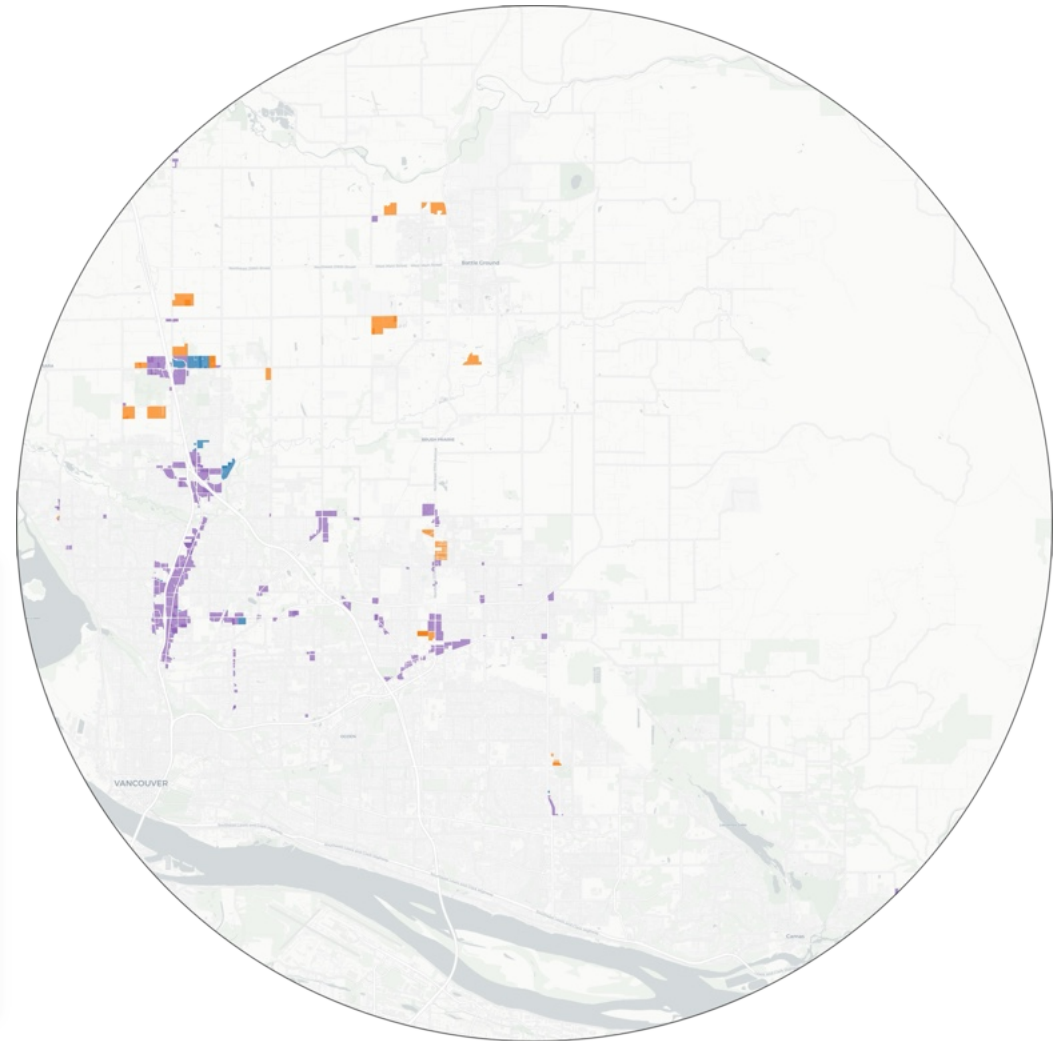


Figure 3: Unincorporated Clark County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
■	MX-RA	Mixed Use – Residential Allowed	94 (4%)
■	MX-RC	Mixed-Use- Residential Conditional	694 (30%)
■	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■	C-RA	Commercial – Residential Allowed	0 (0%)
■	C-RC	Commercial – Residential Conditional	1,484 (65%)
■	C-RX	Commercial – Residential Prohibited	0 (0%)
■	TOD	TOD Parcels Impacted by HB 1491	0 parcels
■		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED COWLITZ COUNTY

POPULATION

51,205

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	1 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

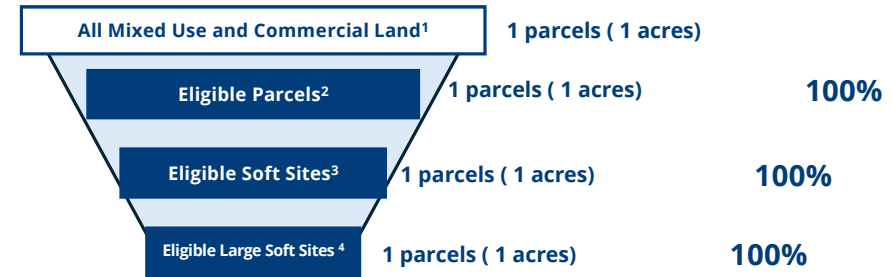
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Cowlitz County has 1 “eligible” parcels (1 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 1 (1 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area \(GMA\)](#);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED COWLITZ COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

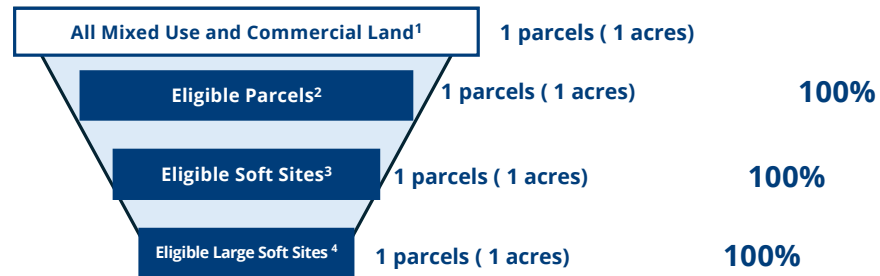










Figure 3: Unincorporated Cowlitz County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	1 (100%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
		Eligible Large Soft Sites	

JURISDICTION

UNINCORPORATED GRANT COUNTY

POPULATION

47,235

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	153 100%	0 0%
C-RX	0 0%	0 0%	124 100%

Key

MX Mixed Use

C Commercial

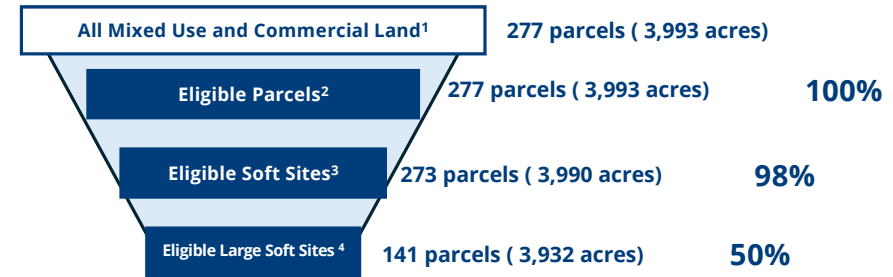
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Grant County has 277 “eligible” parcels (3,993 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 273 (3,990 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED GRANT COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

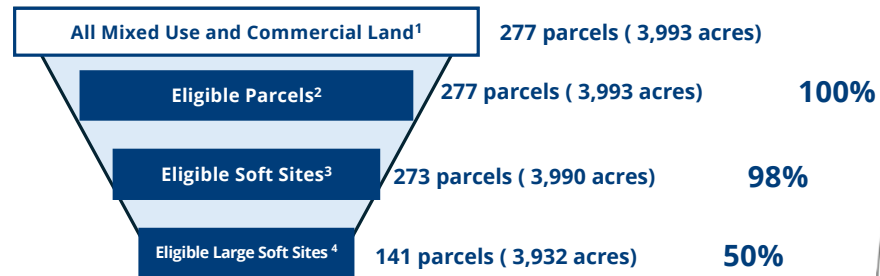








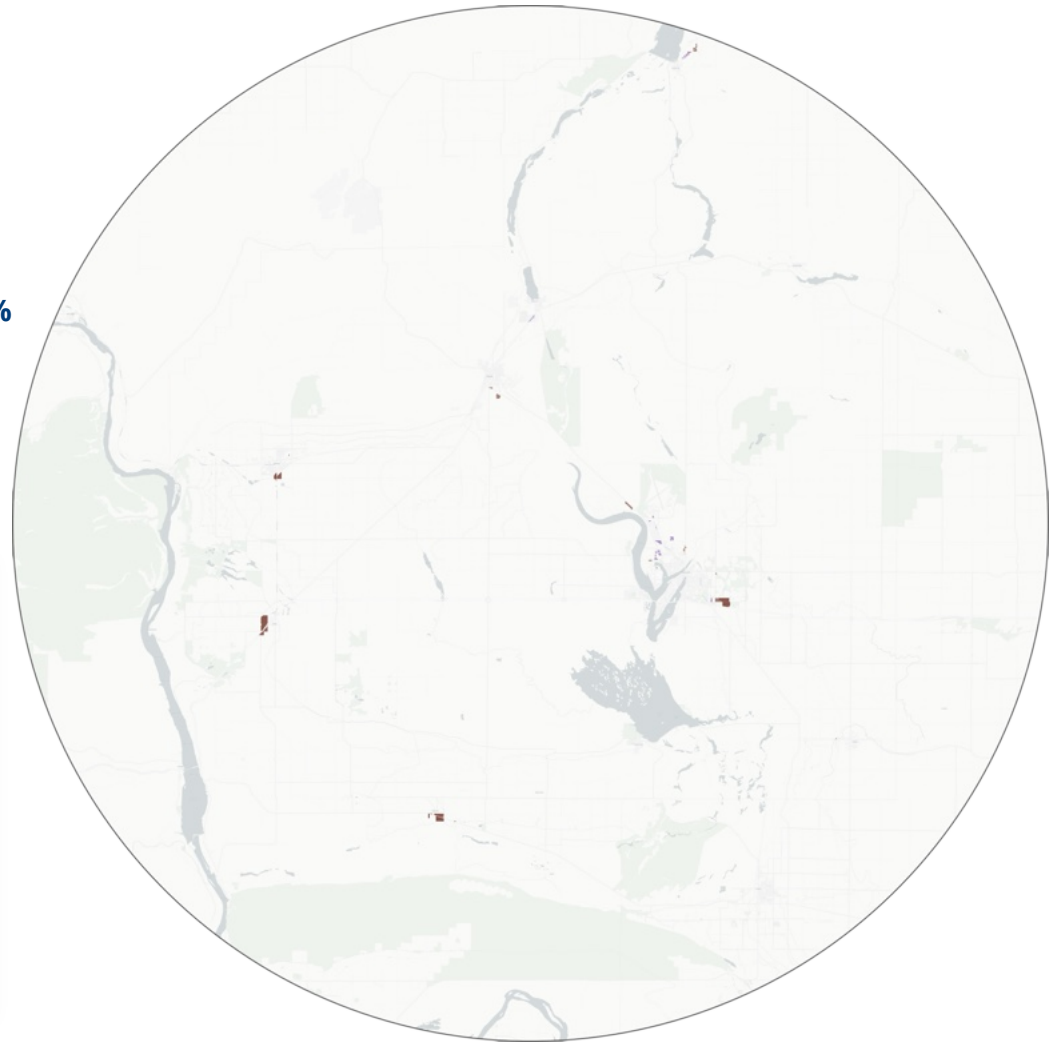


Figure 3: Unincorporated Grant County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	153 (55%)
	C-RX	Commercial – Residential Prohibited	124 (44%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED ISLAND COUNTY

POPULATION

60,650

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	178 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	22 100%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

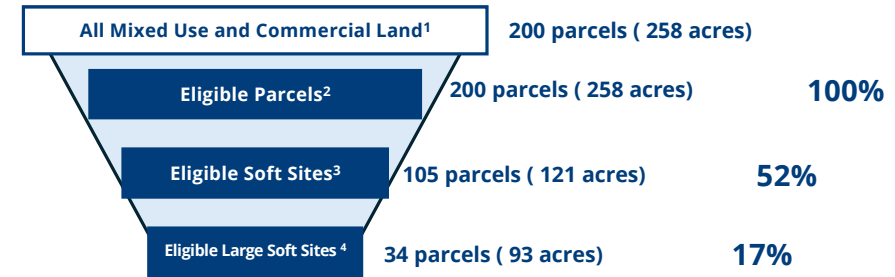
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Island County has 200 “eligible” parcels (258 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 105 (121 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED ISLAND COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

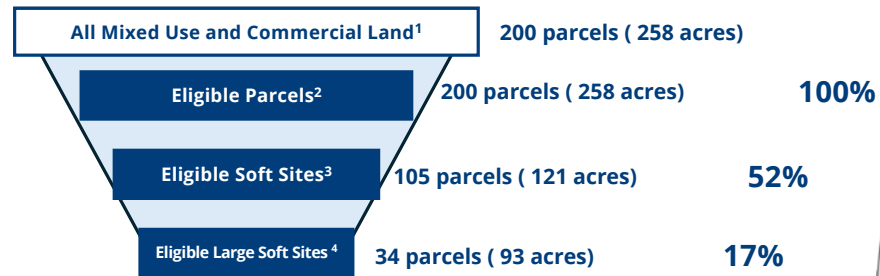










Figure 3: Unincorporated Island County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	178 (89%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	22 (11%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED JEFFERSON COUNTY

POPULATION

22,245

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	226 100%	0 0%
C-RX	0 0%	0 0%	9 100%

Key

MX Mixed Use

C Commercial

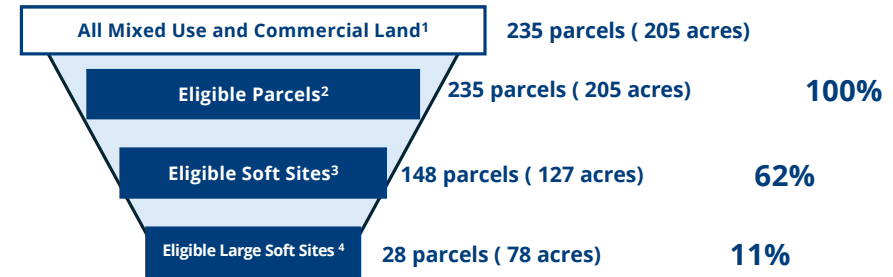
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Jefferson County has 235 "eligible" parcels (205 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 148 (127 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED JEFFERSON COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

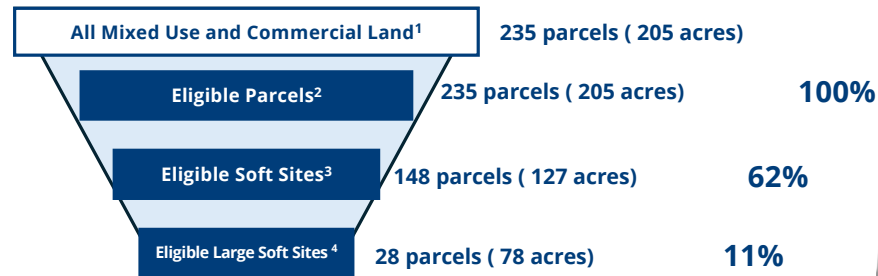








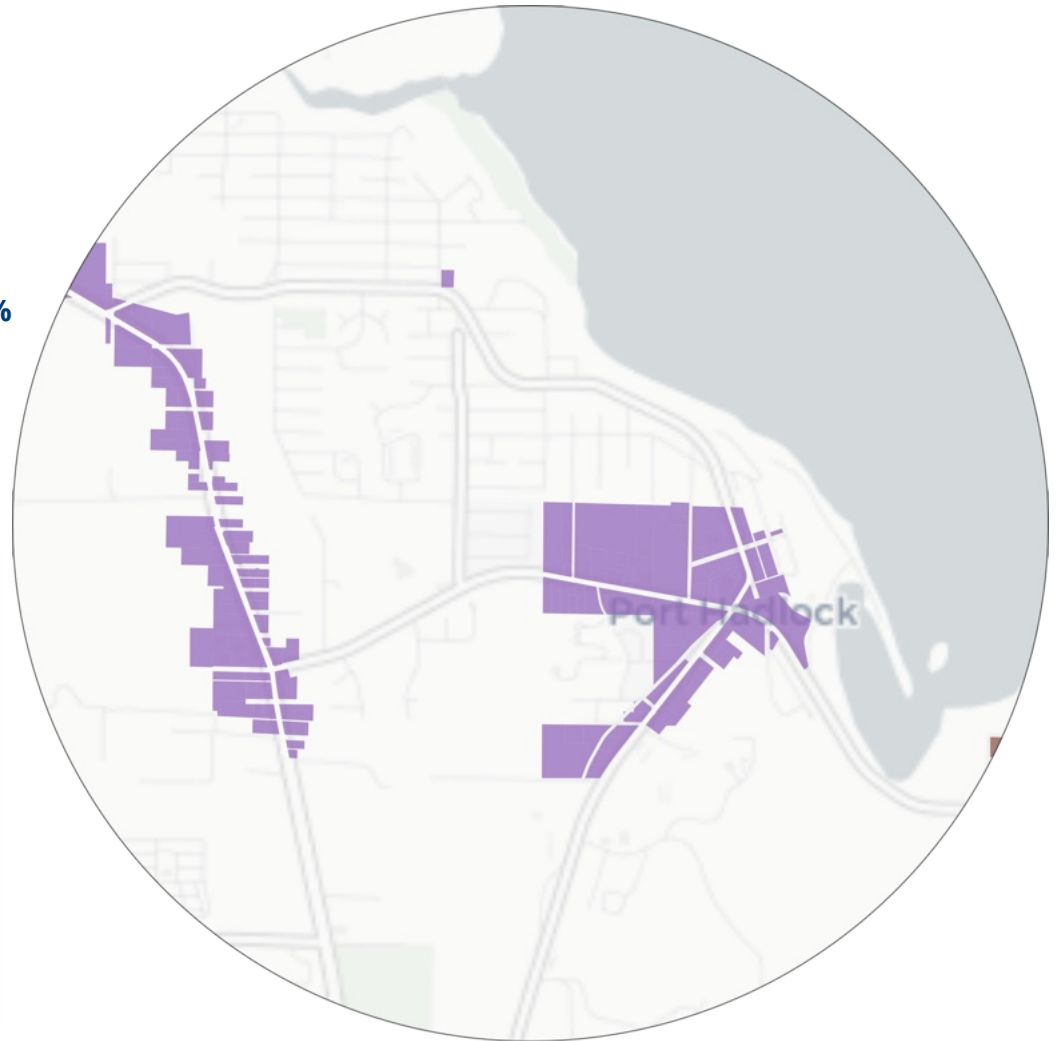


Figure 3: Unincorporated Jefferson County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	226 (96%)
	C-RX	Commercial – Residential Prohibited	9 (3%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED KING COUNTY

POPULATION

250,225

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	16 6%	265 94%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

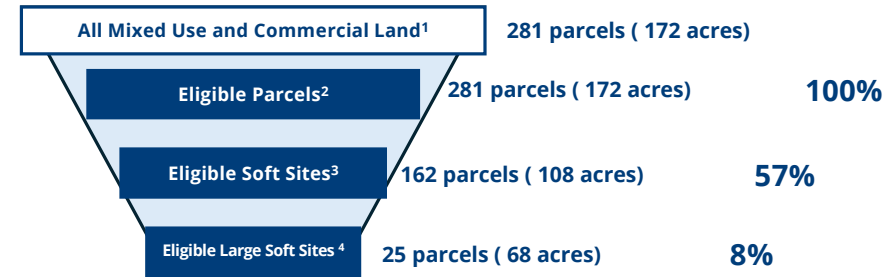
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated King County has 281 “eligible” parcels (172 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 162 (108 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED KING COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

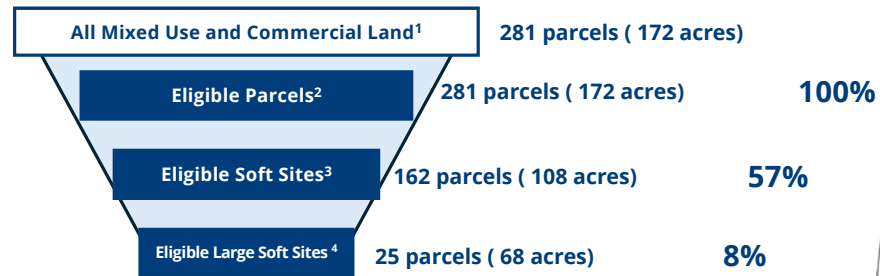










Figure 3: Unincorporated King County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	0 (0%)
	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	281 (100%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED KITSAP COUNTY

POPULATION

185,110

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	391 100%	0 0%	0 0%
MX-RC	0 0%	807 74%	284 26%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

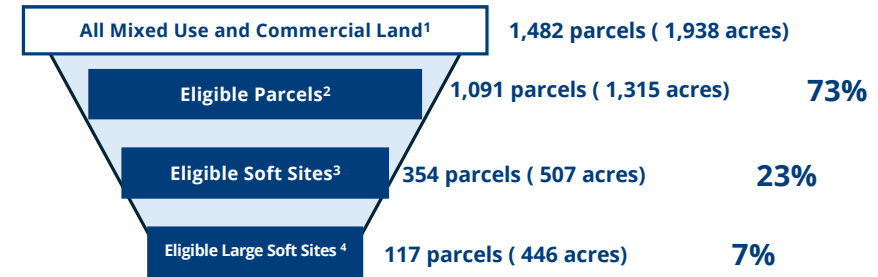
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Kitsap County has 1,091 "eligible" parcels (1,315 acres) that would be affected by this potential legislation, which represents 73% of all Mixed Use and Commercial land. Of that land, 354 (507 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED KITSAP COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

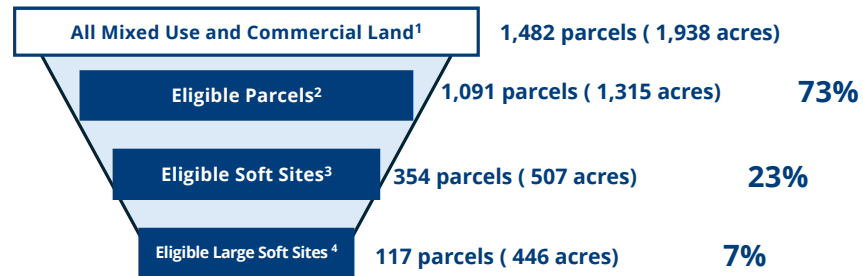








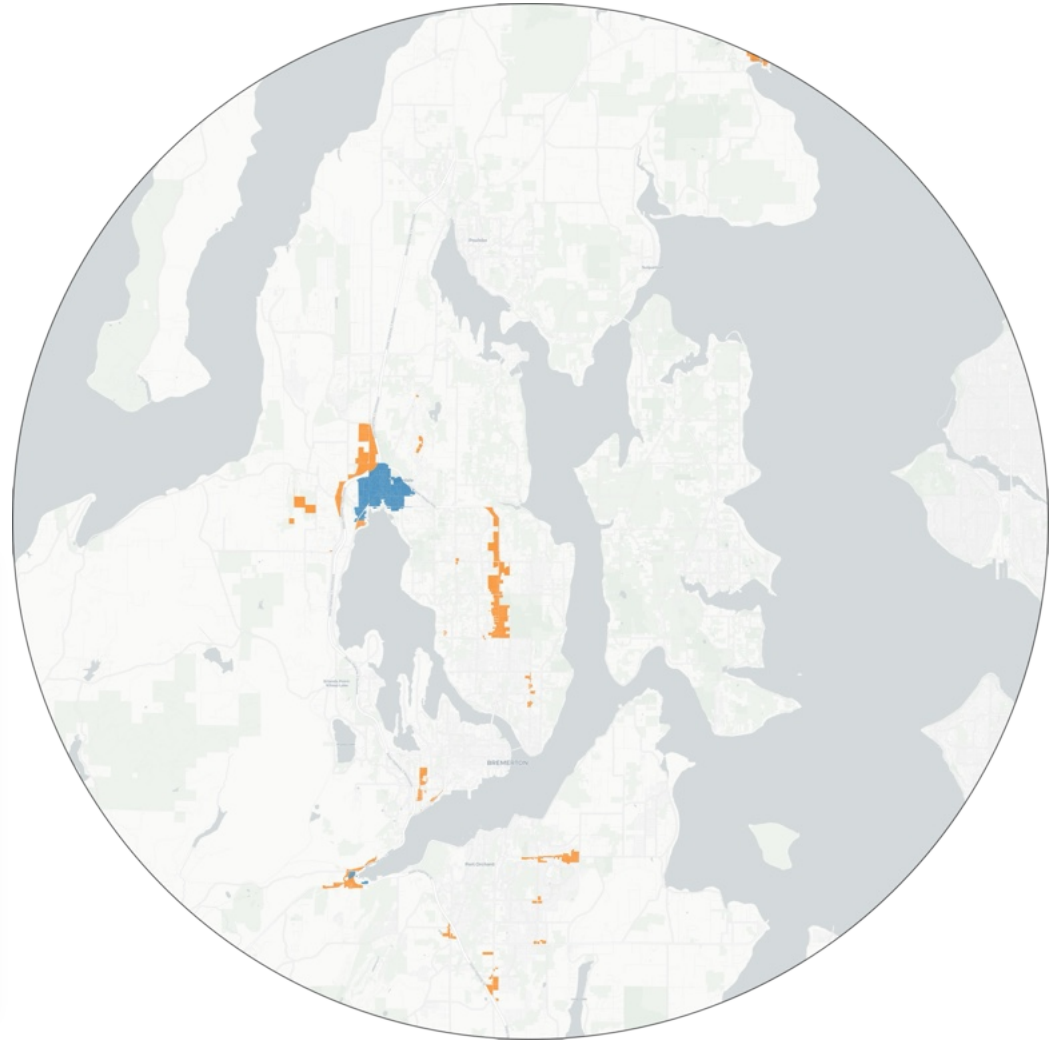


Figure 3: Unincorporated Kitsap County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	391 (26%)
	MX-RC	Mixed-Use- Residential Conditional	1,091 (73%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED LEWIS COUNTY

POPULATION

50,765

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	253 100%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

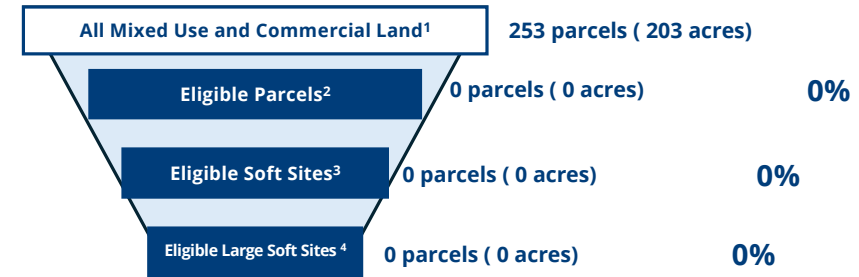
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Lewis County has 0 “eligible” parcels (0 acres) that would be affected by this potential legislation, which represents 0% of all Mixed Use and Commercial land . Of that land, 0 (0 acres) can be designated as “soft sites”.

1. Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
2. Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
3. Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
4. Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED LEWIS COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

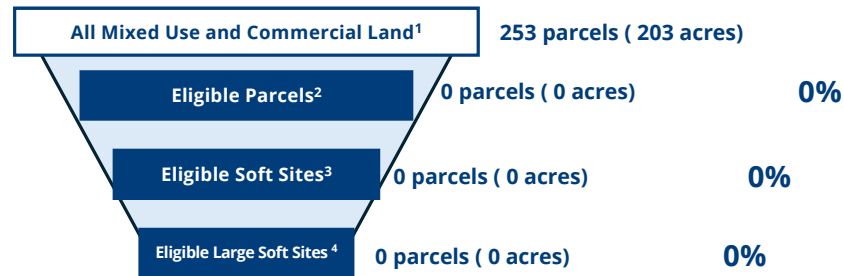










Figure 3: Unincorporated Lewis County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	253 (100%)
	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
		Eligible Large Soft Sites	

JURISDICTION

UNINCORPORATED MASON COUNTY

POPULATION

57,390

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	420 100%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	41 100%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	33 100%

Key

MX Mixed Use

C Commercial

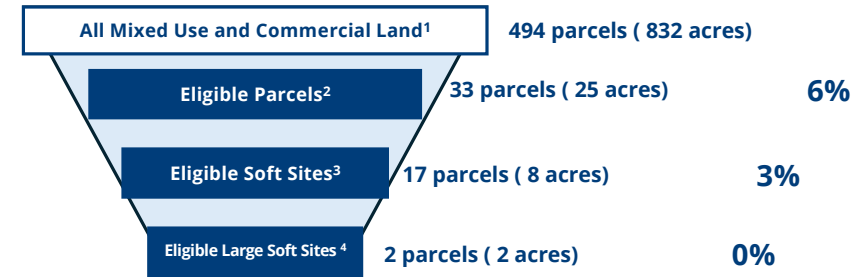
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Mason County has 33 "eligible" parcels (25 acres) that would be affected by this potential legislation, which represents 6% of all Mixed Use and Commercial land . Of that land, 17 (8 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED MASON COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

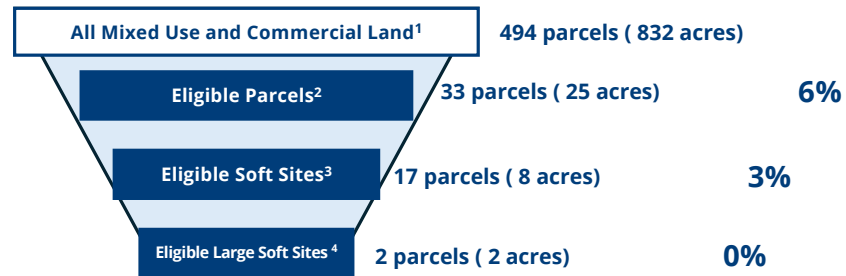


Figure 3: Unincorporated Mason County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
■	MX-RA	Mixed Use – Residential Allowed	420 (85%)
■	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
■	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■	C-RA	Commercial – Residential Allowed	41 (8%)
■	C-RC	Commercial – Residential Conditional	0 (0%)
■	C-RX	Commercial – Residential Prohibited	33 (6%)
■	TOD	TOD Parcels Impacted by HB 1491	0 parcels
■		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED PIERCE COUNTY

POPULATION

450,750

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	4,063 95%	211 5%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	461 100%	0 0%
C-RX	0 0%	0 0%	259 100%

Key

MX Mixed Use

C Commercial

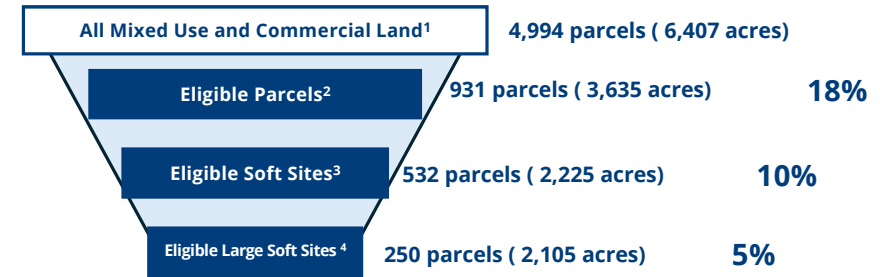
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Pierce County has 931 "eligible" parcels (3,635 acres) that would be affected by this potential legislation, which represents 18% of all Mixed Use and Commercial land. Of that land, 532 (2,225 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED PIERCE COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

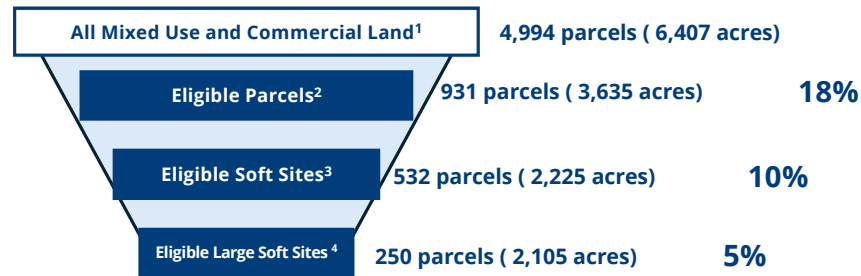
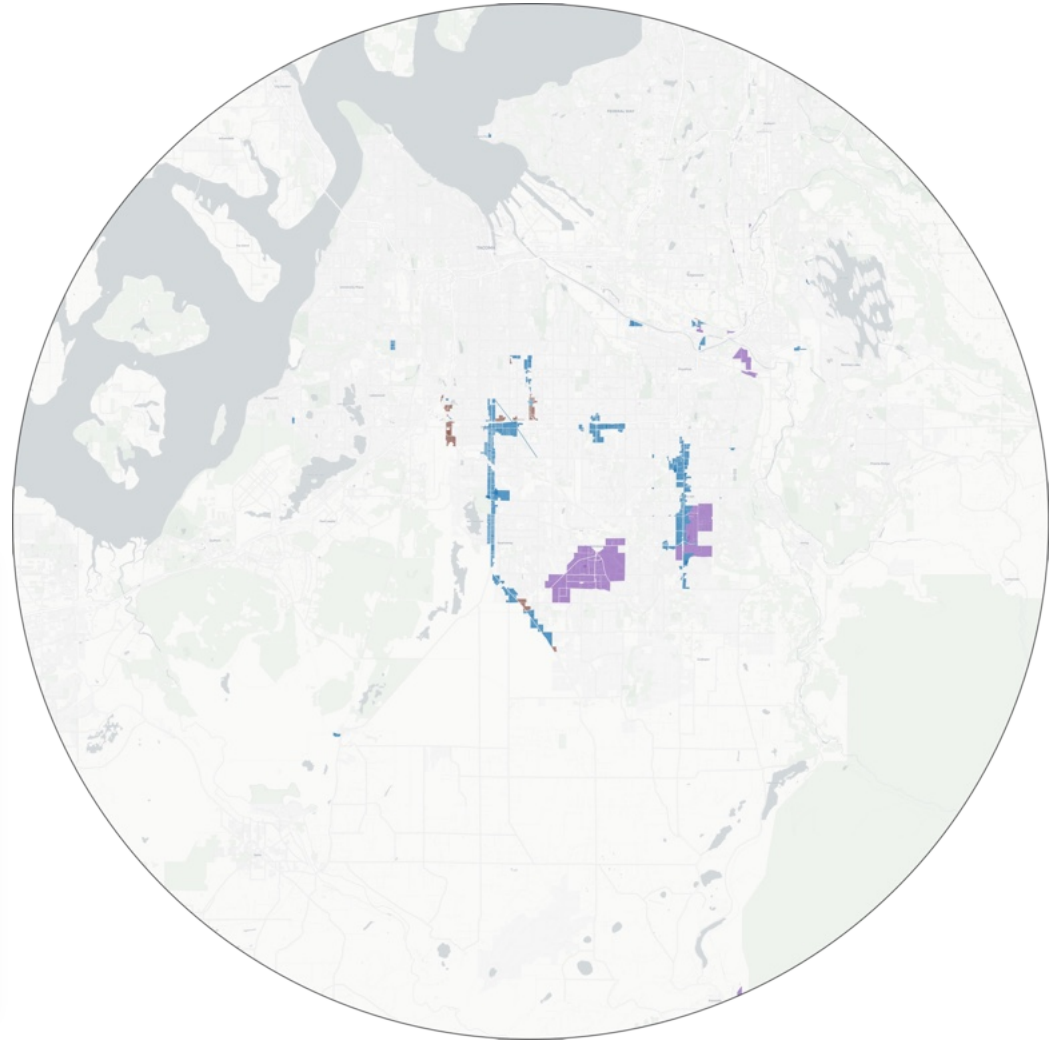


Figure 3: Unincorporated Pierce County Map of Parcels by Zoning Type

Zoning Type		Parcels (share)
■ MX-RA	Mixed Use – Residential Allowed	4,274 (85%)
■ MX-RC	Mixed-Use- Residential Conditional	0 (0%)
■ MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■ C-RA	Commercial – Residential Allowed	0 (0%)
■ C-RC	Commercial – Residential Conditional	461 (9%)
■ C-RX	Commercial – Residential Prohibited	259 (5%)
■ TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
■	Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED SNOHOMISH COUNTY

POPULATION

379,225

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	268 43%	353 57%	0 0%
MX-RC	0 0%	1,266 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	160 100%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

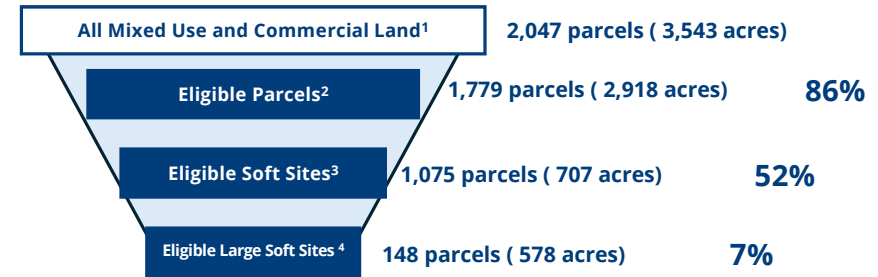
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Snohomish County has 1,779 "eligible" parcels (2,918 acres) that would be affected by this potential legislation, which represents 86% of all Mixed Use and Commercial land. Of that land, 1,075 (707 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED SNOHOMISH COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

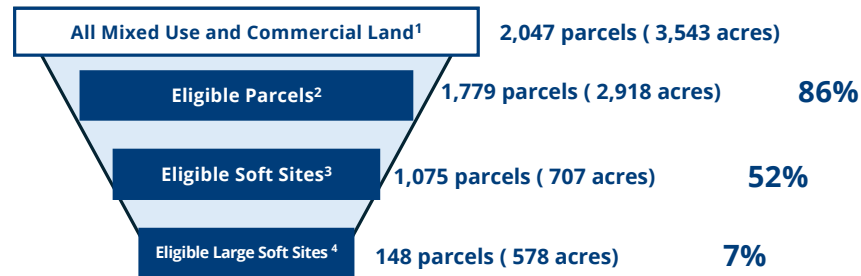
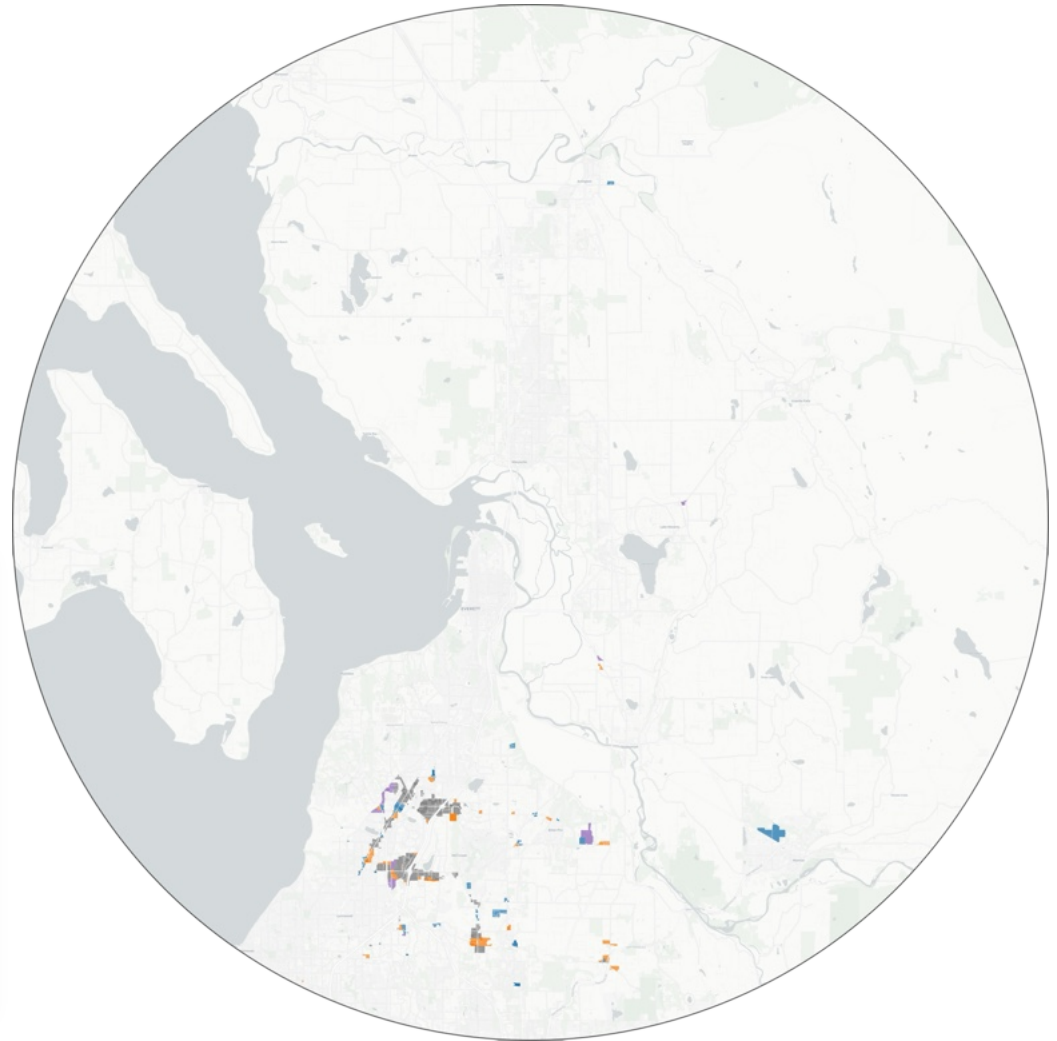


Figure 3: Unincorporated Snohomish County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
MX-RA	Mixed Use – Residential Allowed		621 (30%)
MX-RC	Mixed-Use- Residential Conditional		1,266 (61%)
MX-RX	Mixed Use- Residential Prohibited		0 (0%)
C-RA	Commercial – Residential Allowed		0 (0%)
C-RC	Commercial – Residential Conditional		160 (7%)
C-RX	Commercial – Residential Prohibited		0 (0%)
TOD	TOD Parcels Impacted by HB 1491		0 parcels
	Eligible Large Soft Sites		



JURISDICTION

UNINCORPORATED SPOKANE COUNTY

POPULATION

167,915

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	75 100%	0 0%	0 0%
MX-RC	0 0%	366 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

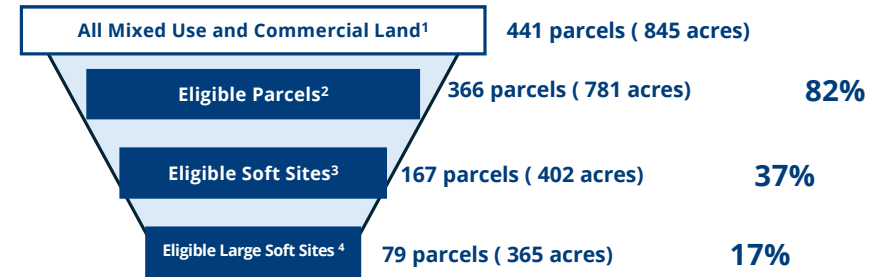
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Spokane County has 366 “eligible” parcels (781 acres) that would be affected by this potential legislation, which represents 82% of all Mixed Use and Commercial land . Of that land, 167 (402 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED SPOKANE COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

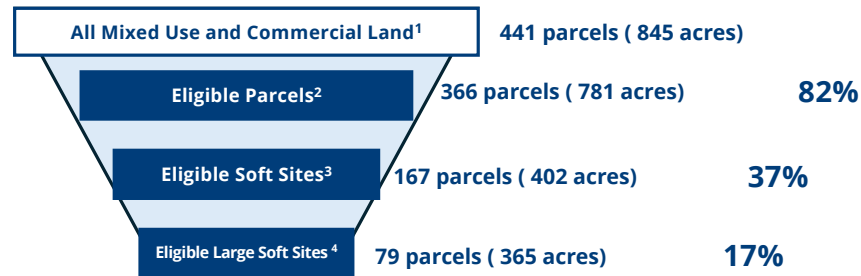
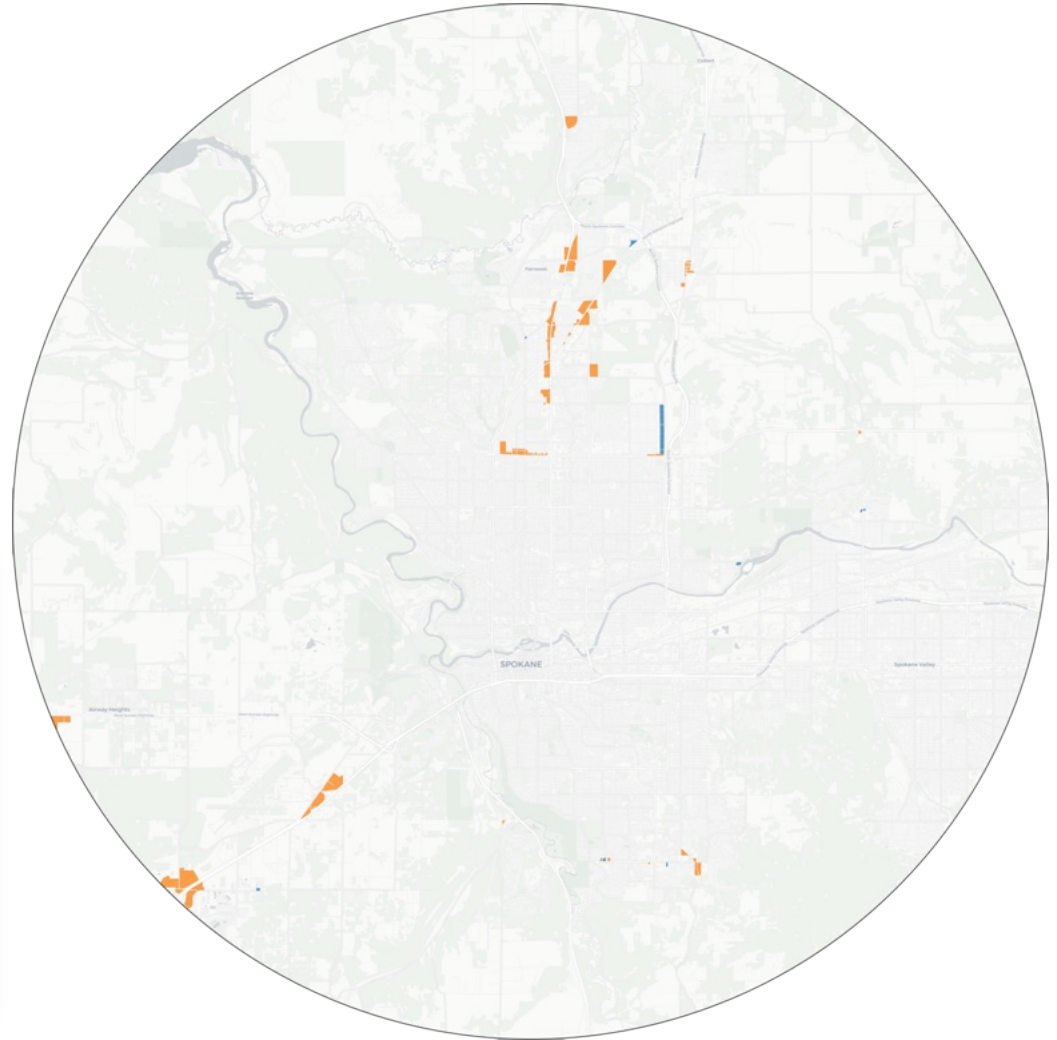


Figure 3: Unincorporated Spokane County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
■	MX-RA	Mixed Use – Residential Allowed	75 (17%)
■	MX-RC	Mixed-Use- Residential Conditional	366 (82%)
■	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
■	C-RA	Commercial – Residential Allowed	0 (0%)
■	C-RC	Commercial – Residential Conditional	0 (0%)
■	C-RX	Commercial – Residential Prohibited	0 (0%)
■	TOD	TOD Parcels Impacted by HB 1491	0 parcels
■		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED STEVENS COUNTY

POPULATION

37,230

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	68 100%	0 0%	0 0%
MX-RC	0 0%	182 100%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

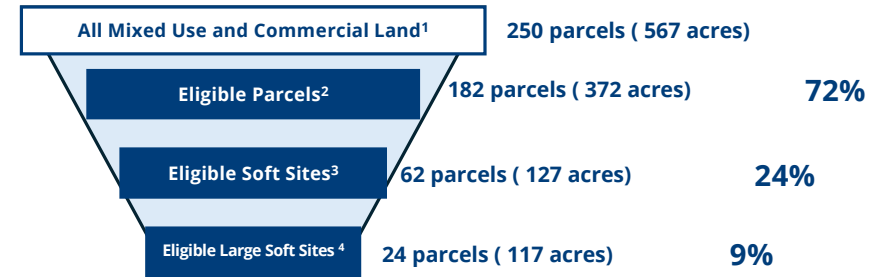
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Stevens County has 182 “eligible” parcels (372 acres) that would be affected by this potential legislation, which represents 72% of all Mixed Use and Commercial land . Of that land, 62 (127 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED STEVENS COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

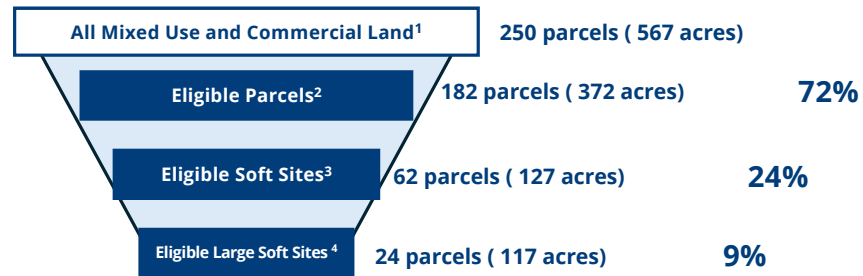










Figure 3: Unincorporated Stevens County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	68 (27%)
	MX-RC	Mixed-Use- Residential Conditional	182 (72%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
		Eligible Large Soft Sites	

JURISDICTION

UNINCORPORATED THURSTON COUNTY

POPULATION

146,645

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	23 100%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	0 0%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

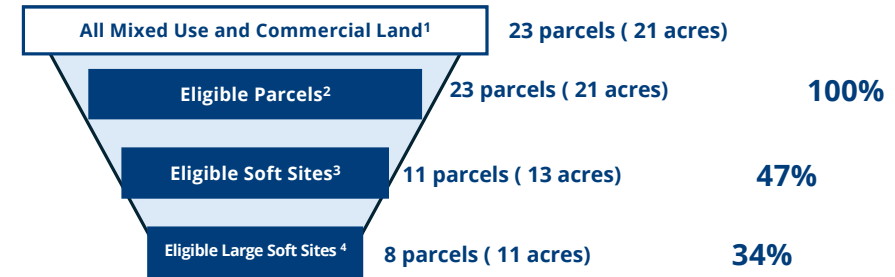
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel “Funnel” based on Development Feasibility



Unincorporated Thurston County has 23 “eligible” parcels (21 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land . Of that land, 11 (13 acres) can be designated as “soft sites”.

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

UNINCORPORATED THURSTON COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

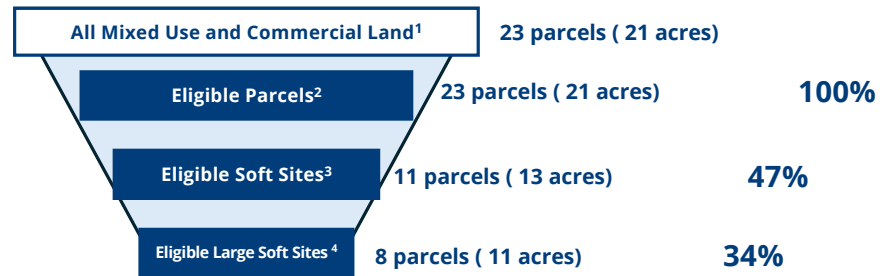










Figure 3: Unincorporated Thurston County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	23 (100%)
	MX-RC	Mixed-Use- Residential Conditional	0 (0%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	0 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	<i>TOD Parcels Impacted by HB 1491</i>	0 parcels
		Eligible Large Soft Sites	

JURISDICTION

UNINCORPORATED WHATCOM COUNTY

POPULATION

94,810

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	2,120 100%	0 0%	0 0%
MX-RC	261 100%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	22 100%	0 0%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

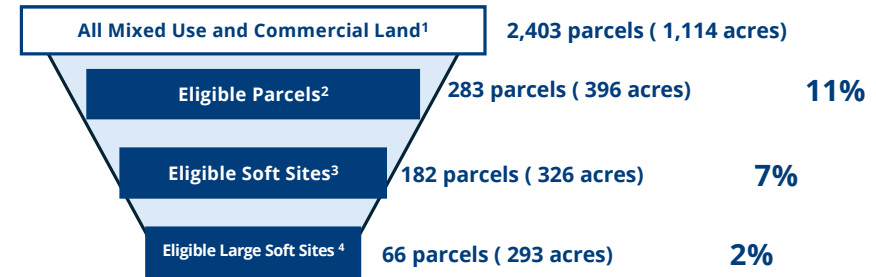
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Whatcom County has 283 "eligible" parcels (396 acres) that would be affected by this potential legislation, which represents 11% of all Mixed Use and Commercial land. Of that land, 182 (326 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in dark gray on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED WHATCOM COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

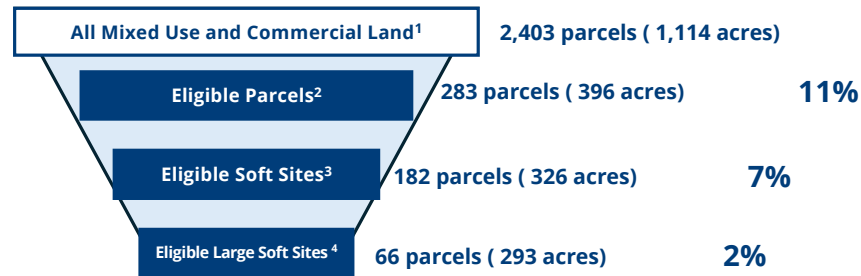








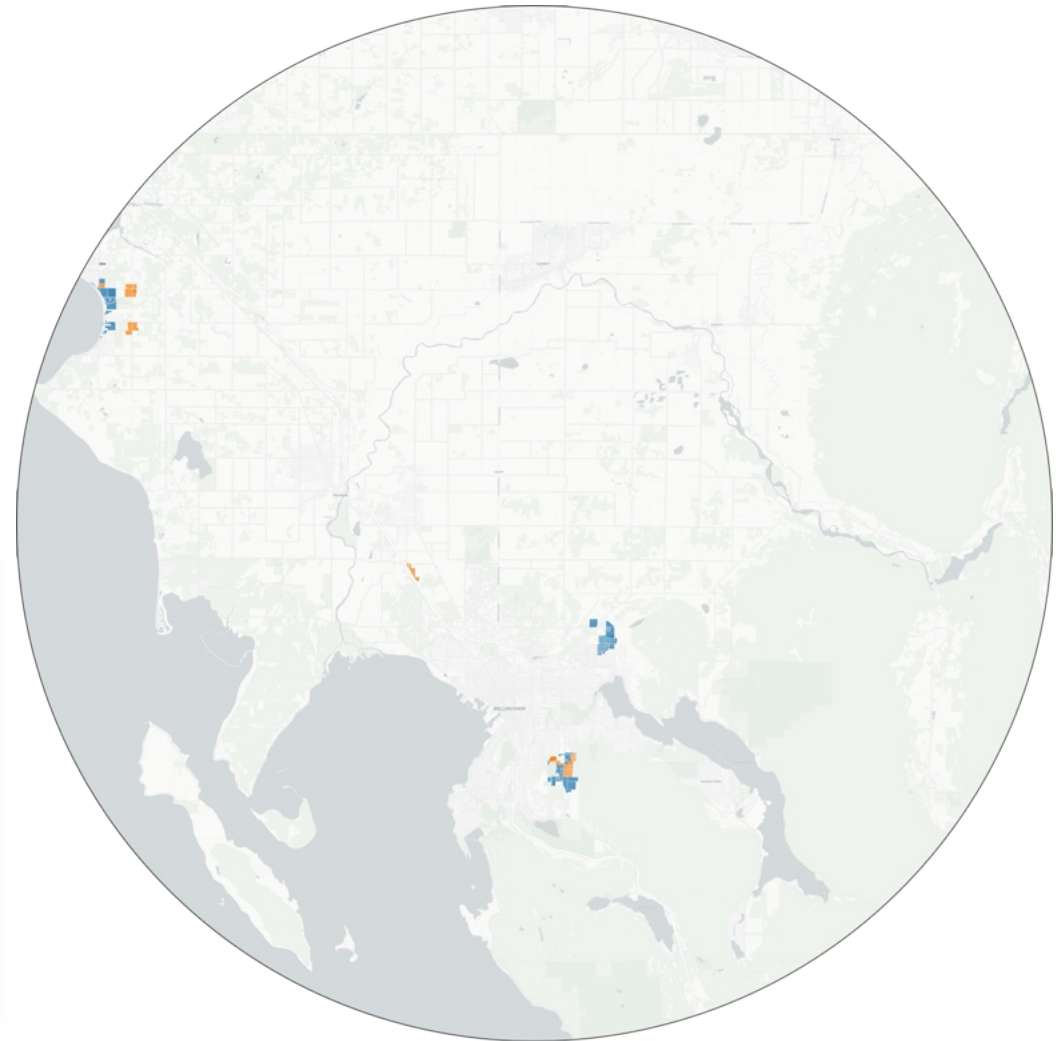


Figure 3: Unincorporated Whatcom County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
	MX-RA	Mixed Use – Residential Allowed	2,120 (88%)
	MX-RC	Mixed-Use- Residential Conditional	261 (10%)
	MX-RX	Mixed Use- Residential Prohibited	0 (0%)
	C-RA	Commercial – Residential Allowed	0 (0%)
	C-RC	Commercial – Residential Conditional	22 (0%)
	C-RX	Commercial – Residential Prohibited	0 (0%)
	TOD	TOD Parcels Impacted by HB 1491	0 parcels
		Eligible Large Soft Sites	



JURISDICTION

UNINCORPORATED YAKIMA COUNTY

POPULATION

89,995

Figure 1: Parcels by Zoning Category and Ground Floor Residential (GFR) Allowance.

Zoning Type	GFR Allowed	GFR Conditional	GFR Prohibited
MX-RA	0 0%	0 0%	0 0%
MX-RC	0 0%	0 0%	0 0%
MX-RX	0 0%	0 0%	0 0%
C-RA	0 0%	0 0%	0 0%
C-RC	0 0%	249 93%	18 7%
C-RX	0 0%	0 0%	0 0%

Key

MX Mixed Use

C Commercial

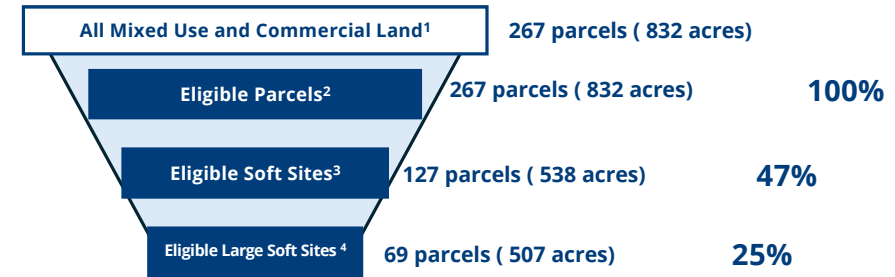
RA Residential Allowed

RC Residential Conditional

RX Residential Prohibited

MX-RA should be read as Mixed-Use, Residential Allowed

Figure 2: Parcel "Funnel" based on Development Feasibility



Unincorporated Yakima County has 267 "eligible" parcels (832 acres) that would be affected by this potential legislation, which represents 100% of all Mixed Use and Commercial land. Of that land, 127 (538 acres) can be designated as "soft sites".

- Mixed Use and Commercial Land is defined as all parcels designated by the [Washington State Zoning Atlas](#), (MXU and COM designations respectively under the column WAZAZoneGeneral). Those parcels were further filtered based on the layers below pursuant to draft bill S-3569 as of December 12, 2025.
 - Within the [Growth Management Area](#) (GMA);
 - Not Within 3,200 feet of an oil refinery;
 - Not within 200 feet of a shoreline environment. (simplified from the aquifer and shoreline waterfront exclusions (2 (d) and (e)));
 - Additionally, the analysis excluded parcels potentially impacted by HB1491 regarding Transit Oriented Housing Development. These parcels are shown in **dark gray** on the accompanying map.
- Eligible Parcels are those mixed-use and commercial parcels that currently prohibit or only conditionally allow residential development, as well as parcels where residential development is allowed by-right, but requires some form of non-residential ground floor use.
- Soft sites are defined in this analysis as parcels where the assessed land value is greater than the assessed building value. This is a simplified proxy for under-improved land; where there may be lower economic friction for reinvestment or redevelopment than sites with high improvement value. This is a crude screening heuristic—actual development feasibility will depend on physical constraints, market strength, construction and financing costs, and ownership conditions that affect willingness to redevelop.
- Large parcels are defined as those greater than 1 acre as they are more likely to support meaningful development programs. Similar to soft-site designation; this does not alone determine opportunity: assemblage potential, lot shape, environmental remediation requirements among many other factors will all be considered if a parcel is redeveloped.

JURISDICTION

UNINCORPORATED YAKIMA COUNTY

Figure 2: Parcel “Funnel” based on Development Feasibility

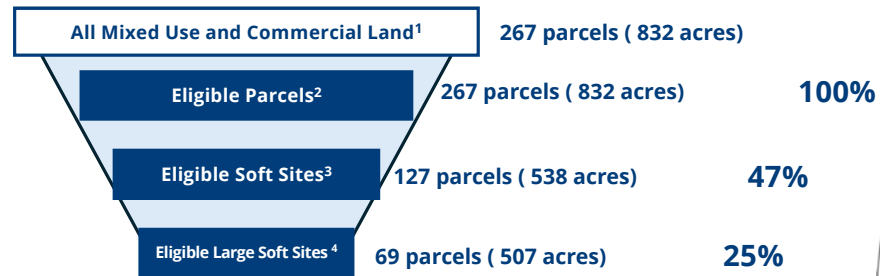


Figure 3: Unincorporated Yakima County Map of Parcels by Zoning Type

Zoning Type			Parcels (share)
MX-RA	Mixed Use – Residential Allowed		0 (0%)
MX-RC	Mixed-Use- Residential Conditional		0 (0%)
MX-RX	Mixed Use- Residential Prohibited		0 (0%)
C-RA	Commercial – Residential Allowed		0 (0%)
C-RC	Commercial – Residential Conditional		267 (100%)
C-RX	Commercial – Residential Prohibited		0 (0%)
TOD	TOD Parcels Impacted by HB 1491		0 parcels
	Eligible Large Soft Sites		

